

OWNERS 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.

ACC RIVERSIDE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Mark M. Mullen
MARK M. MULLEN
VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF ~~RIVERSIDE~~ SAN FRANCISCO
ON April 17, 2006, BEFORE ME, LAURA L. ROSE-FERNANDEZ, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARK MULLEN, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND

Mark M. Mullen SIGNATURE
LAURA L. ROSE-FERNANDEZ PRINT NAME
1575996 MY COMMISSION
MAY 2, 2009 EXPIRATION
SAN FRANCISCO MY PRINCIPAL PLACE OF BUSINESS (COUNTY)

BENEFICIARY

JP MORGAN CHASE BANK, N.A., AS BENEFICIARY UNDER DEED OF TRUST RECORDED DECEMBER 20, 2005 AS INSTRUMENT NO. OR 1049636 OFFICIAL RECORDS.

BY: Brent E. Hatch, V.P.
PRINT: BRENT E. HATCH VICE PRESIDENT
DATE: APRIL 28, 2006

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA OHIO
COUNTY OF ~~RIVERSIDE~~ FRANKLIN
ON April 28, 2006, BEFORE ME, Donald W. Jordan, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Brent E. Hatch, Vice President, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND

Donald W. Jordan SIGNATURE
Donald W. Jordan PRINT NAME
Franklin MY PRINCIPAL PLACE OF BUSINESS (COUNTY)
DONALD W. JORDAN
ATTORNEY AT LAW
MY COMMISSION EXPIRES STATE OF OHIO
LIFETIME COMMISSION

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.

THE CITY OF RIVERSIDE, BEING SUCCESSOR IN INTEREST TO AN EASEMENT FOR WATER PIPES, DITCHES, OTHER CONDUITS AND INCIDENTAL PURPOSES, GRANTED TO THE RIVERSIDE WATER COMPANY, PER DOCUMENT RECORDED AUGUST 14, 1885, IN BOOK 42 OF DEEDS, PAGES 294 AND 296, RECORDS OF SAN BERNARDINO COUNTY; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY RECORD.

THE CITY OF RIVERSIDE, BEING SUCCESSOR IN INTEREST TO AN EASEMENT FOR WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES AND INCIDENTAL PURPOSES, GRANTED TO THE RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY, PER DOCUMENT RECORDED APRIL 26, 1882, IN BOOK 28 OF DEEDS, PAGE 635, RECORDS OF SAN BERNARDINO COUNTY; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY RECORD.

THE CITY OF RIVERSIDE, BEING SUCCESSOR IN INTEREST TO AN EASEMENT FOR SEWER LINE AND INCIDENTAL PURPOSES, GRANTED TO THE CITY OF RIVERSIDE, PER DOCUMENT RECORDED MAY 16, 1912, IN BOOK 348 OF DEEDS, PAGE 283, RECORDS OF RIVERSIDE COUNTY

DATE: May 12, 2006
DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER
BY: MM VB

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES
PARCEL MAP NO. 34311
OF A PORTION OF LOT 13, IN BLOCK 13, OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATION COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LOCATED IN SECTION 7, T. 3 S., R. 5 W., S.B.M.
PATRICK BUSBY & ASSOCIATES, RIVERSIDE, CA
JANUARY, 2006

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO A FEE:

A RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 9, 1976, AS INSTRUMENT NO. 99746 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, BY AND BETWEEN ARLINGTON COMMUNITY HOSPITAL AND FRANKLIN J. DAILEY, ET AL.

AN EASEMENT FOR "ACCESS, SUPPORT, MAINTENANCE AND USE OF THE BUILDINGS AND IMPROVEMENTS" RECORDED JULY 1, 1980, AS INSTRUMENT NOS. 119570 AND 119570 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, EXECUTED BY PARKVIEW FOUNDATION.

A PARKING AND EASEMENT AGREEMENT RECORDED OCTOBER 8, 1982, AS INSTRUMENT NO. 174013 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, BY AND BETWEEN PARKVIEW PROFESSIONAL CENTER AND ARLINGTON COMMUNITY HOSPITAL AND AS AMENDED PER DOCUMENT RECORDED MAY 24, 1983 AS INSTRUMENT NO. 101961 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED AUGUST 23, 1988, AS INSTRUMENT NO. 240339 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, IN FAVOR OF PACIFIC BELL.

COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED JUNE 13, 1990, AS INSTRUMENT NO. 218231 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, BY AND BETWEEN ARLINGTON COMMUNITY HOSPITAL CORPORATION, ARLINGTON COMMUNITY HOSPITAL SERVICES CORPORATION AND PARKVIEW COMMUNITY HOSPITAL MEDICAL CENTER.

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY 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, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 102,200.
THIS CERTIFICATE EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.
DATE: July 13, 2006

PAUL McDONNELL,
COUNTY TAX COLLECTOR
BY: Andra Jackson

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 102,200 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: July 13, 2006
NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS
BY: Nancy Romero

CASH TAX BOND

DATE: _____
PAUL McDONNELL,
COUNTY TAX COLLECTOR
BY: _____

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 PARCELS 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.

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER
DATE: May 12, 2006
BY: MM VB

RECORDER'S STATEMENT

FILES THIS 18th DAY OF July, 2006, AT 8:00 A.M. IN BOOK 217 OF PARCEL MAPS, AT PAGE 83-84, AT THE REQUEST OF THE CITY CLERK, OF THE CITY OF RIVERSIDE.
NO. 2006-0524241
FEE 19.00

LARRY W. WARD, COUNTY ASSESSOR - CLERK-RECORDER
BY: Lamin A. Smith, DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

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 MARK MULLEN IN DECEMBER 2005. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. 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.

DATED: April 14, 2006

Patrick R. Busby
PATRICK R. BUSBY, L.S. 5091
EXPIRES 06/30/07



CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 15th DAY OF May, 2006 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON JANUARY 5, 2006 AND ANY APPROVED ALTERATIONS THEREOF; AND 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 HAVE BEEN COMPLIED WITH.



THOMAS J. BOYD
RCE 36170 LIC. EXP. 6/30/06
CITY ENGINEER

BY: Tom Boyd

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 FOR THOSE NOTED BELOW.

THIS CERTIFICATE DOES NOT INCLUDE AND SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATE: 5/18/06
PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER / TREASURER
BY: Paul C. Sundeen

CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 15th DAY OF May, 2006 AND 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.



MARK S. BROWN
L.S. 5655 LIC. EXP. 9/30/07
CITY SURVEYOR

BY: Mark S. Brown

SOILS REPORT

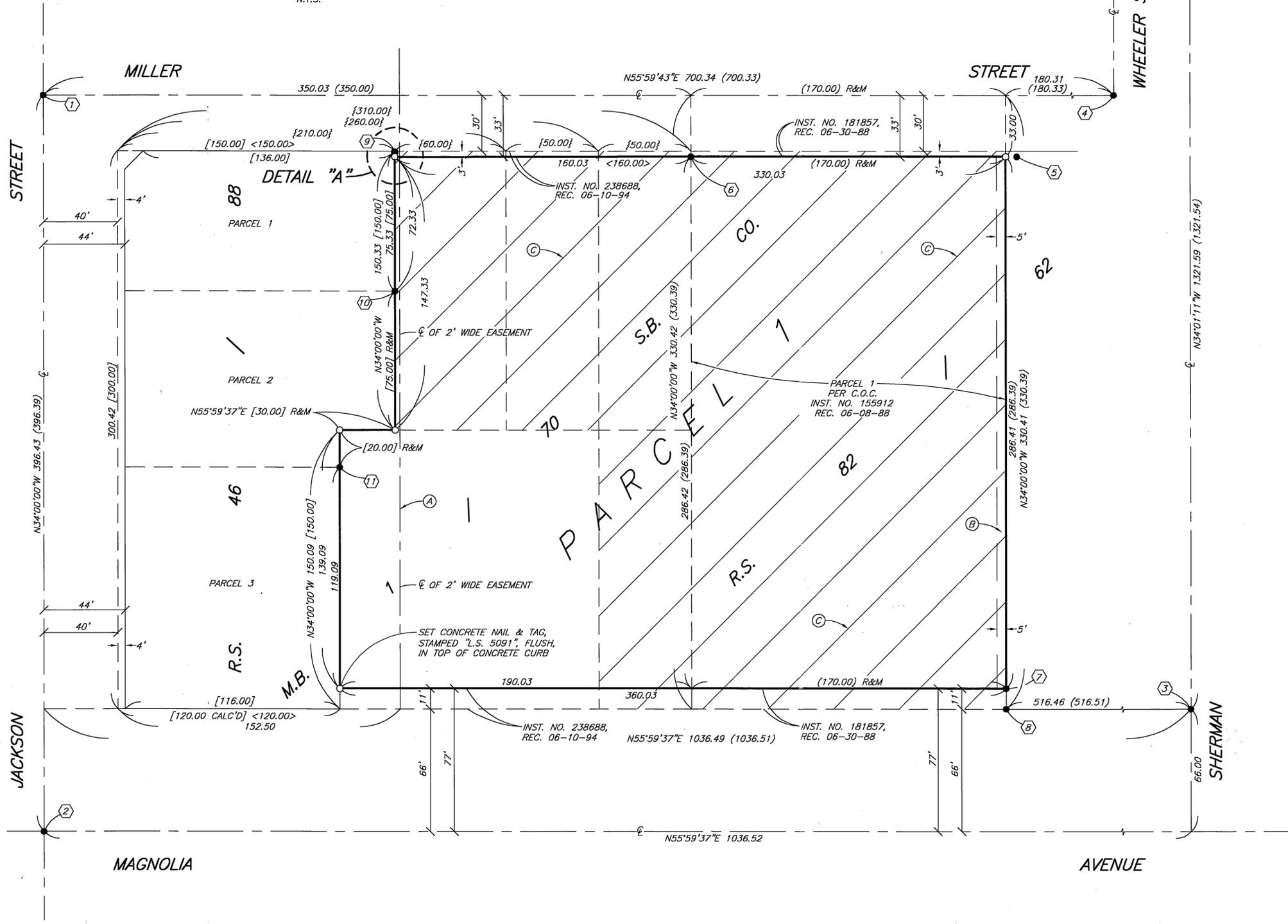
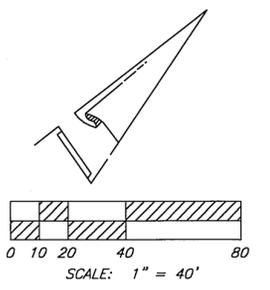
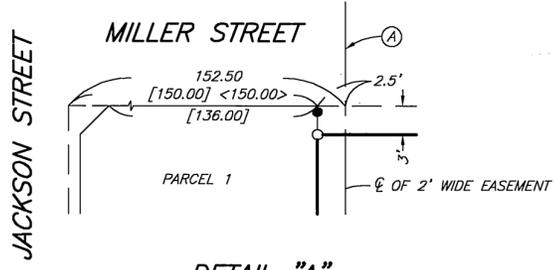
A PRELIMINARY SOILS REPORT WAS NOT PREPARED FOR THIS SUBDIVISION. A PRELIMINARY SOILS REPORT AND FINAL COMPACTION REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A GRADING PERMIT OR BUILDING PERMIT FOR THE PARCELS SHOWN HEREON

City
217/83

P.M.B. 217/83

P.M.B. 217/83

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 FOR CONDOMINIUM PURPOSES
PARCEL MAP NO. 34311
 OF A PORTION OF LOT 13, IN BLOCK 13, OF THE LANDS OF THE RIVERSIDE
 LAND AND IRRIGATION COMPANY, AS SHOWN BY MAP ON FILE IN BOOK
 1 PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA,
 LOCATED IN SECTION 7, T. 3 S., R. 5 W., S.B.M.
 PATRICK BUSBY & ASSOCIATES, RIVERSIDE, CA
 JANUARY, 2006



SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF JACKSON STREET BEING N34°00'00"W, PER RECORD OF SURVEY RECORDED IN BOOK 82, PAGE 62, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SEARCH FOUND NOTHING. SET 1" I.P. WITH PLASTIC PLUG & TAG, STAMPED "L.S. 5091", FLUSH, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DATA PER R.S. 82/62
- [] INDICATES RECORD DATA PER R.S. 46/88
- { } INDICATES RECORD DATA PER DOC NO. 2005-1049635, REC. 12-20-05
- < > INDICATES RECORD DATA PER INST. NO. 238688, REC. 06-10-94
- R&M INDICATES RECORD & MEASURED

MONUMENT DESCRIPTIONS

- ① FD. 1 1/4" I.P., OPEN, DN. 0.2'. ACCEPTED AS THE CENTERLINE INTERSECTION OF JACKSON STREET AND MILLER STREET PER CITY TIE SHEET 5343.TIF
- ② FD. PK NAIL & TAG STAMPED "RIVERSIDE CITY ENGR", FLUSH, IN LIEU OF 3/4" I.P. ACCEPTED AS THE CENTERLINE INTERSECTION OF MAGNOLIA AVENUE & JACKSON STREET PER CITY TIE SHEET 5543.TIF
- ③ FD. PK NAIL & TAG STAMPED "RIVERSIDE CITY SURV", FLUSH, IN LIEU OF 1" I.P. ACCEPTED AS POINT ON RIGHT-OF-WAY OF MAGNOLIA AVENUE PER R.S. 27/35
- ④ FD. PK NAIL & TAG STAMPED "RIVERSIDE CITY ENGR", FLUSH, IN LIEU OF 3/4" I.P. ACCEPTED AS THE CENTERLINE INTERSECTION OF MILLER STREET & WHEELER STREET PER R.S. 45/30
- ⑤ FD. 1" I.P. WITH NAIL & TAG STAMPED "L.S. 4343", UP 0.1', N56°13'43"E 0.30 FROM CALCULATED POSITION. DID NOT ACCEPTED AS 33' RIGHT-OF-WAY OF MILLER STREET PER R.S. 82/62
- ⑥ FD. 1" I.P. WITH NAIL & TAG STAMPED "L.S. 4343", DN. 0.3'. ACCEPTED AS POINT ON 33' RIGHT-OF-WAY OF MILLER STREET PER R.S. 82/62
- ⑦ FD. 1" I.P. WITH NAIL & TAG STAMPED "L.S. 4343", DN. 0.1'. ACCEPTED AS POINT ON 33' RIGHT-OF-WAY OF MAGNOLIA AVENUE PER R.S. 82/62
- ⑧ FD. 3/4" I.P. WITH NAIL & TAG STAMPED "R.C.E. 862", DN. 0.1'. ACCEPTED AS POINT ON 66' RIGHT-OF-WAY OF MAGNOLIA AVENUE PER R.S. 82/62
- ⑨ FD. 1" I.P., OPEN, DN. 0.4', S13°53'27"E 0.13, FROM CALCULATED POSITION. DID NOT ACCEPT
- ⑩ FD. 3/4" I.P. WITH NAIL & TAG STAMPED "R.C.E. 9876", DN. 0.6'. ACCEPTED AS POINT ON PROPERTY LINE PER R.S. 46/88
- ⑪ FD. NAIL & TAG STAMPED "R.C.E. 9876" ON TOP OF WALL, ACCEPTED AS POINT ON PROPERTY LINE PER R.S. 46/88
- ⑫ FD. PK NAIL & TAG STAMPED "RIVERSIDE CITY SURVEYOR", FLUSH, IN LIEU OF AXLE. ACCEPTED AS CENTERLINE INTERSECTION OF GARFIELD STREET AND SHERMAN DRIVE PER R.S. 82/62

EASEMENT NOTES

- (A) THE CITY OF RIVERSIDE, BEING SUCCESSOR IN INTEREST TO AN EASEMENT FOR SEWER LINE AND INCIDENTAL PURPOSES, GRANTED TO THE CITY OF RIVERSIDE, PER DOCUMENT RECORDED MAY 16, 1912, IN BOOK 348 OF DEEDS, PAGE 283, RECORDS OF RIVERSIDE COUNTY
- (B) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, GRANTED TO PACIFIC BELL, PER DOCUMENT RECORDED AUGUST 23, 1988, INST. # 240339, RECORDS OF RIVERSIDE COUNTY
- (C) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS" RECORDED JUNE 13, 1990 AS INST. # 218231 OF OFFICIAL RECORDS, BY AND BETWEEN ARLINGTON COMMUNITY HOSPITAL CORPORATION, A CALIFORNIA NON-PROFIT CORPORATION, ARLINGTON COMMUNITY HOSPITAL SERVICES CORPORATION, A CALIFORNIA NON-PROFIT CORPORATION AND PARKVIEW COMMUNITY HOSPITAL MEDICAL CENTER, A CALIFORNIA NON-PROFIT CORPORATION.