

109000

Recording requested by

And when recorded, mail to:

City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

this space for recorder use

RECEIVED FOR RECORD  
15 Min. Past 9 o'clock P.M.  
At Request of  
Book 1980, Page 109000

JUN 13 1980

Recorded in Official Records  
of Riverside County, California

Recorded  
Fees \$ 4

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE

4-790

Property Owner(s): JAMES E. JERMAIN, a married man, as his sole and separate property

5.44

Pursuant to Section 66499.35 of the Government Code of the State of California, a Conditional Certificate of Compliance waiving compliance to the California Subdivision Map Act and Title 18 of the Riverside Municipal Code is hereby granted by the Planning Commission of the City of Riverside, California, for the following described real property located in the City of Riverside, County of Riverside, State of California:

SEE ATTACHED DESCRIPTION

Said Certificate of Compliance is granted subject to the following conditions:

All conditions have been met

This certificate shall serve as notice to the property owner or vendee who has applied for this certificate, a grantee of the property owner, or any subsequent transferee or assignee of the property that the fulfillment and implementation of designated conditions applied to this certificate shall be required prior to subsequent issuance of a permit or other grant of approval for development of the property. THIS ISSUANCE OF THIS CONDITIONAL CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OR PROVISIONS OF THE RIVERSIDE MUNICIPAL CODE PERTAINING TO ZONING REGULATIONS.

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

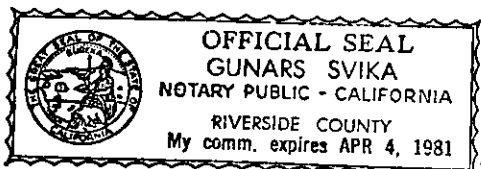
Dated: JUNE 11, 1980

By Merle Gardner  
Planning Director  
City of Riverside

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) ss.

On JUNE 11, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Merle G. Gardner, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.

Guarino J. Igo  
Notary Public in and for said County and State



109000

That portion of Lot 4 in Block 44 of Arlington Heights as shown by map recorded in Book 11, Page 20 of Maps, records of San Bernardino County, described as follows:

BEGINNING at the northwest corner of said Lot;

THENCE North  $56^{\circ} 0'$  East, 588 feet;

THENCE South  $33^{\circ} 02'$  East, 680.35 feet to a point on the Northwesterly line of Dufferin Avenue;

THENCE South  $56^{\circ}$  West, along the Northwesterly line of Dufferin Avenue, 576.30 feet to the most southerly corner of said Lot 4;

THENCE North  $34^{\circ}$  West, along the westerly line of said Lot 4, 680.25 feet to the point of beginning.

DESCRIPTION APPROVAL  
by *George P. Hutchins* <sup>6</sup> / 11 / 80 by *[Signature]*  
Surveyor

108999

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And when recorded, mail to:

City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

this space for recorder's use

RECEIVED FOR RECORD  
15 Min. Past 9 o'clock A.M.  
At Request of

At Request of  
D. J. Gardner

JUN 13 1980

Recorded in Official Records  
of Riverside County, California

Recorded  
D. J. Gardner Recorder

FEES \$

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE  
4-790

Property Owner(s): JAMES E. JERMAIN, a married man, as his sole and separate property

2153

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SEE ATTACHED DESCRIPTION

Said Certificate of Compliance is granted subject to the following conditions:

All conditions have been met

This certificate shall serve as notice to the property owner or vendee who has applied for this certificate, a grantee of the property owner, or any subsequent transferee or assignee of the property that the fulfillment and implementation of designated conditions applied to this certificate shall be required prior to subsequent issuance of a permit or other grant of approval for development of the property. THIS ISSUANCE OF THIS CONDITIONAL CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OR PROVISIONS OF THE RIVERSIDE MUNICIPAL CODE PERTAINING TO ZONING REGULATIONS.

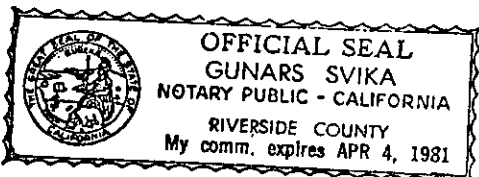
PLANNING COMMISSION OF THE CITY OF RIVERSIDE

Dated: JUNE 11, 1980

By [Signature]  
Planning Director  
City of Riverside

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) ss.

On JUNE 11, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Merle G. Gardner, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



[Signature]  
Notary Public in and for said County and State

108999

That portion of Lot 4 in Block 44 of Arlington Heights as shown by map recorded in Book 11, Page 20 of Maps, records of San Bernardino County, described as follows:

BEGINNING At the West corner of said Lot 4;

THENCE North  $55^{\circ} 59' 30''$  East, a distance of 588.00 feet along the Northwesterly line of Lot 4 to the true point of beginning;

THENCE South  $33^{\circ} 06' 20''$  East, a distance of 680.52 feet along the Northeasterly boundary of that certain parcel of land described in Quitclaim Deed in favor of Anne Pagliuso and Ernest Pagliuso, as recorded in Book 2693, Page 18, records of Riverside County, to a point on the Northwesterly line of Dufferin Avenue;

THENCE North  $56^{\circ} 00'$  East, a distance of 143.81 feet along the Northwesterly line of Dufferin Avenue;

THENCE North  $41^{\circ} 19' 19''$  West, a distance of 182.38 feet;

THENCE North  $27^{\circ} 46' 44''$  West, a distance of 292.04 feet;

THENCE North  $25^{\circ} 34' 57''$  West, a distance of 118.83 feet;

THENCE North  $30^{\circ} 37' 30''$  West, a distance of 91.86 feet to a point on the Northwesterly line of said Lot 4;

THENCE South  $55^{\circ} 59' 30''$  West, a distance of 164.39 feet along the Northwesterly line of said Lot 4, to the true point of beginning.

DESCRIPTION APPROVAL  
by *Henry P. Hutchinson* 6/11/80 by \_\_\_\_\_  
Surveyor