

241824

Recording requested by

And when recorded, mail to:

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

this space

RECEIVED FOR RECORD  
Min. Past 10 o'clock A.M.  
At Request of  
*[Signature]*  
Book 1979, Page 241824  
NOV 13 1979

Recorded in Official Records  
of Riverside County, California

*[Signature]* Recorder  
FEES \$ 4.00

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): COC-8-789  
Jay Andrews Development Company

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 EXHIBIT "A" FOR LEGAL DESCRIPTION

Said Certificate of Compliance is granted subject to the following conditions: The subject property will comply with the City regulations when the conditions for zoning case R-36-745, as approved by the City Council at their meeting of July 1, 1975, are satisfied whether or not the zoning case is ever approved.

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.

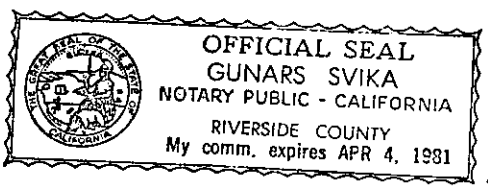
PLANNING COMMISSION OF THE CITY OF  
RIVERSIDE

Dated: Oct. 25, 1979

By *[Signature]*  
Planning Director  
City of Riverside

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) ss.

On Oct. 25, 1979, 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

EXHIBIT "A"

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All those portions of Lots 1 and 6, Lot "A" (Ohio Avenue), and Lot "C" (Jurupa Avenue) of the Bixmill Tract, as shown by map on file in Book 16 of Maps, at pages 28 through 30 inclusive thereof, Records of Riverside County, California, more particularly described as follows:

BEGINNING at the most westerly corner of Lot 8 of Tract No. 6537, as shown by map on file in Book 92 of Maps, at pages 26 and 27 thereof, Records of Riverside County, California;

THENCE North  $64^{\circ} 28' 32''$  East, a distance of 298.38 feet;

THENCE North  $30^{\circ} 02' 16''$  East, a distance of 297.94 feet to the most northerly corner of Lot 17 of said Tract No. 6537.

The last two courses and distances follow the northwesterly line of said Tract No. 6537.

THENCE North  $59^{\circ} 57' 44''$  West, a distance of 250.00 feet to the beginning of a tangent curve, concave to the south, having a radius of 945.00 feet;

THENCE Westerly along said curve, to the left, through a central angle of  $22^{\circ} 50' 37''$ , and arc distance of 376.77 feet to a point therein, a radial line through said point bears North  $07^{\circ} 11' 39''$  East;

THENCE South  $49^{\circ} 46' 03''$  West, a distance of 33.88 feet;

THENCE South  $02^{\circ} 20' 28''$  West, a distance of 56.85 feet to the beginning of a tangent curve, concave to the east, having a radius of 645.00 feet;

THENCE Southerly along said curve, to the left, through a central angle of  $27^{\circ} 51' 56''$ , an arc distance of 313.69 feet to the end thereof;

THENCE South  $25^{\circ} 31' 28''$  East, a distance of 275.00 feet to the point of beginning.

DESCRIPTION APPROVAL  
BY *George P. Hutchinson* 8/29/79  
SURVEYOR