

BOUNDARY SURVEY

5930 ETIWANDA AVENUE
JURUPA VALLEY, CA 91752

MONUMENT NOTES:

- (M1) FOUND 3/4" I.P. DOWN 0.40' WITH NAIL. ACCEPTED AS SW. COR. SEC 21. PER R1,
(M2) FOUND 1" BRASS DISK WITH PUNCH, DOWN 0.5' AS SHOWN ON (R2)
(M3) FOUND 1" FD SPIKE & WASHER LS5411 PER (R4)
(M4) FOUND 2" IP LS3453 NO REFERENCE. ACCEPTED AS BEING N14°44'18"W 0.62' OF NORTH EAST CORNER OF LOT 11

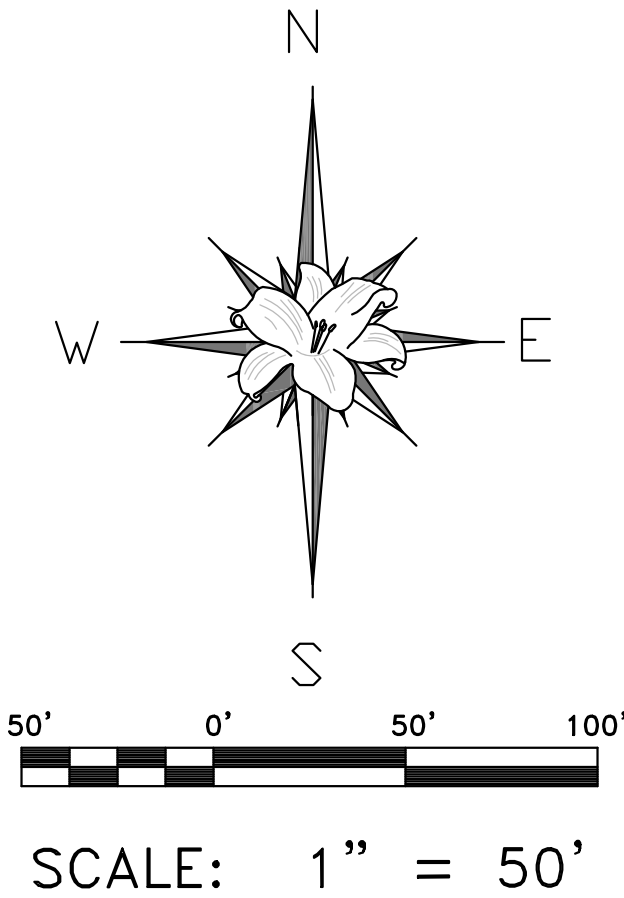
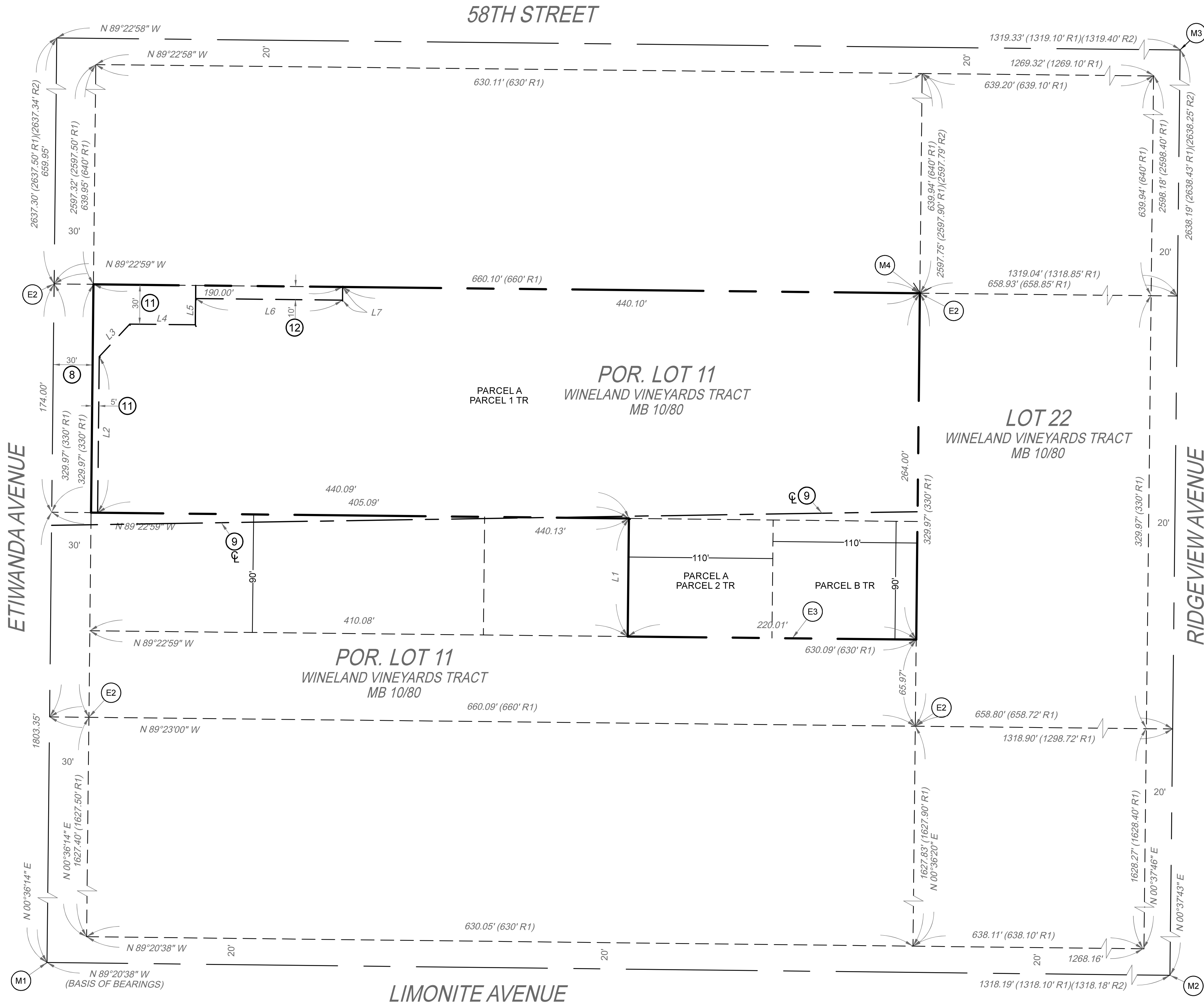
REFERENCES:

- (R1) M.B. 10/80
(R2) RS 163/22
(R3) P.M.B. 24/76
(R4) CR 2024-0808

ESTABLISHMENT NOTES:

- (E1) EST. BY FOUND TIES RIV. CO. TIE BOOK 54 PG. 208
(E2) EST. BY PROPORTION
(E3) NORTHERLY 264' OF LOT 11

LINE	BEARING	DISTANCE
L1	N 00°36'21" E	90.00'
L2	N 00°36'14" E	119.00'
L3	N 43°13'00" E	33.96'
L4	N 89°22'59" W	50.00'
L5	N 00°37'01" E	20.00'
L6	N 89°22'59" W	112.00'
L7	N 00°37'01" E	10.00'



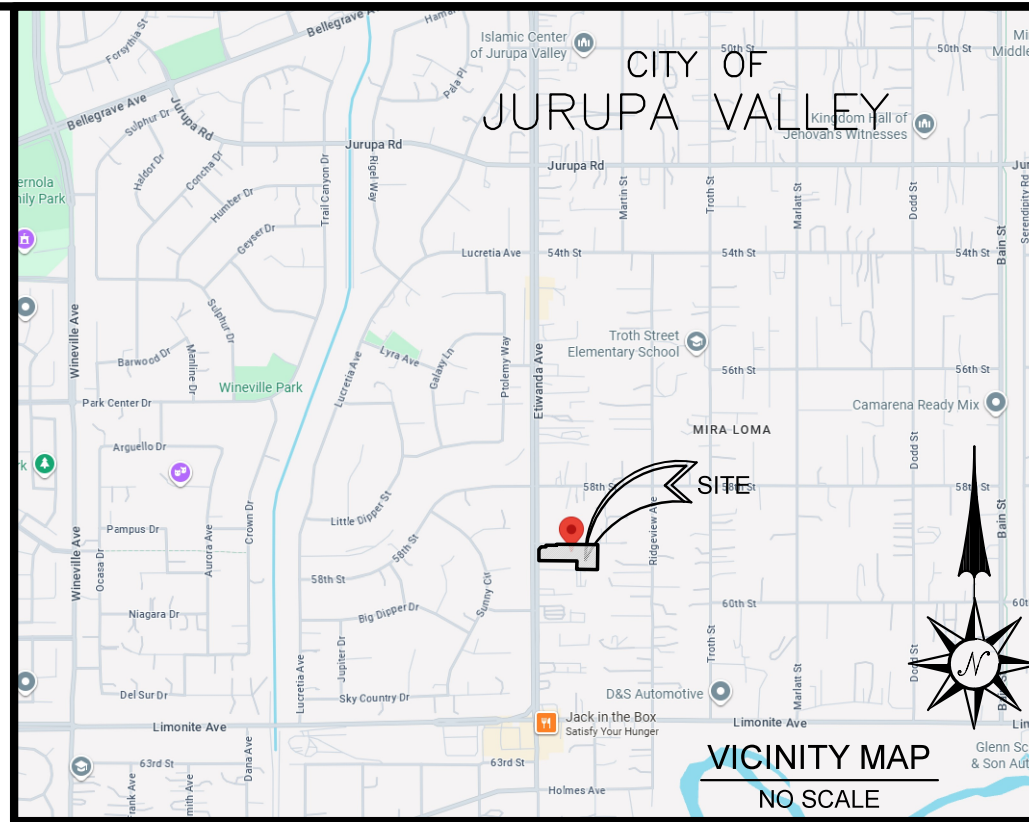
ITEMS CORRESPONDING TO SCHEDULE "B":

BY: LAWYERS TITLE PRELIM NO.: LT2262500103
5000 BIRCH STREET, SUITE 1000 TITLE OFFICER: LIZ OCHOA
NEWPORT BEACH, CA 92660 DATED: JANUARY 16, 2026
(949) 223-5575

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

- (8) EASEMENT(S) FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO SOUTHERN SIERRAS POWER COMPANY RECORDED JULY 11, 1928, IN BOOK 770, PAGE 248, DEEDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (9) EASEMENT(S) FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO CALIFORNIA ELECTRIC POWER COMPANY RECORDED FEBRUARY 6, 1953, IN BOOK 1439, PAGE 152, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND THE CENTERLINE IS PLOTTED HEREON.
- (10) EASEMENT(S) FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO MIRALOMA WEST, LIMITED RECORDED DECEMBER 30, 1981, RECORDING NO. 1981-240393, OFFICIAL RECORDS. THIS ITEM IS NOT ADDRESSED HEREON, DOCUMENT PROVIDED IS ILLEGIBLE.
- (11) EASEMENT(S) FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN RECORD OF SURVEY, FILED IN BOOK 163, PAGE 22, IN THE CITY OF JURUPA, VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.
- (12) AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR FLOOD CONTROL AND DRAINAGE RECORDED SEPTEMBER 28, 2004, RECORDING NO. 2004-767228, OFFICIAL RECORDS. SAID OFFER WAS ACCEPTED BY RESOLUTION, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 27, 2024, 2024-0187596 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (13) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED AMENDED BYLAWS OF THE SANTA ANA RIVER WATER COMPANY A MUTUAL WATER COMPANY DATED FEBRUARY 12, 2016, EXECUTED BY SANTA ANA RIVER WATER COMPANY RECORDED MARCH 24, 2016, RECORDING NO. 2016-114594, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- (15) EASEMENT(S) FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSE AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO SOUTHERN SIERRAS POWER COMPANY, A CORPORATION RECORDED FEBRUARY 6, 1930, IN BOOK 639, PAGE 88, DEEDS. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (16) EASEMENT(S) FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSE AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO SOUTHERN SIERRAS POWER COMPANY RECORDED JULY 11, 1928, IN BOOK 770, PAGE 247, DEEDS. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY BUT IS NOT PLOTTED HEREON, EXACT LOCATION CAN NOT BE DETERMINED FROM RECORD.
- (17) EASEMENT(S) FOR REPAIR, MAINTENANCE OF WATER LINES LYING 5 FEET ON EACH OF THE EXISTING WATER LINE AND INCIDENTAL PURPOSE AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO RALPH KLOCK AND RUTH KLOCK RECORDED MAY 3, 1955, RECORDING NO. 28694, OFFICIAL RECORDS. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (21) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT DATED NOVEMBER 10, 2021, EXECUTED BY NEW HOPE TRANSPORT, INC. RECORDED NOVEMBER 16, 2021, RECORDING NO. 2021-0679998 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

ITEMS #S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.



LEGAL DESCRIPTION:

FOR APN/PARCEL ID(S): 161-220-032 AND 161-220-008

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL A: (161-220-032)

PARCEL 1:

THE NORTHERLY 264 FEET OF LOT 11 OF WINELAND VINEYARDS TRACT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 10, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTHERLY 90 FEET THEREOF.

PARCEL 2:

THE WESTERLY 110 FEET OF THE EASTERLY 220 FEET OF THE SOUTHERLY 90 FEET OF THE NORTHERLY 264 FEET OF LOT 11 OF WINELAND VINEYARDS TRACT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B: (161-220-008)

THE EAST 110 FEET OF THE EAST 330 FEET OF THE SOUTH 90 FEET OF THE NORTHERLY 264 FEET IN AND TO LOT 11 OF THE WINELAND VINEYARD TRACT, IN THE CITY OF MIRALOMA, COUNTY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 10, PAGE(S) 80, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FLOOD NOTE:

ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06065C 0682 H EFFECTIVE 9/12/2024.

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

BASIS OF BEARINGS:

THE BEARING OF NORTH 89°20'38" WEST ALONG THE CENTERLINE OF LIMONITE AVENUE AS SHOWN IN RECORD OF SURVEY, FILED IN BOOK 163, PAGE 22, IN THE CITY OF JURUPA, VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LAND AREA:

129,437 SQUARE FEET
2.971 ACRES

SURVEYOR'S CERTIFICATE:

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

Nicolas F. Laszkiewicz
NICOLAS F. LASZKIEWICZ L.S. NO. 9966
EXP: 03/31/27
DATED: 2/25/2026



REVISIONS

N.I.L. SURVEYING

NICOLAS@NLSURVEYING.COM

PHONE (714) 553-9080

BOUNDARY SURVEY

GRACIELA ZAMBRANO

CLIENT:

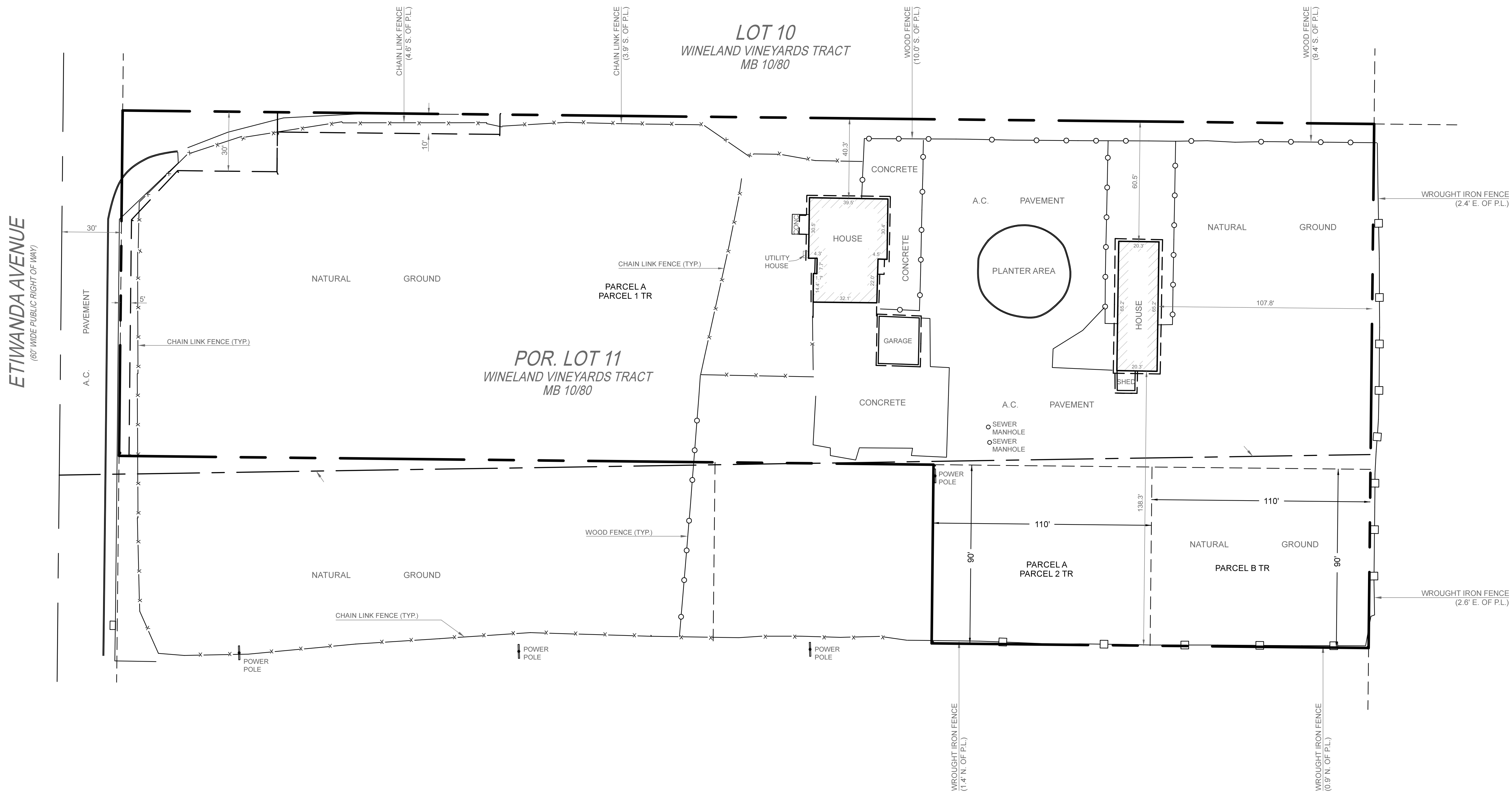
SCALE: 1" = 50'

DATE: 3/5/2026

SHEET 1 OF 2

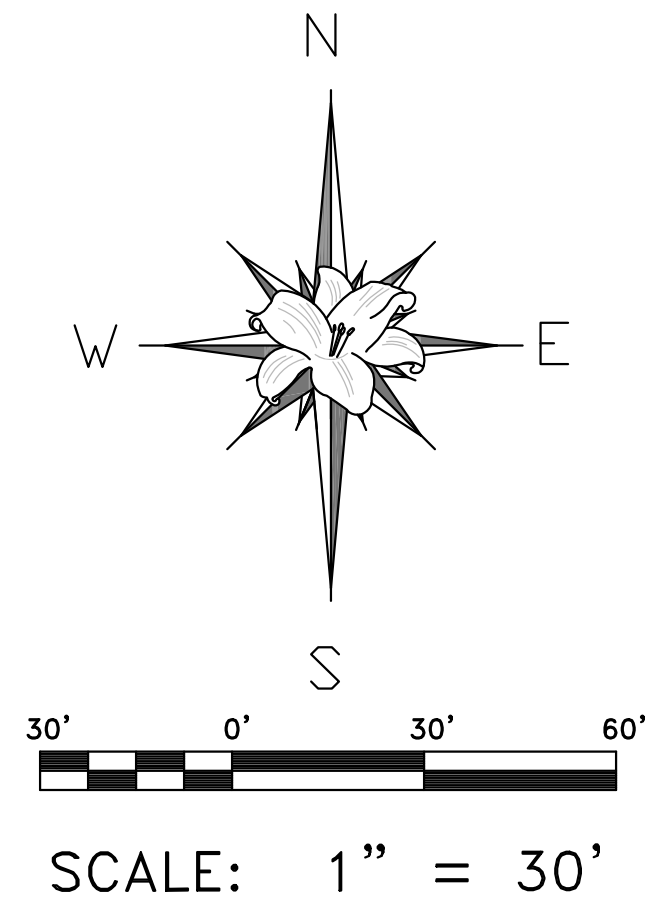
BOUNDARY SURVEY

5930 ETIWANDA AVENUE
JURUPA VALLEY, CA 91752



LEGEND:

- (TYP.) - TYPICAL
- AC - ASPHALTIC CONCRETE
- CLF - CHAIN LINK FENCE
- CONC - CONCRETE
- E - EAST
- N - NORTH
- PA - PLANTER AREA
- P.L. - PROPERTY LINE
- PP - POWER POLE
- S - SOUTH
- S.F. - SQUARE FEET
- T.R. - TITLE REPORT
- W - WEST
- WI - WITH



N.I. SURVEYING

REVISIONS

BOUNDARY SURVEY

SCALE: 1" = 30'

SHEET 2 OF 2

PHONE (714) 553-9080

GRACIELA ZAMBRANO

CLIENT:

DATE: 3/6/2026

OF 2

REVISIONS

N.I. SURVEYING

BOUNDARY SURVEY

SCALE: 1" = 30'

SHEET 2 OF 2