

Recording requested by:

DOC # 2007-0468327

07/19/2007 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor: County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION



And when recorded, mail to:

Surveyor's Office  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: P06-1474  
2595 Field Lane  
A.P.N. 207-060-007

CO - P06-1474



CITY OF RIVERSIDE  
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): DANNY ALLEN DOTSON.

Pursuant to Section 66499.35(b) of the Government Code of the State of California and Section 18.39 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.

**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 THE ATTACHED CONDITIONS SHALL BE REQUIRED PRIOR TO SUBSEQUENT ISSUANCE OF A PERMIT OR OTHER GRANT OF APPROVAL FOR DEVELOPMENT OF THE PROPERTY.**

**COMPLIANCE WITH THE ATTACHED CONDITIONS SHALL NOT BE REQUIRED UNTIL THE TIME WHICH A PERMIT OR OTHER GRANT OF APPROVAL FOR DEVELOPMENT OF THE PROPERTY IS ISSUED BY THE CITY OF RIVERSIDE.**

**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.**

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

KEN GUTIERREZ  
PLANNING DIRECTOR

By: Jeffrey A. Belier 4-6-07  
for Craig Aaron, Deputy Planning Director Date

**GENERAL ACKNOWLEDGEMENT**

State of California

County of Riverside } ss

On April 6, 2007, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared

Jeffrey A. Belier  
Name(s) of Signer(s)

personally known to me - OR -  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.



WITNESS my hand and official seal.

Francisca Andrade  
Signature

**OPTIONAL SECTION**

**CAPACITY CLAIMED BY SIGNER**

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)  
Title \_\_\_\_\_
- Title \_\_\_\_\_
- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other
- ( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

## NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: FRANISCA ANDRADE

Commission #: 1416252

Place of Execution: Riverside

Date Commission Expires: May 6 2007

Date: 7/12/07

Signature: [Handwritten Signature]

Print Name: Dan Detson



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CONDITIONS:

1. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.
2. The provision of utility easements, water, streetlights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.
3. All conditions placed upon this action must be fulfilled prior to the issuance of a certificate of compliance for each parcel.
4. Prior to the recordation of the Certificate of Compliance, the applicant shall provide the appropriate documentation that the lender(s)/trustee(s) has (have) modified any Trust Deed(s) to reflect the reconfigured parcels.

Conditions Approved: Jeffrey A. Berlin 4-6-07  
PLANNING DEPT.                      DATE

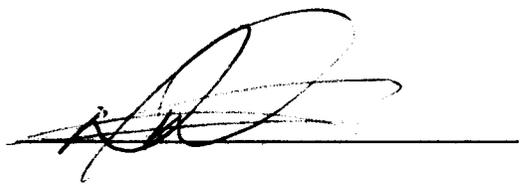


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### ACKNOWLEDGMENT OF CERTIFICATE OF COMPLIANCE CONSENT TO RECORD

THIS IS TO CERTIFY that (I)(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE and understand that the real property(ies) described therein (is) are recognized by the City of Riverside as (an) individual parcel(s) pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. (I)(We) also agree that the individual parcel(s) therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as (an) individual parcel(s) and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of any the individual parcel(s) shall be presumed to include all of said individual parcel(s) as described therein.

Dated 7/16/07 

#### GENERAL ACKNOWLEDGEMENT

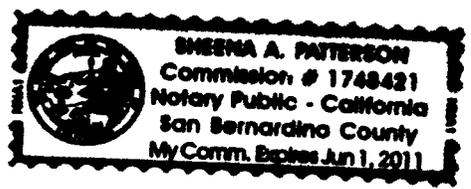
State of California

County of San Bernardino } ss

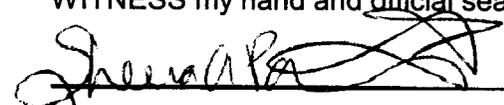
On 7/16/07, before me Sheena Patterson  
(date) (name)

a Notary Public in and for said State, personally appeared  
Danny Allen Dotson  
Name(s) of Signer(s)

personally known to me - OR -  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.



WITNESS my hand and official seal.

  
Signature

#### OPTIONAL SECTION

##### CAPACITY CLAIMED BY SIGNER

- Attorney-in-fact
- Corporate Officer(s)  
Title \_\_\_\_\_
- Title \_\_\_\_\_
- Guardian/Conservator
- Individual(s)
- Trustee(s)
- Other
- Partner(s)  
 General  
 Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000  
www.riversideacr.com

### NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Sheena Paterson  
Commission #: 1748421  
Place of Execution: San Bernardino/Quincy  
Date Commission Expires: June 1st 2011  
Date: 7/18/07  
Signature: [Handwritten Signature]  
Print Name: DAN PATSON



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**EXHIBIT "A"**

THAT CERTAIN PARCEL OF LAND LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS A SEPARATE PARCEL IN JUDGEMENT OF FINAL DISTRIBUTION, RECORDED NOVEMBER 14, 2002, AS DOCUMENT NUMBER 2002-667550 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND IS DESCRIBED IN SAID DOCUMENT AS FOLLOWS:

THAT PORTION OF LOT 3 AS SHOWN ON AMENDED MAP OF INDIAN HILL TRACT, ON FILE IN BOOK 10 PAGE 3 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST WESTERLY CORNER OF PARCEL 1 OF PARCEL MAP, AS SHOWN BY MAP ON FILE IN BOOK 4 PAGE 51 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 24, 23, AND 22 OF TRACT 3488, AS SHOWN BY MAP ON FILE IN BOOK 58, PAGES 42, 43, AND 44 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, A DISTANCE OF 125 FEET;

THENCE NORTHEASTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID PARCEL 1 TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 3;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO A POINT WHICH BEARS NORTH 34° 57' 53" EAST FROM THE POINT OF BEGINNING;

THENCE SOUTH 34° 57' 53" WEST TO THE **POINT OF BEGINNING**;

EXCEPT THEREFROM THE NORTHEASTERLY 8.00 FEET.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT.

  
JOHN J. TOPOLESKI, L.S. 7837  
LICENSE EXPIRES 12/31/08

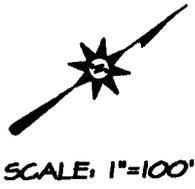
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DATE



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LOT 3 AMENDED MAP OF INDIAN HILL TRACT, M.B. 10/3.  
PARCEL 1 P.M.B. 104/38-39.  
PORTION OF LOT "J" AMENDED MAP OF INDIAN HILL TRACT, M.B. 10/3.

TRACT NO. 3488  
M.B. 58/42-44

MOST WESTERLY CORNER OF LOT "K" AMENDED MAP OF INDIAN HILL TRACT, M.B. 10/3.  
VACATED PORTION OF FIELD LANE  
PORTION OF PARCEL 2 P.M.B. 15/2  
DOC NO. 2004-0487644, RECORDED 6-24-2004, O.R.

LOT "K" AMENDED MAP OF INDIAN HILL TRACT, M.B. 10/3.

N34°57'53"E 172.06'  
PORTION OF PARCEL 2 P.M.B. 4/51  
DOC. NO. 2002-667550, RECORDED 11-14-2002, O.R.

FAIRMONT PARK

N34°57'53"E 172.06'  
NORTHWESTERLY LINE OF PARCEL 1 P.M.B. 4/51.  
NORTHEASTERLY LINE OF LOT 3 AMENDED MAP OF INDIAN HILL TRACT, M.B. 10/3.  
PARCEL 1 P.M.B. 4/51  
INST. NO. 319029, RECORDED 7-31-98, O.R.

**SURVEYOR**  
PREPARED BY:

*[Signature]* 5/13/07  
JOHN J. TOPOLESKI DATE  
L.S. 7837 EXPIRES 12/31/08



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◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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

SCALE: 1"=100' DRAWN BY: WCH DATE: 4/27/2007 SUBJECT: P06-1474 COC

CO-P06-1474