

#### City of Beaumont

550 E. 6<sup>th</sup> Street Beaumont, CA 92223 (951) 769-8520 www.ci.beaumont.ca.us

| Case No. 2020-0525          |   |
|-----------------------------|---|
| Receipt No. ROLLOWS 9       |   |
| Fee \$ 3,000 Inso 484.48 AD | ρ |
| Date Paid 91120             |   |

#### **BOND EXONERATION APPLICATION**

| Bon | d Type: Performance Maintenance Final Monument Ins  | pection Other:  |
|-----|---|---|
| 1.  | Contact's Name Alyssa Bottinelli  | Phone 951-733-8801  |
| 2.  | Contact's Address 2280 Wardlow Circle, Suite 100, Corona, CA 92880  |   |
| 5.  | Contact's E-mail ambottinelli@drhorton.com  | City/State/Zip  |
| 3.  | Developer Name Western Pacific Housing, Inc. dba D.R. Horton (If corporation or partnership application must include names of principal   | Phone 951-272-9000  |
| 4.  | Developer Address 2280 Wardlow Circle, Suite 100, Corona, CA 92880  |   |
| 5.  | Description of Bonds (including Bond Number, Tract Map/A number, and description of improvements covered):  | City/St/Zip<br>Application number, Lot  |
|     | Bond No. 0206492, Tract 31462-8- Final Monumentation  | on  |
| 6.  | CERTIFICATION OF ACCURACY AND COMPLETE to the best of my knowledge the information in this application and exhibits are true, complete, and correct.  |   |
|     | fly Alyssa M. Bottinelli  | 5/7/2020  |
|     | Print Name and Sign - Contact/Applicant   | Date  |
| 7.  | Contractor shall indemnify, defend, and hold harmless the Comployees and volunteers from and against any and all liabil costs (including without limitation costs and fees of litigation of or in connection with contractor's performance of work he comply with any of its obligations for which this Bond exone for such loss or damage which was caused by the active negle | ity, loss, damage, expense,<br>n) of every nature arising out<br>ereunder or its failure to<br>eration is requested, except |
|     | Hyssa M. Bottinelli   | 5/7/2020  |
|     | Print Name and Sign – Contact/Applicant   | Date  |

- 8. Developer/Contractor has completed all the following items prior to requesting release or has included them in the application.
  - Remove and replace concrete and AC as needed where lifting.
  - Provide AC crack fill as needed. Crack fill/seal shall be hot asphaltic emulsion.
  - Provide Type II slurry coat for all road surfaces.
  - Restore/Verify pavement striping/markings.
  - Restore/Verify blue dots and signage as needed.
  - Clean and camera sewer. Provide report and video copy of camera survey.
  - Provide all final geotechnical reports.
  - Provide Engineers' certification for line and grade within Right-of-Way.
  - Provide Landscape Architects Certification as required.

| Hys Bodo<br>Print Name and Sign - | Alyssa M. Bottinelli | 5/7/2020 |
|-----------------------------------|----------------------|----------|
| Print Name and Sign -             | Contact/Applicant    | Date     |



#### **Punch List**

Project Name: Final Monumentation Tract No. 31462-8

|             | PW2020-0525                                | Bond No. 0206492                            |                            |
|-------------|--|---|----------------------------|
| Inspect     | ed By: Jason Craghead                      | Page: 1 of 1                                | Date: 3/20/23              |
| Item<br>No. | Description                                | Completed by<br>Construction<br>(Sign/Date) | Accepted by<br>(Sign/Date) |
|             | There are no Punch List items at this time | Jason Craghead                              | Jason Craghead             |
| 1           |  | 3/21/2023                                   | 3/21/2023                  |
|             |  |   |                            |
|             |  |   |                            |
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|             |  |   |                            |

#### **SUBDIVISION BOND**

|   | Band No. <u>0206492</u>  |
|---|--|
| KNOW ALL MEN BY THESE PRESENTS, that we We                        | estern Pacific Housing, Inc., a Delaware corporation               |
| 2280 Wardlow Circle, Suite 100, Corona, CA 92880                  |  |
|   |  |
| as Principal, and Berkley Insurance Company                       |  |
| authorized to do business in the State ofCA                       | , as Surety, are held and firmly bound unto                        |
| City of Beaumont  |  |
| as Obligee, in the penal sum of Eleven Thousand Four Hui          | ndred Eighty Dollars and No Cents                                  |
|   | (\$ <u>11,480.00</u> ) DOLLARS, lawful money of                    |
| the United States of America, for the payment of which we         | II and truly to be made, we bind ourselves, our heirs, executors,  |
| administrators, successors and assigns, jointly and severally, fa | rmly by these presents.  |
| WHEREAS, Western Pacific Housing, Inc., a Delawa                  | re corporation   |
| nas agreed to construct in Fairway Canyon                         |  |
|   |  |
| he following improvements: Final Monumentation                    |  |
|   |  |
|   | OBLIGATION IS SUCH, that if the said Principal shall               |
| onstruct, or have constructed, the improvements herein desc       | ribed and shall save the Obligee harmless from any loss, cost or   |
| amage by reason of its failure to complete said work, then t      | his obligation shall be null and void; otherwise to remain in full |
| orce and effect.  |  |
| igned, sealed and dated this 1st day of                           | March , 2017 .   |
|   | Western Pacific Housing, Inc., a Delaware corporation              |
|   | By: Myuakan Principal  |
|   |  |
|   | By: managaret a. Winem   |

c/o Willis of Florida, Inc. 4211 W. Boy Scout Bivd., Ste. 1000 Tampa; FL 33607 Inquiries: (813) 281-2095

#### **ACKNOWLEDGEMENT BY SURETY**

STATE OF **FLORIDA**COUNTY OF **HILLSBOROUGH** SS.

On this 1<sup>st</sup> day of March, 2017 before me, personally came Margaret A. Ginem, who is personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within Instrument as Attorney-In-Fact on behalf of Berkley Insurance Company, and acknowledged to me that he/she executed the within instrument on behalf of said surety company and was duly authorized to do.

In witness whereof, I have signed and affixed my official seal on the date in this certificate first above written.

| Signature_ | Glaria Robb   |
|------------|---|
| G          | loria Robb  |
|            | GLORIA ROBB Commission # FF 194062 Expires January 28, 2019 Bonded Thru Yoy Fain Insurance 600-385-7019 |
|            | This area for Official Notarial Seal  |

Senate Bill 1050, amends Sections 1189 and 1195 of the Civil Code and Section 8202 of the Government Code, relating to notaries public. The below physical format of the new disclosure notice is an example, for purposes of illustration.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of KIVEYSIDE \_ before me, MANAYN insert name and title of officer), personally appeared Barbara M Munkam 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. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct WITNESS my hand and official seal. (Seal) ANGELYN GUTIERREZ Commission # 2060404 Notary Public - California **Riverside County** 

My Comm. Expires Mar 8, 2018

(Seal)

#### POWER OF ATTORNEY BERKLEY INSURANCE COMPANY WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constitute and appointed, and does by these presents make, constitute and appoint: David H. Carr; Anett Cardinale; Margaret A. Ginem; Eileen C. Heard; or Brandy L. Baich of Willis of Florida, Inc. of Tampa, FL its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000,000,00), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety Group, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its

| corporate seal hereunto affixed this $\frac{2}{2}$ day of $\frac{VINCIL}{2}$ , 20   | 015,  |
|---|---|
| Attest:   | Berkley Insurance Company                                     |
| (Seal)  By Ira S. Lederman Senior Vice President & Secretary  | Jeffrey M Hafter Somor Vide President                         |
| WARNING: THIS POWER INVALID IF NOT PRINTED ON BL  | UE "BERKLEY" SECURITY PAPER.                                  |
| STATE OF CONNECTICUT) ) ss:   |   |
| COUNTY OF FAIRFIELD )   | 2184 101  |
| Sworn to before me, a Notary Public in the State of Connecticut, this Jeffrey M. Hafter who are sworn to me to be the Senior Vice President a | 3/ day of //anche, 2015, by Ira S. Lederman and               |
| Jeffrey M. Hafter who are sworn to me to be the Senior Vice President a   | nd Secretary, and the Senior Vice President, respectively, of |
| Berkley Insurance Company.  MARIA C. RUNDBAKEN NOTARY PUBLIC  | Marie C. Kundbaker  |
| MY COMMISSION EXPIRES   | Notary Public, State of Connecticut                           |
| APRIL 30, 2019<br>CERTIFICA   | TF  |
| I, the undersigned, Assistant Secretary of BERKLEY INSURANCE C  |   |

true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of

Androw M. Tuma

Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this

| Basic Gov (Sales Force) # |  |
|---------------------------|--|
| File #                    |  |

#### AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS FOR TRACT MAP OR PARCEL MAP OR PLOT PLAN

(Tract Map/Parcel Map/Plot Plan No. 31462-8)

THIS SECURITY AGREEMENT is made by and between CITY OF BEAUMONT ("CITY") and Western Pacific Housing, Inc., a Delaware Corporation dba D.R. Horton America's Building ("DEVELOPER").

#### RECITALS

- A. DEVELOPER has applied to the CITY for permission to develop certain real property, pursuant to Tract Map/Parcel Map/Plot Plan # 31462-8, ("Map"). DEVELOPER has also asked the CITY to accept the dedication of the street or streets and other proposed public rights-of-way, parks and recreation facilities, and easements as depicted on the Map and to otherwise approve the Map so that it may be recorded as required by law; and
- B. The CITY requires, as a condition precedent to the acceptance and approval of the Map and the dedication of the public rights-of-way and easements depicted thereon, that such rights-of-way be improved with (for example) grading, paving, curbs, gutters, sidewalks, street lights, stormdrains, sanitary sewers and appurtenances thereto, street name signs, survey monuments, electrical and telecommunications, water pipes, water mains, fire hydrants and appurtenances thereto, and landscaping, including any warranty work for all such improvements (collectively, "Improvements"); and
- C. The Improvements have not yet been constructed and completed and it is the purpose of this Security Agreement to set forth the terms and conditions by which the DEVELOPER shall guarantee that such Improvements shall be constructed and completed within the time set forth herein.

#### **AGREEMENT**

NOW, THEREFORE, in consideration of the acceptance of the DEVELOPER's offer of dedication and the approval of the Map for filing and recording as provided and required by law, the CITY and the DEVELOPER hereby agree as follows:

- 1. <u>Provision of Improvements.</u> DEVELOPER shall provide, at the DEVELOPER's sole cost and expense, all necessary labor and materials to complete the construction of the Improvements depicted on the Map and described in the conditions of approval of the Map within one (1) year of the date of this Security Agreement.
- 2. <u>Inspection by the CITY.</u> The CITY shall inspect, at the DEVELOPER's sole cost and expense, all of the work, labor and materials performed and provided by the DEVELOPER in connection with the Improvements.

- 3. <u>Compliance with Plans and Specifications.</u> The Improvements shall be constructed and installed in strict accordance with the CITY-approved plans and specifications.
- 4. Security for Performance. Concurrently with the execution of this Security Agreement by DEVELOPER, DEVELOPER shall deliver to the CITY a performance bond issued by a corporate surety in substantially the form attached hereto as Exhibit "A", in an amount that is not less than 100% of the total estimated cost of the Improvements and any warranty therefor. The performance bond shall be issued by an "admitted" corporate surety insurer authorized to do business in the State of California and the surety insurer shall have an A.M. Best rating of at least "A, XV". The surety insurer shall have assets exceeding its liabilities in the amount equal to or in excess of the amount of the bond, and the bond shall not be in excess of 10% of the surety insurer's assets. The security or bond shall also insure against any and all defects in the Improvements for a period of not less than one full year after the date of acceptance thereof by the CITY. The bond shall be duly executed and shall meet all the requirements of Section 995.660 of the California Code of Civil Procedure.
- 5. Security for Contractors, Subcontractors, Laborers and Materialmen. The DEVELOPER shall also provide a payment bond issued by a corporate surety for the security of laborers and materialmen, which bond or bonds shall be in substantially the form attached hereto as Exhibit "B" and made a part hereof. The amount of the bond(s) shall be no less than 100% of the total estimated amount needed to secure payment to the contractor, to the subcontractors, and to the persons furnishing labor, materials, or equipment to them for the Improvements. The laborers and materialmen bond shall be provided by an "admitted" corporate surety insurer authorized to transact surety insurance in the State of California with an A.M. Best rating of "A, XV", and with assets exceeding its liabilities in the amount equal to or in excess of the amount of the bond, and the bond shall not be in excess of 10% of the surety insurer's assets. The bond shall be duly executed and shall meet all the requirements of Section 995.660 of the California Code of Civil Procedure.
- 6. General Liability and Worker's Compensation Insurance. The DEVELOPER shall, before commencing any work, obtain commercial general liability insurance (primary) of not less than \$2,000,000.00 per occurrence for all coverages and \$2,000,000.00 general aggregate. The CITY and its employees and agents shall be added as additional insureds. Coverage shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance, primary or excess, available to the CITY or any employee or agent of the CITY. Coverage shall not be limited to the vicarious liability or supervisory role of any additional insured. Coverage shall contain no contractors' limitation endorsement. There shall be no endorsement or modification limiting the scope of coverage for liability arising from pollution, explosion, collapse, underground property damage or employment-related practices. insurance shall not prohibit the DEVELOPER, and its employees or agents, from waiving the right of subrogation prior to a loss. The DEVELOPER waives its right of subrogation against the CITY. Unless otherwise approved by the CITY, the DEVELOPER's insurance shall be written by insurers authorized to do business in the State of California and with a minimum A.M. Best rating of "A, XV." Self-insurance shall not be considered to comply with these insurance specifications. The DEVELOPER agrees to require all contractors, subcontractors and other parties hired for the Improvements to purchase and maintain insurance of the types specified

herein, naming as additional insureds all of the parties to this Security Agreement. The DEVELOPER shall, before commencing any work, obtain Worker's Compensation Insurance in an amount required by law and, failing to do so, the CITY may procure such insurance at the cost of the DEVELOPER.

- 7. Comprehensive Commercial General and Automobile Liability Insurance. The DEVELOPER, before commencing any work shall, at its own expense, maintain comprehensive commercial general and automobile liability insurance issued by a California-admitted surety company with an A.M. Best rating of no less than "A, XV" for \$2,000,000 per occurrence. Coverage shall be for the entire duration of the permitted activities. Such liability insurance policy shall name, by endorsement, the City as an additional insured.
- 8. <u>Indemnification.</u> Notwithstanding the provisions of Government Code, Section 66474.9 or any other statutes of similar import, and to the full extent permitted by law, the DEVELOPER shall defend, indemnify and hold harmless the CITY, its employees, agents, officials and attorneys, from and against any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind or nature, whether actual, alleged or threatened, reasonable attorneys' fees, court costs, interest, expert witness fees and any other costs or expenses of any kind whatsoever, without restriction or limitation, incurred in relation to, as a consequence of, or arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part, to the Map, the Improvements, this Agreement, or any matter related to the same; provided, however, that the indemnification to be provided by DEVELOPER to the CITY pursuant to the terms of this paragraph shall not be applicable where the aforementioned liability, claim, suit, action, etcetera, is the result of the sole negligence or sole willful misconduct of the CITY.
- 9. <u>Procedure for Release of Performance Bond Security.</u> The security furnished by the DEVELOPER shall be released in whole or in part in the following manner:
  - a. Security shall be released upon final completion and acceptance of the Improvements. If the security furnished by the DEVELOPER is a documentary evidence of security, such as a surety bond, the CITY shall release the documentary evidence and return the original to the Surety upon final completion and acceptance of the Improvements. In the event the CITY is unable to return the original documentary evidence to the Surety, the security shall be released by written notice sent by certified mail to the DEVELOPER and to the Surety within 30 days of the City's acceptance of the Improvements. The written notice shall contain a statement that the work for which security was furnished has been completed and accepted, a description of the Improvements, and the notarized signature of an authorized CITY official.
  - b. At such time as the DEVELOPER believes that the work for which the security was required is complete and makes payment of a partial exoneration fee of \$350 to the CITY, the DEVELOPER shall notify the CITY in writing of the completed work, including a list of work completed. Upon receipt of the written notice, the CITY shall have 45 days to review and comment or approve the completion of the Improvements. If the CITY does not agree that all work has been completed in accordance with the plans

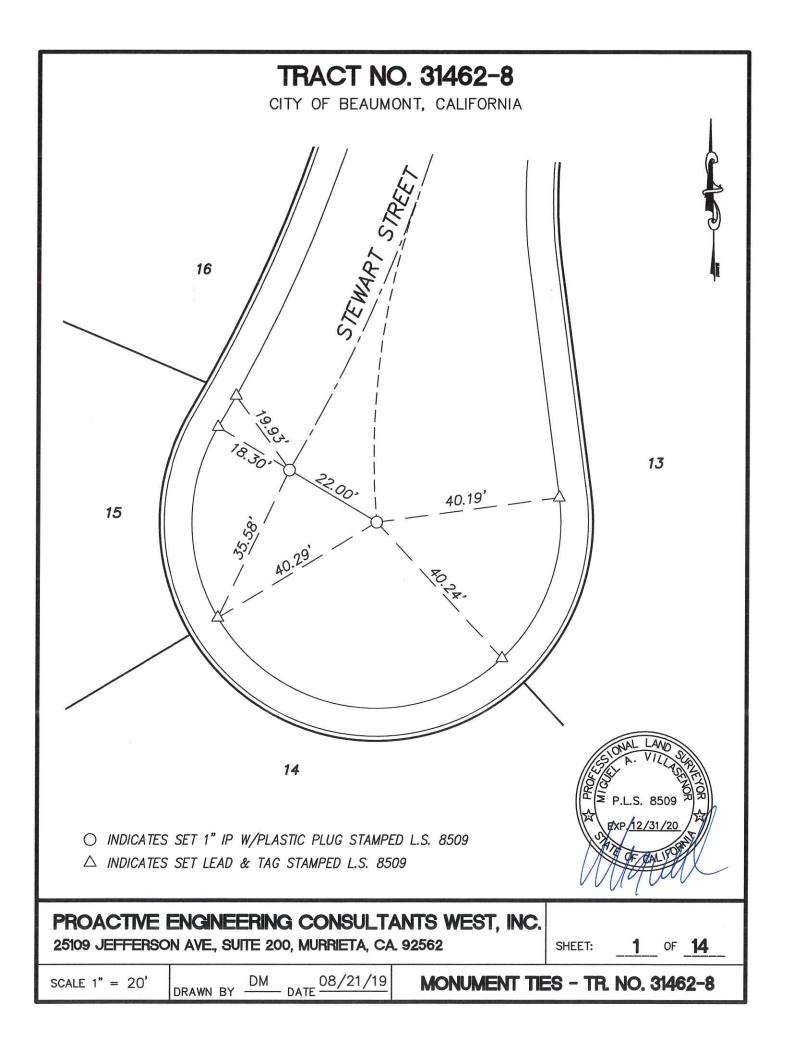
and specifications for the Improvements, it shall supply a list of all remaining work to be completed.

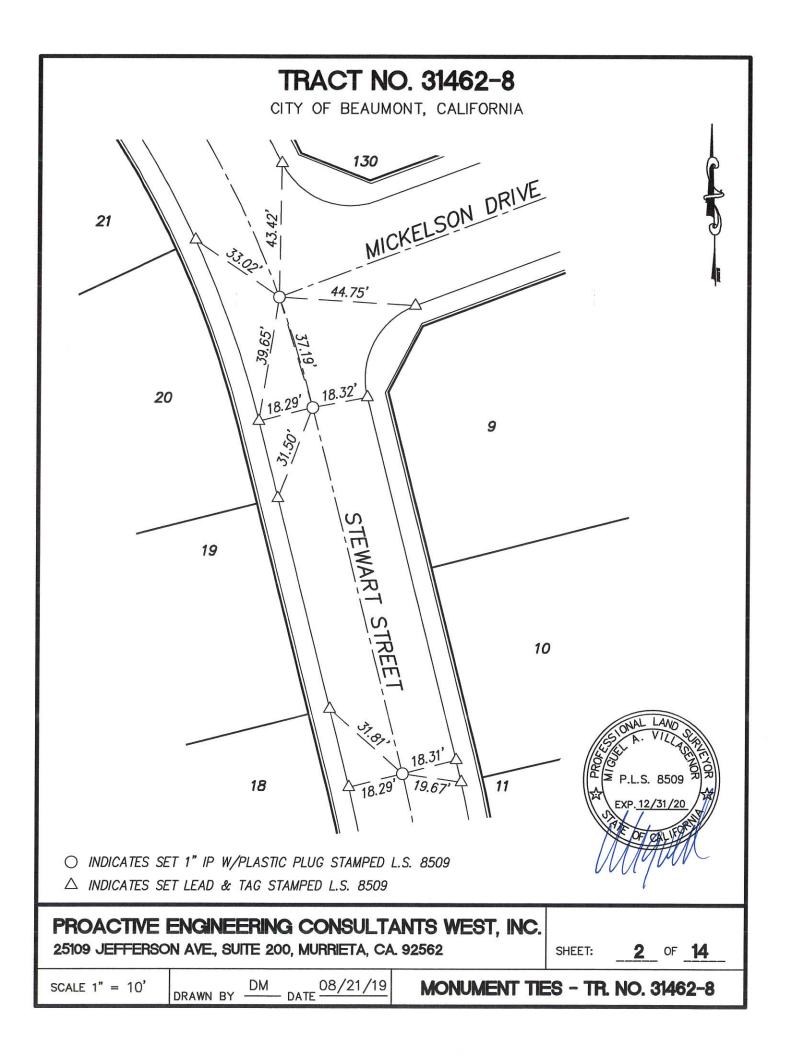
- c. Within 45 days of receipt of the CITY's list of remaining work, the DEVELOPER may then provide cost estimates for all remaining work for review and approval by the CITY.
- d. Upon receipt of the cost estimates, the CITY shall then have 45 days to review, comment, and approve, modify or disapprove those cost estimates. The CITY shall not be required to engage in this process of partial release more than once between the start of work and the completion and acceptance of all work.
- e. The DEVELOPER shall complete the works of Improvement until all remaining items are accepted by the CITY. Upon completion of the Improvements, the DEVELOPER shall be notified in writing by the CITY within 45 days and, within 45 days of the date of the CITY's notice, the release of any remaining performance security shall be made within 60 days of the recording of the Notice of Completion.
- 10. Procedure for Release of Payment Bond Security. Security securing the payment to the contractor, his or her subcontractors and persons furnishing labor, materials or equipment may, after passage of the time within which mechanic's liens and stop notices are required to be recorded and after acceptance of the Improvements, be reduced by Surety to an amount equal to the total claimed by all claimants for whom mechanic's liens and stop notices have been recorded and notice thereof given in writing to the CITY, and if no claims have been recorded, the security may be released in full.
- 11. <u>Security for One-Year Warranty Period</u>. The release procedures described in paragraphs 9 and 10 above shall not apply to any required guarantee and warranty period nor to the amount of the performance bond security deemed necessary by the CITY for the guarantee and warranty period nor to costs and reasonable expenses and fees, including reasonable attorneys' fees.
- 12. <u>Binding Effect.</u> This Security Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their legal representatives and their successors and assigns.
- 13. <u>Authority to Execute.</u> The DEVELOPER hereby warrants and represents to the CITY that the individual signing this Security Agreement on behalf of the DEVELOPER is vested with the unconditional authority to do so pursuant to, and in accordance with, all applicable legal requirements, and has the authority bind the DEVELOPER hereto.
- 14. <u>No Assignment.</u> The DEVELOPER may not assign this Security Agreement, or any part thereof, to another without the prior written consent of the CITY.
- 15. Attorneys' Fees. In the event of legal action to enforce or interpret this Agreement or any of its provisions, the prevailing party shall be entitled, in addition to any other form of relief, to recover its reasonable attorneys' fees and costs of suit.

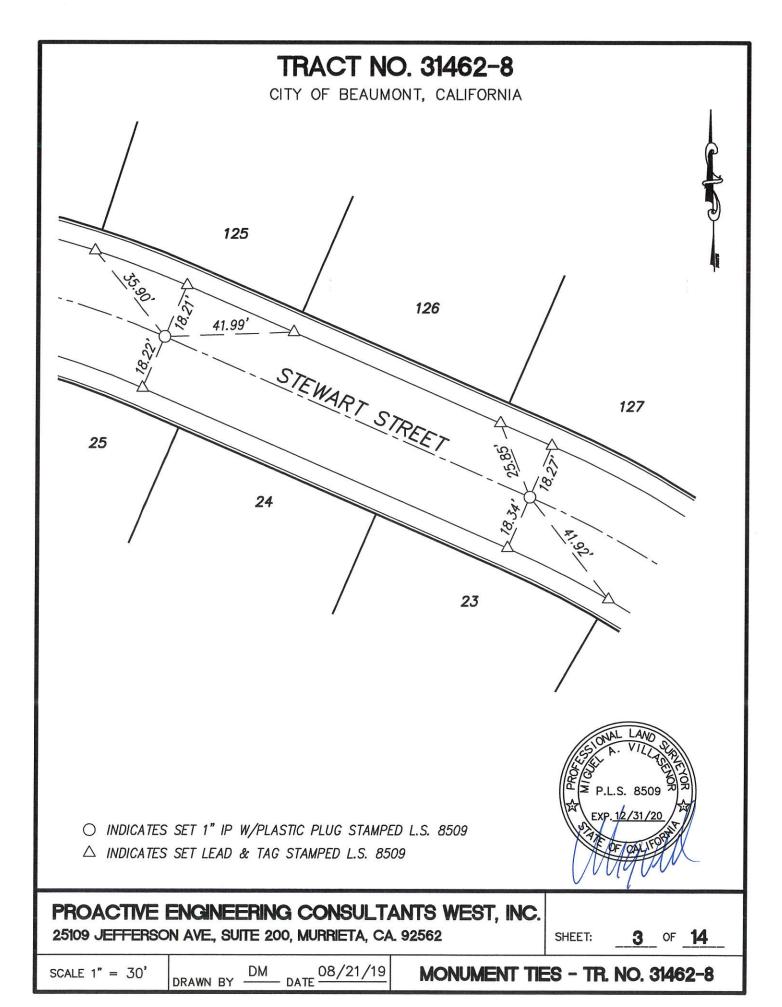
16. Execution in Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but which together shall constitute a single agreement.

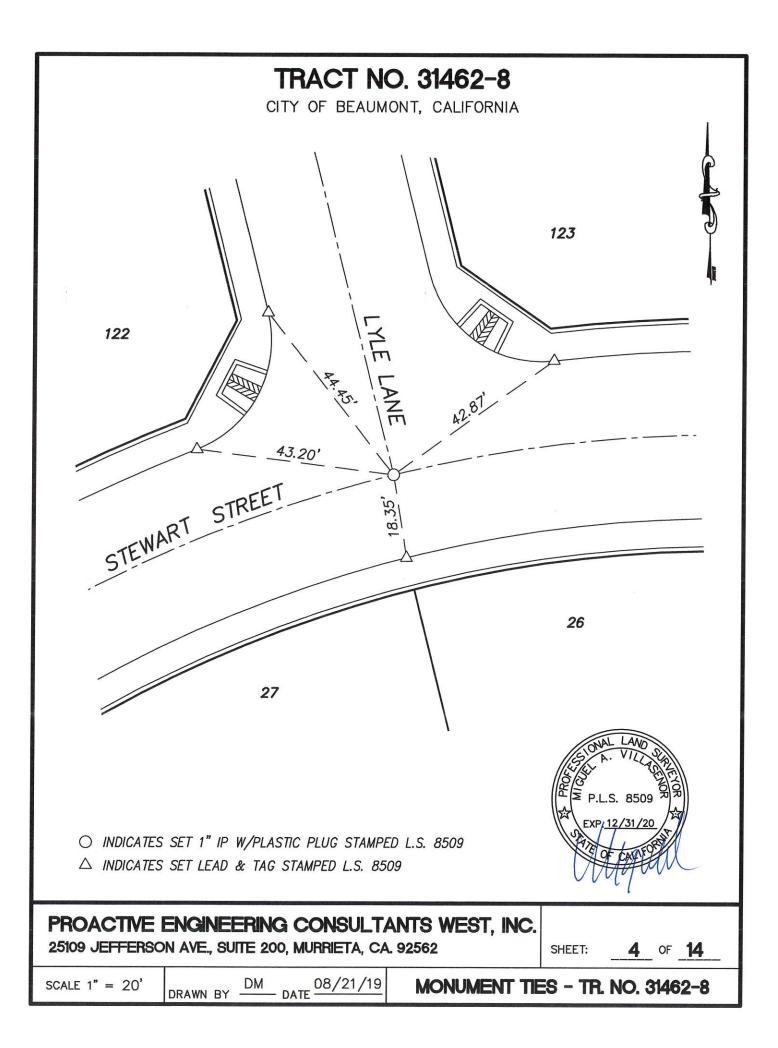
IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the dates listed below.

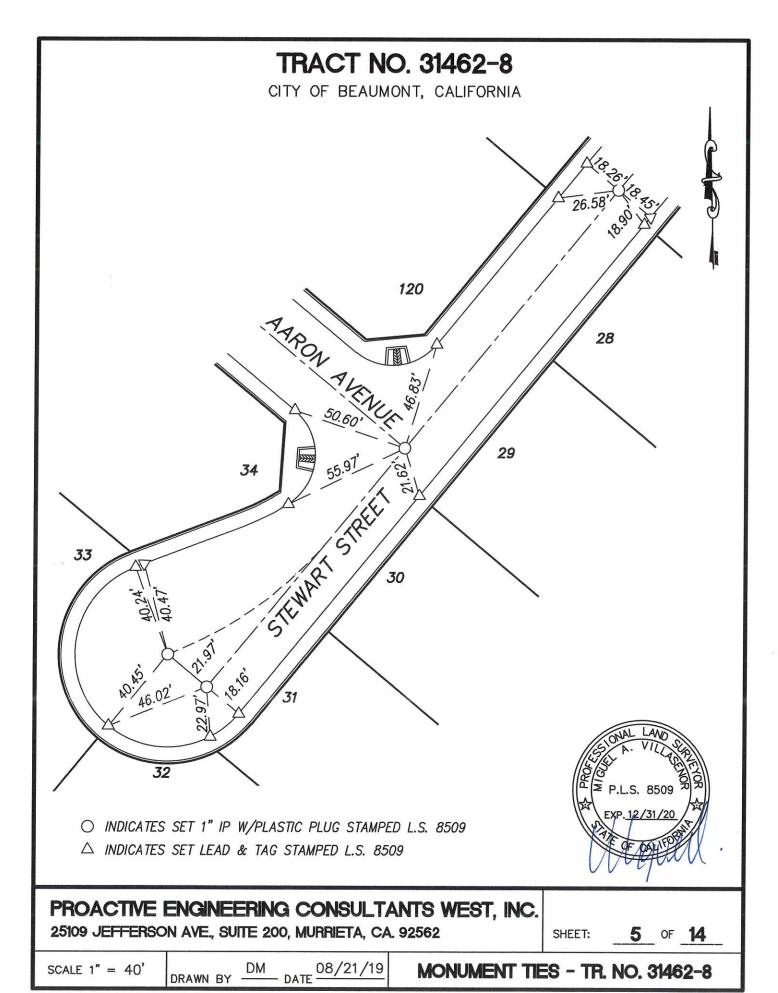
| By                                |
|-----------------------------------|
| Mayor                             |
| Date                              |
| DEVELOPTER By Muchan              |
| By Muller                         |
| Date                              |
| Title: Vice President             |
| Address: 2280 Wardlow Circle #100 |

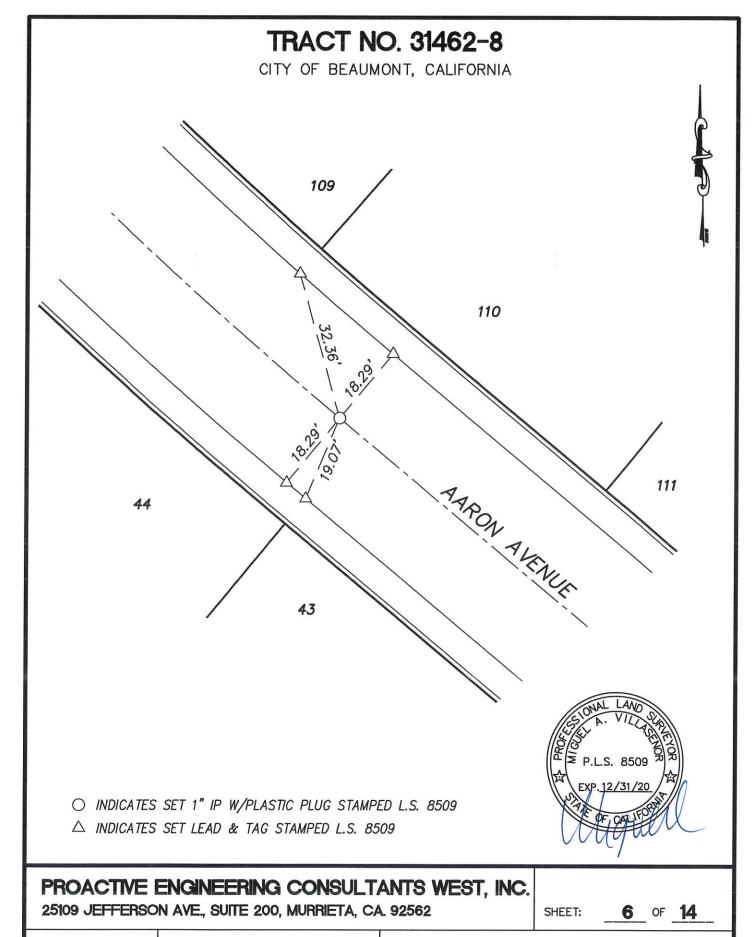










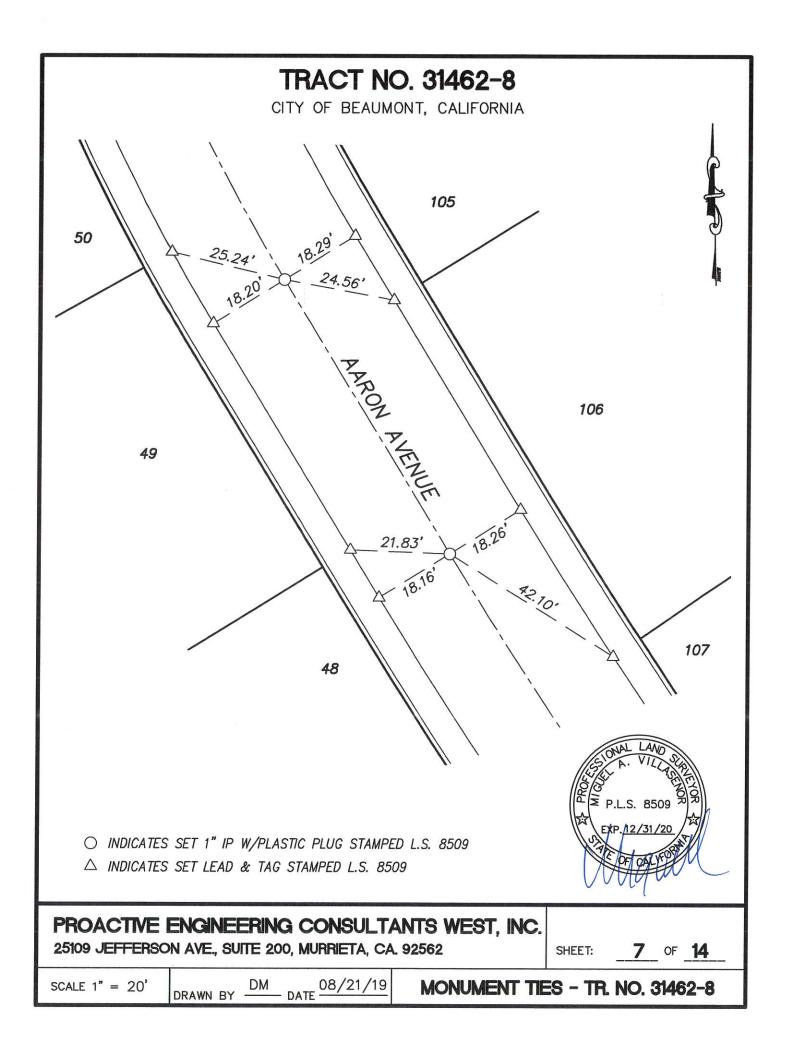


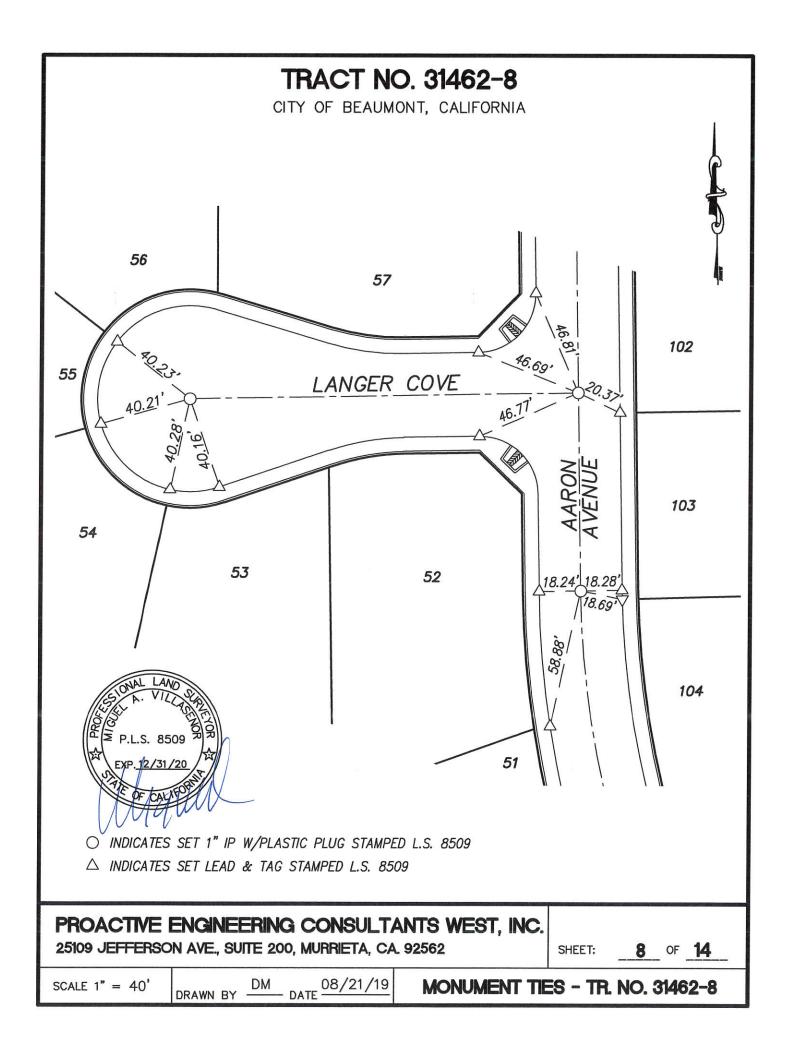
SCALE 1" = 20'

DRAWN BY DM

- DATE 08/21/19

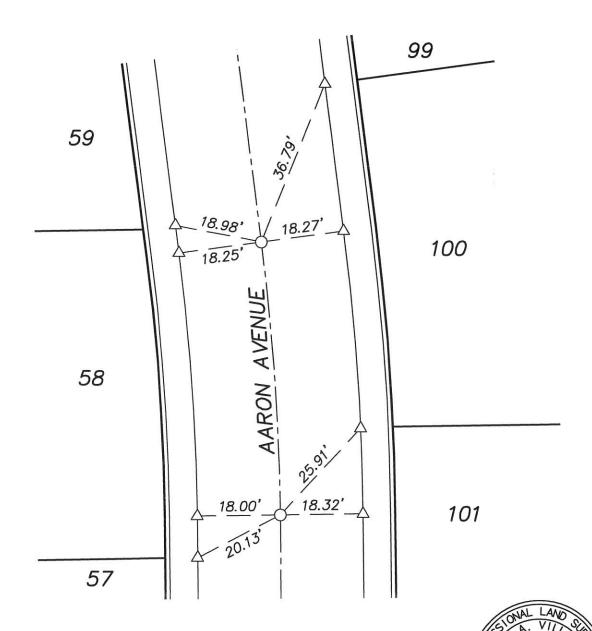
MONUMENT TIES - TR. NO. 31462-8





#### TRACT NO. 31462-8

CITY OF BEAUMONT, CALIFORNIA





△ INDICATES SET LEAD & TAG STAMPED L.S. 8509

#### PROACTIVE ENGINEERING CONSULTANTS WEST, INC.

25109 JEFFERSON AVE., SUITE 200, MURRIETA, CA. 92562

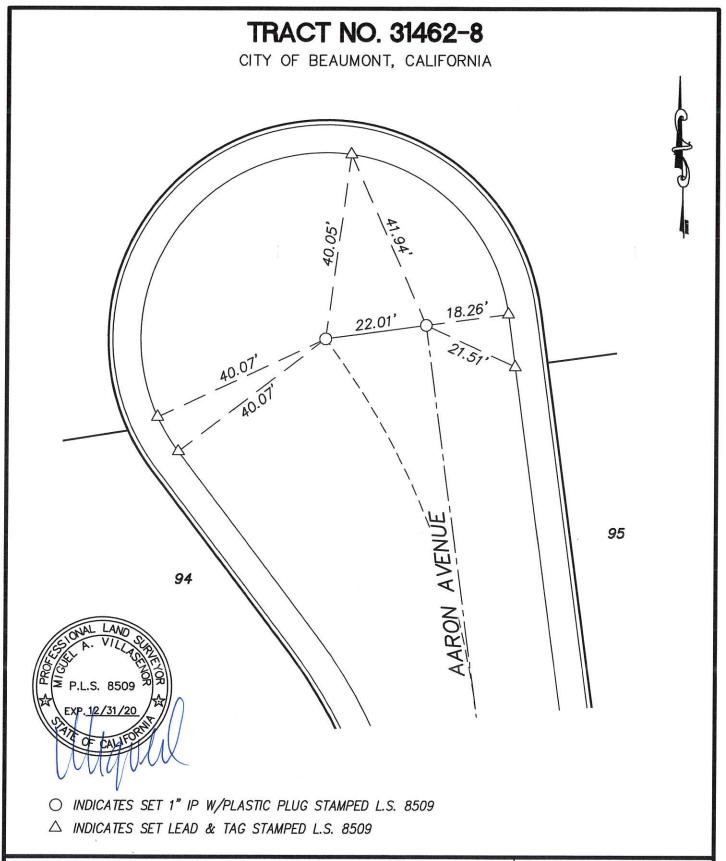
SHEET:

P.L.S. 8509

9 of 14

SCALE 1" = 20'

MONUMENT TIES - TR. NO. 31462-8

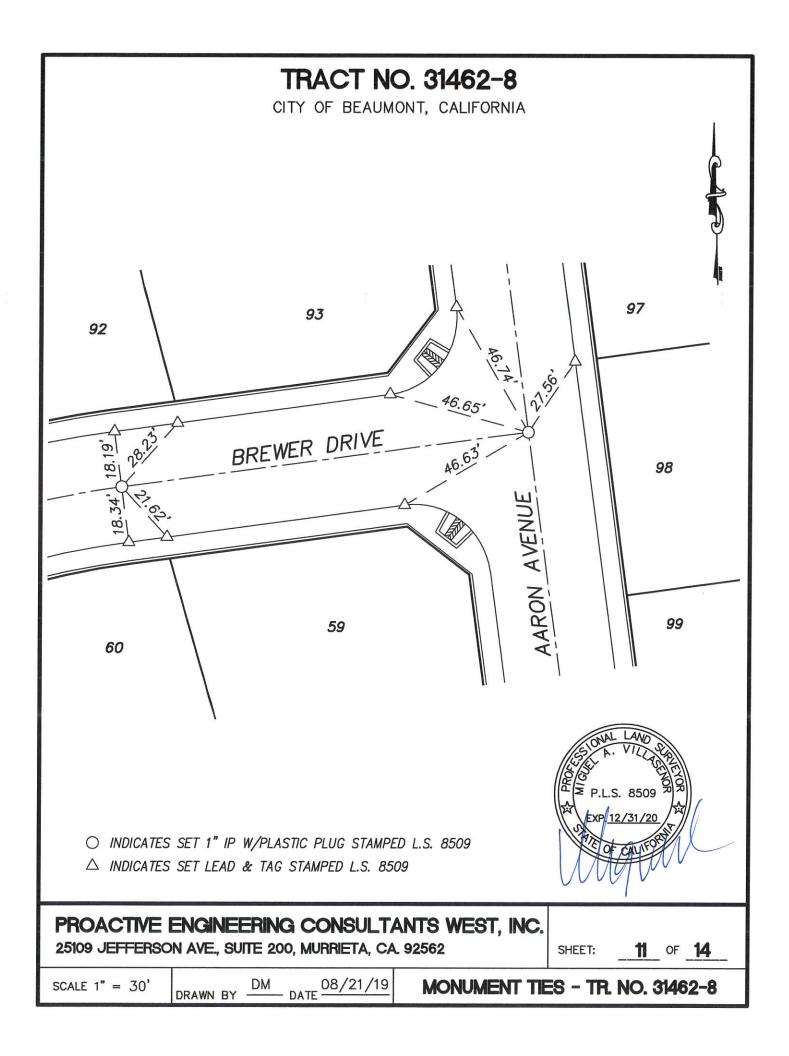


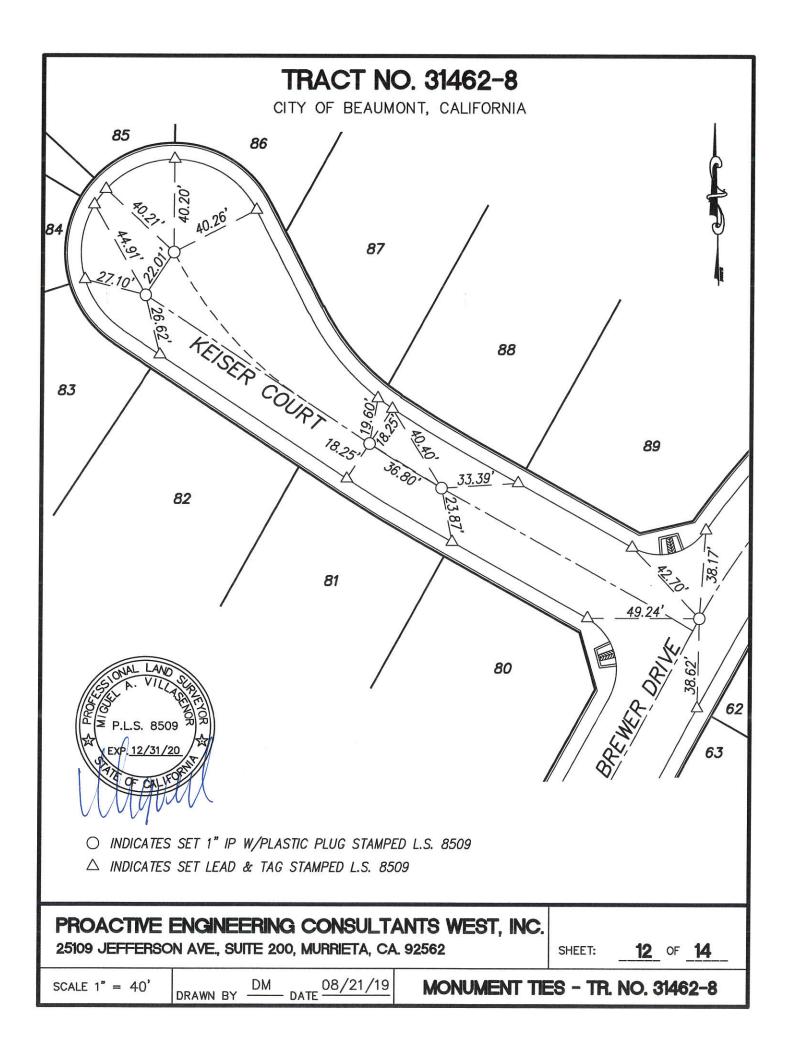
PROACTIVE ENGINEERING CONSULTANTS WEST, INC. 25109 JEFFERSON AVE., SUITE 200, MURRIETA, CA. 92562

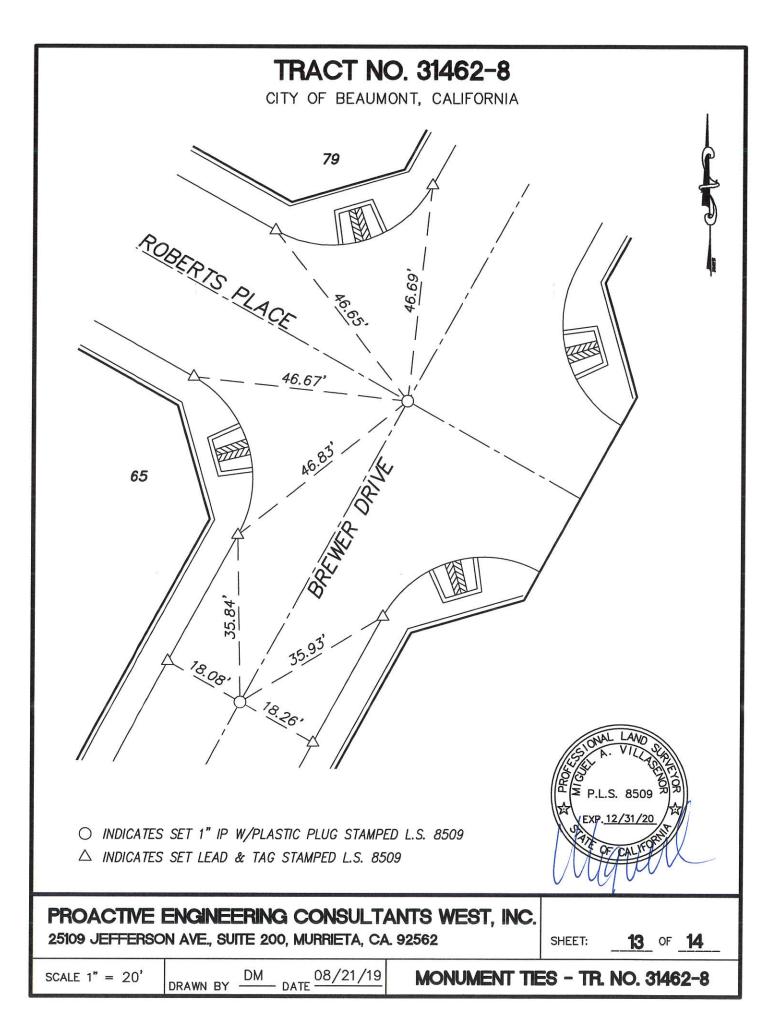
SHEET: 10 OF 14

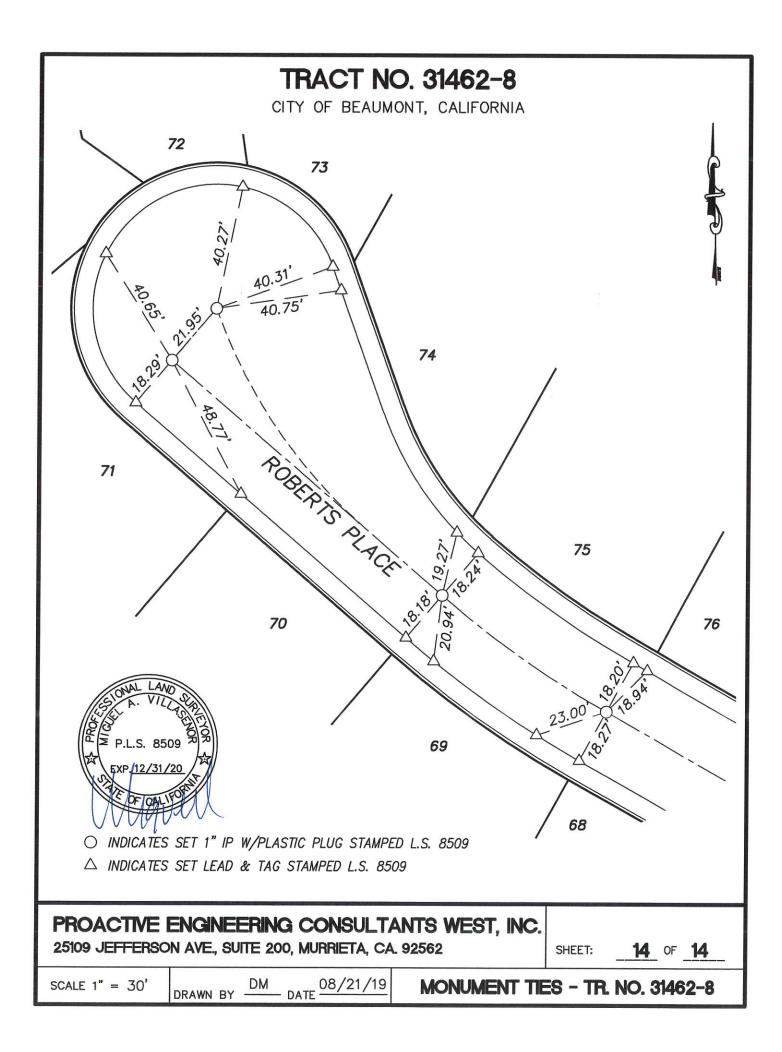
SCALE 1" = 20'

MONUMENT TIES - TR. NO. 31462-8











September 4, 2019

City of Beaumont **Public Works** 550 E 6<sup>th</sup> Street Beaumont, Ca 92223

RE: Final Monumentation-Tract Map No. 31462-8

Dear Sir or Madam:

As of September 4, 2019, all monuments for the referenced map have been set, are flagged up and awaiting inspection. Proactive Engineering Consultants West, Inc. has been paid in full for their services in this matter.

If you have any questions or need additional information, please do not hesitate to call Miguel A. Villasenor at 951-657-1200.

Respectfully submitted,

Date 09/04/2019

PLS 8509, Expires 12/31/20

Miguel A. Villasenor

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

# TRACT NO. 31462-8

BEING A DIVISION OF PARCEL "B" OF LOT LINE ADJUSTMENT LLA 15-LLA-004, RECORDED OCTOBER 24, 2016, AS INSTRUMENT NO. 2016-0466382, OF OFFICIAL RECORDS OF RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN SECTIONS 35 AND 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN ALL IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PROACTIVE ENGINEERING CONSULTANTS WEST

FEBRUARY 2017

SHEET 1 OF 9 SHEETS

RECORDER'S STATEMENT

FILED THIS 3 DAY OF HOY , 2017 AT 2:04 P.M. IN BOOK 455 OF MAPS, AT PAGES 4-19, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF BEAUMONT.

NO. 2017-0176580

FEE \$ 26.00

PETER ALDANA ASSESSOR -COUNTY CLERK - RECORDER

SUBDIVISION GUARANTEE: FIDELITY NATIONAL TITLE COMPANY

## OWNER'S STATEMENT

NUMBER OF LOTS: 130

NUMBER OF LETTERED LOTS : 9

ACREAGE OF LETTERED LOTS: 7.82 AC.

ACREAGE OF LOTS: 27.07 AC.

TOTAL ACREAGE: 34.89 AC.

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON: THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND: THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR ROADWAY PURPOSES:

LOT "A" (MICKELSON DRIVE), LOT "B" (FORD STREET), LOT "C" (STEWART STREET), LOT "D" (LYLE LANE), LOT "E" (AARON AVENUE), LOT "F" (LANGER COVE), LOT "G" (BREWER DRIVE), LOT 'H" (KEISER COURT), AND LOT "I" (ROBERTS PLACE), INCLUSIVE. THE DEDICATION IS FOR FOR STREET AND PUBLIC UTILITY PURPOSES;

WE ALSO HEREBY DEDICATE TO THE CITY OF BEAUMONT, 5' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.), AS SHOWN HEREON FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES: WE ALSO HEREBY DEDICATE TO BEAUMONT CHERRY VALLEY WATER DISTRICT, A 5' WIDE WATER FACILITIES

EASEMENT AS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES; WE ALSO HEREBY RETAIN LANDSCAPE MAINTENANCE EASEMENTS AS INDICATED, OVER PORTIONS OF LOTS 16 - 25, FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS AND ASSIGNEES.

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE

INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS,

ON REDVOLY 27, 2017 BEFORE, MELENNIFET L. O'LEGY, A NOTARY PUBLIC PERSONALLY

ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) 45/ARE SUBSCRIBED TO

APPEARED WITH ALEX ONG EDITORO M. MUTAKANI WHO PROVED TO

HIS LIBER THEIR AUTHORIZED CAPACITY (IES), AND THAT BY HIS LIBER THEIR SIGNATURE (S) ON THE INSTRUMENT

THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING

THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN

WESTERN PACIFIC HOUSING, INC., A DELAWARE CORPORATION

## TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$153,900.00 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 THE 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. This certification excludes any supplemental
TAX assessments NOT Vest Evelunded

## 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, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED

## SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- I. MINERAL RIGHTS DESCRIBED IN DEED RECORDED 11/14/2003, AS INSTRUMENT NO. 2003—899365, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 2. MINERAL RIGHTS DESCRIBED IN DEED RECORDED 10/16/2002, AS INSTRUMENT NO. 2002-576359, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 3. MINERAL RIGHTS DESCRIBED IN DEED RECORDED 10/19/2005, AS INSTRUMENT NO. 2005-0862966, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 4. MINERAL RIGHTS DESCRIBED IN DEED RECORDED 12/2/2016, AS INSTRUMENT NO. 2016-0538708, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 5. SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF AN EASEMENT FOR POLES, AS PER DEED RECORDED 3/2/1951, IN BOOK 1249, PAGE 96, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. 6. SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL GOLFER'S ASSOCIATION, A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION—OWNERS OF AN EASEMENT FOR FLIGHT AND IMPACT OF ERRANT GOLF BALLS

AS RECORDED DECEMBER 28, 2000, AS INSTRUMENT NO. 2000-516796 OF OFFICIAL RECORDS OF RIVERSIDE

7. SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL GOLFER'S ASSOCIATION OF AMERICA, OWNERS OF AN EASEMENT FOR VARIOUS PURPOSES, AS RECORDED DECEMBER 28, 2000, AS INSTRUMENT NO. 2000-516795 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

## NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

A NOTARY PUBLIC PERSONALLY WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING

PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE

PRINT NAME

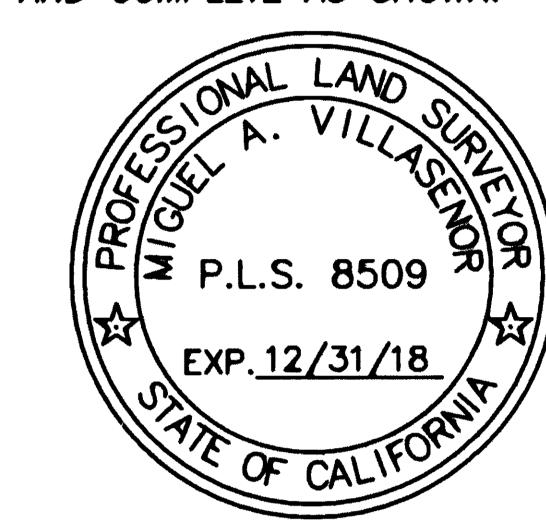
MY COMMISSION EXPIRES:\_

MY PRINCIPAL PLACE OF BUSINESS IS IN \_

SURVEYOR'S STATEMENT

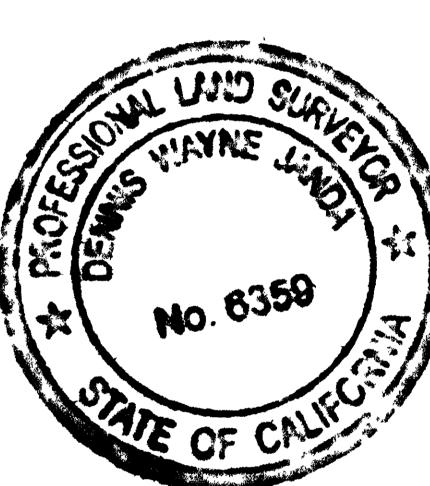
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SDC FAIRWAY CANYON, LLC ON JULY, 2013. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

EXPIRES 12-31-18



## BEAUMONT CITY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 36783, AS FILED, AMENDED, AND APPROVED BY THE CITY COUNCIL ON OCTOBER 7, 2003, THE EXPIRATION DATE BEING OCTOBER 21, 2014, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.



## BEAUMONT CITY COUNCIL CERTIFICATE

THE CITY OF BEAUMONT, STATE OF CALIFORNIA, BY IT'S COUNCIL, HEREBY APPROVES THE TRACT MAP 36558 AND ACCEPT THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES. THE CITY COUNCIL DECLARES THAT THE ACCEPTANCE OF THE OFFERS IS TO VEST TITLE IN THE CITY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES. BUT THAT SAID ROADS SUBJECT TO IMPROVEMENTS SHALL NOT BECOME PART OF THE CITY MAINTAINED ROAD SYSTEM UNTIL ACCEPTED BY THE CITY PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE.

FOR STREET AND PUBLIC UTILITY PURPOSES, DEDICATED IN FEE, LOT "A" (MICKELSON DRIVE), LOT "B" (FORD STREET), LOT "C" (STEWART STREET), LOT "D" (LYLE LANE), LOT "E" (AARON AVENUE), LOT "F" (LANGER COVE), LOT "G" (BREWER DRIVE), LOT 'H" (KEISER COURT), AND LOT "I" (ROBERTS PLACE);

THE 5' WIDE EASEMENTS FOR PUBLIC UTILITY PURPOSES (PUE) FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE ACCEPTED SUBJECT TO IMPROVEMENTS.

CITY CLERK, CITY OF BEAUMONT RIVERSIDE COUNTY, CALIFORNIA

## BEAUMONT CHERRY VALLEY WATER DISTRICT ACCEPTANCE STATEMENT

THIS IS TO CERTIFY THAT THE INTEREST IN THE 5' WIDE WATER FACILITIES EASEMENT CONVEYED WITH THE OWNERS STATEMENT HEREON, FROM SDC FAIRWAY CANYON LLC, TO BEAUMONT CHERRY VALLEY WATER DISTRICT, A POLITICAL CORPORATION OR GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED AND AND CONSENTS TO ITS RECORDATION.

DATED: 27 FEB 2017

BEAUMONT CHERRY VALLEY WATER DIST.

ITS: GM.

PARAGRAPH IS TRUE AND CORRECT.

NOTARY ACKNOWLEDGMENT

ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California

COUNTY OF RIVEISIGE

MY COMMISSION EXPIRES: MARK 13, 2018 COMMISSION & 2060509

MY PRINCIPAL PLACE OF BUSINESS IS IN .

SHEET 2 OF 9 SHEETS

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

# TRACT NO. 31462-8

BEING A DIVISION OF PARCEL "B" OF LOT LINE ADJUSTMENT LLA 15-LLA-004, RECORDED OCTOBER 24, 2016, AS INSTRUMENT NO. 2016-0466382, OF OFFICIAL RECORDS OF RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN SECTIONS 35 AND 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN ALL IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

## PROACTIVE ENGINEERING CONSULTANTS WEST

REMAINDER PARCEL

PARCEL MAP 31865

PMB 210/20-27

(S10'07'44"E 82.00')

(S26'29'38"E 78.15')

(S32'03'12"E 86.31')

(S41'38'08"E 79.06')

(S36'26'40"E 83.97')

PARCEL 4

PARCEL MAP 32775

PMB 237/79-84

(S46°30'04"E 73.75')

SHEET

(N36°44'59"W 80.78') 46

(N41°45'31"W 76.32')

(N44°31'09"W 75.97')

(N33'27'59"W 81.46')

## FEBRUARY 2017

## BASIS OF BEARINGS

THE BASIS OF COORDINATES FOR THE MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "RABBIT" AND "REST", AS SHOWN HEREON. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.999904925. THE GEOGRAPHIC COORDINATES SHOWN HEREON ARE ESTABLISHED

#### 1) CONTROL STATION "RABBIT"

NATIONAL GEODETIC SURVEY, CALIFORNIA DIVISION OF HIGHWAYS DISK SET IN TOP OF CONCRETE STAMPED "RABBIT", HORIZONTAL ORDER = SECOND, HORIZONTAL DATUM IS NAD 83, LATITUDE 33°56'02.27171"N (GRID 2284367.502. GROUND 2284584.7073) AND LONGITUDE 117°02'03.12956"W (GRID 6323791.935, GROUND 6324393.2146)

NATIONAL GEODETIC SURVEY, CALIFORNIA DIVISION OF HIGHWAYS DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST 1972" HORIZONTAL ORDER = SECOND, VERTICAL ORDER = FIRST, CLASS II HORIZONTAL DATUM IS NAD 83, LATITUDE 33°57'26.63058"N (GRID 2292862.267, GROUND 2293080.2815) AND LONGITUDE 117°01'11.02542"W (GRID 6328245.054, GROUND 6328846.7656).

#### 3) MAP BASE DATUM

- A) MEAN SCALE FACTOR IS 1.00001314
- C) MEAN SEAL LEVEL REDUCTION FACTOR 0.999891.788

#### PARCEL MAP 32775 PMB 237/79-84 EASEMENT NOTES: - 50' WIDE EASEMENT FOR ACCESS PURPOSES IN FAVOR OF THE LOT OWNERS

(N67°16'05"W 63.33')

PARCEL 3

PARCEL MAP 32775

PMB 237/79-84

INST. #2016-0466382, OR

(N29'04'22"E 87.03")

(N49°15'28"E 108.65')

(N67'16'12"E 57.76')

(N38'00'05"W 84.25')

(N36'36'40"W 67.73')

(N52°16'15"W 65.00')

(N53°00'30"W 65.00')

(N52'56'21"W 64.81')

(N59°33'05"W 63.59')

(N61°51'45"W 63.33')

- PER PARCEL MAP 32775, RECORDED AUGUST 28, 2014 IN BOOK 237, PAGES 79-84, OF PARCEL MAPS. - MINERAL RIGHTS DESCRIBED IN DEED RECORDED 11/14/2003, AS INSTRUMENT NO.
- 2003-899365, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. (NOT PLOTTABLE) - MINERAL RIGHTS DESCRIBED IN DEED RECORDED 10/16/2002, AS INSTRUMENT NO. 2002-576359, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. (NOT PLOTTABLE)
- (4) MINERAL RIGHTS DESCRIBED IN DEED RECORDED 10/19/2005, AS INSTRUMENT NO. 2005-0862966, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. (NOT PLOTTABLE)
- )- MINERAL RIGHTS DESCRIBED IN DEED RECORDED 12/2/2016, AS INSTRUMENT NO. 2016-0538708, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. (NOT PLOTTABLE)
- 6 SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF AN EASEMENT FOR POLES, AS PER DEED RECORDED 3/2/1951, IN BOOK 1249, PAGE 96, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. (NOT PLOTTABLE)
- SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL GOLFER'S ASSOCIATION, A CALIFORNIA NON—PROFIT MUTUAL BENEFIT CORPORATION—OWNERS OF AN EASEMENT FOR FLIGHT AND IMPACT OF ERRANT GOLF BALLS AS RECORDED DECEMBER 28, 2000, AS INSTRUMENT NO. 2000-516796 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. (BLANKET EASEMENT)

SCALE: 1"=200'

STORM DRAIN, SEWER AND WATER\_ EASEMENT DEDICATED PER PARCEL

MAP 32775, PMB 237/79-84

(S74°04'22"W)

(25.46')

(N65°37'47"W) (R)

((N79'36'44"E 93.06'))

(N29'04'22"E 61.50')

SHEET

(N68°59'05"W 77.35')

PARCEL 4

(N58'17'45"E 46.70')

(8)— SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL GOLFER'S ASSOCIATION OF AMERICA, OWNERS OF AN EASEMENT FOR VARIOUS PURPOSES, AS RECORDED DECEMBER 28, 2000, AS INSTRUMENT NO. 2000-516795 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. (BLANKET EASEMENT)

| LINE TABLE |                |                 | LINE TABLE |                | LINE TABLE      |        |         |                 |
|------------|----------------|-----------------|------------|----------------|-----------------|--------|---------|-----------------|
| LINE #     | LENGTH         | DIRECTION       | LINE #     | LENGTH         | DIRECTION       | LINE # | LENGTH  | DIRECTION       |
| (L1)       | <i>38.00</i> ′ | N89°06'56"W (R) | (L16)      | 100.00'        | S50'21'28"E     | (L31)  | 79.21'  | S33°01'39"E     |
| (L2)       | 16.07'         | N37°55'41"W     | (L17)      | 123.86'        | N60°55′38″W     | (L32)  | 50.17'  | N32°07'28"E     |
| (L3)       | 92.06'         | N87°15'00"W     | (L18)      | <i>82.00</i> ′ | S29°04'22"W     | (L33)  | 67.93'  | N61°32'29"E     |
| (L4)       | 25.89          | S46°45'37"W     | (L19)      | 25.46'         | S15'55'38"E     | (L34)  | 22.44   | N44°35'39"E     |
| (L5)       | 25.00'         | N89°13'45"W (R) | (L20)      | 50.00'         | S29'04'22"W     | (L35)  | 86.26   | N74'50'38"E     |
| (L6)       | 72.95          | S87°41'50"W     | (L21)      | 31.00'         | S29°04'22"W     | (L36)  | 124.64  | N7°42'01"W      |
| (L7)       | 73.06          | S70°37′13″W     | (L22)      | 24.31'         | N54°25'07"W     | (L37)  | 11.41'  | 57°42'01"E      |
| (L8)       | 93.28'         | S69°34'59"W     | (L23)      | 74.70'         | N11°36'43"W     | (L38)  | 88.34   | N82°17'59"E     |
| (L9)       | 56.59          | S15'59'10"E     | (L24)      | 145.00'        | S60'55'38"E     | (L39)  | 19.30'  | N39°38'32"E     |
| (L10)      | 38.65          | N89°22'22"W     | (L25)      | 113.76'        | N81°08'57"E     | (L40)  | 100.00  | N42°41'34"W (R) |
| (L11)      | 139.72'        | N62°01'21"W     | (L26)      | 100.00'        | N72°49'45"E     | (L41)  | 4.38'   | S14°11'25"E     |
| (L12)      | 63.96          | S86°26'05"W     | (L27)      | 52.46'         | S59°26'31"E (R) | (L42)  | 25.00'  | N75°48'39"E     |
| (L13)      | 65.65          | S67'06'39"W     | (L28)      | 37.35          | N47'31'12"W (R) | (L43)  | 67.50'  | S20'25'01"E     |
| (L14)      | 101.50'        | N50°21'28"W     | (L29)      | 38.71'         | N7°10'49"W      | (L44)  | 133.43' | N69°34′59″E     |
| (L15)      | 4.22'          | S39'38'32"W     | (L30)      | 72.61'         | S48'51'19"E     | (L45)  | 4.33'   | S89°06'56"E(R)  |

BY USING G.P.S. IN A STATIC MODE FOR RELATIVE POSITIONING.

2) CONTROL STATION "REST"

- B) MEAN ELEVATION IS 2366.920 FEET. NAVD 88
- D) Epoch 1991.35

PMB 237/79-84

(N50°21'29"W)

(103.68')

PARCEL MAP 32775

PARCEL B

04-LLA-13

OR 2004-0826803

BOUNDARY AND INDEX MAP

SCALE: 1" = 200'

PMB 237/79-84

E) MAP COMBINATION FACTOR IS 0.999904925.

# F) MAPPING ANGLE AT STA. "REST" IS: -00°25'22.73"

PARCEL MAP 32775

PMB 237/79-84

(N74°19'17"E) /(143.11')

PARCEL MAP 32775

PMB 237/79-84

(N5°34'48"E 49.00')—<

(N17'13'55"E 27.63')

(N25'47'55"E 82.81')

(N2°48'06"E 70.00')

(N12'26'27"W 55.32')

(N53'30'56"W 112.25')

(N75°48'39"E)

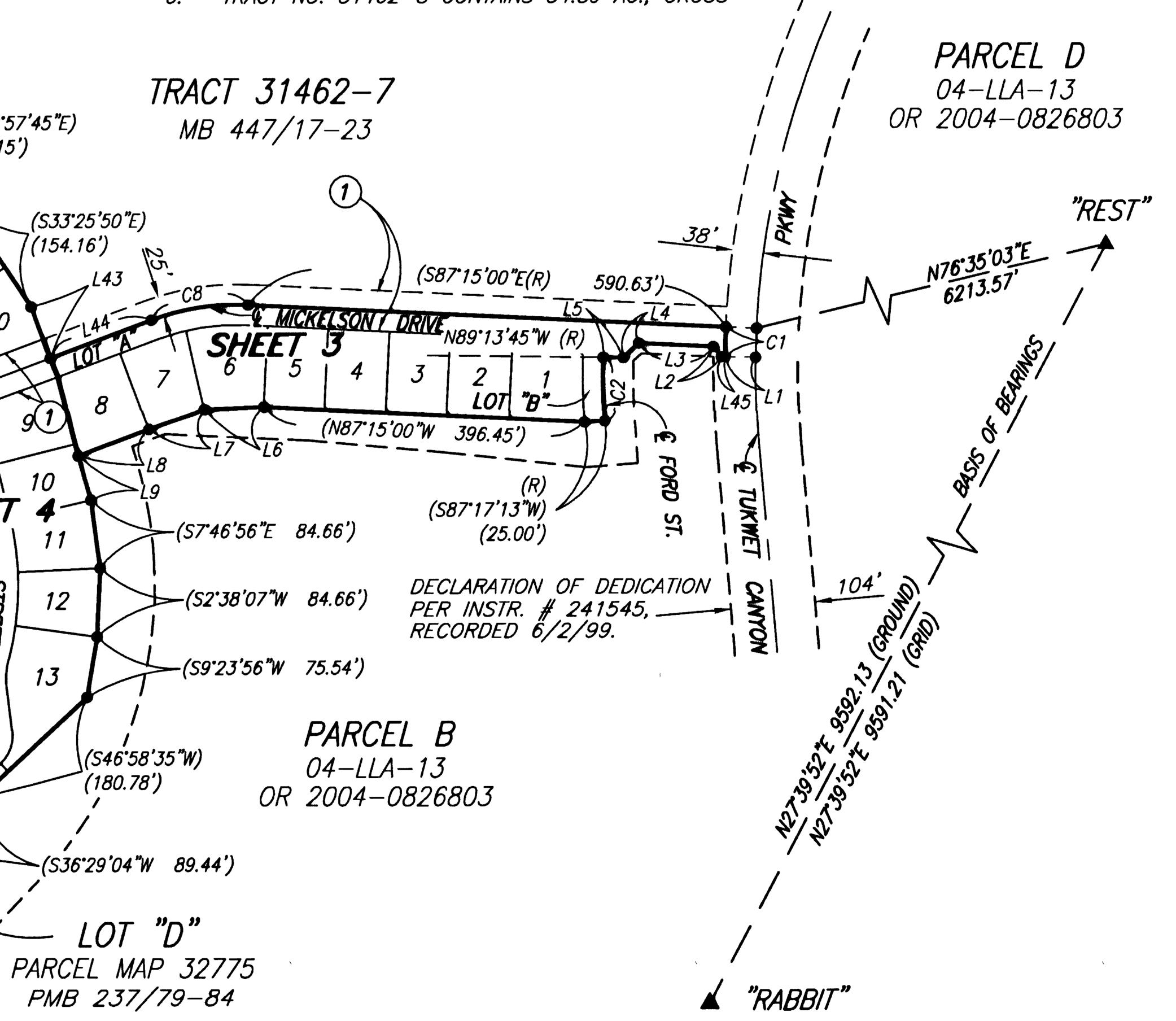
(S86°06'27"E 47.83')

## SITE LOCATION BROOKSIDE AVE OAK VALLEY PARKWAY BEAUMONT VICINITY MAP EASEMENT DEDICATIONS:

- 1 5' EASEMENT IN FAVOR OF CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES DEDICATED HEREON.
- 2 5' EASEMENT IN FAVOR OF BEAUMONT CHERRY VALLEY WATER DISTRICT FOR WATER FACILITY PURPOSES DEDICATED HEREON.
- 3 EASEMENT IN FAVOR OF OURSELVES, SUCCESSORS, OR ASSIGNESS FOR LANDSCAPE MAINTENANCE PURPOSES RETAINED HEREON.

## SURVEYOR'S NOTES

- INDICATES RECORD AND MEASURED DATA PER PM 32775 PMB 237/79-84, AND LLA 15-LLA-004, PER INSTR. #2016-0466382, O.R., UNLESS OTHERWISE NOTED.
- (( )) INDICATES RECORD AND MEASURED DATA PER LLA 15-LLA-004, PER INSTR. #2016-0466382, O.R., UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" IP, AND TAG, "LS 7699", FLUSH, PER PARCEL MAP NO. 32775, MB 237/79-84, UNLESS OTHERWISE NOTED.
- INDICATES SET 1" I.D. X 18" I.P. AND TAG "LS 8509", FLUSH (RIV. CO. STD. A MON. )
- SET 1" I.P. AND TAG, "LS 8509", FLUSH, AT ALL REAR LOT CORNERS UNLESS OTHERWISE NOTED.
- SET NAIL AND TAG MARKED "LS 8509" IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES.
- MONUMENT THE ROAD RIGHT-OF-WAY OR ROAD EASEMENT SIDELINES AT ALL B.C.s, E.C.s, P.R.C.s, AND P.C.C.s UNLESS THE ROADS ARE TO BE IMPROVED AS COVERED IN SECTION 3.5.5.
- ALL MONUMENTS ARE SET AND TAGGED PER RIV. CO, ORDINANCE NO 461.9.
- ALL MONUMENTS SHOWN "SET" ARE IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THE MAP, UNLESS OTHERWISE NOTED.
- TRACT NO. 31462-8 CONTAINS 34.89 AC., GROSS



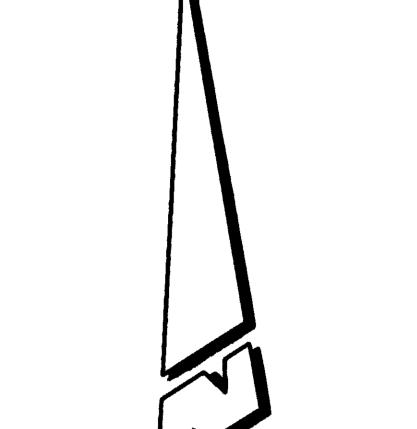
| CURVE TABLE |                 |            |         |         |  |  |
|-------------|-----------------|------------|---------|---------|--|--|
| CURVE #     | RADIUS          | DELTA      | LENGTH  | TANGENT |  |  |
| (C1)        | 1138.00'        | 1.51.56"   | 37.05   | 18.53'  |  |  |
| (C2)        | 1288.00         | 3°29'02"   | 78.32'  | 39.17   |  |  |
| (C3)        | 275.00'         | 9*09'35"   | 43.96   | 22.03'  |  |  |
| (C4)        | 47.00'          | 33'05'09"  | 27.14   | 13.96'  |  |  |
| (C5)        | 47.00'          | 11°55′19″  | 9.78'   | 4.91'   |  |  |
| (C6)        | 47.00'          | 197*13'39" | 161.79  | 310.27' |  |  |
| (C7)        | <i>325.00</i> ′ | 7°39'54"   | 43.48'  | 21.77'  |  |  |
| (C8)        | 300.00'         | 23°10′01″  | 121.30' | 61.49'  |  |  |
| (C9)        | 1115.00'        | 4°42'09"   | 91.51'  | 45.78'  |  |  |

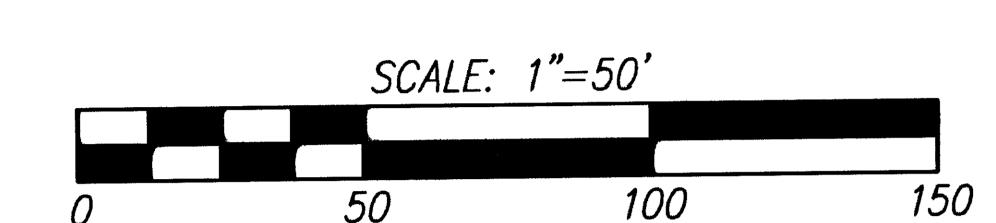
SHEET 3 OF 9 SHEETS

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

# TRACT NO. 31462-8

BEING A DIVISION OF PARCEL "B" OF LOT LINE ADJUSTMENT LLA 15-LLA-004, RECORDED OCTOBER 24, 2016, AS INSTRUMENT NO. 2016-0466382, OF OFFICIAL RECORDS OF RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN SECTIONS 35 AND 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN ALL IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT NOTES, AND SURVEYOR'S NOTES



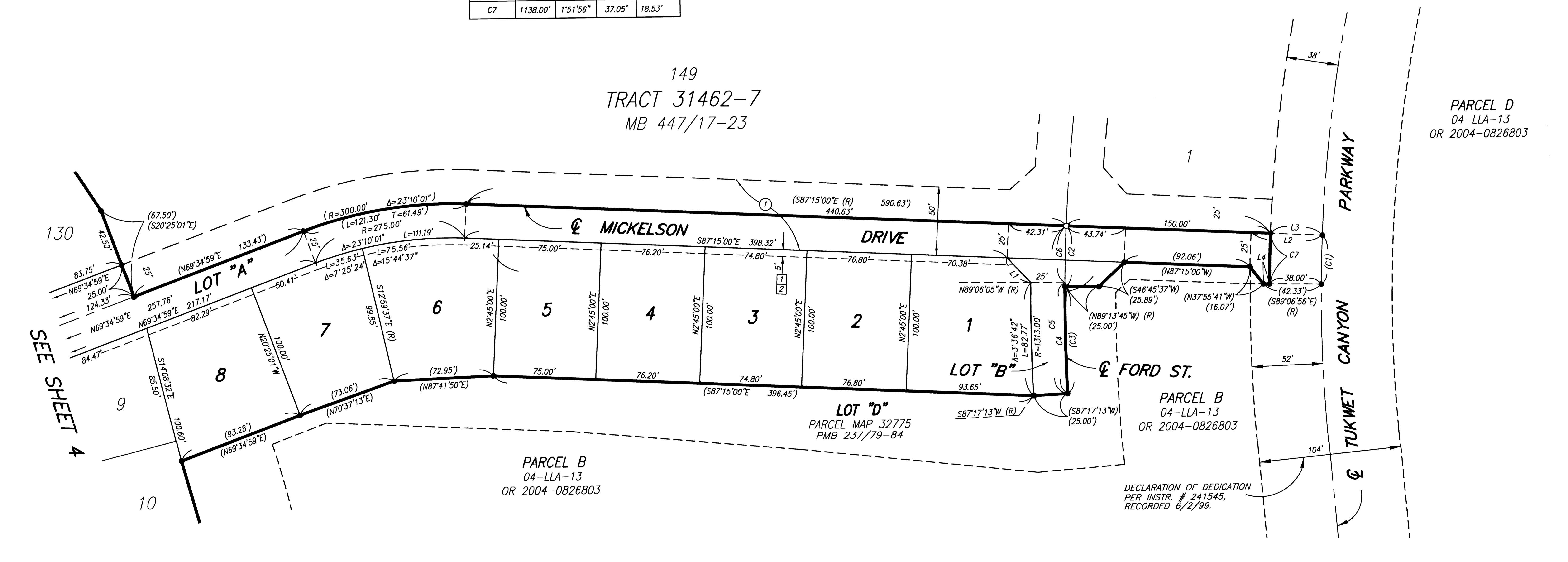


| CURVE TABLE |          |          |                       |        |  |  |  |
|-------------|----------|----------|-----------------------|--------|--|--|--|
| CURVE #     | TANGENT  |          |                       |        |  |  |  |
| (C1)        | 1100.00  | 1°51'56" | 35.82'                | 17.91' |  |  |  |
| (C3)        | 1288.00  | 3.29,02" | 78.32 <b>'</b>        | 39.17' |  |  |  |
| C2          | 1288.00' | 1*58'45" | 44.49'                | 22.25' |  |  |  |
| C4          | 1288.00' | 3.35'07" | <i>80.59</i> <b>'</b> | 40.31  |  |  |  |
| C5          | 1288.00' | 5'27'47" | 122.81                | 61.45' |  |  |  |
| <i>C6</i>   | 1288.00  | 1.51.05" | 41.62'                | 20.81  |  |  |  |
|             | 1        |          |                       | i .    |  |  |  |

PROACTIVE ENGINEERING CONSULTANTS WEST

|        | LINE TABLE |             |  |
|--------|------------|-------------|--|
| LINE # | LENGTH     | DIRECTION   |  |
| L1     | 25.04      | N43°10'32"W |  |
| L2     | 52.20'     | S87°15'00"E |  |
| L3     | 38.00'     | S87°15'00"E |  |
| L4     | 4.33'      | S89'06'56"E |  |

FEBRUARY 2017





| CURVE # RADIUS DELTA LENGTH TANGENT  C1 340.00' 6'16'29" 38.25' 19.15'  C2 340.00' 22'01'41" 38.45' 19.46'  C3 100.00' 22'01'41" 38.45' 19.46'  C4 315.00' 1'14'33" 6.83' 3.42'  LINE # LENGTH DIRECTION  L1 23.98' N68'38'24"W  L2 24.03' N27'43'13"E  L3 1.07' \$14'08'32"E  L4 22.00' N59'17'39"W (R)   | DETAIL "B"  SCALE: 1"=20"  LOT  PARCEL M  PMB 237,  11.91,  15.15,  ETAIL "B"  SCALE: 1"=20"   | DETAIL "A"  SCALE: 1"=20"   | SCALE: 1"=50"  50 100 150  |
|--|--|---|--|
| A=61.36'59" Q R)  A=61.36'59" Q R)  A=50.54'-  1=50.54' | 32775  AP 32775  (49.00°)  (49.00°)  (50°) | 3.75.80.415  3.75.80.415  3.75.80.415  3.75.80.415  | SHELL STATE OF THE |
| N736'10"  N736'10"  LOT "D"  PARCEL MAP 32775  PMB 237/79-84   | $\begin{array}{c ccccccccccccccccccccccccccccccccccc$  | SEE HEREON  DETAIL A. 3.3 (1.3.4.3.1)  SEE HEREON  SEE HEREON  SEE HEREON  DETAIL A. 3.4.5.9 E 25.76. (1.3.4.3.1)  OG G G G G G G G G G G G G G G G G G G | TRACT 31462-7  MB 447/17-23  |

SHEET 5 OF 9 SHEETS

SEE SHEET 2 FOR BASIS OF BEARINGS,

EASEMENT NOTES, AND SURVEYOR'S NOTES

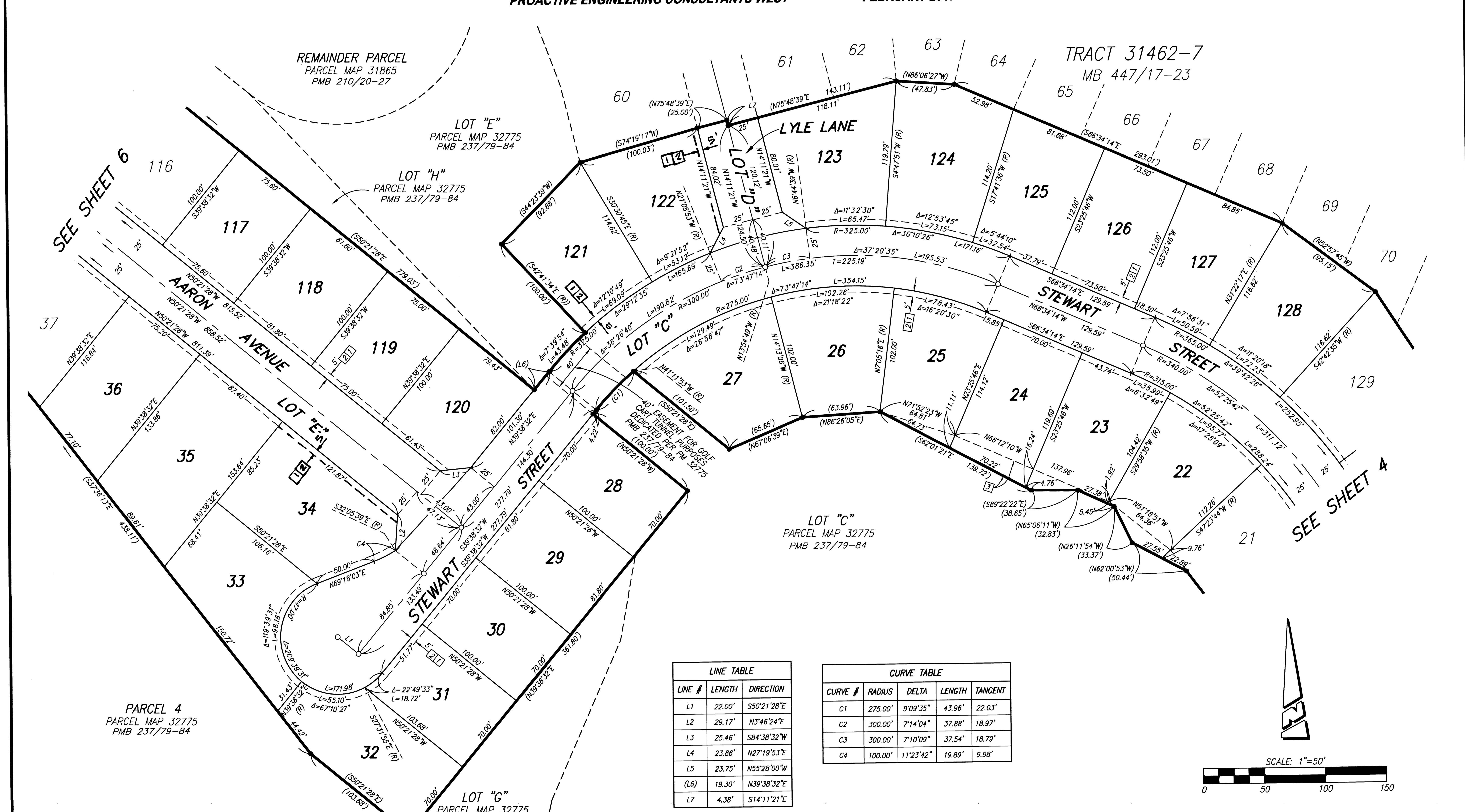
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT NO. 31462-8

BEING A DIVISION OF PARCEL "B" OF LOT LINE ADJUSTMENT LLA 15-LLA-004, RECORDED OCTOBER 24, 2016, AS INSTRUMENT NO. 2016-0466382, OF OFFICIAL RECORDS OF RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN SECTIONS 35 AND 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN ALL IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PROACTIVE ENGINEERING CONSULTANTS WEST

FEBRUARY 2017



IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TRACT NO. 31462-8 BEING A DIVISION OF PARCEL "B" OF LOT LINE ADJUSTMENT LLA 15-LLA-004, RECORDED OCTOBER 24, 2016, AS INSTRUMENT NO. 2016-0466382, OF OFFICIAL RECORDS OF RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN SECTIONS 35 AND 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN ALL IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. FEBRUARY 2017 PROACTIVE ENGINEERING CONSULTANTS WEST 107 REMAINDER PARCEL PARCEL MAP 31865 PMB 210/20-27 110 LOT "H"
PARCEL MAP 32775
PMB 237/79-84 PARCEL 4
PARCEL MAP 32775
PMB 237/79-84 116

SHEET 7 OF 9 SHEETS

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

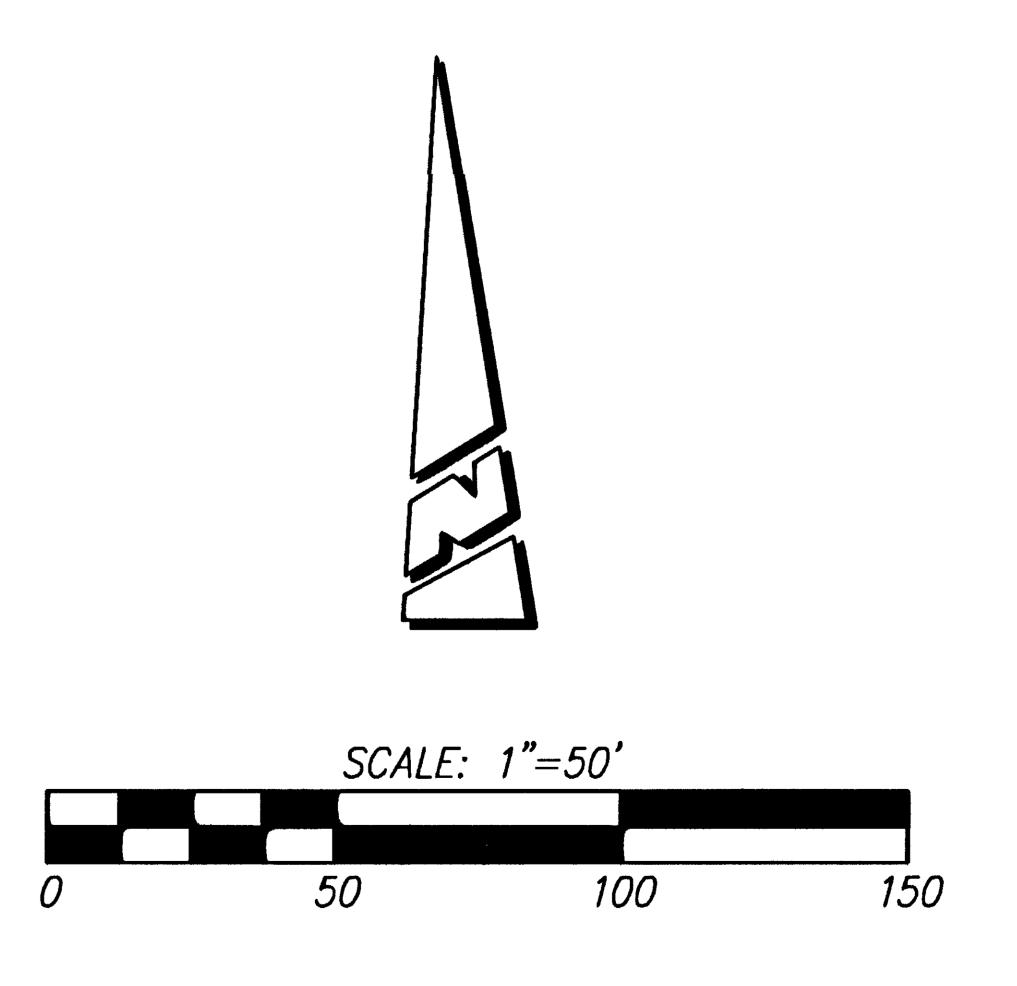
RDED OCTOBER 24, 2016, AS INSTRUMENT NO. ALIFORNIA, WITHIN SECTIONS 35 AND 36, TOWNSHIP T, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT NOTES, AND SURVEYOR'S NOTES

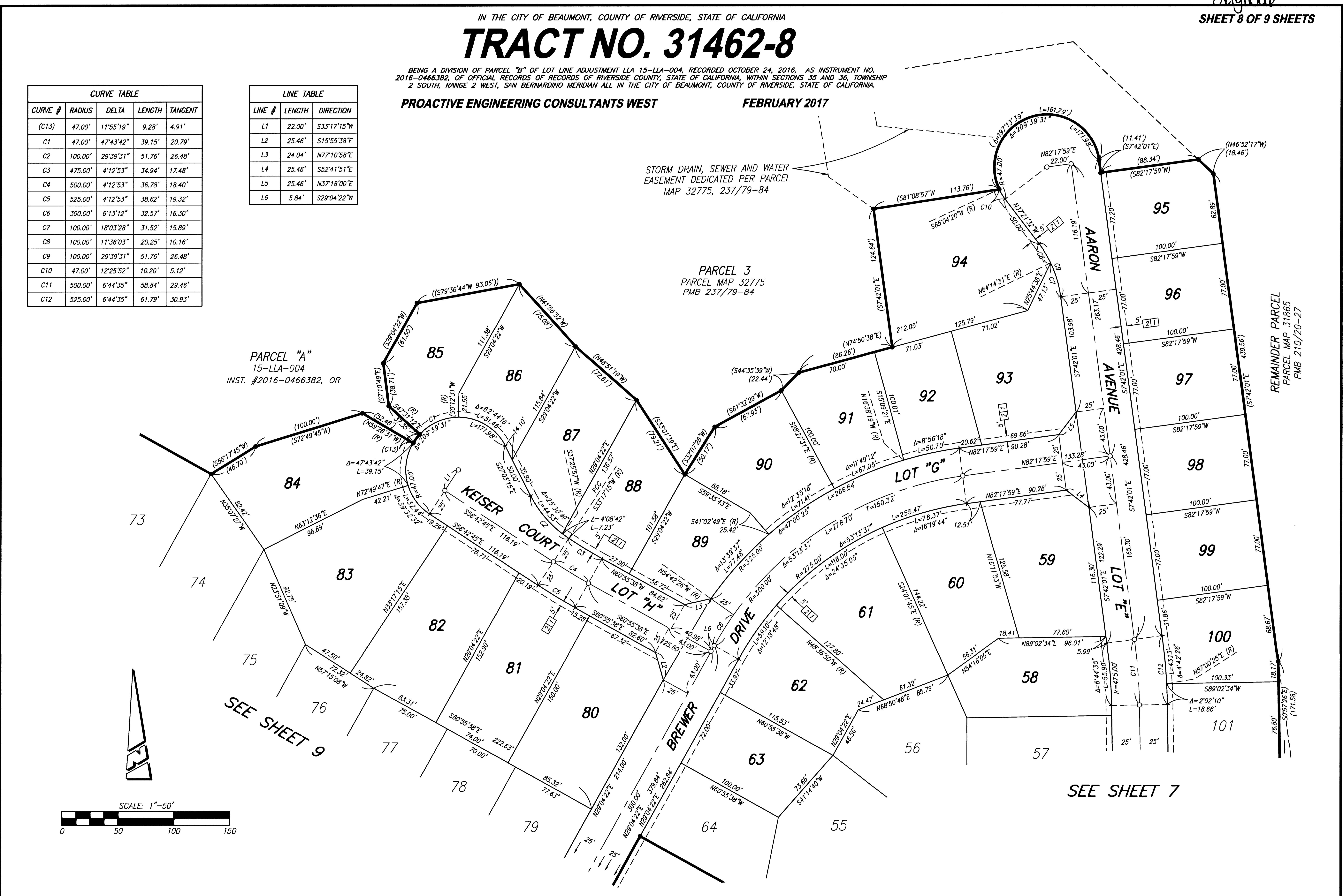
FEBRUARY 2017

| CURVE TABLE |                 |           |        |         |
|-------------|-----------------|-----------|--------|---------|
| CURVE #     | RADIUS          | DELTA     | LENGTH | TANGENT |
| C1          | 425.00'         | 2°26'08"  | 18.07' | 9.03'   |
| C2          | 100.00          | 17'36'02" | 30.72' | 15.48'  |
| <i>C3</i>   | 47.00°          | 2°26′38″  | 2.00'  | 1.00'   |
| C4          | 500.00          | 6'44'35"  | 58.85  | 29.46   |
| C5          | <i>525.00</i> ′ | 6'44'35"  | 61.79' | 30.93'  |

|        | LINE TABLE |             |  |
|--------|------------|-------------|--|
| LINE # | LENGTH     | DIRECTION   |  |
| L1     | 69.08      | S31°38'32"E |  |
| L2     | 25.46'     | S45°57'25"E |  |
| L3     | 25.46'     | N44°02'35"E |  |



|  | IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE   |
|--|---|
|  | TRACT NO. 314   |
| BEING 2 50   59   2016-04  | IG A DIVISION OF PARCEL "B" OF LOT LINE ADJUSTMENT LLA 15-LLA-004, RECORDED<br>466382, OF OFFICIAL RECORDS OF RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFOLD<br>OUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN ALL IN THE CITY OF BEAUMONT, CO |
|  | DOTH, RANGE 2 WEST, SAN BERNARDING MERIDIAN ALL IN THE CITY OF BEADMONT, CO.  PACTIVE ENGINEERING CONSULTANTS WEST  |
| 18.41 77.60'  N80:02'34"E 96.01'  100  |   |
| 56.31, 15°E 7003 02 54 L 30.01 25' 1   |   |
| 58  58  58  58  58  58  58  58  58  58   | 90  |
| DZ<br>24.47', N68'50'48"E<br>129.83' 8.94'<br>L=18.65'   |   |
| 589.02'34"W   88.88   101  | 76.80   |
| 56 189'02'34"E   | $\frac{1}{2}$   |
| 13.66 15 15 100.00'  15.66 28'43" S  | (NO.27)   |
| 55 S73:21:24"E C2 N89:02'34"E S9 96 102  | 76.60'  |
| $\begin{array}{c ccccccccccccccccccccccccccccccccccc$  |   |
| S89.02'34"W  LANGER COVE  50.00'  12   | REMAINDER PARCEL  PARCEL MAP 31865  |
| $\frac{132.12}{\sqrt{35.05}} = \frac{103}{\sqrt{1 - 1}} = \frac{103}{\sqrt$ | PMB 210/20-27   |
| 54 $ \int_{\Delta=30.46,03'}^{\Delta=30.46,03'} \Delta=0.35.06'' $ $ \int_{L=3.83'}^{L=3.83'} 100.00' $  |   |
| S88.27'28"W (1   | LOT "E"   |
|  | PARCEL MAP 32775  PMB 237/79-84   |
| S81'03'35"W (R) - 1 2 3 5 7 8 5 3 7 7 8 5 5 7 7 8 5 7 7 8 7 7 8 7 7 8 7 8  |   |
| 92.38<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'<br>172.20'  | 02'   |
| 79.62<br>N70·33'59 L   | 35"W (K) (N) (N) (N) (N) (N) (N) (N) (N) (N) (N   |
|  | 105   |
| N70'34'00"E (N)  N70'34'00"E (N)  N70'34'00"E (N)  N70'34'00"E (N)  N70'34'00"E (N)  |   |
| PARCEL 4  PARCEL MAP 32775  PMB 237/79-84  | 16.20' 100.00 8"W 858' 21'28"W  |
| 50   | 106   |
| N60'-47'36'  |   |
| 49   | 100.00 (R)  100.00 (R)  256.13'4A"W (R)   |
| 85. 11.99' 11.99'  | 107   |
| No 103.0° P. 16.17 P.   | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1   |
| 48   | 6. 100.0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1  |
| 102.50 (R)  102.50 (R)   | 108 IEF   |
| 47   | 7 SKI   |
|  | / \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\  |

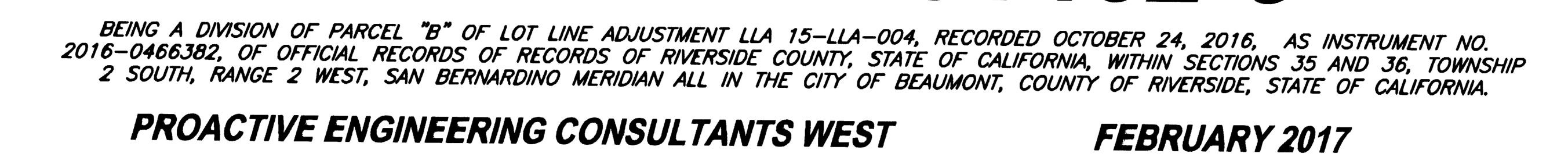


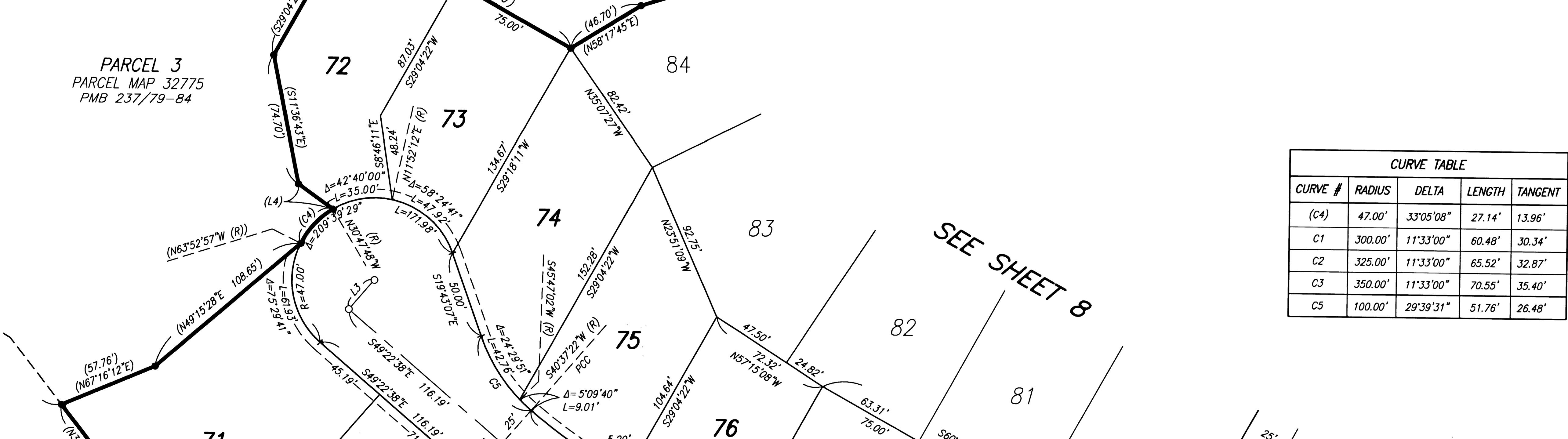
SHEET 9 OF 9 SHEETS

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

# TRACT NO. 31462-8

SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT NOTES, AND SURVEYOR'S NOTES





PARCEL "A"

INST. #2016-0466382, OR

15-LLA-004

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE #     | LENGTH | DIRECTION   |
| (L4)       | 24.31' | S54°25'07"E |
| L1         | 25.46  | N74°04'22"E |
| L2         | 25.46' | N15'55'38"W |
| <i>L3</i>  | 22.00' | S40°37'22"W |

