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City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

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City of Riverside
City Clerk's Office

DCC # 2007-0113619
02/16/2007 08:00A Fee:NC
Page 1 of 11
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

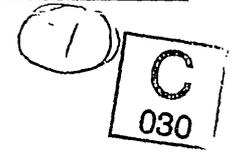


FREE RECORDING
This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

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Project: Tr 32772
APN: 138-120-011
Address: La Sierra @ Indiana
TRA: 009-176

D- 2007193



EASEMENT

RIVERWALK VISTA, LLC. A California Corporation, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, together with all necessary appurtenances, and an easement and right-of-way for EMERGENCY INGRESS/EGRESS PURPOSES in, under, upon, over and along that certain real property described in EXHIBIT A attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real

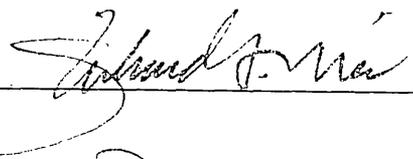
property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

Dated 1-12-07

RIVERWALK VISTA, LLC, A California Corporation

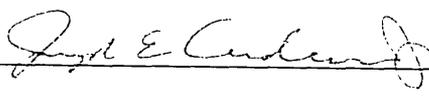
By: THE GRIFFIN HOMEBUILDING GROUP, LLC
A Delaware Limited Liability Company
It's Managing Member

By: GRIFFIN INDUSTRIES, INC,
A California Corporation
It's Managing Member

By: 

Print Name: Richard A. Niec

Title: Pres. Real Estate Dev.

By: 

Print Name: Joseph E. Anderson, Jr.

Title: Sr VP - Accounting

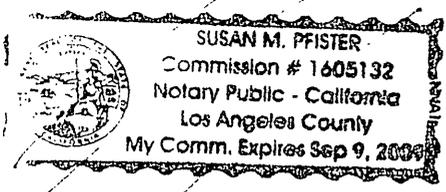
GENERAL ACKNOWLEDGEMENT

State of California }
County of Los Angeles } ss

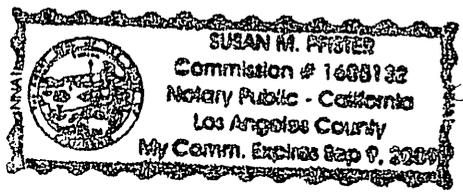
On 11/26/07, before me Susan M. Pfister
(date) (name)

a Notary Public in and for said State, personally appeared
Richard A. Niece and Joseph E. Anderson, Jr
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.



Susan M. Pfister
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:

**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 6, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

DATED _____

CITY OF RIVERSIDE

APPROVED AS TO FORM

By: _____



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

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000
<http://riverside.asrelkrec.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:

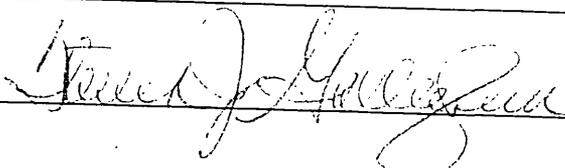
Name of Notary: Susan M. Pfister

Commission #: 1605132

Place of Execution: Los Angeles County, California

Date Commission Expires: September 9, 2009

Date: February 12, 2007

Signature: 

Print Name: Steven J. Gallagher

EXHIBIT "A"
EMERGENCY ACCESS AND PUBLIC UTILITY EASEMENT
 Tract 32772

That portion of Lots 12, 14, 15, 17, 18, 21 through 25, "C" and "E" of VALLEY VIEW FARMS as shown by map on file in Book 11 of Maps at Page 58 thereof, Records of Riverside County, California; and that portion of Lots 10, and 11 in Block 38 of RIVERSIDE LAND & IRRIGATING COMPANY as shown by map on file in Book 1 of Maps at Page 70 thereof, Records of San Bernardino County, California, described as follows:

Beginning at the most Southerly corner of Lot "L" (Grande Vista Parkway) of Tract 32772-2 as shown by Map on file in Book 416 of Maps at Pages 57 through 61 thereof, Records of Riverside County, California, said corner being on the Northeasterly line of Lot "G" (Grande Vista Parkway) of Tract 32772-1 as shown by Map on file in Book 416 of Maps at Pages 51 through 54 thereof, Records of Riverside County, California;

Thence N.28°53'24"E. along the most Southeasterly line of said Lot "L", a distance of 28.00 feet to the most easterly corner thereof;

Thence N.82°25'15"E., a distance of 28.60 feet;

Thence S.61°06'36"E., a distance of 44.00 feet;

Thence S.24°38'27"E., a distance of 28.60 feet;

Thence S.61°06'36"E., a distance of 86.16 feet;

Thence Southeasterly on a curve concave Southwesterly, having a radius of 450.00 feet, through an angle of 08°21'45", an arc length of 65.68 feet;

Thence S.78°06'48"E., a distance of 29.49 feet;

Thence S.43°26'17"E., a distance of 18.00 feet;

Thence N.49°39'00"E., a distance of 10.77 feet;

Thence S.37°15'43"E., a distance of 18.00 feet;

Thence S.06°20'09"E., a distance of 32.98 feet;

Thence Southeasterly on a non-tangent curve concave Southwesterly, having a radius of 450.00 feet, through an angle of 14°32'27", an arc length of 114.20 feet (the initial radial line bears N.48°22'30"E.);

Thence S.59°56'15"E., a distance of 27.25 feet;

Thence S.21°33'16"E., a distance of 44.00 feet;

Thence S.16°49'43"W., a distance of 27.25 feet;

Thence Southerly on a non-tangent curve concave Westerly, having a radius of 450.00 feet, through an angle of 10°00'29", an arc length of 78.60 feet (the initial radial line bears N.73°58'31"E.);

Thence S.06°01'00"E., a distance of 150.94 feet;

Thence Southerly on a curve concave Westerly, having a radius of 478.00 feet, through an angle of 02°25'46", an arc length of 20.27 feet;

Thence S.43°20'39"E., a distance of 29.80 feet;

Thence S.08°43'05"E., a distance of 22.00 feet;

Thence S.83°53'52"W., a distance of 11.72 feet;

Thence S.02°47'21"E., a distance of 22.00 feet;

Thence S.36°59'00"W., a distance of 26.19 feet;

Thence Southwesterly on a non-tangent curve concave Northwesterly, having a radius of 478.00 feet, through an angle of 16°28'10", an arc length of 137.40 feet (the initial radial line bears S.83°04'22"E.);

Thence S.15°30'46"E., a distance of 24.32 feet;
 Thence S.28°36'45"W., a distance of 52.00 feet;
 Thence S.72°44'16"W., a distance of 24.32 feet;
 Thence Southwesterly on a non-tangent curve concave Northwesterly, having a radius of 478.00 feet, through an angle of 11°17'10", an arc length of 94.16 feet (the initial radial line bears S.56°10'18"E.);
 Thence S.16°21'41"W., a distance of 30.69 feet;
 Thence S.49°51'56"W., a distance of 28.00 feet;
 Thence S.83°22'11"W., a distance of 30.69 feet;
 Thence Southwesterly on a non-tangent curve concave Northwesterly, having a radius of 478.00 feet, through an angle of 08°18'25", an arc length of 69.30 feet (the initial radial line bears S.35°23'00"E.);
 Thence S.29°51'46"W., a distance of 27.33 feet;
 Thence S.68°08'22"W., a distance of 44.00 feet;
 Thence N.73°35'02"W., a distance of 27.33 feet;
 Thence Southwesterly on a non-tangent curve concave Northwesterly, having a radius of 478.00 feet, through an angle of 09°01'24", an arc length of 75.28 feet (the initial radial line bears S.16°38'41"E.);
 Thence S.82°22'43"W., a distance of 13.64 feet;
 Thence Westerly on a curve concave Northerly, having a radius of 2028.00 feet, through an angle of 05°18'50", an arc length of 188.09 feet;
 Thence S.53°19'26"W., a distance of 27.82 feet;
 Thence N.89°04'48"W., a distance of 22.00 feet;
 Thence S.01°16'02"W., a distance of 3.63 feet;
 Thence N.88°23'09"W., a distance of 22.00 feet;
 Thence N.52°24'46"W., a distance of 28.93 feet;
 Thence Westerly on a non-tangent curve concave Northerly, having a radius of 2028.00 feet, through an angle of 10°37'09", an arc length of 375.87 feet (the initial radial line bears S.00°12'59"W.);
 Thence N.79°09'52"W., a distance of 13.64 feet;
 Thence Westerly on a curve concave Northerly, having a radius of 406.00 feet, through an angle of 02°25'26", an arc length of 17.18 feet;
 Thence S.70°47'19"W., a distance of 27.11 feet;
 Thence N.70°38'01"W., a distance of 44.00 feet;
 Thence N.32°03'21"W., a distance of 27.11 feet;
 Thence Northwesterly on a non-tangent curve concave Northeasterly, having a radius of 406.00 feet, through an angle of 17°58'35", an arc length of 127.38 feet (the initial radial line bears S.25°28'24"W.);
 Thence N.46°33'01"W., a distance of 200.23 feet;
 Thence Northwesterly on a curve concave Northeasterly, having a radius of 520.00 feet, through an angle of 12°38'03", an arc length of 114.66 feet;
 Thence N.33°54'58"W., a distance of 50.00 feet to the most Easterly corner of Lot 59 (Common Area) of said Tract 32772-1, said corner being a point on the Southwesterly line of Lot "I" (Grande Vista Parkway) of said Tract 32772-1;
 Thence the following eight (8) courses along the Southwesterly and Easterly lines of said Lot "I" (Grande Vista Parkway);
 N.56°05'02"E., a distance of 28.00 feet;
 S.33°54'58"E., a distance of 50.00 feet;
 Southeasterly on a curve concave Northeasterly, having a radius of 492.00 feet, through an angle of 12°38'03", an arc length of 108.49 feet;

S.46°33'01"E., a distance of 200.23 feet;
Southeasterly on a curve concave Northeasterly, having a radius of 378.00 feet, through an angle of 32°36'51", an arc length of 215.17 feet;
S.79°09'52"E., a distance of 13.64 feet;
Easterly on a curve concave Northerly, having a radius of 2000.00 feet, through an angle of 04°47'19", an arc length of 167.16 feet;
N.05°30'36"E., a distance of 28.00 feet to the Northeast corner thereof, said corner being on the Southerly line of Lot 82 (Common Area) of said Tract 32772-1;
Thence the following three (3) courses along the Southerly and Southeasterly lines of said Lot 82 (Common Area);
Easterly on a non-tangent curve concave Northerly, having a radius of 1972.00 feet, through an angle of 13°40'33", an arc length of 470.70 feet (the initial radial line bears S.06°03'16"W.);
N.82°22'43"E., a distance of 13.64 feet;
Northeasterly on a curve concave Northwesterly, having a radius of 422.00 feet, through an angle of 74°14'42", an arc length of 546.84 feet to an angle point therein, also being the Southwest corner of Lot "G" (Grande Vista Parkway) of said Tract 32772-1;
Thence the following five (5) courses along the Southerly and Northeasterly lines of said lot "G" (Grande Vista Parkway);
S.81°51'59"E., a distance of 28.00 feet;
Northerly on a non-tangent curve concave Westerly, having a radius of 450.00 feet, through an angle of 14°09'01", an arc length of 111.14 feet (the initial radial line bears S.81°51'59"E.);
N.06°01'00"W., a distance of 150.94 feet;
Northwesterly on a curve concave Southwesterly, having a radius of 422.00 feet, through an angle of 55°05'36", an arc length of 405.78 feet;
N.61°06'36"W., a distance of 176.16 feet to the Point of Beginning.

The above described parcel of land contains 2.639 acres, more or less.

PSOMAS

Prepared under the supervision of:

Paul A. Perea
Paul A. Perea P.L.S. 6199

01/11/07
Date



DESCRIPTION APPROVAL:

BY: Mark S. Brown 01-29-07
DATE

FOR MARK S. BROWN
CITY SURVEYOR

CITY OF RIVERSIDE, CALIFORNIA

TRACT 32772-2

M.B. 416 / 57-61

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

SUBJECT: EMERGENCY ACCESS & PUBLIC UTILITY EASEMENT - TRACT 32772

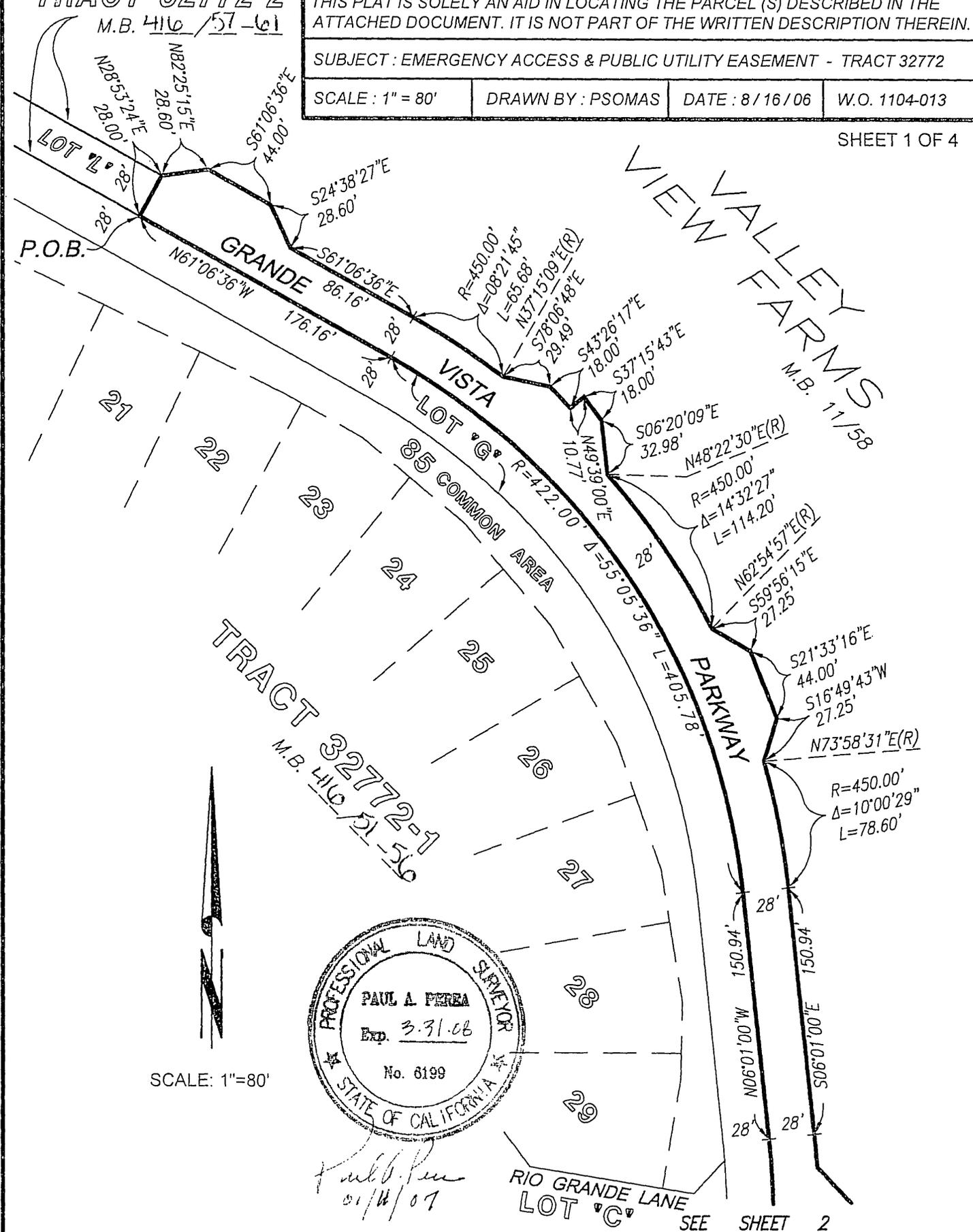
SCALE: 1" = 80'

DRAWN BY: PSOMAS

DATE: 8/16/06

W.O. 1104-013

SHEET 1 OF 4



SCALE: 1"=80'



Paul A. Perera
 01/16/07

RIO GRANDE LANE
 LOT 'C'
 SEE SHEET 2

15946

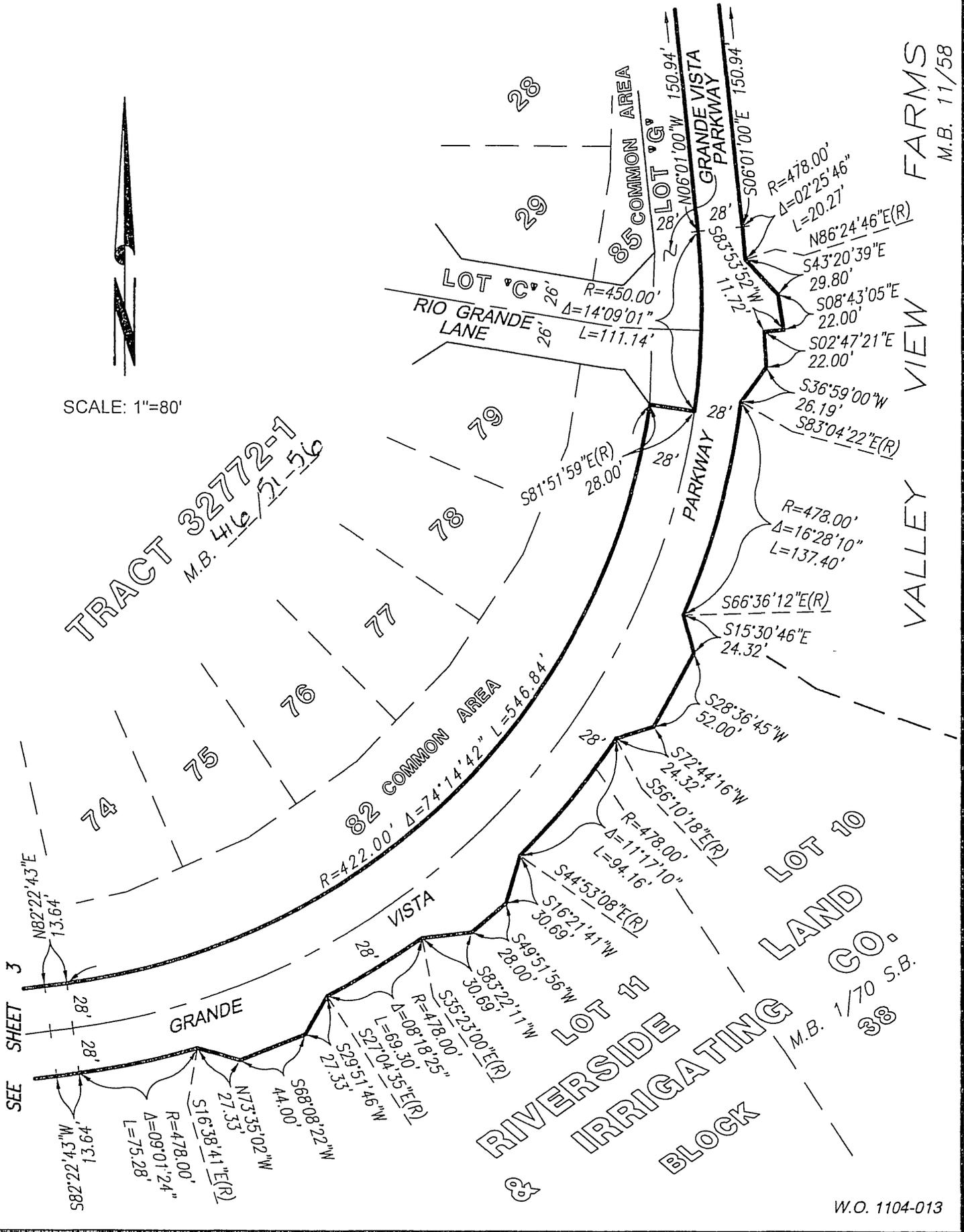


SCALE: 1"=80'

TRACT 32772-1
M.B. 416/21-56

FARMS
M.B. 11/58

VIEW
VALLEY



RIVERSIDE LAND CO.
BLOCK 1170 S.B.
M.B. 1/70

15946

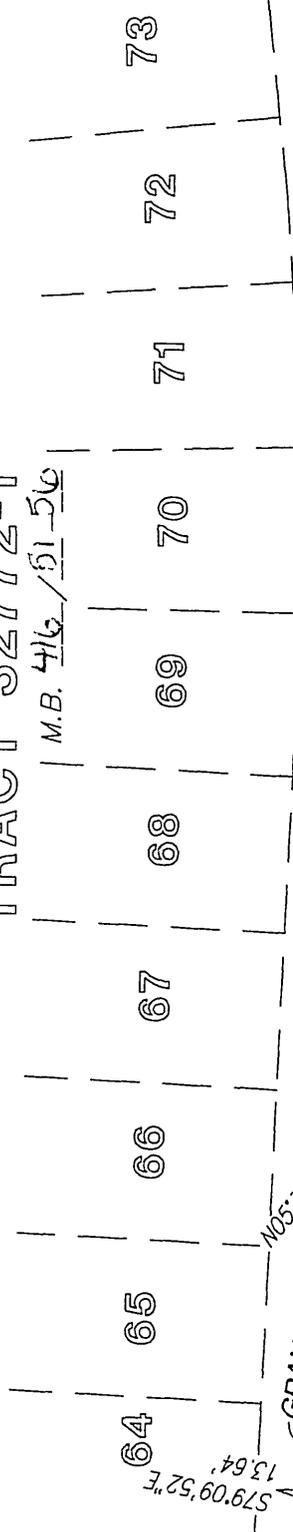


SCALE: 1"=80'

SEE SHEET 2

TRACT 32772-1

M.B. 416/51-56



SEE SHEET 4

82 COMMON AREA

GRANDE VISTA PARKWAY
 $\Delta=04^{\circ}47'19''$ L=167.16'
 $R=2000.00'$
 $\Delta=05^{\circ}30'38''$ L=28.00'

GRANDE

$R=2028.00'$ $\Delta=10^{\circ}37'09''$ L=375.87'
 $N06^{\circ}02'49''E(R)$ VISTA

VALLEY VIEW FARMS
 M.B. 11/58

$R=1972.00'$ $\Delta=13^{\circ}40'33''$ L=470.70'

PARKWAY

$\Delta=05^{\circ}18'50''$ L=188.09'
 $R=2028.00'$

LOT 11

LOT 12

RIVERSIDE LAND & IRRIGATING CO.

M.B. 1/70 S.B.

BLOCK

38

SEE SHEET 3

TRACT 32772-1
M.B. 4/6/51-56

GRANDE VISTA
S46°33'01"E 200.23'
N46°33'01"W 200.23'

VALLEY VIEW FARMS
M.B. 11/58

PARKWAY LOT #1
R=378.00'
L=127.38'
L=175.58'
R=406.00'
L=32°36'51" L=215.17'

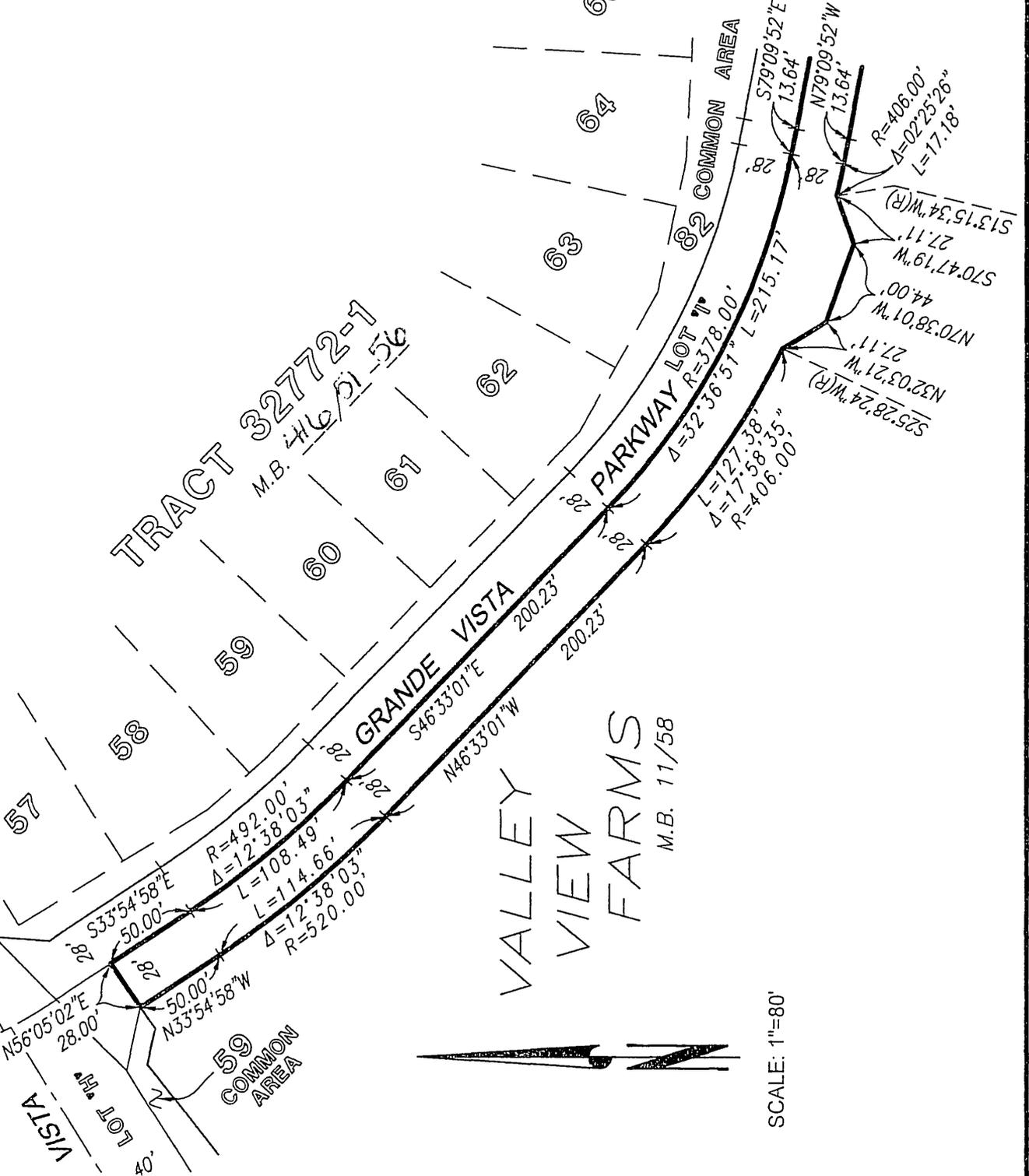
VISTA TERRACE
22'

LOT #1
40'

59 COMMON AREA

82 COMMON AREA

SCALE: 1"=80'



79-8
80-5
80-7

15946