

319375

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SEP 02 1997

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

Recorded in Official Records  
of Riverside County, California  
Recorder  
Fees \$ 10

FOR RECORDER'S OFFICE USE ONLY

07040074.2

Project: CO-012-967  
A.P.N. 238-100-008

**CO-012-967**

CITY OF RIVERSIDE  
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): DAVID L. HOMSHER and CATHERINE R. HOMSHER, husband and wife as joint tenants

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

STEPHEN J. WHYLD  
PLANNING DIRECTOR

By Craig Aaron 7-30-97  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

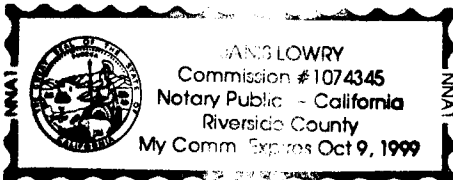
State of California  
County of RIVERSIDE } ss

On JULY 30, 1997, before me JANE LOWRY  
(date) (name)

a Notary Public in and for said State, personally appeared

CRIG. AARON  
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.

Jane Lowry

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:

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

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, street lights, and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.
3. The subject property shall be substantially developed as shown on the plot plan on file with this case except for any specific modification that may be required by these conditions of approval.
4. The Planning Administrator has granted an Administrative Minor Variance to allow a 2.5 acre lot size where a 5 acre lot size is required. This variance will become effective upon recordation of this Conditional Certificate of Compliance, Case Number CO-012-967.
5. The subject property is within the Riverside County Flood Control Monroe Drainage Plan with storm drain line B-7 proposed to be constructed in Dufferin Avenue adjacent to this property. Although the property is within Flood Zone C ( areas of minimal flooding) on Flood Insurance Rate Map Panel Number 060260 0030B it could be subject to localized flooding in the absence of the storm drain. Prior to issuance of a Building Permit the applicant shall consult with City Staff to grade the property such that the new structure(s) are not subject to flooding.

Conditions Approved: Craig Aaron 7-30-97  
 PLANNING DEPT.                      DATE

David and Cathy Homsher  
 3740 Everest Avenue  
 Riverside CA      92503

EXHIBIT A

319375

That certain parcel of land located in the City of Riverside, County of Riverside, State of California and described as a separate parcel in a document recorded June 24, 1970, as Instrument Number 60131 and described in said document as follows:

THE NORTHEASTERLY RECTANGULAR ONE-HALF OF LOT 36 IN BLOCK 32 OF ARLINGTON HEIGHTS AS SHOWN BY MAP OF THE RESUBDIVISION OF SAID BLOCK, ON FILE IN BOOK 1, PAGE 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE NORTHEASTERLY ONE-HALF OF SAID NORTHEASTERLY RECTANGULAR ONE-HALF.

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

*1,3097*  
  
SURVEYOR, CITY OF RIVERSIDE

ARLINGTON HEIGHTS  
RESUBDIVISION OF BLOCK 32  
MB 1 PAGE 37 RIV. CTY.

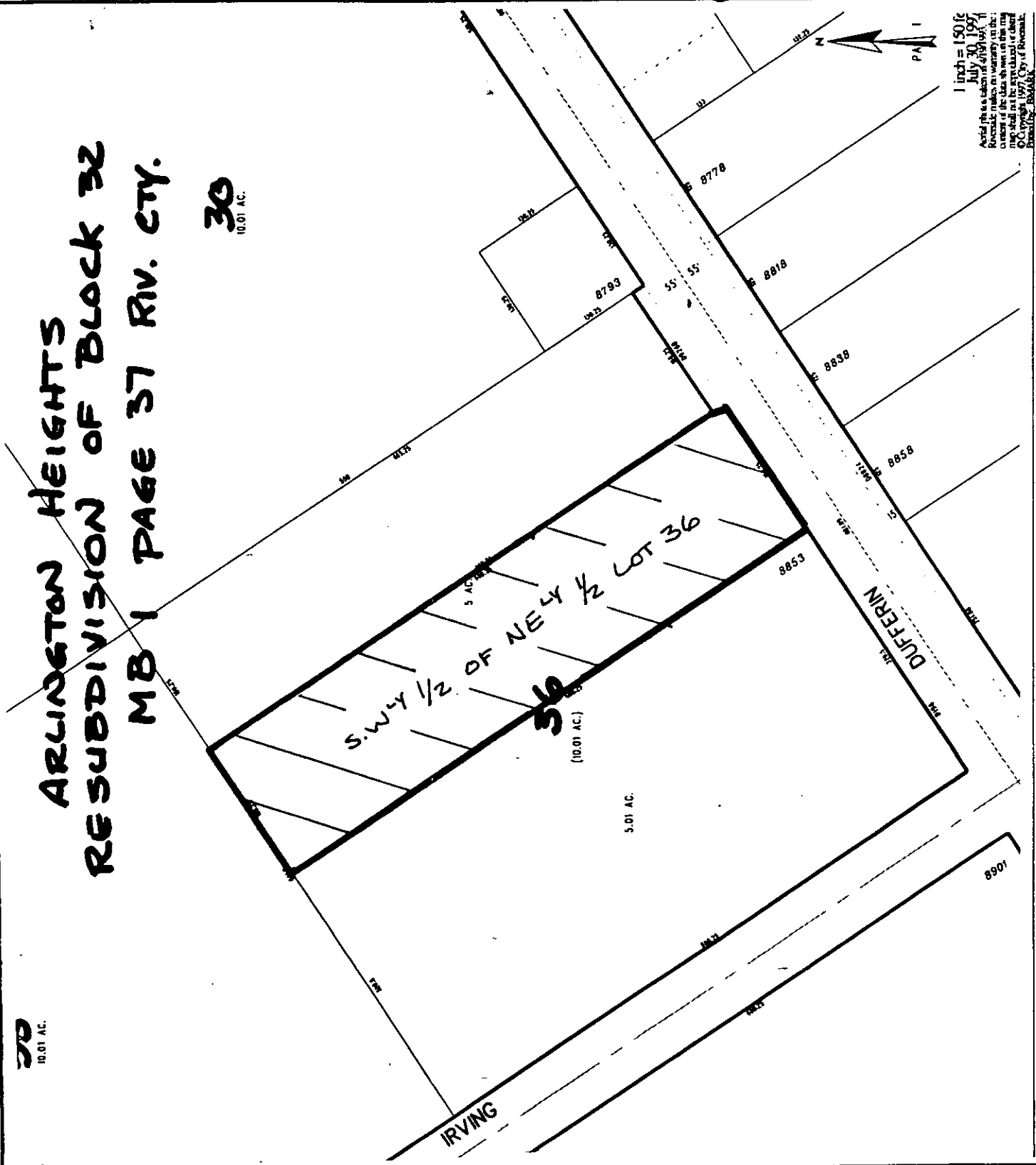
30  
10.01 AC.

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10.01 AC.

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10.01 AC.

3.01 AC.

S.W. 1/4 OF NE 1/4 LOT 36



1 inch = 150 ft  
 July 30, 1997  
 This is a subdivision of Block 32, Arlington Heights, Riverside, California. The plat is subject to the provisions of the California Subdivision Map Act, Chapter 462, of the California Code of Regulations, and the provisions of the California Subdivision Map Act, Chapter 462, of the California Code of Regulations.

• 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

82-4

SCALE: 1" = 150'

DRAWN BY MOB DATE 7/30/97

SUBJECT CO-012-967