

**RECORDING REQUESTED BY:**  
CITY OF RIVERSIDE, CITY CLERK

**AND WHEN RECORDED MAIL TO:**

City of Riverside  
3900 Main Street  
Riverside, California 92522

Exempt Recording Fees per Government Code Sections 6103 and 27383

---

**CERTIFICATE OF TENTATIVE CANCELLATION  
OF  
LAND CONSERVATION CONTRACT**

This certifies that in accordance with the California Government Code Article 5, Chapter 7, Division 1 of Title 5 (beginning with Section 51280), the City Council of the City of Riverside has made findings necessary to support issuance of this Certificate of Tentative Cancellation to Lurin Land, LLC, hereinafter referred to as OWNER, for cancellation of the Land Conservation Contract attached hereto and made a part hereof as Exhibit "A".

This Certificate concerns 10.06 Acres of real property described in Exhibit "B" (map and legal description), attached hereto and made a part hereof, which is in the City of Riverside and which is (all) (a portion) of the property subject to the provisions of the above-referenced contract ("Property").

The petition for cancellation was accompanied by a proposal for a specified alternative use of the Property, and sets forth the following proposed alternative use:

The proposed alternative use consists of a Planned Residential Development consisting of 41 single-family residential lots (4.08 dwelling units per acre).

The City Council of the City of Riverside will, in accordance with Government Code Section 51283.4(b), within thirty (30) days of receipt of written notice from OWNER that the conditions and contingencies hereinafter set forth have been satisfied, make its determination whether or not such conditions and contingencies are, in fact, satisfied, and if it is determined that the conditions and contingencies have been satisfied, the City will execute, by its City Manager, a Certificate of Cancellation of the above Land Conservation Contract set forth in Exhibit "A" covering the Property and cause the same to be recorded.

The conditions and contingencies which must be satisfied prior to execution of a Certificate of Cancellation by the City Manager of the City of Riverside are as follows:

1. Payment in full of the cancellation fee, determined in accordance with Government Code Section 51283, in the amount of \$281,875.00.

Should the OWNER fail to pay the cancellation fee as herein provided within one (1) year from the date this Certificate is recorded or a Certificate of Cancellation cannot otherwise be issued within one (1) year from the date this Certificate is recorded, the cancellation fee shall be recomputed.

If the OWNER has been unable to satisfy the above conditions and contingencies, owner shall so notify the City of Riverside of the particular conditions or contingencies which they are unable to satisfy. Within thirty (30) days after receipt of such notice, and upon a determination that the OWNER is in fact unable to satisfy such conditions

and contingencies, the City Manager of the City of Riverside shall execute a Certificate of Withdrawal of this Certificate of Tentative Cancellation and cause such certificate to be recorded.

This Certificate of Tentative Cancellation is hereby executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the City Manager of the City of Riverside.

\_\_\_\_\_  
Al Zelinka, City Manager

**ATTEST:**

\_\_\_\_\_  
City Clerk

State of California        }  
County of Riverside       } ss

On \_\_\_\_\_, before me, \_\_\_\_\_ in and for said County and State, personally appeared, Al Zelinka and \_\_\_\_\_, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument of their persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

