

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT 32772-3

BEING A SUBDIVISION OF A PORTION OF LOTS 1, 2, 25, 26 AND 27 OF VALLEY VIEW FARMS PER M.B. 11 / 58, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 24, T. 3 S., R. 6 W., RANCHO EL SOBRANTE DE SAN JACINTO.

SEPTEMBER 2006
PSOMAS
RIVERSIDE, CALIFORNIA

RECORDER'S STATEMENT
Filed this 16th day of February, 2007
at 8am in Book 416 of Maps at
Pages 62-66 at the request of the
City Clerk of the City of Riverside.
Fee: \$ 15.-
No. 2007-0113618
LARRY W. WARD, County Assessor - Clerk - Recorder
By: [Signature] Deputy

Subdivision Guarantee: CHICAGO TITLE COMPANY

CITY TREASURER'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, the real property shown on this map is not subject to any special assessments, bonds, and/or liens which have not been paid in full except those noted below.

NONE

This certificate does not include any special assessments, the bonds of which have not become a lien upon said property

Date 1/30/07

PAUL C. SUNDEEN
Chief Financial Officer/Treasurer

By: [Signature]

TAX COLLECTOR'S STATEMENT

I hereby state that according to the records of this office as of this date, there are no liens against the property shown on the within map for unpaid State, County, Municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$ 9,300.

Date 01/17/2007

PAUL McDONNELL
County Tax Collector

By: [Signature]

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 9,300 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon the payment of all taxes, State, County, Municipal, or local, and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against said property but not yet payable, and said bond has been duly approved by said Board of Supervisors.

Date 01/17/2007

NANCY ROMERO
Clerk of the Board of Supervisors

CASH TAX BOND
PAUL McDONNELL
County Tax Collector

By: [Signature]

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Griffin Industries on March 1, 2004. I hereby state that this final map substantially conforms to the conditionally approved tentative map. I hereby state that all monuments are of the character and occupy the positions indicated, or that they will be set in those positions within one year from the recordation date of this map. The monuments are, or will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Date 01-16-07



[Signature]
PAUL A. PEREA
L.S. 6199 Lic. Exp. 3/31/08

COLLEEN J. NICOL
City clerk of the City of Riverside, California

By: [Signature]

CITY CLERK CERTIFICATE

RESOLVED: That this map consisting of 5 sheets be, and the same is hereby accepted as the final map of Tract 32772-3.

The easements designated as "5' P.U.E." are hereby accepted as easements for the construction and maintenance of electric energy distribution, telecommunication and water facilities.

Lots "A" through "M" inclusive are hereby accepted as easements for the construction and maintenance of electric energy distribution, telecommunication, water and sewer facilities, together with the right of emergency ingress and egress.

That the following Public Streets and Easements are hereby abandoned in conformance with Section 66434 (g) of the Subdivision Map Act: The City of Riverside being successor in interest to that certain easement for entry, pipelines, ditches, flumes and conduits in favor of Riverside Water Company and Riverside Land Company, recorded May 25, 1917 in Book 464, Page 153 of Deeds, Records of Riverside County, California.

The City Clerk is hereby authorized and directed to attest said map by signing her name thereto as City Clerk of the City of Riverside, State of California

I hereby certify that the forgoing resolution was accepted by the Mayor and Council of the City of Riverside this 6th day of February, 2007

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined this map, that the subdivision as shown hereon is substantially the same as it appears on the Tentative Map of Tract 32772 which was approved by the City of Riverside Planning Commission on July 21, 2005 and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and Title 18 of the Riverside Municipal Code applicable at the time of the approval of the Tentative Map have been complied with; that the easements for sewer, and drainage facilities as shown on the map have been approved; that the plans for drains, drainage works, and sewers sufficient to mitigate flood damage to all lots in the subdivision have been approved; that a complete set of plans covering all improvements has been filed with the Public Works Department and that the same have been checked and approved; and that all improvements have been completed in accordance with the approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing same.

Date 1/30/07



THOMAS J. BOYD
R.C.E. 36170 Lic. Exp. 6/30/08
City Engineer

By: [Signature]

CITY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this map, and that I am satisfied that the map is technically correct, and that all monuments have been set or a cash deposit sufficient to cover their placement has been deposited with the City of Riverside.

Date 1/30/07



MARK S. BROWN
L.S. 5655 Lic. Exp. 9/30/07
City Surveyor

By: [Signature]

OWNER'S STATEMENT

We hereby state that we are the owners of, or have some right, title, or interest in the land included within the subdivision as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the distinctive border line.

We hereby dedicate to the City of Riverside as an easement for the construction and maintenance of electric energy distribution, telecommunication and water facilities, the easements designated as "5' P.U.E."

We hereby dedicate to the City of Riverside as an easement for the construction and maintenance of electric energy distribution, telecommunication, water and sewer facilities, together with the right of emergency ingress and egress, Lots "A" through "M" inclusive.

We hereby retain Lots "A" through "M", inclusive, indicated as "PRIVATE STREET", for private use for the sole benefit of ourselves, our successors, assignees, and lot owners within this Tract Map.

We hereby retain Lot 60, indicated as "COMMON AREA", for private use for the sole benefit of ourselves, our successors, assignees, and lot owners within this Tract Map.

We hereby request that the following Public Streets and Easements, which are not shown on the attached map, be abandoned in conformance with Section 66434 (g) of the Subdivision Map Act: The City of Riverside being successor in interest to that certain easement for entry, pipelines, ditches, flumes and conduits in favor of Riverside Water Company and Riverside Land Company, recorded May 25, 1917 in Book 464, Page 153 of Deeds, Records of Riverside County, California.

RIVERWALK VISTA, LLC, a California limited liability company

By: The Griffin Homebuilding Group, LLC, a Delaware limited liability company, its Managing Member
By: Griffin Industries, Inc., a California corporation, its Managing Member

By: [Signature]
Richard A. Niec
President - Real Estate Development

By: [Signature]
Joseph E. Anderson, Jr.
Senior Vice President - Accounting

BANK OF THE WEST, a California Banking corporation as Beneficiary under Deed of Trust recorded December 22, 2005 as inst. 1056041, Official Records of Riverside County, California.

[Signature]
Sharyl Maccone, VP
Sharyl Maccone

UTILITIES EASEMENT STATEMENT

The City of Riverside being the record owners of the following described easements hereby consents to the making and filing of the annexed map.

An easement for electric energy distribution and telecommunication facilities in favor of the City of Riverside, recorded October 21, 2005, as inst. no. 870873, Official Records of Riverside County, Ca.

Date Jan 23, 2007

DAVID H. WRIGHT
Public Utilities General Manager

By: [Signature]
mm dd

PUBLIC UTILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has deposited with the City of Riverside Public Utilities Department sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all lots as shown on this map; and that all public utility easements shown are sufficient for all requirements of the Water and Electric Divisions of the Public Utilities Department of the City of Riverside.

Date Jan 23, 2007

DAVID H. WRIGHT
Public Utilities General Manager

By: [Signature]
mm dd

SOILS REPORT

A preliminary soils report was prepared for this subdivision by Gorian and Associates, Inc. on March 26, 2004 as required by the Health and Safety Code of California, Section 17953.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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SEPTEMBER 2006
PSOMAS
RIVERSIDE, CALIFORNIA

NOTARY ACKNOWLEDGMENT

State of California
County of Los Angeles) SS

On Jan. 12, 2007 before me, Susan M. Pfister
A Notary Public in and for said County and State, personally appeared

Richard A. Niece and Joseph E. Anderson, Jr
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: My commission expires Sept. 9, 2009

Susan M. Pfister Susan M. Pfister
Notary Public in and for said State (Print Name)
My principal place of business is in Los Angeles County

NOTARY ACKNOWLEDGMENT

State of California
County of Los Angeles) SS

On January 16, 2007 before me, Laura Miller
A Notary Public in and for said County and State, personally appeared

Sheryl Mucrone
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: My commission expires November 6, 2008

Laura Miller Laura Miller
Notary Public in and for said State (Print Name)
My principal place of business is in Los Angeles County

NOTARY ACKNOWLEDGMENT

State of _____
County of _____) SS

On _____ before me, _____
A Notary Public in and for said County and State, personally appeared _____

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: My commission expires _____

Notary Public in and for said State (Print Name)
My principal place of business is in _____ County

M.B. 416 / 63

M.B. 416 / 63

SURVEYOR'S NOTES

Bearings are based upon the Centerline of La Sierra Avenue as being N.33°37'19"W. as shown on Tract 32772-1 by map on file in Book 416 of Maps at Pages 51 through 56 thereof, Records of Riverside County, California.

- Indicates Found 1/2" spike with L.S. 6199 Tag, Flush, per Tract 32772-1 M.B. 416 \ 51-56, unless otherwise noted.
- ▲ Indicates Found 1" I.P. with plastic plug stamped L.S. 6199, Flush, per Tract 32772-1 M.B. 416 \ 51-56, unless otherwise noted.
- Indicates Found 3/4" I.P. with brass tag marked R.C.F.C. and W.C.D. Flush, unless otherwise noted, per R.S. 80/72-77 and Tract 32772-1 M.B. 416 \ 51-56
- Indicates Set 1/2" Spike and L.S. 6199 Tag, Flush.

Set 1" I.P. with plastic plug stamped L.S. 6199, Flush at all rear lot corners and angle points in side lot lines, unless otherwise noted.

Set Nail and L.S. 6199 Tag in top of curb at the prolongation of side lot lines.

() Indicates Measured Data, also Record Data per Tract 32772-1 M.B. 416 \ 51-56.

This Tract contains 7.23 Acres

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SEPTEMBER 2006

SCALE: 1" = 200'



PSOMAS

RIVERSIDE, CALIFORNIA

TRACT 32772-2

M.B. 89/56-60

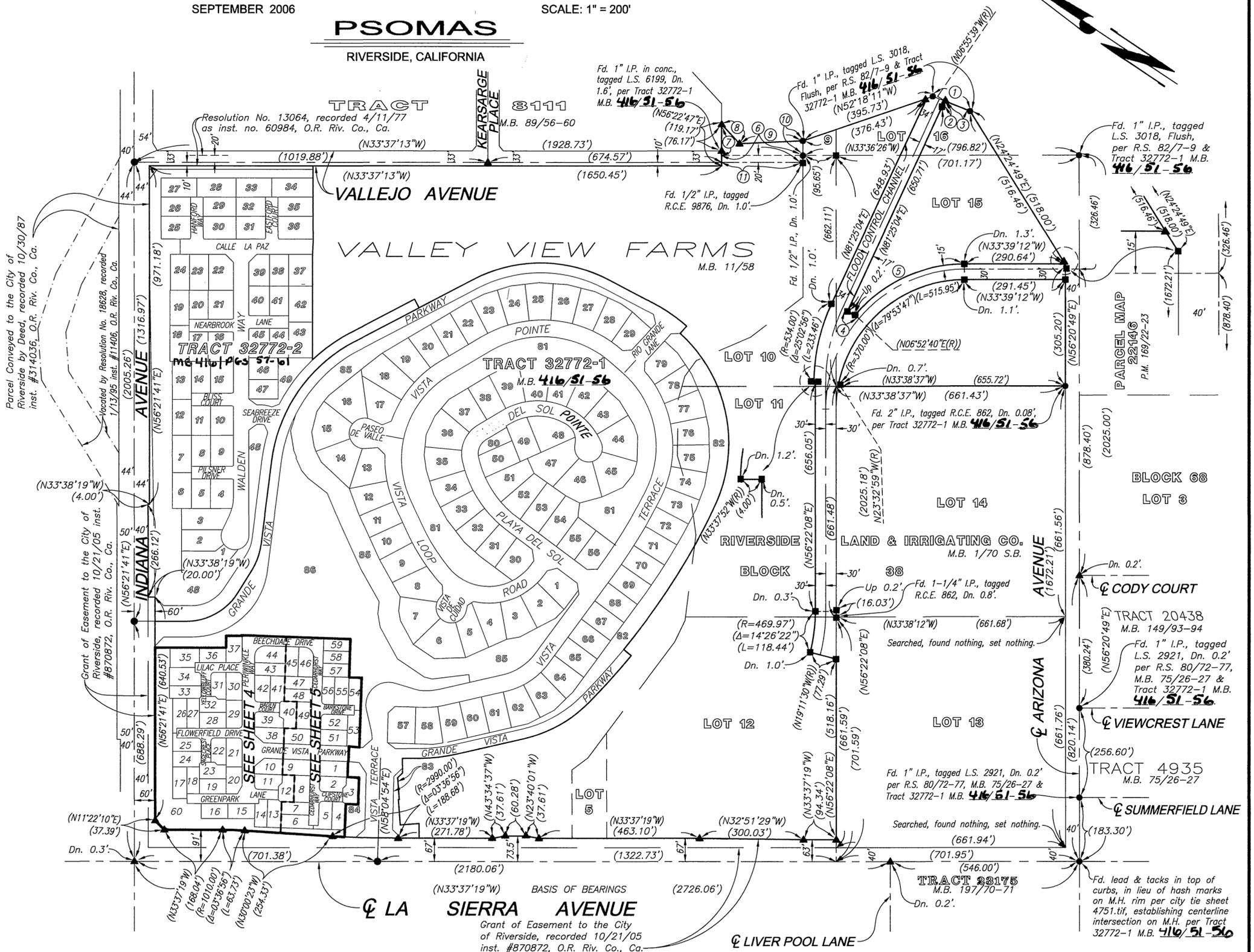
VALLEJO AVENUE

VALLEY VIEW FARMS

M.B. 11/58

COURSE DATA

- (N12°15'11"W) (115.85')
- (R=483.00') (Δ=01°39'17") (L=13.95')
- (N12°15'11"W) (78.52')
- (N08°34'56"W) (24.33')
- (R=415.00') (Δ=49°28'08") (L=358.31')
- (N33°37'13"W) (234.28')
- (N56°22'47"E) (89.17')
- (N13°32'47"E) (75.69')
- (N36°12'34"W) (182.99')
- (N56°22'13"E) (41.92')
- (N33°37'13"W) (234.28')



416/65

M.B. 416 / 65

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 4 OF 5 SHEETS

TRACT 32772-3

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SEPTEMBER 2006

SCALE: 1" = 40'

PSOMAS

RIVERSIDE, CALIFORNIA

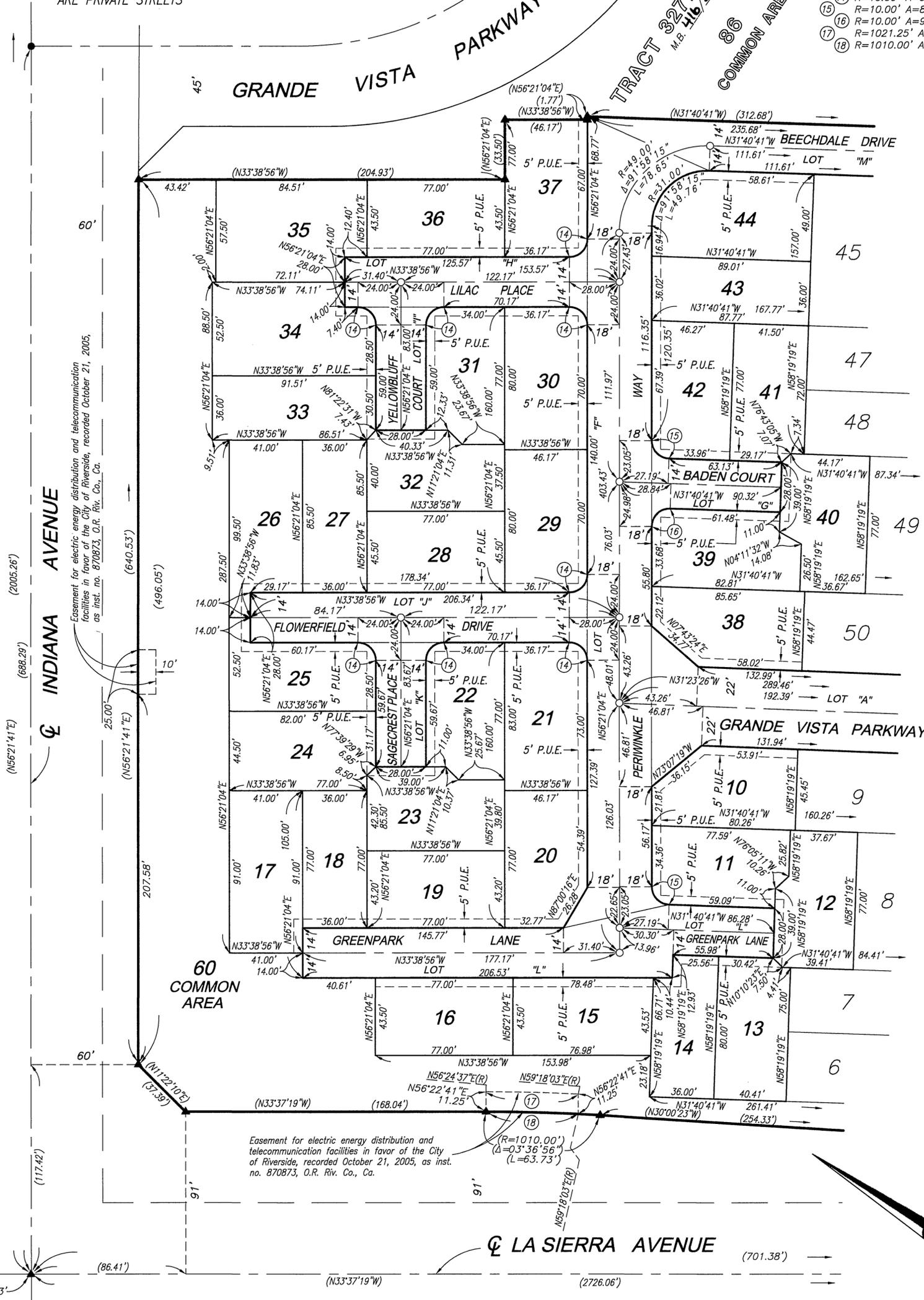
NOTE

LOTS "A" THROUGH "M" INCLUSIVE ARE PRIVATE STREETS

COURSE DATA

- (14) R=10.00' A=90°00'00" L=15.71'
- (15) R=10.00' A=88°01'45" L=15.36'
- (16) R=10.00' A=91°58'15" L=16.05'
- (17) R=1021.25' A=02°53'26" L=51.52'
- (18) R=1010.00' A=02°55'22" L=51.52'

CITY



Easement for electric energy distribution and telecommunication facilities in favor of the City of Riverside, recorded October 21, 2005, as inst. no. 870873, O.R. Riv. Co., Ca.

Easement for electric energy distribution and telecommunication facilities in favor of the City of Riverside, recorded October 21, 2005, as inst. no. 870873, O.R. Riv. Co., Ca.

SEE SHEET 5

SURVEYOR'S NOTES

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SURVEYOR'S NOTES (Continued)

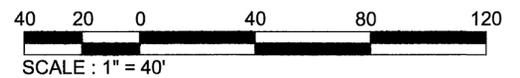
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M.B. 416 / 65

CITY

TRACT 32772-3

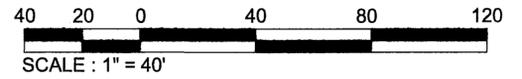
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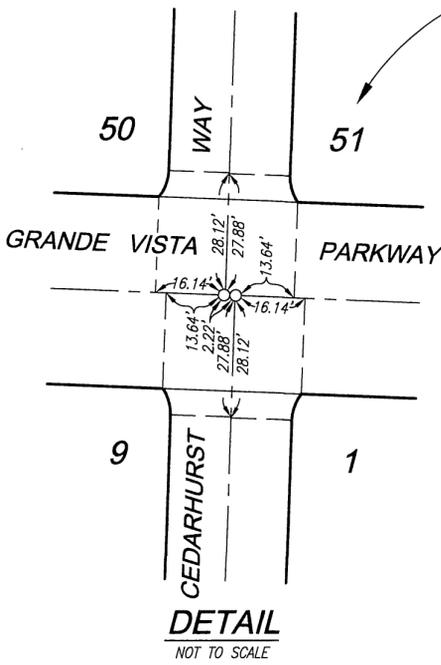
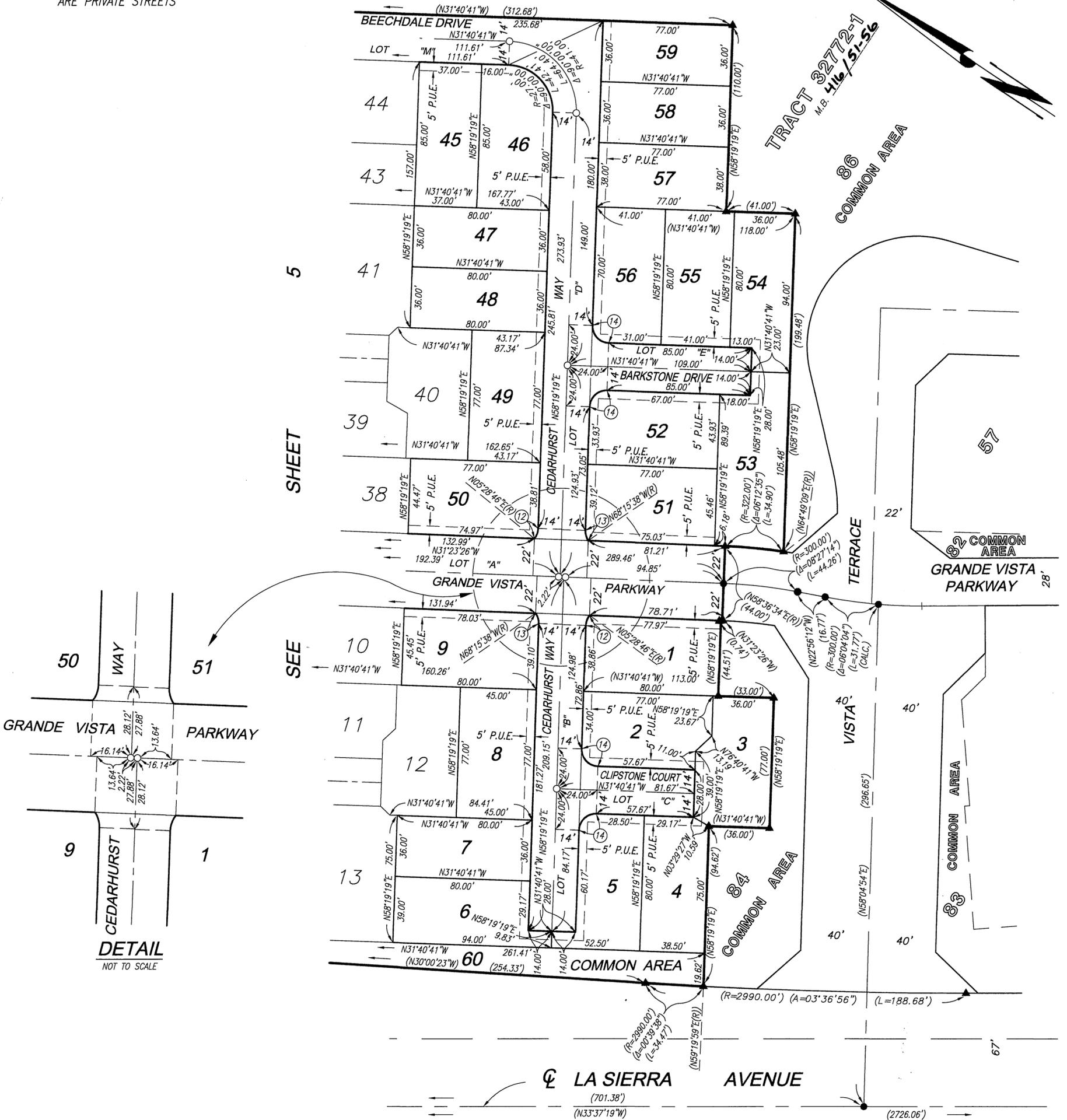
SCALE: 1" = 40'

PSOMAS

RIVERSIDE, CALIFORNIA



NOTE
LOTS "A" THROUGH "M" INCLUSIVE
ARE PRIVATE STREETS



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() Indicates Measured Data, also Record Data per Tract 32772-1 M.B. 416 / 51-56

This Tract contains 7.23 Acres

COURSE DATA

- ⑫ R=10.00' A=37°09'27" L=6.49'
- ⑬ R=10.00' A=36°34'57" L=6.38'
- ⑭ R=10.00' A=90°00'00" L=15.71'