

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

# TRACT 32772-2

BEING A SUBDIVISION OF A PORTION OF LOTS 3 THROUGH 10, 12, 28, "A" AND "B" 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

### 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 public use for street and public utility purposes, Lots "A" and "B".

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 "C" through "L" inclusive.

We hereby dedicate to the City of Riverside as an easement for the construction and maintenance of sanitary sewer facilities, the easements designated as "SEWER EASEMENT".

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 retain Lots "C" through "L", 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 Lots 48 and 49, 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:

- 1) The City of Riverside being successor in interest to that certain easement for roadway in favor of Riverside Water Company and Riverside Land Company, recorded October 9, 1907 in Book 259, Page 11 of Deeds, Records of Riverside County, California;
- 2) 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;
- 3) Lots "A" and "B" as dedicated on M.B. 11/58.

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: Richard A. Nicc  
Richard A. Nicc  
President - Real Estate Development

By: Joseph E. Anderson, Jr.  
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.

Shayl Macone, JP  
Shayl Macone

### 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: MM

### 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: Mark S. Brown



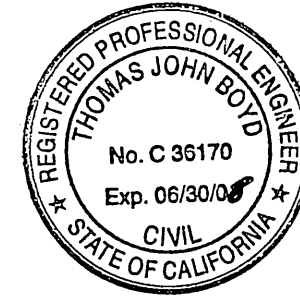
### CITY ENGINEER'S CERTIFICATE

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: Thomas J. Boyd



### 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.

### RECORDER'S STATEMENT

Filed this 16th day of February, 2007  
at 8:00 a.m. in Book 416 of Maps at  
Pages 57-61 at the request of the  
City Clerk of the City of Riverside.  
Fee: \$15.00  
No. 2007-0113617  
LARRY W. WARD, County Assessor - Clerk - Recorder

By: M. Kuei  
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.

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: Bret G. Mason

### 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 \$12,000.

Date 01/17/2007

PAUL McDONNELL  
County Tax Collector

By: Keisten MacGullis

### TAX BOND STATEMENT

I hereby state that a bond in the sum of \$12,000 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

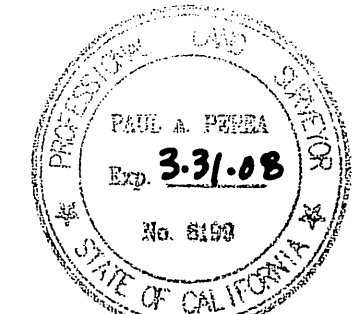
CASH TAX BOND  
PAUL McDONNELL  
County Tax Collector

By: Keisten MacGullis

### 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



Paul A. Perea  
PAUL A. PEREA  
L.S. 6199 Lic. Exp. 3/31/08

COPY

416/58

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

# TRACT 32772-2

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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. Niice 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 Maccone  
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 / 58

M.B. 416 / 58

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

SHEET 3 OF 5 SHEETS

# TRACT 32772-2

BEING A SUBDIVISION OF A PORTION OF LOTS 3 THROUGH 10, 12, 28, "A" AND "B" 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

SCALE: 1" = 200'



### 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" I.P. with plastic plug stamped L.S. 6199, Flush, unless otherwise noted.
- 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.

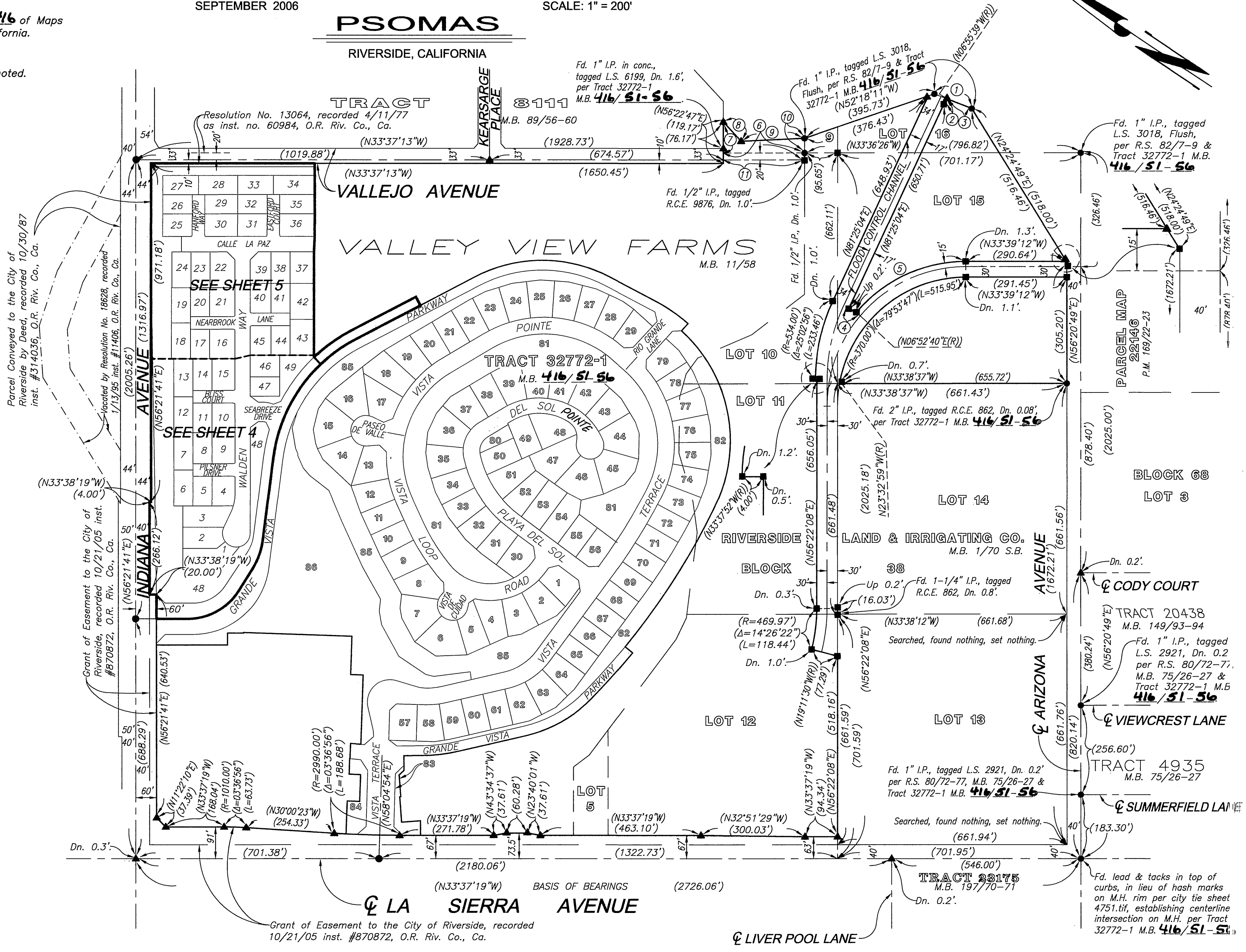
( ) Indicates Measured Data, also Record Data per Tract 32772-1 M.B. 416/51-56.

{ } Indicates Measured Data, also Record Data per Lot Line Adjustment No. LL-P06-0446, rec. 1/31/07 as inst. no. 71432, O.R. Riv. Co., Ca.

This Tract contains 12.16 Acres

### COURSE DATA

- ① (N12°15'11"W) (115.85')
- ② (R=483.00') (Δ=01°39'17") (L=13.95')
- ③ (N12°15'11"W) (78.52')
- ④ (N08°34'56"W) (24.33')
- ⑤ (R=415.00') (Δ=49°28'08") (L=358.31')
- ⑥ (N33°37'13"W) (234.28')
- ⑦ (N56°22'47"E) (89.17')
- ⑧ (N13°32'47"E) (75.69')
- ⑨ (N36°12'34"W) (182.99')
- ⑩ (N56°22'13"E) (41.92')
- ⑪ (N33°37'13"W) (234.28')



M.B. 416 / 59

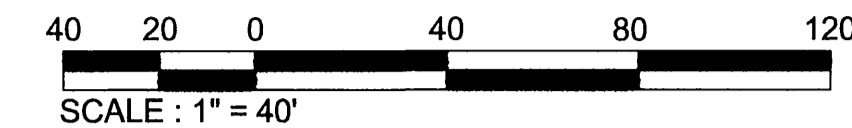
M.B. 416 / 59

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

SHEET 4 OF 5 SHEETS

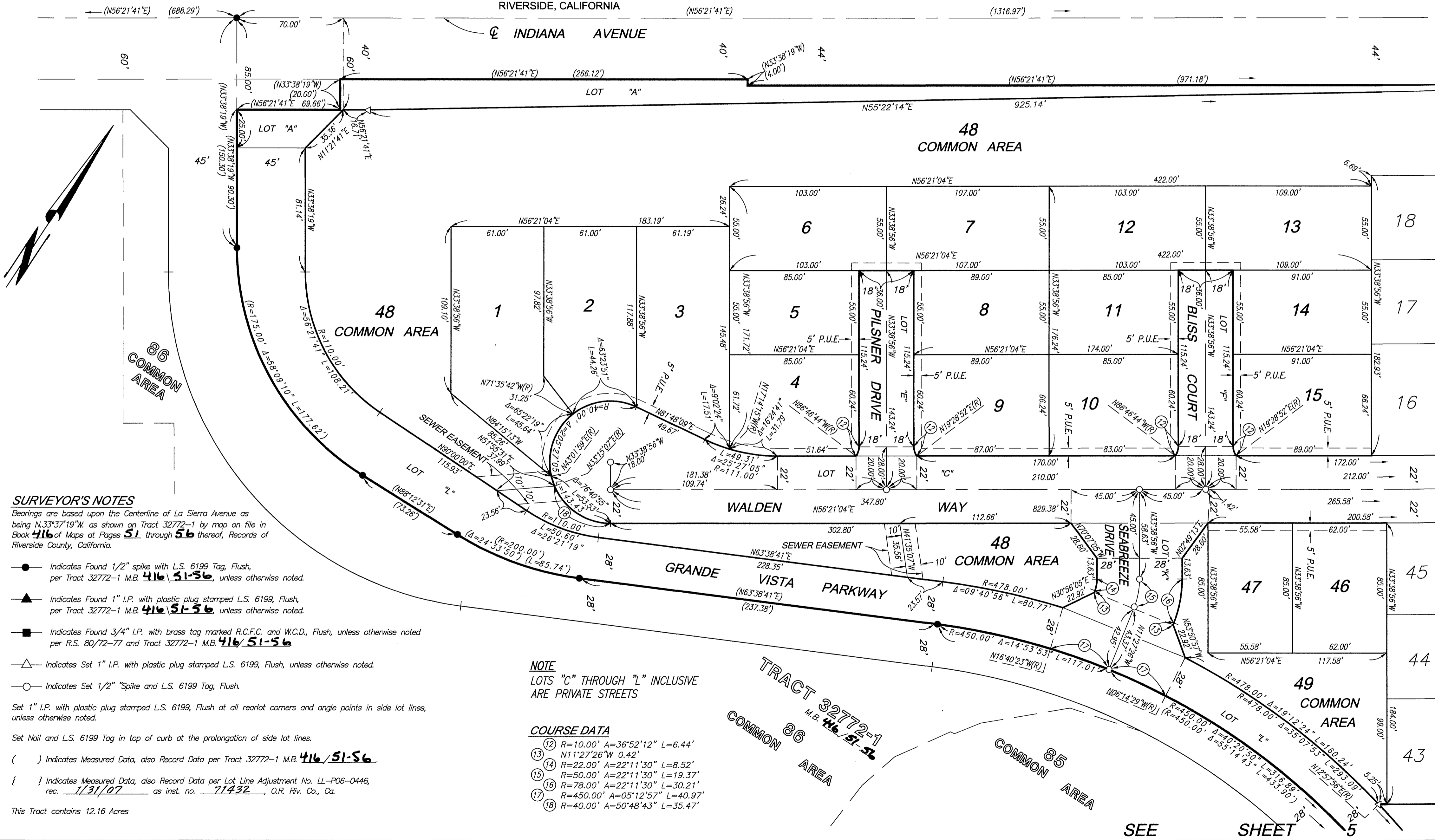
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## PSOMAS

RIVERSIDE, CALIFORNIA



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Set 1" I.P. with plastic plug stamped L.S. 6199, Flush at all reallot 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

{ } Indicates Measured Data, also Record Data per Lot Line Adjustment No. LL-P06-0446, rec. 1/31/07 as inst. no. 71432, O.R. Riv. Co., Ca.

This Tract contains 12.16 Acres

**NOTE**  
LOTS "C" THROUGH "L" INCLUSIVE ARE PRIVATE STREETS

### COURSE DATA

- ⑫ R=10.00' A=36°52'12" L=6.44'
- ⑬ N11°27'26"W 0.42'
- ⑭ R=22.00' A=22°11'30" L=8.52'
- ⑮ R=50.00' A=22°11'30" L=19.37'
- ⑯ R=78.00' A=22°11'30" L=30.21'
- ⑰ R=450.00' A=05°12'57" L=40.97'
- ⑱ R=40.00' A=50°48'43" L=35.47'

M.B. 416 / 60

M.B. 416 / 60

SEE SHEET 5

SEE SHEET 5

Copy 19/9/17

M.B. 416 / 61

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

SHEET 5 OF 5 SHEETS

# TRACT 32772-2

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SEPTEMBER 2006

SCALE: 1" = 40'

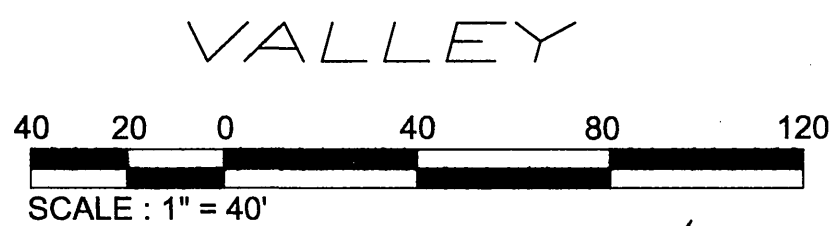
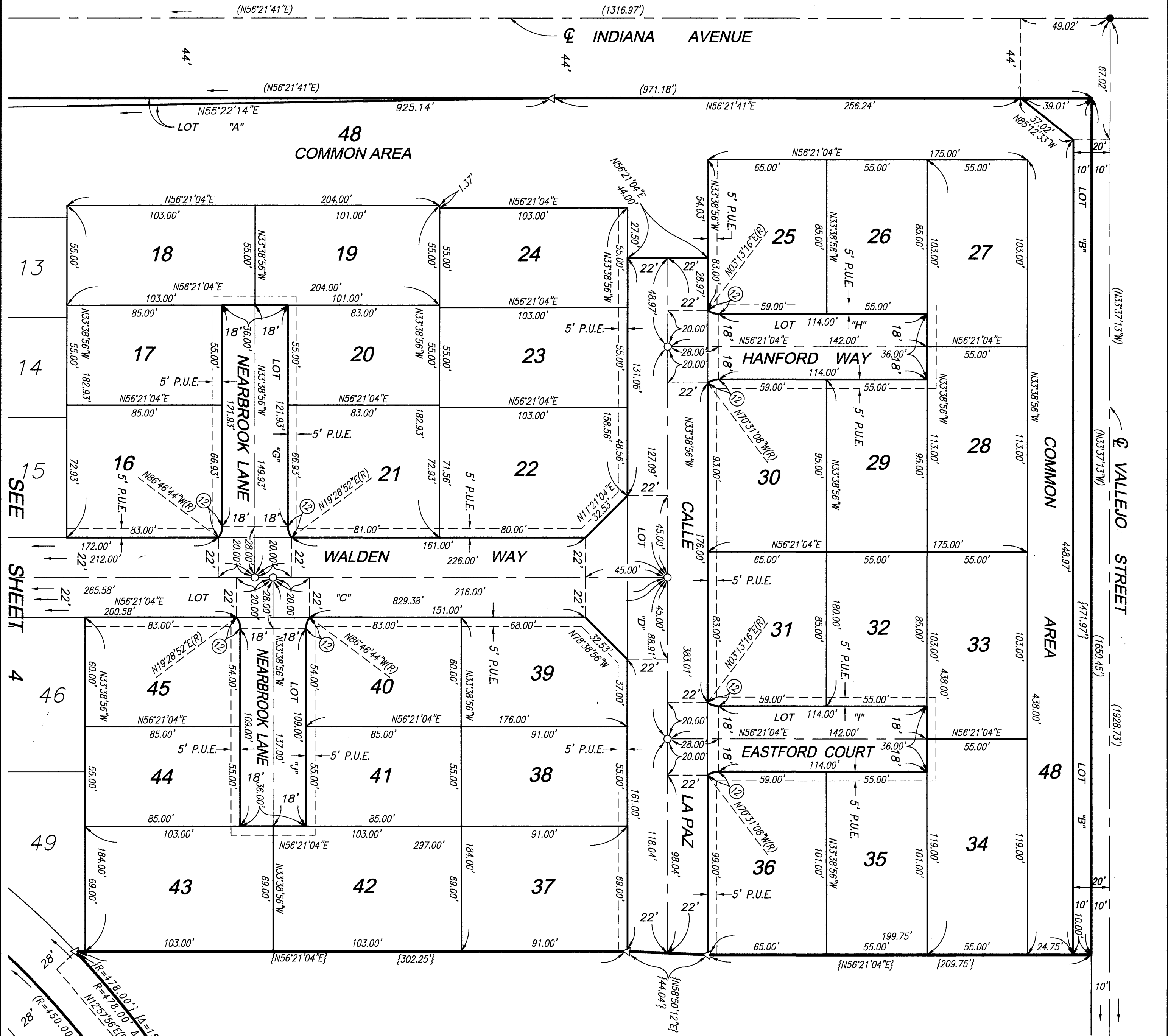
**NOTE**  
LOTS "C" THROUGH "L" INCLUSIVE  
ARE PRIVATE STREETS

## PSOMAS

RIVERSIDE, CALIFORNIA

**COURSE DATA**

(12) R=10.00' A=36°52'12" L=6.44'



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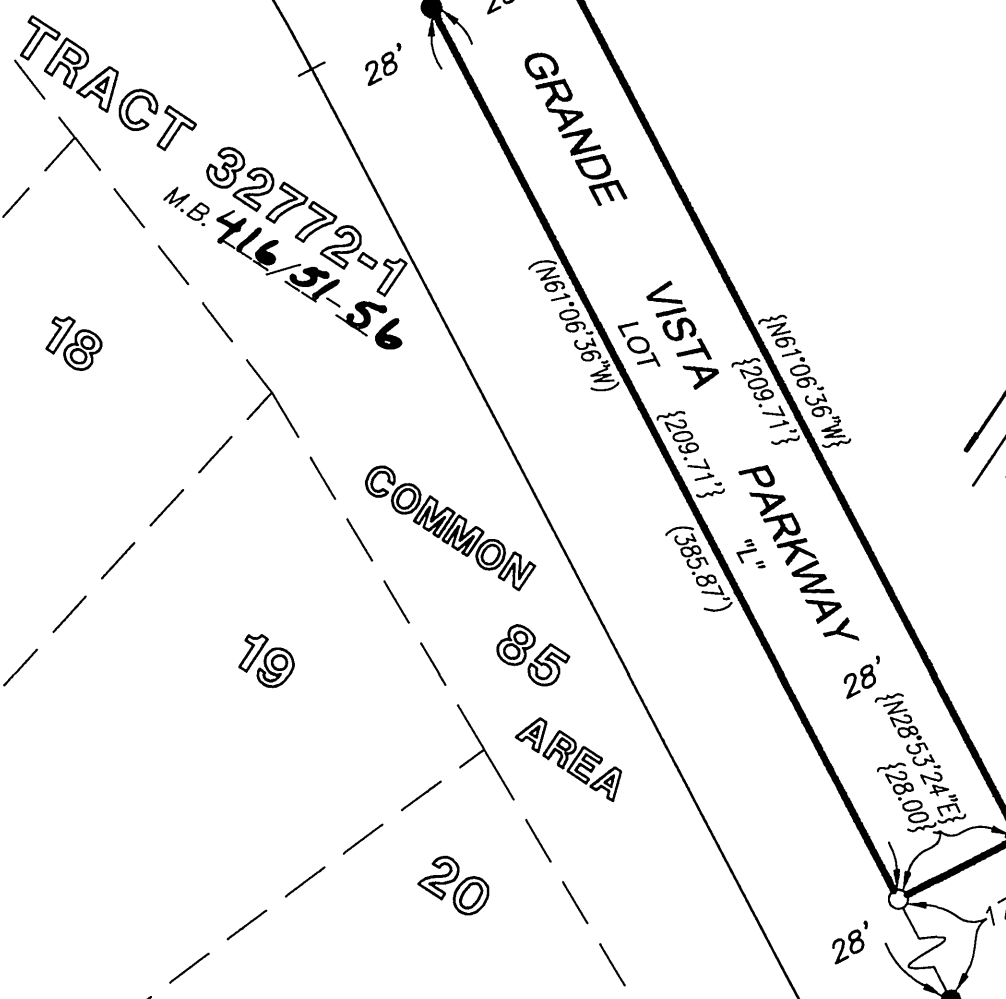
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M.B. 416 / 61