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

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Project: LL-010-978
4515 and 4527 Tyler Street

LL - 010-978

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **EMPIRE ENTERPRISES HOLDING COMPANY**, a California Limited Partnership

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the parcel(s) of 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, and which parcel(s) comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

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.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Robert C. Mease 11/7/97
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On November 7, 1997, before me Janis Lowry
(date) (name)

a Notary Public in and for said State, personally appeared

Robert C. Mease

Names(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.

Janis Lowry

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator

() Individual(s)

() Trustee(s)

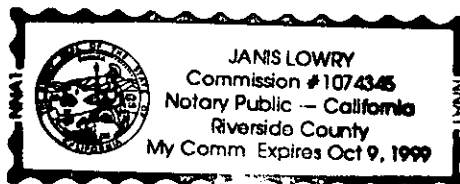
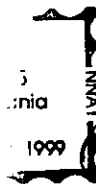
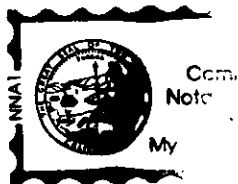
() Other

() Partner(s)

() General

() Limited

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



LL010978.coc
Empire Enterprises Holding Co.
4515 Tyler Street
Riverside, CA. 92503

EXHIBIT "A"

Legal Description

LL-010-978

Lots 9 and 10 in Block 50 of La Granada, as shown by map on file in book 12 of Maps, pages 42 through 51 thereof, records of Riverside County, California;

EXCEPTING THEREFROM, those portions described as follows:

Parcel 1

BEGINNING at the most westerly corner of said Lot 9;

THENCE South 34°20'00" East, along the southwesterly line of said Lot 9, a distance of 110.46 feet to the most southerly corner of said lot;

THENCE North 63°16'02" East, along the southeasterly line of said lot, a distance of 174.52 feet to the most easterly corner of said lot;

THENCE North 21°13'49" West, along the northeasterly line of said lot, a distance of 8.04 feet to a line parallel with and distant 33.00 feet northwesterly, as measured at right angle, from the centerline of Ocampo Street (formerly Jardin Street);

THENCE South 63°16'02" West, along said parallel line, a distance of 153.23 feet;

THENCE North 72°35'07" West, a distance of 12.81 feet to a line parallel with and distant 55.00 feet northeasterly, as measured at right angles, from the centerline of Tyler Street (formerly Tyler Ave.);



THENCE North 34°20'00" West, along said last mentioned parallel line,, a distance of 93.39 feet to the northwesterly line of said lot;

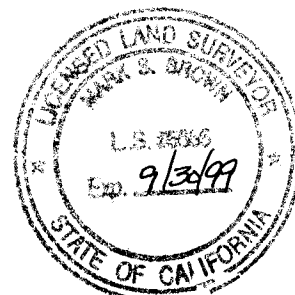
THENCE South 63°16'02" West, along said northwesterly line, a distance of 15.13 feet to the POINT OF BEGINNING.

Parcel 2

The southwesterly 15.00 feet of said Lot 10 in Block 50 of said La Granada.

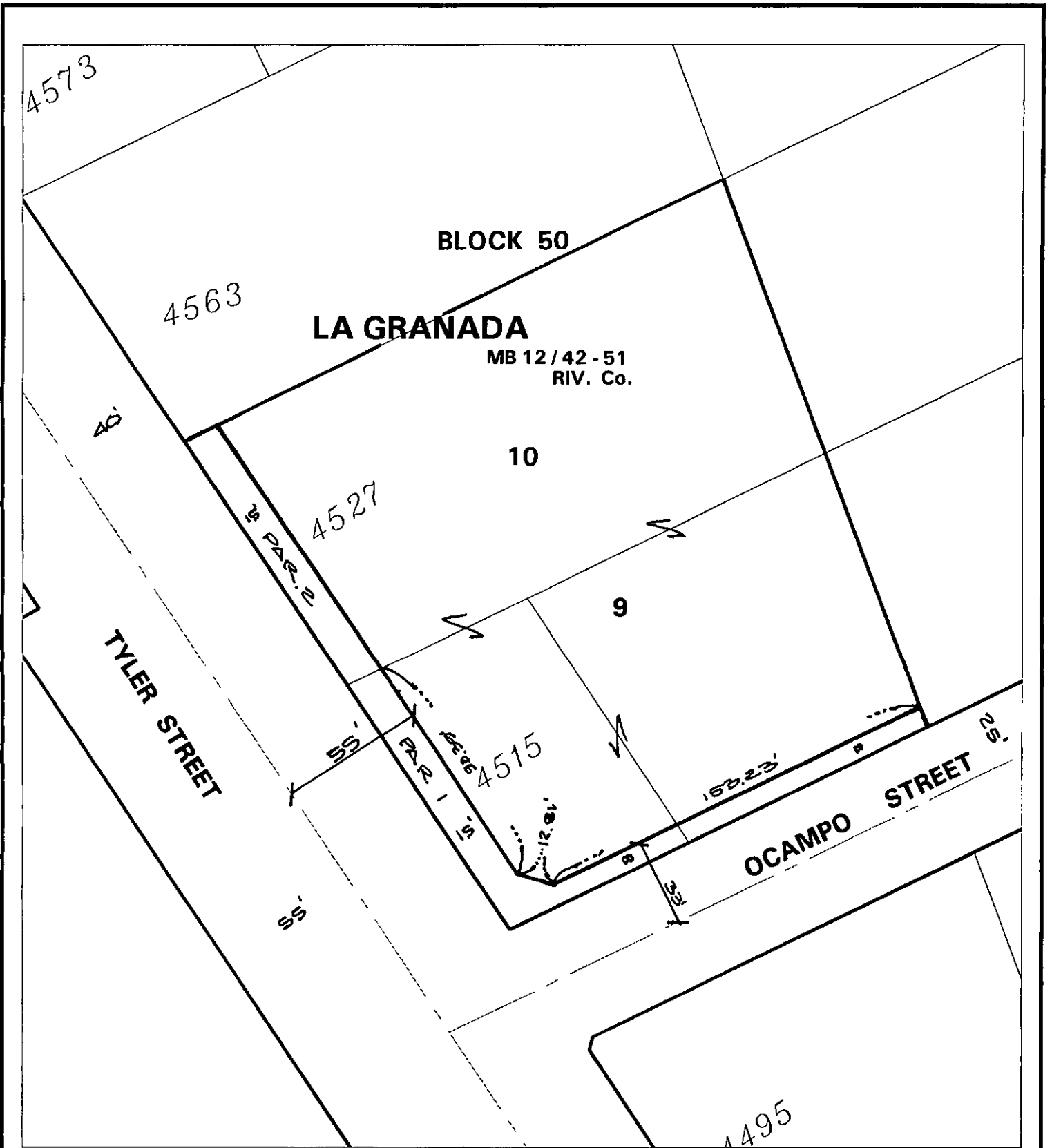
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyor's Act.

 11/6/97 Prep. 
Mark S. Brown L.S. 5655 Date
License Expires 9/30/99



LL010978

LL-010-978



◆ 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" = 100'

Drawn by: fwally

Date: 11/05/97

Subject: LL010978