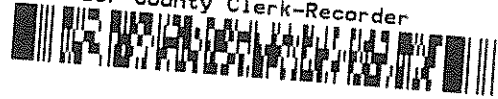


2017-0318537

08/03/2017 01:27 PM Fee: \$ 36.00  
Page 1 of 8

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



Recording requested by:

DOCUMENTARY TRANSFER TAX= \$0.00  
And when recorded, mail to:

**CITY SURVEYOR,  
CITY OF RIVERSIDE**  
Public Works Department  
City Hall, 3900 Main Street  
Riverside, California 92522

134

FOR RECORDER'S OFFICE USE ONLY

**NOTE TO COUNTY RECORDER:  
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

Project: CO-P17-0546  
APN: 222-121-033 & 044  
Address: 5090 Queen Street

**CO-P17-0546**

CITY OF RIVERSIDE  
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): **Loren Pearl and Michelle Pearl, Husband and Wife  
as Joint Tenants**

Pursuant to Section 66499.35(b) of the Government Code of the State of California and Section 18.120.040 of the Riverside Municipal Code, the real property located in the City of Riverside, County of Riverside, State of California as described in **EXHIBIT "A"** attached hereto and incorporated herein by this reference, is hereby issued this Conditional Certificate of Compliance. The applicant will be required to satisfy the conditions listed in this certificate prior to seeking development of the described parcels. Note that additional conditions may be required for approval of an actual development permit. These additional conditions cannot be determined until such time as an actual development is proposed and reviewed.

**THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE PARCEL**

DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY, OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

CONDITIONS REQUIRED TO BE COMPLETED PRIOR TO ISSUANCE OF A PERMIT FOR DEVELOPMENT: ALL CONDITIONS HAVE BEEN MET

**CITY APPROVAL:**

CITY OF RIVERSIDE  
PUBLIC WORKS – SURVEY DIVISION

Curtis C. Stephens, L.S. 7519  
City Surveyor

By:   
Curtis C. Stephens, L.S. 7519      Date



**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside } ss

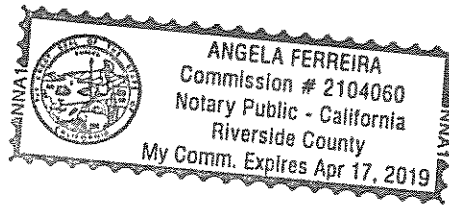
On August 1, 2017, before me, Angela Ferreira,  
notary public, personally appeared, Curtis E. Stephens

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Angela Ferreira  
Notary Signature



## EXHIBIT "A"

That certain parcel of land located in the City of Riverside, County of Riverside, State of California and described as separate parcels in a document recorded October 6, 2016, as Document No. 2016-0438454, Official Records of Riverside County, California and described in said document as follows:

### Parcel 1A

That portion of Section 36, Township 2 South, Range 5 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, according to the official plat thereof, described as follows:

Parcel 3 of Record of Survey, as per Map on file in Book 34, Page 58 of Record of Survey, in the Office of the County Recorder of said County, **TOGETHER WITH** that portion of Parcel 2 of said Record of Survey, described as follows:

Commencing at the Northeast corner of said Parcel 2;

Thence South 10°16' East, along the East line, 120.44 feet to a point thereon for the true point of beginning;

Thence South 88°55'38" West, 110.00 feet;

Thence South 30°00'14" West, 38.53 feet to an angle point in the Southerly boundary line;

Thence North 84°20'05" East, along the Southerly boundary line of said Parcel 2, 130.38 feet to the Southeast corner;

Thence North 01°16' West, along the East line, 22.56 feet to said true point of beginning.

### Parcel 1B

An easement for slope maintenance and landscaping purposes over that portion of the North half of the Northeast quarter of Section 36, Township 2 South, Range 5 West, San Bernardino Meridian, according to the official plat thereof, being a portion of Parcel 2 of Record of Survey, as per Map on file in Book 34, Page 58 of Record of Survey, in the office of the County Recorder of said County, described as follows:

Commencing at the Northeast corner of said Parcel 2;

Thence South 01°16'00" East, along the East line, 120.44 feet;

Thence South 88°55'38" West, 110.00 feet to the true point of beginning;

Thence continuing South 88°55'38" West, 20.00 feet to an angle point in the Westerly boundary line;

Thence South 01°16'00" East, 33.00 feet to an angle point in the Southerly boundary line;

Thence North 30°00'14" East, 38.53 feet to the point of beginning.

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**Parcel 1C**

A non-exclusive easement for purposes of ingress and egress, 20.00 feet in width, the Westerly and Northerly line of which easement is described as follows:

Commencing at the Northeast corner of Parcel 4 as shown on Record of Survey, on file in Book 34, Page 58 of Records of Survey, Records of Riverside County, California;

Thence South 88°44' West, on the Northerly line, 123.78 feet;

Thence South 01°16' East on the Westerly line, 120.44 feet for the true point of beginning;

Thence following the common boundary line between Parcels 3 and 4 of said Record of Survey, on the following courses and distances;

Southerly on a curve concave to the Southwest having a radius of 67.50 feet through an angle of 24°22'29", 28.72 feet;

South 33°05'47" East, 13.52 feet;

Southwesterly on a curve concave to the northwest having a radius of 60.00 feet through an angle of 141°45', 148.44 feet;

Thence North 82°00' West, 155.00 feet to a point on the curve line of Queen Street as shown on said Record of Survey.

**Parcel 2A**

That portion of Section 36, Township 2 South, Range 5 West, San Bernardino Base and Meridian more particularly described as follows:

The Easterly 65.00 feet of Parcel 2 as shown by Record of Survey on file in Book 34, Page 58 of Record of Survey, Records of Riverside County, California;

**EXCEPTING THEREFROM** that portion described as follows:

Commencing at the Northeast corner of said Parcel 2;

Thence South 01 degrees 16' 00" East along the East line of said Parcel 2, a distance of 120.44

feet to a point thereon for the true point of beginning;

Thence South 88 degrees 55' 38" West, a distance of 110.00 feet;

Thence South 30 degrees 00' 14" West, a distance of 38.53 feet to an angle point in the Southerly boundary line of said Parcel 2;

Thence North 84 degrees 20' 05" East, along the Southerly boundary line of said Parcel 2, a distance of 130.38 feet to the Southeast corner of said Parcel 2;

Thence North 01° degrees 16' 00" West, along the East line of said Parcel 2, a distance of 22.56 feet to said true point of beginning.

**Parcel 2B**

A non-exclusive easement for purposes of ingress and egress 20 feet in width, the Westerly and Northerly line of which easement is described as follows:

Commencing at the Northeast corner of Parcel 4 as shown on Record of Survey on file in Book 34, Page 58 of Records of Survey, Records of Riverside County, California;

Thence South 88 degrees 44' West, on the Northerly line of said parcel, 123.78 feet;

Thence South 01 degrees 16' East on the Westerly line of said parcel, 120.44 feet for the true point of beginning;

Thence following on the common boundary line between Parcels 3 and 4 as shown on said Record of Survey, on the following courses and distances;

Southerly on a curve concave to the Southwest having a radius of 67.50 feet through an angle of 24 degrees 22' 29", 28.72 feet;

South 33 degrees 05' 47" East, 13.52 feet;

Southeasterly on a curve concave to the Northwest having a radius of 60.00 feet through an angle of 141 degrees 45', 148.44 feet;


Thence North 82 degrees 00' West, 155 feet to a point on the curve line of Queen Street as shown on said Record of Survey;

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**ALSO EXCEPTING THEREFROM** in the above mentioned parcels all oil, gas and other hydrocarbon substances and minerals lying in and under said land and that may be produced therefrom, together with right to explore for, drill, produce and remove said substances from said land, but without right of surface or other entry within 200 feet below surface of any and all said land, as contained in the Deed from Ruth Kerr, et al, recorded October 10, 1958 as Instrument No. 73300 of Official Records of Riverside County, California, and in Deed from Hugh E. Miller, by Deed recorded October 10, 1958 as Instrument No. 73302 of Official Records of Riverside County, California.

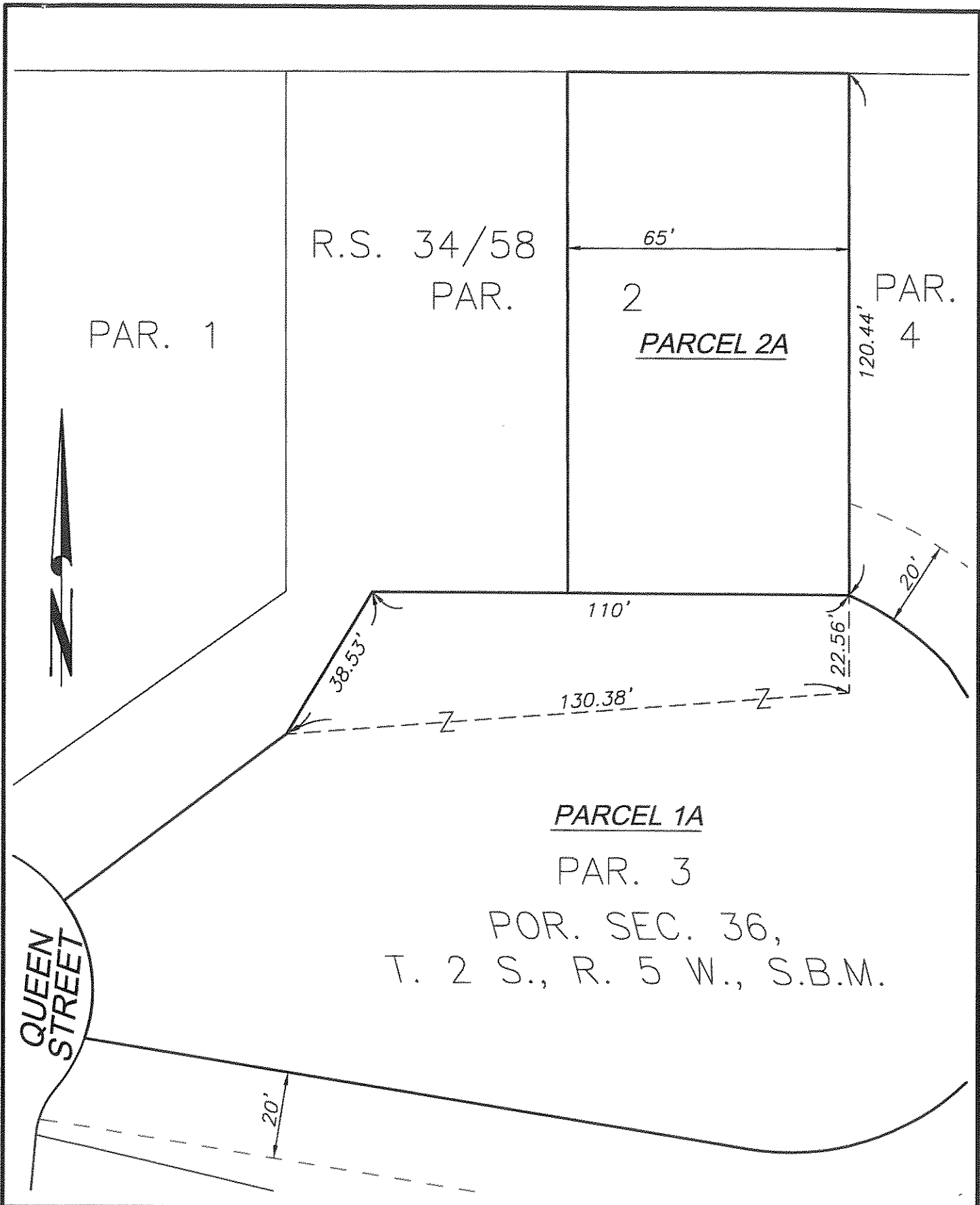
The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.

DESCRIPTION APPROVAL:

BY:  8/1/17  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

CO-P17-0546



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=30'

DRAWN BY: EV

DATE: 7/21/17

SUBJECT: CO-P17-0546

CO-P17-0546