

Recording requested by:

DOC # 2007-0071432
01/31/2007 08:00A Fee:49.00
Page 1 of 15
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION



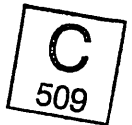
And when recorded, mail to:
SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

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Project: LLA P06-0446
APN: 138-120-009
Address: La Sierra Ave/Indiana Ave

LL-P06-0446



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner: RIVERWALK VISTA, LLC, A California Limited Liability Company

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 FOUR parcels 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 parcels 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

KEN GUTIERREZ
PLANNING DIRECTOR

By: Craig Crow 1-26-07
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

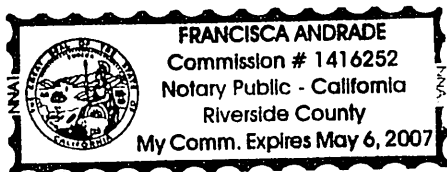
State of California }
County of Riverside } ss

On Jan 26, 2007, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared:

Craig Aaron
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.

Francisca Obble
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:



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EXHIBIT "A"
ADMINISTRATIVE LOT LINE ADJUSTMENT No. LL-P06-0446

PARCEL "A"

That portion of Lots 3 through 10, 12, 28, Lot "A" (Drexel Street) and Lot "B" (Valley View Street) of Valley View Farms as shown by map on file in Book 11 of Maps at Page 58 thereof, Records of Riverside County, California, described as follows:

Commencing at the centerline intersection of Indiana Avenue and La Sierra Avenue (Taylor Street) as shown on said Valley View Farms;

Thence N.56°21'41"E. along the centerline of said Indiana Avenue, a distance of 688.29 feet;

Thence S.33°38'19"E., a distance of 60.00 feet to the Southeasterly line of Indiana Avenue as conveyed to the City of Riverside by Grant of Easement recorded October 21, 2005 as inst. no. 870872, Official Records of Riverside County, California, being the Point of Beginning of the parcel of land to be described;

Thence continuing S.33°38'19"E., a distance of 90.30 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 175.00 feet, through an angle of 58°09'10", an arc length of 177.62 feet;

Thence N.88°12'31"E., a distance of 73.26 feet;

Thence Easterly on a curve concave Northerly, having a radius of 200.00 feet, through an angle of 24°33'50", an arc length of 85.74 feet;

Thence N.63°38'41"E., a distance of 237.38 feet;

Thence Southeasterly on a curve concave Southwesterly, having a radius of 450.00 feet, through an angle of 55°14'43", an arc length of 433.90 feet;

Thence S.61°06'36"E., a distance of 209.71 feet;

Thence N.28°53'24"E., a distance of 28.00 feet;

Thence N.61°06'36"W., a distance of 209.71 feet;

Thence Northwesterly on a curve concave Southwesterly, having a radius of 478.00 feet, through an angle of 15°55'28", an arc length of 132.85 feet;

Thence N.56°21'04"E., a distance of 302.25 feet;

Thence N.58°50'12"E., a distance of 44.04 feet;

Thence N.56°21'04"E., a distance of 209.75 feet to the Southwesterly line of Vallejo Avenue (Valley View Street) as accepted by Resolution No. 13064 recorded April 11, 1977 as inst. no. 60984, Official Records of Riverside County, California;

Thence N.33°37'13"W. along said Southwesterly line, a distance of 471.97 feet to the Southeasterly line of Indiana Avenue as conveyed to the City of Riverside by Deed recorded October 30, 1987 as inst. no. 314036, Official Records of Riverside County, California;

Thence S.56°21'41"W. along said Southeasterly line, a distance of 971.18 feet;

Thence N.33°38'19"W. along the Southwesterly line of said Indiana Avenue as conveyed to the City of Riverside, a distance of 4.00 feet to the Southeasterly line of Indiana Avenue as shown on said Valley View Farms;

Thence S.56°21'41"W. along the Southeasterly line of said Indiana Avenue, a distance of 266.12 feet to the Southeasterly line of said Indiana Avenue as conveyed to the City of Riverside by said Grant of Easement;

Thence S.33°38'19"E. along said Southeasterly line, a distance of 20.00 feet;

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Thence S.56°21'41"W. continuing along said Southeasterly line, a distance of 69.66 feet to the point of beginning.

The above described parcel of land contains 12.125 acres, more or less.

PARCEL "B"

That portion of Lots 8, 9, 12 through 18, Lot "B" (Valley View Street), Lot "C" (Lowell Street) and Lot "E" (Richland Street) of Valley View Farms as shown by map on file in Book 11 of Maps at Page 58 thereof, Records of Riverside County, California, described as follows:

Commencing at the centerline intersection of Indiana Avenue and La Sierra Avenue (Taylor Street) as shown on said Valley View Farms;

Thence N.56°21'41"E. along the centerline of said Indiana Avenue, a distance of 688.29 feet;

Thence S.33°38'19"E., a distance of 150.30 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 175.00 feet, through an angle of 58°09'10", an arc length of 177.62 feet;

Thence N.88°12'31"E., a distance of 73.26 feet;

Thence Easterly on a curve concave Northerly, having a radius of 200.00 feet, through an angle of 24°33'50", an arc length of 85.74 feet;

Thence N.63°38'41"E., a distance of 237.38 feet;

Thence Southeasterly on a curve concave Southwesterly, having a radius of 450.00 feet, through an angle of 55°14'43", an arc length of 433.90 feet;

Thence S.61°06'36"E., a distance of 209.71 feet to the Point of Beginning of the parcel of land to be described;

Thence N.28°53'24"E., a distance of 28.00 feet;

Thence N.61°06'36"W., a distance of 209.71 feet;

Thence Northwesterly on a curve concave Southwesterly, having a radius of 478.00 feet, through an angle of 15°55'28", an arc length of 132.85 feet;

Thence N.56°21'04"E., a distance of 302.25 feet;

Thence N.58°50'12"E., a distance of 44.04 feet;

Thence N.56°21'04"E., a distance of 209.75 feet to the Southwesterly line of Vallejo Avenue (Valley View Street) as accepted by Resolution No. 13064, recorded April 11, 1977 as inst. no. 60984, Official Records of Riverside County, California;

Thence S.33°37'13"E. along said Southwesterly line, a distance of 1178.48 feet to the most Southerly corner of said Resolution No. 13064, said corner being on the Southwesterly prolongation of the Southeasterly line of Tract 8111 as shown by map on file in Book 89 of Maps at Pages 56 through 60 thereof, Records of Riverside County, California;

Thence N.56°22'47"E. along the Southeasterly line of said Resolution No. 13064, and the Southwesterly prolongation of the Southeasterly line of said Tract 8111, a distance of 30.00 feet to the Northeasterly line of said Lot "B" (Valley View Street);

Thence S.33°37'13"E. along said Northeasterly line, a distance of 219.12 feet;

Thence S.81°25'04"W., a distance of 103.24 feet;

Thence N.54°54'06"W., a distance of 27.38 feet;

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Thence S.81°16'55"W., a distance of 435.20 feet;
Thence N.75°13'10"W., a distance of 42.24 feet;
Thence Northerly on a non-tangent curve concave Westerly, having a radius of 450.00 feet, through an angle of 20°47'50", an arc length of 163.34 feet (the initial radial line bears S.75°13'10"E.);
Thence N.06°01'00"W., a distance of 150.94 feet;
Thence 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;
Thence N.61°06'36"W., a distance of 176.16 feet to the point of beginning.

The above described parcel of land contains 11.268 acres, more or less.

PARCEL "C"

That portion of Lots 16 through 25, Lot "B" (Valley View Street) and Lot "E" (Richland Street) of Valley View Farms as shown by map on file in Book 11 of Maps at Page 58 thereof, Records of Riverside County, California, also a portion of Lots 10 and 11 in Block 38 of Riverside Land and 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:

Commencing at the centerline intersection of Indiana Avenue and La Sierra Avenue (Taylor Street) as shown on said Valley View Farms;

Thence S.33°37'19"E. along the centerline of said La Sierra Avenue (Taylor Street), a distance of 821.14 feet;

Thence N.56°22'41"E., a distance of 108.82 feet;

Thence N.37°55'23"W., a distance of 54.56 feet;

Thence N.52°04'37"E., a distance of 73.00 feet;

Thence S.37°55'23"E., a distance of 3.00 feet;

Thence N.52°04'37"E., a distance of 62.60 feet;

Thence S.77°55'02"E., a distance of 19.58 feet;

Thence N.56°05'02"E., a distance of 41.90 feet to the Point of Beginning of the parcel of land to be described;

Thence N.33°54'58"W., a distance of 20.60 feet;

Thence N.56°05'02"E., a distance of 28.00 feet;

Thence N.03°50'25"E., a distance of 29.07 feet;

Thence N.58°04'54"E., a distance of 84.54 feet;

Thence S.76°55'06"E., a distance of 26.87 feet;

Thence S.31°55'06"E., a distance of 83.67 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 226.00 feet, through an angle of 14°37'55", an arc length of 57.71 feet;

Thence S.46°33'01"E., a distance of 185.70 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 208.00 feet, through an angle of 40°33'25", an arc length of 147.23 feet;

Thence S.87°06'26"E., a distance of 304.45 feet;



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Thence Easterly on a curve concave Northerly, having a radius of 1646.00 feet, through an angle of $09^{\circ}20'34''$, an arc length of 268.40 feet to a point of compound curvature;

Thence Northeasterly on a non-tangent curve concave Northwesterly, having a radius of 328.00 feet, through an angle of $68^{\circ}24'50''$, an arc length of 391.65 feet (the initial radial line bears $S.06^{\circ}27'00''E.$);

Thence $N.57^{\circ}08'29''E.$, a distance of 25.43 feet;

Thence $S.80^{\circ}51'12''E.$, a distance of 98.93 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 126.00 feet, through an angle of $05^{\circ}35'11''$, an arc length of 12.29 feet;

Thence $S.36^{\circ}13'01''E.$, a distance of 26.49 feet;

Thence $S.81^{\circ}51'59''E.$, a distance of 28.00 feet;

Thence Southerly on a non-tangent curve concave Westerly, having a radius of 450.00 feet, through an angle of $06^{\circ}38'49''$, an arc length of 52.20 feet (the initial radial line bears $S.81^{\circ}51'59''E.$);

Thence $S.75^{\circ}13'10''E.$, a distance of 42.24 feet;

Thence $N.81^{\circ}16'55''E.$, a distance of 435.20 feet;

Thence $S.54^{\circ}54'06''E.$, a distance of 27.38 feet;

Thence $N.81^{\circ}25'04''E.$, a distance of 103.24 feet to the Northeasterly line of said Lot "B" (Valley View Street);

Thence $S.33^{\circ}37'13''E.$ along said Northeasterly line, a distance of 15.15 feet to the most Easterly corner of said Lot "B" (Valley View Street), said corner being on the Northeasterly line of said Lot 10;

Thence $S.33^{\circ}36'26''E.$ along said Northeasterly line, a distance of 95.65 feet to the most Easterly corner of said Lot 10;

Thence $S.56^{\circ}22'08''W.$ along the Southeasterly line of said Lot 10, a distance of 395.94 feet to the most Northerly corner of Parcel 1171-3G as shown on Record of Survey on file in Book 80 at Pages 72 through 77 thereof, Records of Riverside County, California;

Thence $S.81^{\circ}25'04''W.$ along the Northwesterly line of said Parcel 1171-3G and the Southwesterly prolongation thereof, a distance of 341.77 feet;

Thence $N.08^{\circ}39'17''W.$, a distance of 2.75 feet;

Thence $S.81^{\circ}20'43''W.$, a distance of 9.07 feet;

Thence $N.21^{\circ}06'16''E.$, a distance of 15.41 feet;

Thence $N.55^{\circ}27'58''W.$, a distance of 104.19 feet;

Thence $N.16^{\circ}21'41''E.$, a distance of 9.43 feet;

Thence $N.44^{\circ}53'08''W.$, a distance of 56.00 feet;

Thence Southwesterly on a non-tangent curve concave Northwesterly, having a radius of 422.00 feet, through an angle of $37^{\circ}15'51''$, an arc length of 274.46 feet (the initial radial line bears $S.44^{\circ}53'08''E.$);

Thence $S.82^{\circ}22'43''W.$, a distance of 13.64 feet;

Thence Westerly on a curve concave Northerly, having a radius of 1972.00 feet, through an angle of $13^{\circ}40'33''$, an arc length of 470.70 feet;

Thence $S.05^{\circ}30'36''W.$, a distance of 28.00 feet;



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Thence Westerly on a non-tangent curve concave Northerly, having a radius of 2000.00 feet, through an angle of 04°47'19", an arc length of 167.16 feet (the initial radial line bears S.06°02'49"W.);

Thence N.79°09'52"W., a distance of 13.64 feet;

Thence Northwesterly 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;

Thence N.46°33'01"W., a distance of 200.23 feet;

Thence Northwesterly 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;

Thence N.33°54'58"W., a distance of 50.00 feet to the point of beginning.

The above described parcel of land contains 9.979 acres, more or less.

PARCEL "D"

Lots 21 through 25 and Lot "E" (Richland Street) of Valley View Farms as shown by map on file in Book 11 of Maps at Page 58 thereof, Records of Riverside County, California, also Lots 10 through 12 in Block 38 of Riverside Land and Irrigating Company as shown by map on file in Book 1 of Maps at Page 70 thereof, Records of San Bernardino County, California.

EXCEPTING THEREFROM that portion of La Sierra Avenue as conveyed to the City of Riverside by Grant of Easement, recorded October 21, 2005 as inst. no. 870872, Official Records of Riverside County, California.

ALSO EXCEPTING THEREFROM Parcels 1171-3B, 1171-3C, 1171-3G and 1171-3K as conveyed to Riverside County Flood Control and Water Conservation District by Deeds recorded November 25, 1987 as inst. no. 337159, recorded November 25, 1987 as inst. no. 337160, recorded November 25, 1987 as inst. no. 337164, recorded June 28, 1988 as inst. no. 178328 and re-recorded July 8, 1988 as inst. no. 189586, all of Official Records of Riverside County, California.

ALSO EXCEPTING THEREFROM all of Lots 11, 29, Lot "D" (Warren Street), Lot "F", and a portion of Lots 9, 10, 12, 14, 17 through 29, Lot "C" (Lowell Street) and Lot "E" (Richland Street) of said Valley View Farms, described as follows:

Commencing at the centerline intersection of Indiana Avenue and La Sierra Avenue (Taylor Street) as shown on said Valley View Farms;

Thence S.33°37'19"E. along the centerline of said La Sierra Avenue (Taylor Street), a distance of 821.14 feet;

Thence N.56°22'41"E., a distance of 67.00 feet to the Northeasterly line of La Sierra Avenue as conveyed to the City of Riverside by Grant of Easement, recorded October 21, 2005 as inst. no. 870872, Official Records of Riverside County, California, being the Point of Beginning of the parcel of land to be described;

Thence continuing N.56°22'41"E., a distance of 41.82 feet;

Thence N.37°55'23"W., a distance of 54.56 feet;

Thence N.52°04'37"E., a distance of 73.00 feet;



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Thence S.37°55'23"E., a distance of 3.00 feet;
Thence N.52°04'37"E., a distance of 62.60 feet;
Thence S.77°55'02"E., a distance of 19.58 feet;
Thence N.56°05'02"E., a distance of 41.90 feet;
Thence N.33°54'58"W., a distance of 20.60 feet;
Thence N.56°05'02"E., a distance of 28.00 feet;
Thence N.03°50'25"E., a distance of 29.07 feet;
Thence N.58°04'54"E., a distance of 84.54 feet;
Thence S.76°55'06"E., a distance of 26.87 feet;
Thence S.31°55'06"E., a distance of 83.67 feet;
Thence Southeasterly on a curve concave Northeasterly, having a radius of 226.00 feet, through an angle of 14°37'55", an arc length of 57.71 feet;
Thence S.46°33'01"E., a distance of 185.70 feet;
Thence Southeasterly on a curve concave Northeasterly, having a radius of 208.00 feet, through an angle of 40°33'25", an arc length of 147.23 feet;
Thence S.87°06'26"E., a distance of 304.45 feet;
Thence Easterly on a curve concave Northerly, having a radius of 1646.00 feet, through an angle of 09°20'34", an arc length of 268.40 feet to a point of compound curvature;
Thence Northeasterly on a non-tangent curve concave Northwesterly, having a radius of 328.00 feet, through an angle of 68°24'50", an arc length of 391.65 feet (the initial radial line bears S.06°27'00"E.);
Thence N.57°08'29"E., a distance of 25.43 feet;
Thence S.80°51'12"E., a distance of 98.93 feet;
Thence Southeasterly on a curve concave Northeasterly, having a radius of 126.00 feet, through an angle of 05°35'11", an arc length of 12.29 feet;
Thence S.36°13'01"E., a distance of 26.49 feet;
Thence S.81°51'59"E., a distance of 28.00 feet;
Thence 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.);
Thence N.06°01'00"W., a distance of 150.94 feet;
Thence 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;
Thence N.61°06'36"W., a distance of 385.87 feet;
Thence Northwesterly on a curve concave Southwesterly, having a radius of 450.00 feet, through an angle of 35°36'29", an arc length of 279.67 feet;
Thence S.06°43'05"E., a distance of 28.00 feet;
Thence S.74°21'25"W., a distance of 49.36 feet;
Thence S.46°53'18"W., a distance of 59.25 feet;
Thence S.34°30'39"W., a distance of 18.99 feet;
Thence S.83°33'50"W., a distance of 2.76 feet;
Thence S.32°31'13"W., a distance of 40.17 feet;
Thence S.15°19'07"W., a distance of 28.48 feet;
Thence S.04°11'22"W., a distance of 70.07 feet;
Thence S.33°28'41"W., a distance of 96.60 feet;

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Thence S.31°44'51"W., a distance of 142.65 feet;
Thence S.27°02'14"W., a distance of 106.50 feet;
Thence S.62°29'31"W., a distance of 34.69 feet;
Thence S.46°34'13"W., a distance of 39.46 feet;
Thence S.27°31'37"W., a distance of 103.95 feet;
Thence S.00°13'19"W., a distance of 92.87 feet;
Thence S.20°15'29"E., a distance of 23.79 feet;
Thence S.40°44'16"E., a distance of 106.06 feet;
Thence S.49°15'44"W., a distance of 22.70 feet;
Thence N.46°33'01"W., a distance of 87.77 feet;
Thence Northwesterly on a curve concave Northeasterly, having a radius of 178.00 feet, through an angle of 14°37'55", an arc length of 45.46 feet;
Thence N.31°55'06"W., a distance of 2.59 feet;
Thence Northwesterly on a curve concave Northeasterly, having a radius of 96.00 feet, through an angle of 14°52'33", an arc length of 24.92 feet;
Thence N.17°02'33"W., a distance of 60.78 feet;
Thence Northwesterly and Southwesterly on a curve concave Southwesterly, having a radius of 65.00 feet, through an angle of 119°45'06", an arc length of 135.85 feet;
Thence S.43°12'21"W., a distance of 60.78 feet;
Thence Southwesterly on a curve concave Northwesterly, having a radius of 96.00 feet, through an angle of 14°52'33", an arc length of 24.92 feet;
Thence S.58°04'54"W., a distance of 1.31 feet;
Thence N.73°05'19"W., a distance of 34.63 feet;
Thence Northwesterly on a non-tangent curve concave Southwesterly, having a radius of 322.00 feet, through an angle of 07°07'54", an arc length of 40.08 feet (the initial radial line bears N.65°44'28"E.);
Thence S.58°36'34"W., a distance of 44.00 feet;
Thence N.31°23'26"W., a distance of 0.74 feet;
Thence S.58°19'19"W., a distance of 44.51 feet;
Thence S.31°40'41"E., a distance of 33.00 feet;
Thence S.58°19'19"W., a distance of 77.00 feet;
Thence N.31°40'41"W., a distance of 36.00 feet;
Thence S.58°19'19"W., a distance of 94.62 feet to the Northeasterly line of said La Sierra Avenue as conveyed to the City of Riverside by said Grant of Easement;
Thence Southeasterly along said Northeasterly line on a non-tangent curve concave Northeasterly, having a radius of 2990.00 feet, through an angle of 02°57'18", an arc length of 154.21 feet (the initial radial line bears S.59°19'59"W.);
Thence S.33°37'19"E. continuing along said Northeasterly line, a distance of 60.62 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion of Lots 16 through 25, Lot "B" (Valley View Street) and Lot "E" (Richland Street) of said Valley View Farms, also a portion of Lots 10 and 11 in Block 38 of said Riverside Land and Irrigating Company, described as follows:

Commencing at the centerline intersection of Indiana Avenue and La Sierra Avenue (Taylor Street) as shown on said Valley View Farms;

Thence S.33°37'19"E. along the centerline of said La Sierra Avenue (Taylor Street), a distance of 821.14 feet;

Thence N.56°22'41"E., a distance of 108.82 feet;

Thence N.37°55'23"W., a distance of 54.56 feet;

Thence N.52°04'37"E., a distance of 73.00 feet;

Thence S.37°55'23"E., a distance of 3.00 feet;

Thence N.52°04'37"E., a distance of 62.60 feet;

Thence S.77°55'02"E., a distance of 19.58 feet;

Thence N.56°05'02"E., a distance of 41.90 feet to the Point of Beginning of the parcel of land to be described;

Thence N.33°54'58"W., a distance of 20.60 feet;

Thence N.56°05'02"E., a distance of 28.00 feet;

Thence N.03°50'25"E., a distance of 29.07 feet;

Thence N.58°04'54"E., a distance of 84.54 feet;

Thence S.76°55'06"E., a distance of 26.87 feet;

Thence S.31°55'06"E., a distance of 83.67 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 226.00 feet, through an angle of 14°37'55", an arc length of 57.71 feet;

Thence S.46°33'01"E., a distance of 185.70 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 208.00 feet, through an angle of 40°33'25", an arc length of 147.23 feet;

Thence S.87°06'26"E., a distance of 304.45 feet;

Thence Easterly on a curve concave Northerly, having a radius of 1646.00 feet, through an angle of 09°20'34", an arc length of 268.40 feet to a point of compound curvature;

Thence Northeasterly on a non-tangent curve concave Northwesterly, having a radius of 328.00 feet, through an angle of 68°24'50", an arc length of 391.65 feet (the initial radial line bears S.06°27'00"E.);

Thence N.57°08'29"E., a distance of 25.43 feet;

Thence S.80°51'12"E., a distance of 98.93 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 126.00 feet, through an angle of 05°35'11", an arc length of 12.29 feet;

Thence S.36°13'01"E., a distance of 26.49 feet;

Thence S.81°51'59"E., a distance of 28.00 feet;

Thence Southerly on a non-tangent curve concave Westerly, having a radius of 450.00 feet, through an angle of 06°38'49", an arc length of 52.20 feet (the initial radial line bears S.81°51'59"E.);

Thence S.75°13'10"E., a distance of 42.24 feet;

Thence N.81°16'55"E., a distance of 435.20 feet;

Thence S.54°54'06"E., a distance of 27.38 feet;

Thence N.81°25'04"E., a distance of 103.24 feet to the Northeasterly line of said Lot "B" (Valley View Street);



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01/31/2007 08:00A
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Thence S.33°37'13"E. along said Northeasterly line, a distance of 15.15 feet to the most Easterly corner of said Lot "B" (Valley View Street), said corner being on the Northeasterly line of said Lot 10;

Thence S.33°36'26"E. along said Northeasterly line, a distance of 95.65 feet to the most Easterly corner of said Lot 10;

Thence S.56°22'08"W. along the Southeasterly line of said Lot 10, a distance of 395.94 feet to the most Northerly corner of Parcel 1171-3G as shown on Record of Survey on file in Book 80 at Pages 72 through 77 thereof, Records of Riverside County, California;

Thence S.81°25'04"W. along the Northwesterly line of said Parcel 1171-3G and the Southwesterly prolongation thereof, a distance of 341.77 feet;

Thence N.08°39'17"W., a distance of 2.75 feet;

Thence S.81°20'43"W., a distance of 9.07 feet;

Thence N.21°06'16"E., a distance of 15.41 feet;

Thence N.55°27'58"W., a distance of 104.19 feet;

Thence N.16°21'41"E., a distance of 9.43 feet;

Thence N.44°53'08"W., a distance of 56.00 feet;

Thence Southwesterly on a non-tangent curve concave Northwesterly, having a radius of 422.00 feet, through an angle of 37°15'51", an arc length of 274.46 feet (the initial radial line bears S.44°53'08"E.);

Thence S.82°22'43"W., a distance of 13.64 feet;

Thence Westerly on a curve concave Northerly, having a radius of 1972.00 feet, through an angle of 13°40'33", an arc length of 470.70 feet;

Thence S.05°30'36"W., a distance of 28.00 feet;

Thence Westerly on a non-tangent curve concave Northerly, having a radius of 2000.00 feet, through an angle of 04°47'19", an arc length of 167.16 feet (the initial radial line bears S.06°02'49"W.);

Thence N.79°09'52"W., a distance of 13.64 feet;

Thence Northwesterly 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;

Thence N.46°33'01"W., a distance of 200.23 feet;

Thence Northwesterly 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;

Thence N.33°54'58"W., a distance of 50.00 feet to the point of beginning.

The above described parcel of land contains 17.196 acres, more or less.

PSOMAS

Prepared under the direction of:

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

01/16/07
Date



W.O. 1104-007

DESCRIPTION APPROVAL:

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

SHEET 9 OF 9

MARK S. BROWN
SURVEYOR

LL-PO6-0446

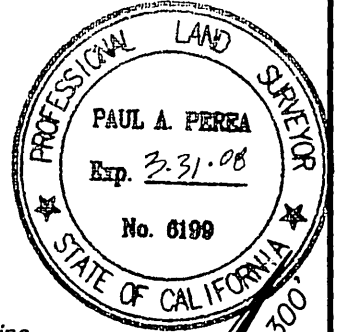
2007-0871432
01/31/2007 08:06A
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ADMINISTRATIVE LOT LINE ADJUSTMENT No. LL-P06-0446

PORTION OF VALLEY VIEW FARMS PER M.B. 11 / 58
AND R.L. & I. CO. M.B. 1/70 S.B., REC. OF RIV. CO., CA.

Paul A. Perea
01/16/07



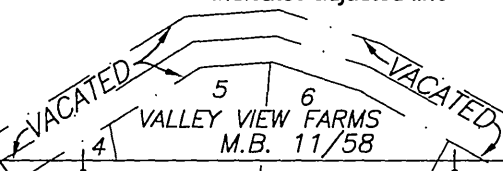
OWNER:
RIVERWALK VISTA, LLC
24005 Ventura Blvd.
Calabasas, CA. 91302
ASSESSOR'S PARCEL No. 138-120-005
138-120-007
138-130-004
138-130-009
138-130-010

PREPARED BY:
PSOMAS
2010 Iowa Avenue, Suite 101
Riverside, CA 92507
(951) 787-8421

INDEX SHEET Legend

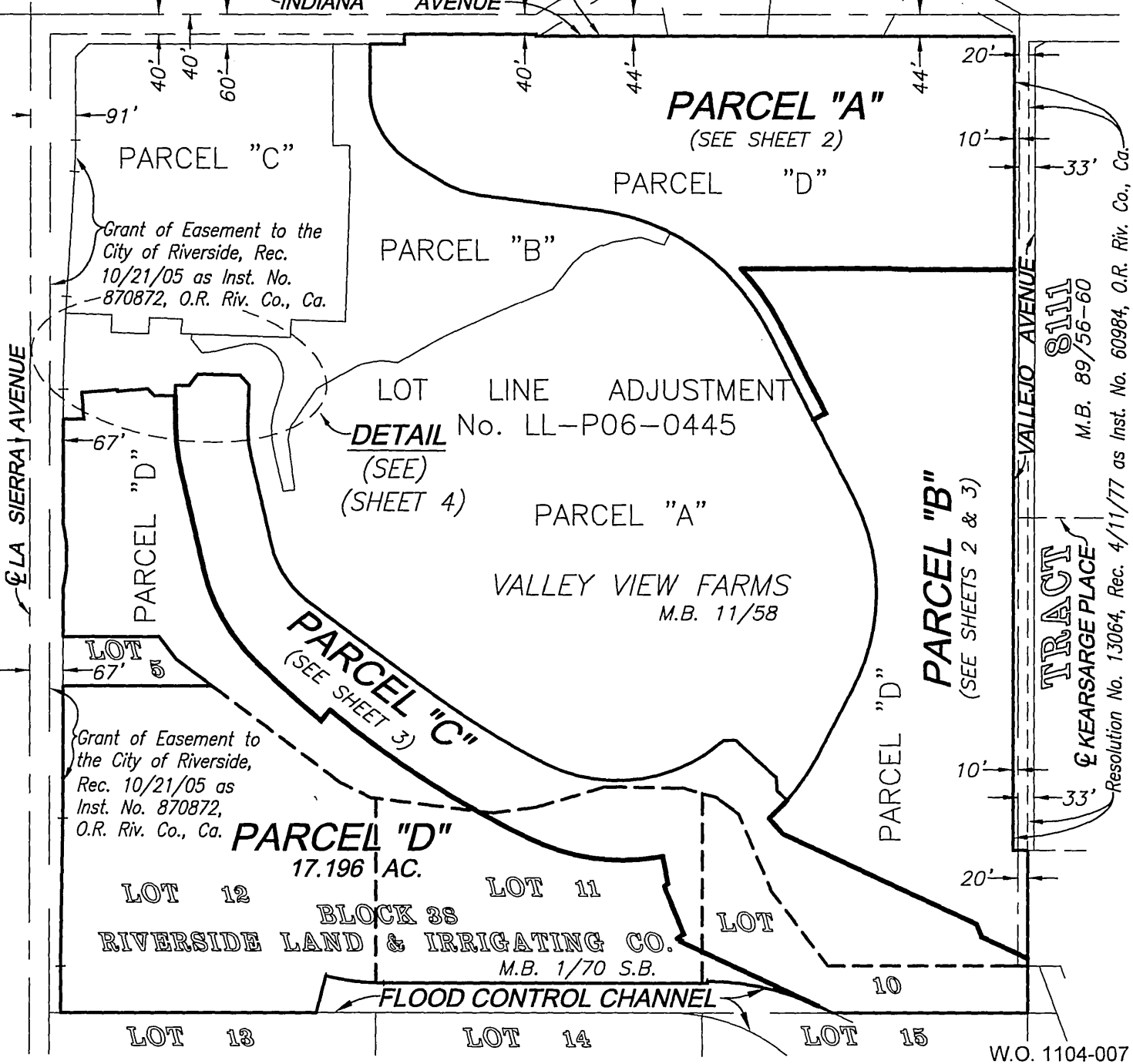
- - - - - Indicates deleted line
- Indicates adjusted line

SE'y line of parcel Conveyed to the
City of Riverside, Rec. 10/30/87 as
Inst. No. 314036, O.R. Riv. Co., Ca.



SCALE: 1" = 300'

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01/31/2007 08:00A
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LA SIERRA AVENUE

VALLEJO AVENUE
TRACT 8111
M.B. 89/56-60
Resolution No. 13064, Rec. 4/11/77 as Inst. No. 60984, O.R. Riv. Co., Ca.

Grant of Easement to the
City of Riverside, Rec.
10/21/05 as Inst. No.
870872, O.R. Riv. Co., Ca.

Grant of Easement to
the City of Riverside,
Rec. 10/21/05 as
Inst. No. 870872,
O.R. Riv. Co., Ca.

LOT LINE ADJUSTMENT
DETAIL No. LL-P06-0445
(SEE SHEET 4)

PARCEL "D"
17.196 AC.

LOT 12 BLOCK 38 LOT 11
RIVERSIDE LAND & IRRIGATING CO.
M.B. 1/70 S.B.

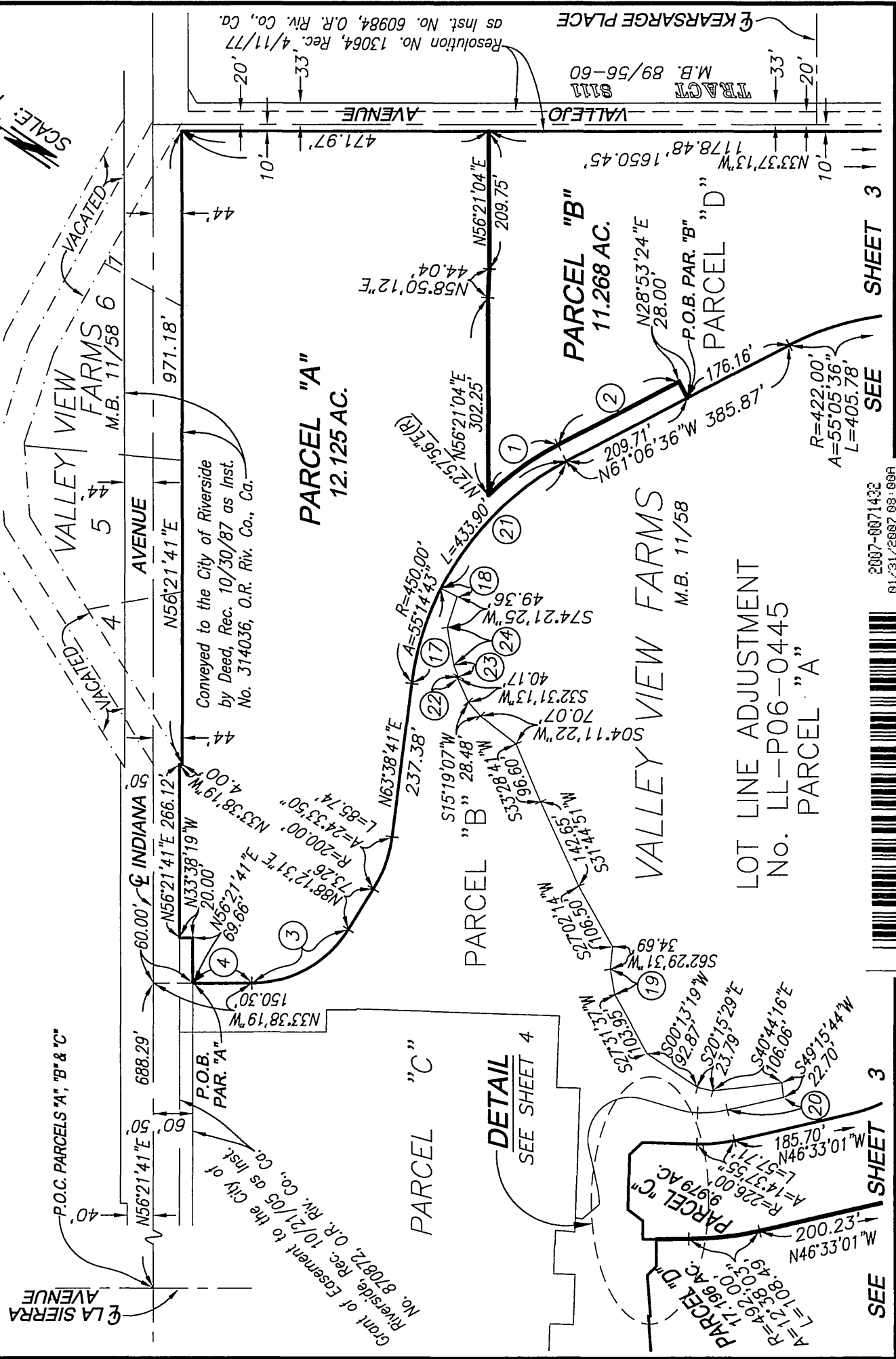
FLOOD CONTROL CHANNEL

W.O. 1104-007

LL-P06-0446

ADMINISTRATIVE LOT LINE ADJUSTMENT No. LL-P06-0446

COURSE DATA
SEE SHEET 4



2007-0071432
01/31/2007 08:00R
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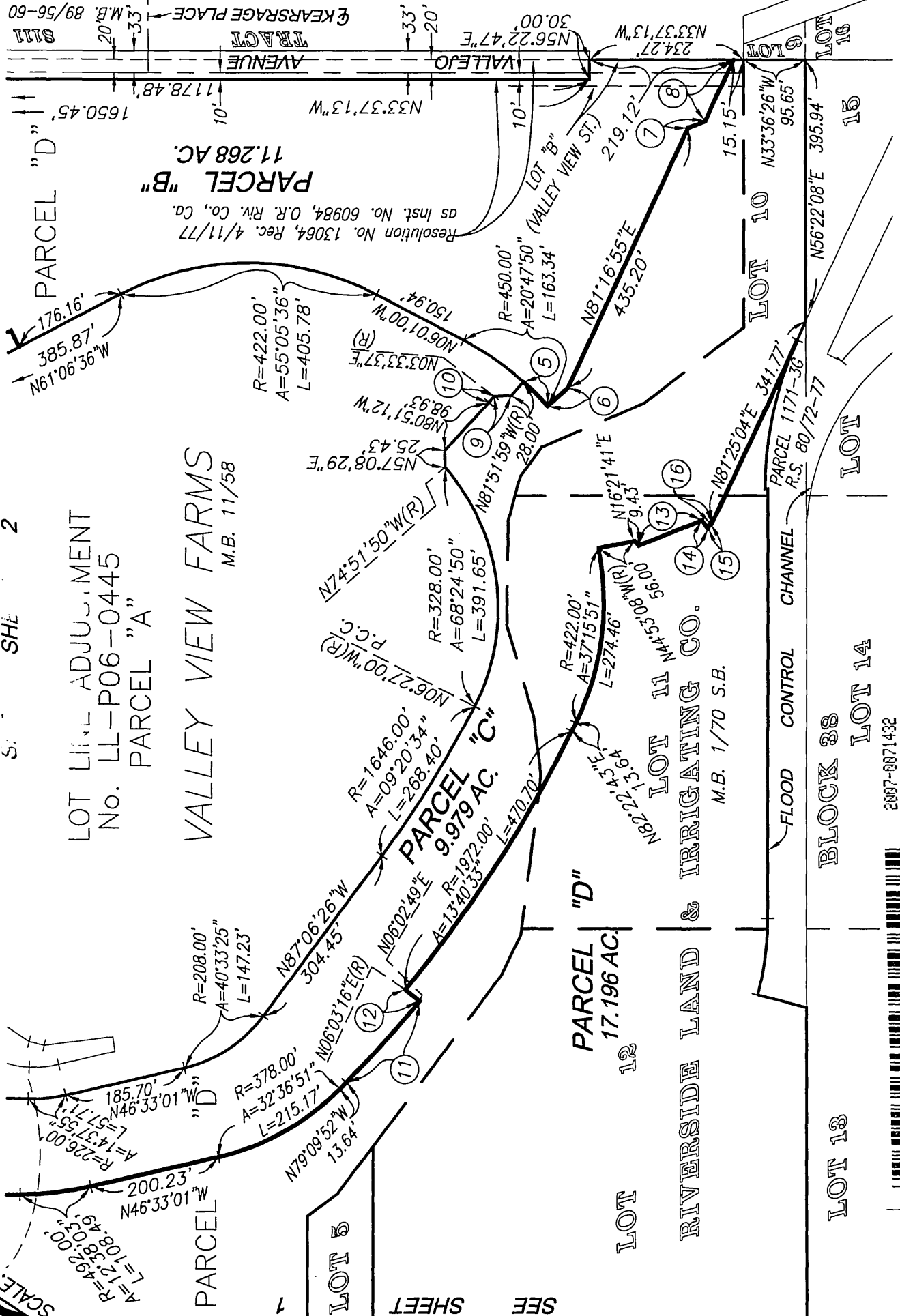


SEE SHEET 3

ADMINISTRATIVE LOT LINE ADJUSTMENT No. LL-P06-0446

COURSE DATA
SEE SHEET 4

SHEET 2



PARCEL "D"
11.268 AC.
Resolution No. 13064, O.R. Riv. Co., Ca.
as Inst. No. 60984, Rec. 4/11/77

LOT LINE ADJUSTMENT
No. LL-P06-0445
PARCEL "A"

VALLEY VIEW FARMS
M.B. 11/58

PARCEL "C"
9.979 AC.

PARCEL "D"
17.196 AC.

LOT 13
BLOCK 38
LOT 14

RIVERSIDE LAND & IRRIGATING CO.
M.B. 1/70 S.B.
FLOOD CONTROL CHANNEL
PARCEL 1171-36
R.S. 80/72-77

LOT 10

LOT 15
LOT 16

AVENUE VALEJO
N33°37'13"W
1650.45'
1178.48'
10'
30.00'
N56°22'47"E
234.27'
N33°37'13"W
30.00'

PARCEL "D"
1650.45'
1178.48'
10'
30.00'
N56°22'47"E
234.27'
N33°37'13"W
30.00'

TRAFFIC
Kearnsrage Place
M.B. 89/56-60
33'
20'

LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16

SCALE: 1"=200'

SHEET
SEE

VALLEY VIEW FARMS
M.B. 11/58

RIVERSIDE LAND & IRRIGATING CO.
M.B. 1/70 S.B.

LOT 13
BLOCK 38
LOT 14

LOT 10
LOT 15
LOT 16



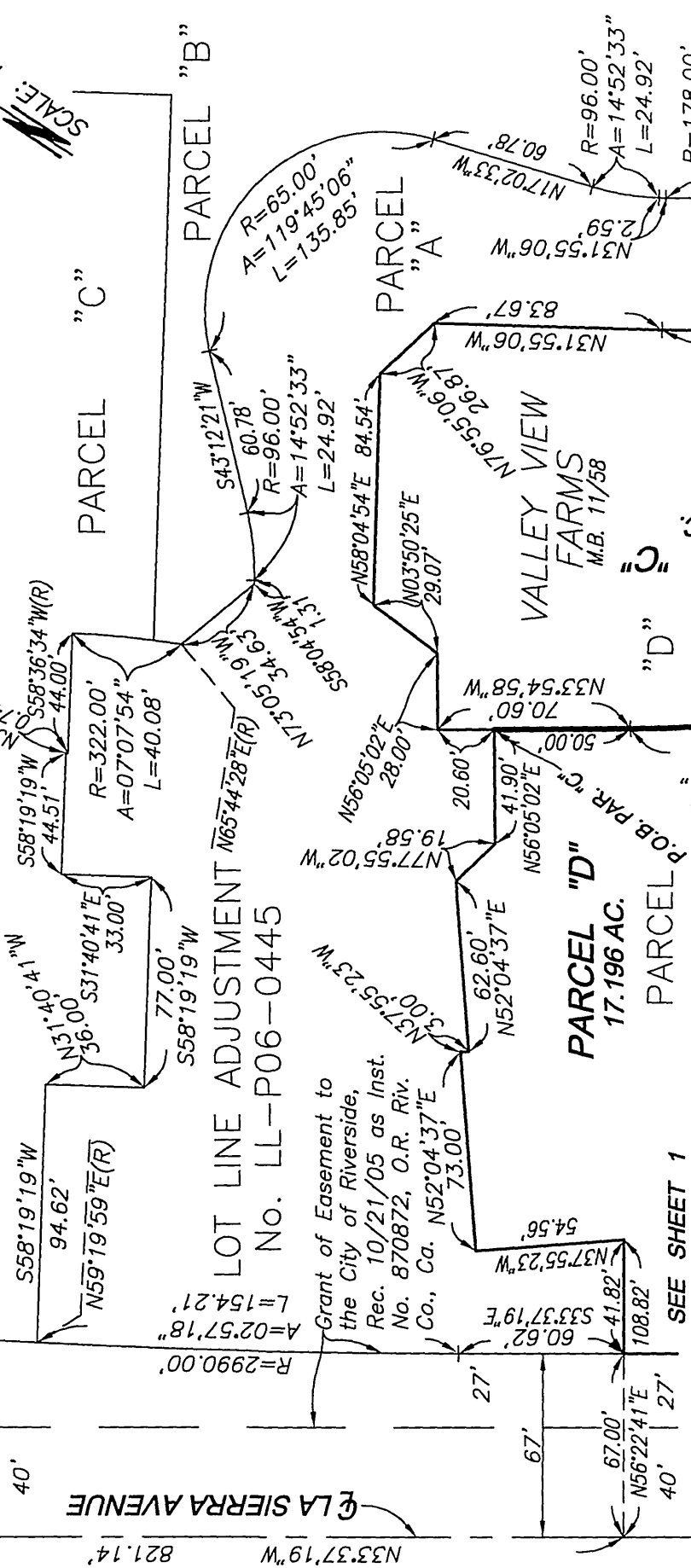
ADMINISTRATIVE LOT LINE ADJUSTMENT No. LL-P06-0446

COURSE DATA

- (21) R=450.00' A=35°36'29" L=279.67'
- (22) S83°33'50"W 2.76'
- (23) S34°30'39"W 18.99'
- (24) S46°53'18"W 59.25'

INDIANA AVENUE

P.O.C. PARCELS "A", "B" & "C"



COURSE DATA

- (1) R=478.00' A=15°55'28" L=132.85'
- (2) N61°06'36"W 209.71'
- (3) R=175.00' A=58°09'10" L=177.62'
- (4) N33°38'19"W 90.30'
- (5) R=450.00' A=06°38'49" L=52.20'
- (6) N75°13'10"W(R) 42.24'
- (7) N54°54'06"W 27.38'
- (8) N81°25'04"E 103.24'
- (9) N36°13'01"W 26.49'
- (10) R=126.00' A=05°35'11" L=12.29'

COURSE DATA

- (11) R=2000.00' A=04°47'19" L=167.16'
- (12) N05°30'36"E 28.00'
- (13) N55°27'58"W 104.19'
- (14) N21°06'16"E 15.41'
- (15) N81°20'43"E 9.07'
- (16) N08°39'17"W 2.75'

COURSE DATA

- (17) R=450.00' A=19°38'14" L=154.23'
- (18) S06°43'05"E(R) 28.00'
- (19) S46°34'13"W 39.46'
- (20) N46°33'01"W 87.77'

SEE SHEET 3

SEE SHEET 1

