

Recording requested by:

2015-0307856

07/14/2015 04:17 PM Fee: \$ 24.00

Page 1 of 4

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



DOCUMENTARY TRANSFER TAX = \$0.00
When recorded mail to:

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

13					R	A	Exam:	34	
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
4									
SIZE	NCOR	SMF	NCHG	T:					

FOR RECORDER'S OFFICE USE ONLY

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

24-

Project: Habitat for Humanity
Por. APN: 221-063-028
Address: 4078 Ottawa Avenue

**CO-P13-0879
PARCEL 3**

**CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE**

Property Owner(s): **HABITAT FOR HUMANITY RIVERSIDE, INC., a California non-profit benefit corporation**

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.120.030 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, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

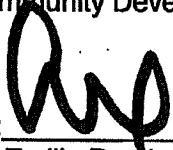
THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION 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

Emilio Ramirez
Deputy Director
Community Development Department

By: 
Emilio Ramirez

7 APR 15
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 April 7, 2015, before me, SHERYN LEE SMAY
notary public, personally appeared, EMILIO RAMIREZ

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.

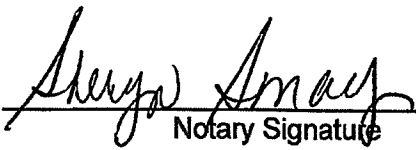

Notary Signature



EXHIBIT "A"

That certain parcel of land located in the City of Riverside, County of Riverside, State of California, described as a separate parcel as Parcel 3 in Grant Deed and Declaration of Covenants, Conditions and Restrictions with affordability and owner-occupancy restrictions recorded July 24, 2013, as Document Number 2013-0357442, Official Records of Riverside County, California and is described in said document as follows:

Parcel 3

Lot 24 in Block B of Franklin Square, as shown by map recorded in Book 6, Page 31 of Maps, Records of San Bernardino County, California, together with the Southerly one-half of that certain Alley, 13.50 feet in width, adjoining said Lot 24, as vacated by the City Council of the City of Riverside by Resolution No. 18573, recorded March 9, 1995, as Instrument No. 072828 of Official Records of Riverside County, California;

EXCEPTING THEREFROM that portion of said Lot 24, described as follows:

BEGINNING at the Southeasterly corner of said Lot 24;

Thence North 89°41' West, along the Southerly line of said Lot 24, a distance of 63.50 feet to the Westerly line of said Lot 24;

Thence North 00°13' East, along said Westerly line, a distance of 19.98 feet;

Thence South 44°44'00" East, a distance of 16.96 feet to a line that is parallel with and distant 8.00 feet Northerly, as measured at right angles, from said Southerly line of Lot 24;

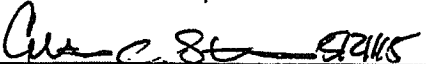

Thence South 89°41' East, along said parallel line, a distance of 51.52 feet to the Easterly line of said Lot 24;

Thence South 00°13' West, along said Easterly line of Lot 24, a distance of 8.00 feet to the POINT OF BEGINNING;

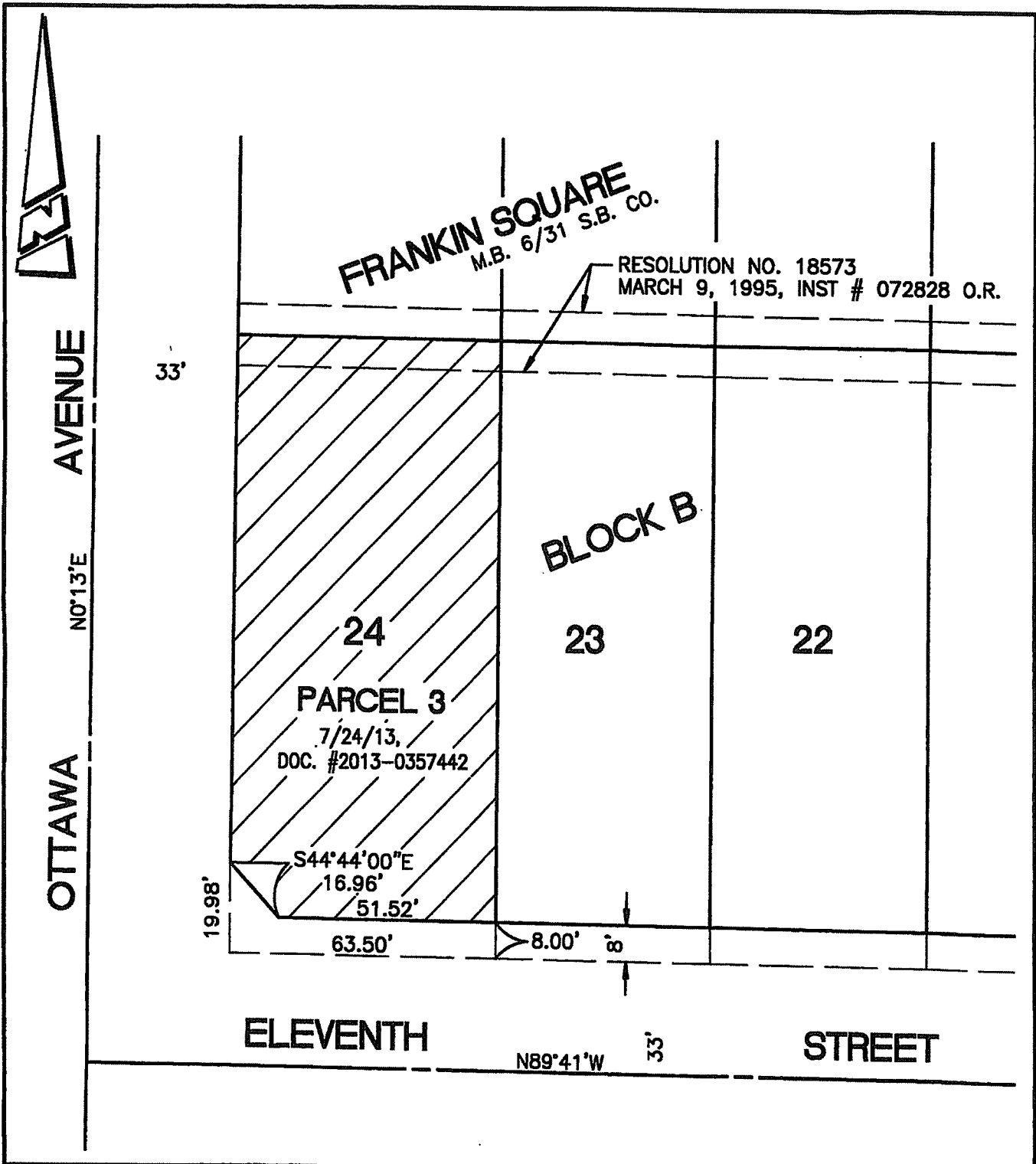
SUBJECT TO those certain easements and rights of way for overhead electric energy distribution facilities lying within said Alley as described in said Resolution No. 18573.

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.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens Prep.  Date 
Curtis C. Stephens, L.S. 7519





• 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: CURT

DATE: 3/24/15

SUBJECT: HABITAT FOR HUMANITY - 11TH ST AND OTTAWA AVE

CO-P13-0879