



City of Beaumont

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

Case No. <u>PW2023-0984</u>
Receipt No. <u>R01303084</u>
Fee \$ <u>3,484.43</u>
Date Paid <u>3/3/2023</u>

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name Rick Rush Phone (951) 539-5294

2. Contact's Address 1250 Corona Pointe Court Suite 600 Corona, CA 92879
City/State/Zip

5. Contact's E-mail rick.rush@tripointehomes.com

3. Developer Name Tripointe Homes Phone (951) 428-4410
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address 1250 Corona Pointe Court Suite 600 Corona, CA 92879
City/St/Zip

5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):
Monument Bond

Bond Number 0212821

Tract 31470-4

6. **CERTIFICATION OF ACCURACY AND COMPLETENESS:** I hereby certify that to the best of my knowledge the information in this application and all attached answers and exhibits are true, complete, and correct.

Rick Rush *Rick Rush* 02/23/2023
Print Name and Sign – Contact/Applicant Date

7. Contractor shall indemnify, defend, and hold harmless the City and its officers, officials, employees and volunteers from and against any and all liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with contractor's performance of work hereunder or its failure to comply with any of its obligations for which this Bond exoneration is requested, except for such loss or damage which was caused by the active negligence of the City.

Rick Rush *Rick Rush* 02/23/2023
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.

Rick Rush

Rick Rush

02/23/2023

Print Name and Sign – Contact/Applicant

Date



Punch List

Project Name: Tri-Pointe Sundance North

Tract No. 31470-4

Monument	PW 2023-0984	Bond No. 0212821	(Performance)
Inspected By: Alex Stanko		Page: 1	Date: 03-24-2023
Item No.	Description	Completed by Construction (Sign/Date)	Accepted by (Sign/Date)
1	No items	Alex Stanko 03-24-2023	Alex Stanko 03-24-2023

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. 31470-4)

THIS SECURITY AGREEMENT is made by and between CITY OF BEAUMONT ("CITY") and Pardee Homes, a California company ("DEVELOPER").

RECITALS

A. DEVELOPER has applied to the CITY for permission to develop certain real property, pursuant to Tract Map/~~Parcel Map~~/~~Plot Plan~~ # 31470-4 ("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 Sundance Survey Monuments.

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. Provision of Improvements. 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. Inspection by the CITY. 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. Compliance with Plans and Specifications. 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. Such 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. Indemnification. 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. Procedure for Release of Performance Bond Security. 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. Security for One-Year Warranty Period. 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. Binding Effect. 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. Authority to Execute. 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. No Assignment. 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.

CITY OF BEAUMONT

By _____
Mayor

Date

DEVELOPER

By  _____

11/16/2017
Date

Title: V.P. COMMUNITY DEVELOPMENT

Address: 1250 Corona Pointe Ct. #600
Corona, CA 92879

CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 California }

County of RIVERSIDE }

On NOV. 16, 2017 before me, SONAL SHAH, NOTARY PUBLIC,
(Here insert name and title of the officer)

personally appeared JEFF CHAMBERS,
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.

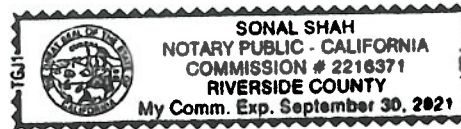
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sonal Shah

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Tract map # 31470-4
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date 11/16/17

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Bond No: 0212821

Premium: \$417.00

Basic Gov (Sales Force) # _____
File # _____

EXHIBIT "A"

PERFORMANCE BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and Pardee Homes (hereinafter designated as "Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated November 16, 2017 whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. Sundance Tract 31470-4 which is hereby incorporated herein and made a part hereof; and Install Survey Monuments

WHEREAS, Principal is required under the terms of the said agreement to furnish a bond for the faithful performance of said agreement.

NOW, THEREFORE, we, the Principal and Berkley Insurance Company, as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of Ninety Eight Thousand and 00/100 dollars (\$ 98,000.00) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided, on his or their part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City, its officers, agents and employees as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment therein rendered.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on November 15, 20 17.

PRINCIPAL:

SURETY:

Pardee Homes

Berkley Insurance Company

By [Signature]

By [Signature]

Title V.P. COMMUNITY DEVELOPMENT

Title Janina Monroe, Attorney-In-Fact



ALL-PURPOSE CERTIFICATE OF 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 California }

County of Orange }

On November 15, 2017 before me, Brianne Davis, Notary Public,
(Here insert name and title of the officer)

personally appeared Janina Monroe,
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 and official seal.

Brianne Davis
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
0212821
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date 11/15/17

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer
_____ (Title)
 Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ - is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple

CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 California }

County of RIVERSIDE }

On Nov. 16, 2017 before me, SONAL SHAH, NOTARY PUBLIC,
(Here insert name and title of the officer)

personally appeared JEFF CHAMBERS,
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 and official seal.

Sonal Shah

Notary Public Signature

(Notary Public Seal)



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0212821
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date 11/15/17

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

_____ (Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

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 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document
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 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)
- Securely attach this document to the signed document with a staple.

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, constituted and appointed, and does by these presents make, constitute and appoint: *Janina Monroe, Paul Boucher, Thomas G. McCall, Michelle Haase, Dennis E. Langer or Timothy J. Noonan of Lockton Insurance Brokers, LLC, A Division of Lockton Companies, LLC of Irvine, California* 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.\$50,000,000.00)**, 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 22 day of July, 2013.

Attest:

Berkley Insurance Company

(Seal)

By Ira S. Lederman
Ira S. Lederman
Senior Vice President & Secretary

By Jeffrey M. Hafter
Jeffrey M. Hafter
Senior Vice President

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 22 day of July, 2013, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Senior Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

Kathleen Corey
KATHLEEN COREY
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES OCTOBER 31, 2017

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a 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 Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this _____ day of _____, _____.

(Seal)

Andrew M. Tuma
Andrew M. Tuma

NOV 15 2017

WARNING - Any unauthorized reproduction or alteration of this document is prohibited. This power of attorney is void unless seals are readable and the certification seal at the bottom is embossed. The background imprint, warning and verification instructions (on reverse) must be in blue ink.

Bond No: 0212821

Premium: Included in the cost of the performance bond.

EXHIBIT "B"

PAYMENT BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and Pardee Homes (hereafter designated as "the Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated NOVEMBER 16, 20 17 whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. Sundance Tract 31470-4 which is hereby incorporated herein and made a part hereof; and Install Survey Monuments

WHEREAS, under the terms of the said agreement, the Principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the City of Beaumont to secure the claims to which reference is made in Section 8000, et seq., of the Civil Code of the State of California.

NOW, THEREFORE, the Principal and the undersigned as corporate surety, are held firmly bound unto the City of Beaumont and all contractors, subcontractors, laborers, materialmen, and other persons employed in the performance of the said agreement and referred to at Section 8000, et seq., of the Civil Code in the sum of Ninety Eight Thousand and 00/100 dollars (\$ 98,000.00), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Section 8000, et seq., of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the agreement or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on November 15, 20 17.

PRINCIPAL:

SURETY:

Pardee Homes

Berkley Insurance Company

By [Signature]

By [Signature]

Title V.P. COMMUNITY DEVELOPMENT

Title Janina Monroe, Attorney-In-Fact

ALL- PURPOSE CERTIFICATE OF 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 California }

County of Orange }

On November 15, 2017 before me, Brianne Davis, Notary Public
(Here insert name and title of the officer)

personally appeared Janina Monroe,
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 and official seal.

Brianne Davis

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

0212821

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date 11/15/17

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ - is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple

CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 California }

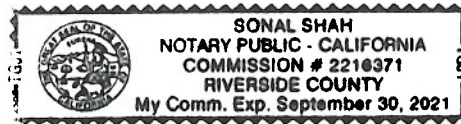
County of RIVERSIDE }

On Nov. 16, 2017 before me, SONAL SHAH, NOTARY PUBLIC
(Here insert name and title of the officer)

personally appeared JEFF CHAMBERS,
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 and official seal.



Sonal Shah

Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
0212821
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date 11/15/17

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer
_____ (Title)
 Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

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 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

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, constituted and appointed, and does by these presents make, constitute and appoint: *Janina Monroe, Paul Boucher, Thomas G. McCall, Michelle Haase, Dennis E. Langer or Timothy J. Noonan of Lockton Insurance Brokers, LLC, A Division of Lockton Companies, LLC of Irvine, California* 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.\$50,000,000.00)**, 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 22 day of July, 2013.

Attest:

Berkley Insurance Company

(Seal)

By Ira S. Lederman
Ira S. Lederman
Senior Vice President & Secretary

By Jeffrey M. Hafter
Jeffrey M. Hafter
Senior Vice President

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 22 day of July, 2013, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Senior Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

Kathleen Corey
KATHLEEN COREY
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES OCTOBER 31, 2017

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a 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 Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this _____ day of NOV 15 2017, _____.

(Seal)

Andrew M. Tuma
Andrew M. Tuma

WARNING - Any unauthorized reproduction or alteration of this document is prohibited. This power of attorney is void unless seals are readable and the certification seal at the bottom is embossed. The background imprint, warning and verification instructions (on reverse) must be in blue ink.

Michael Baker
INTERNATIONAL

January 27, 2023

JN 158900

City of Beaumont
550 East 6th Street
Beaumont, CA 92223
Attn: City Surveyor

Subject: Amended Tract No. 31470-4, M.B. 466/94-103
PW # 2019-0417
Survey Monumentation

To whom it may concern:

The monuments required for the release of surety bonds on the above referenced tract map have been set in accordance with City requirements. Michael Baker International has been paid for our services to place the monuments as shown on the said tract map. Signed and stamped monument tie sheets and a copy of the final map are enclosed for your use.

If you have any questions on this matter, please contact this office at 760-346-7481.

Sincerely,



1-27-2023

Christopher L. Alberts
P.L.S. 8508

Date



AMENDED TRACT MAP 31470-4

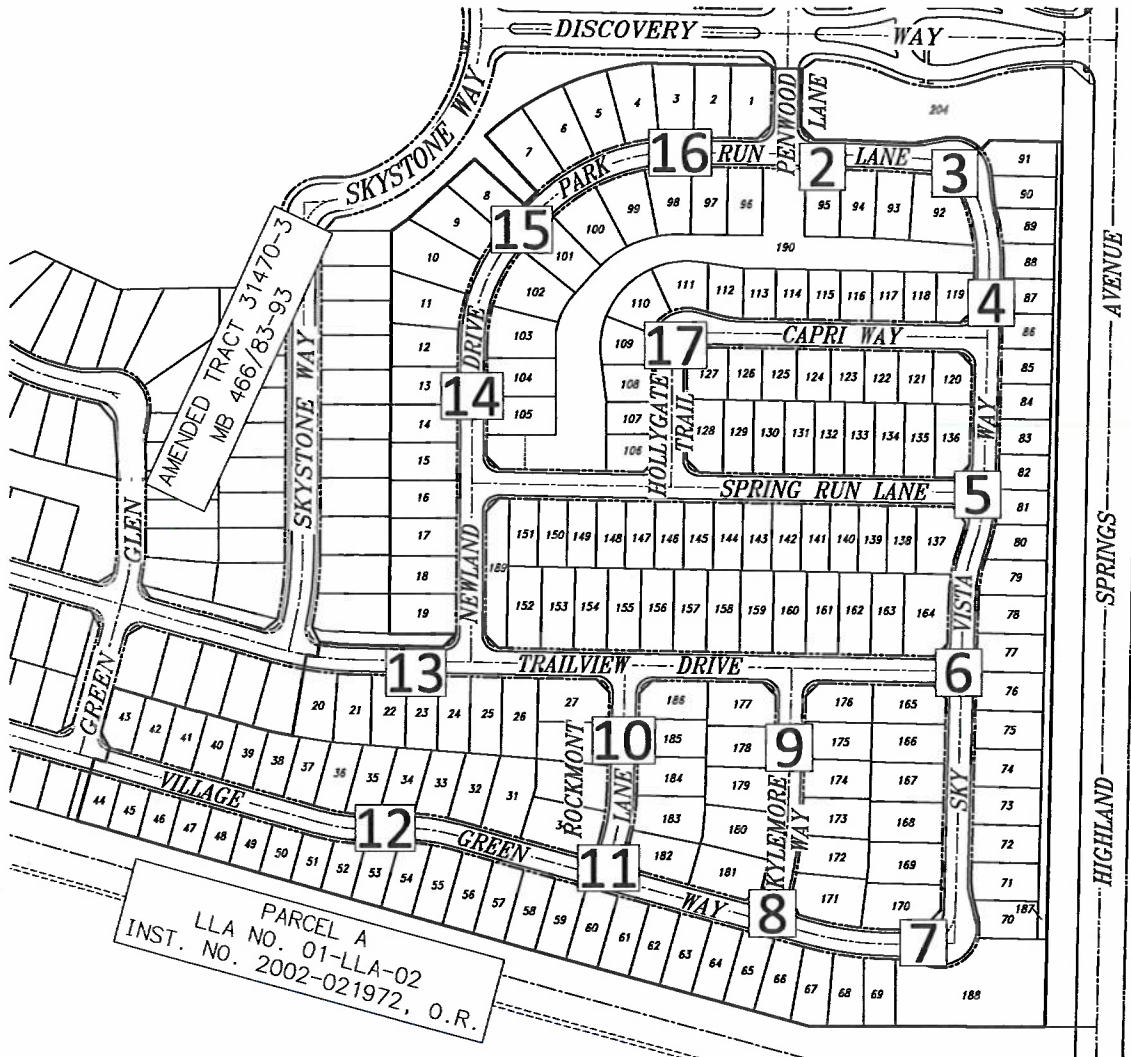
M.B. 466/94-103

SHEET 1 OF 17 SHEETS



X INDICATES SHEET NO.

SCALE: 1"=300'



Christopher L. Alberts
 CHRISTOPHER L. ALBERTS L.S. 8508
 1/27/2023
 DATE

Michael Baker
INTERNATIONAL
 75410 Gerald Ford Dr., Palm Desert, CA 92211
 Phone: (760) 346-7481 · MBAKERINTL.COM

L.S. NO. <u>8508</u>	MONUMENT TIE SHEET AMENDED TRACT MAP NO. 31470-4 M.B. 466/94-103	SCALE: <u>1"=300'</u>
DATE: <u>1/27/2023</u>		JOB NO. <u>158900</u>
ENGINEERING DEPARTMENT		CITY OF BEAUMONT

AMENDED TRACT MAP 31470-4

SHEET 2 OF 17 SHEETS

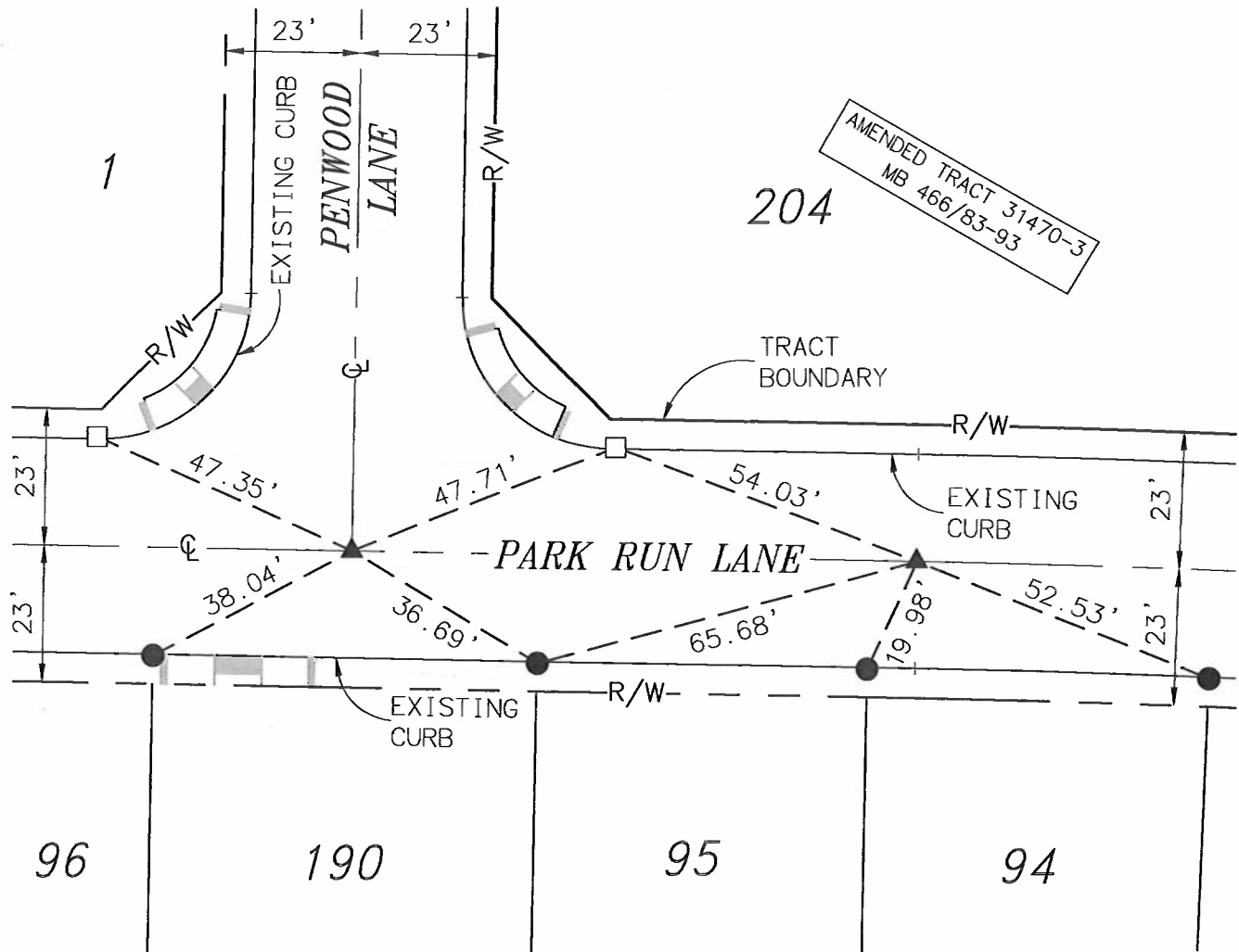
M.B. 466/94-103

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER AMENDED TRACT 31470-4, M.B. 466/94-103.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER AMENDED TRACT 31470-4, M.B. 466/94-103.
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SCALE: 1"=30'



Michael Baker
INTERNATIONAL
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L.S. NO. <u>8508</u>	MONUMENT TIE SHEET	SCALE: <u>1"=30'</u>
DATE: <u>1/27/2023</u>	AMENDED TRACT MAP NO. 31470-4 M.B. 466/94-103	JOB NO. <u>158900</u>
ENGINEERING DEPARTMENT		CITY OF BEAUMONT

AMENDED TRACT MAP 31470-4

SHEET 3 OF 17 SHEETS

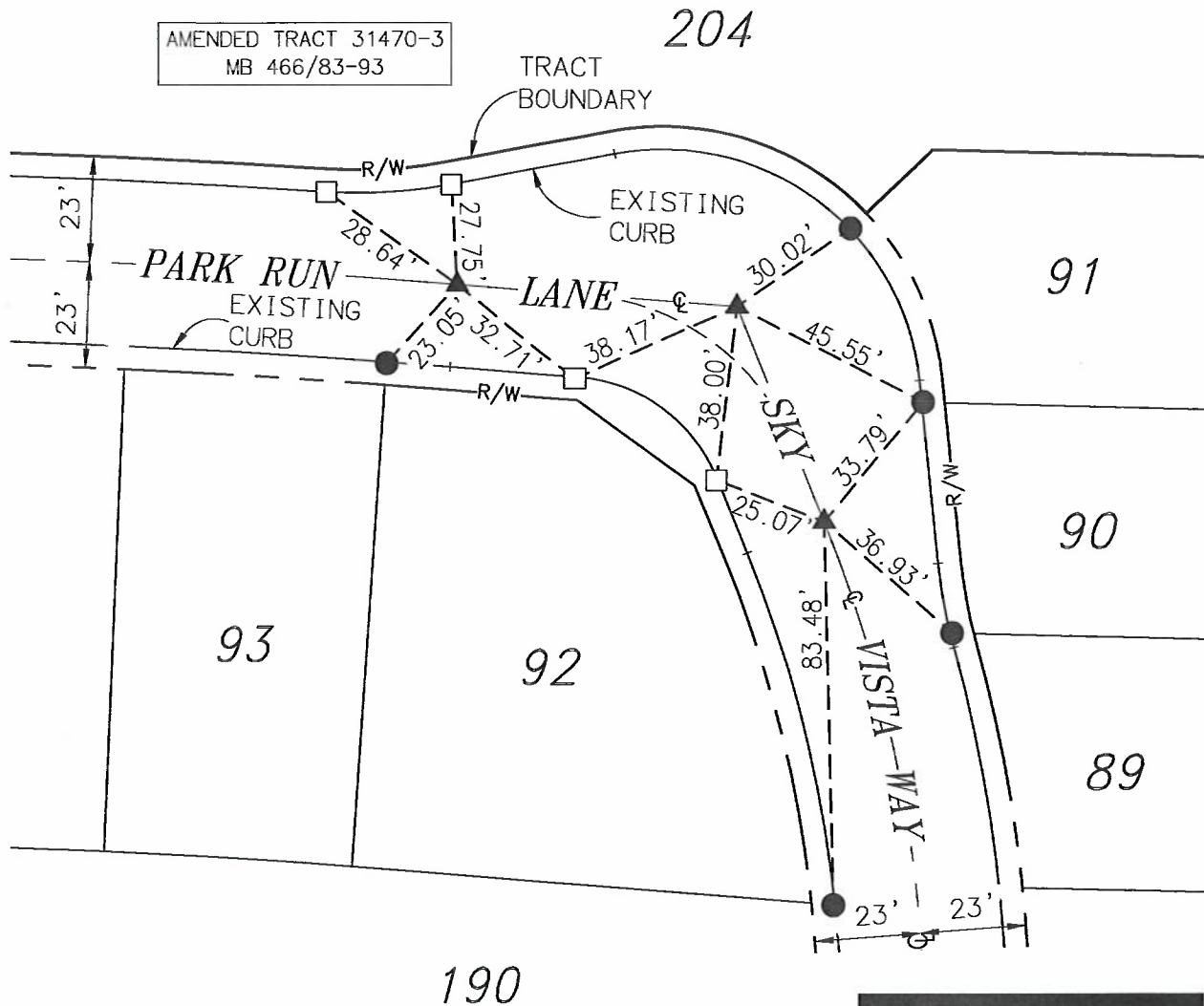
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SCALE: 1"=40'



Michael Baker
INTERNATIONAL
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MONUMENT TIE SHEET
 AMENDED TRACT MAP NO. 31470-4
 M.B. 466/94-103

L.S. NO. 8508
 DATE: 1/27/2023

SCALE: 1"=40'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 158900

AMENDED TRACT MAP 31470-4

SHEET 4 OF 17 SHEETS

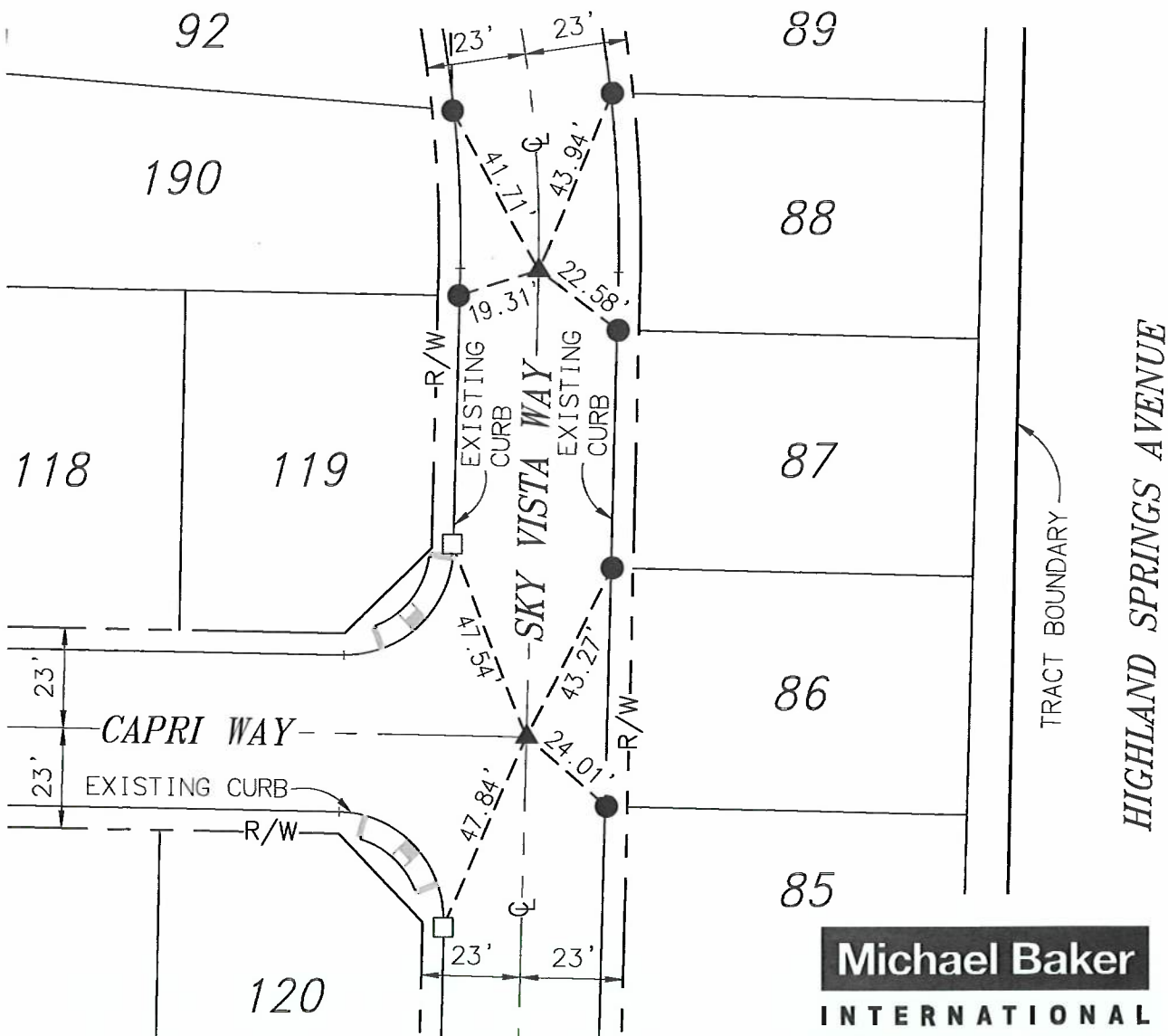
M.B. 466/94-103

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SCALE: 1"=40'



Michael Baker
INTERNATIONAL

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Phone: (760) 346-7481 · MBAKERINTL.COM

MONUMENT TIE SHEET

AMENDED TRACT MAP NO. 31470-4
M.B. 466/94-103

L.S. NO. 8508
DATE: 1/27/2023

SCALE: 1"=40'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

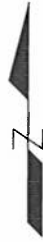
JOB NO. 158900

AMENDED TRACT MAP 31470-4

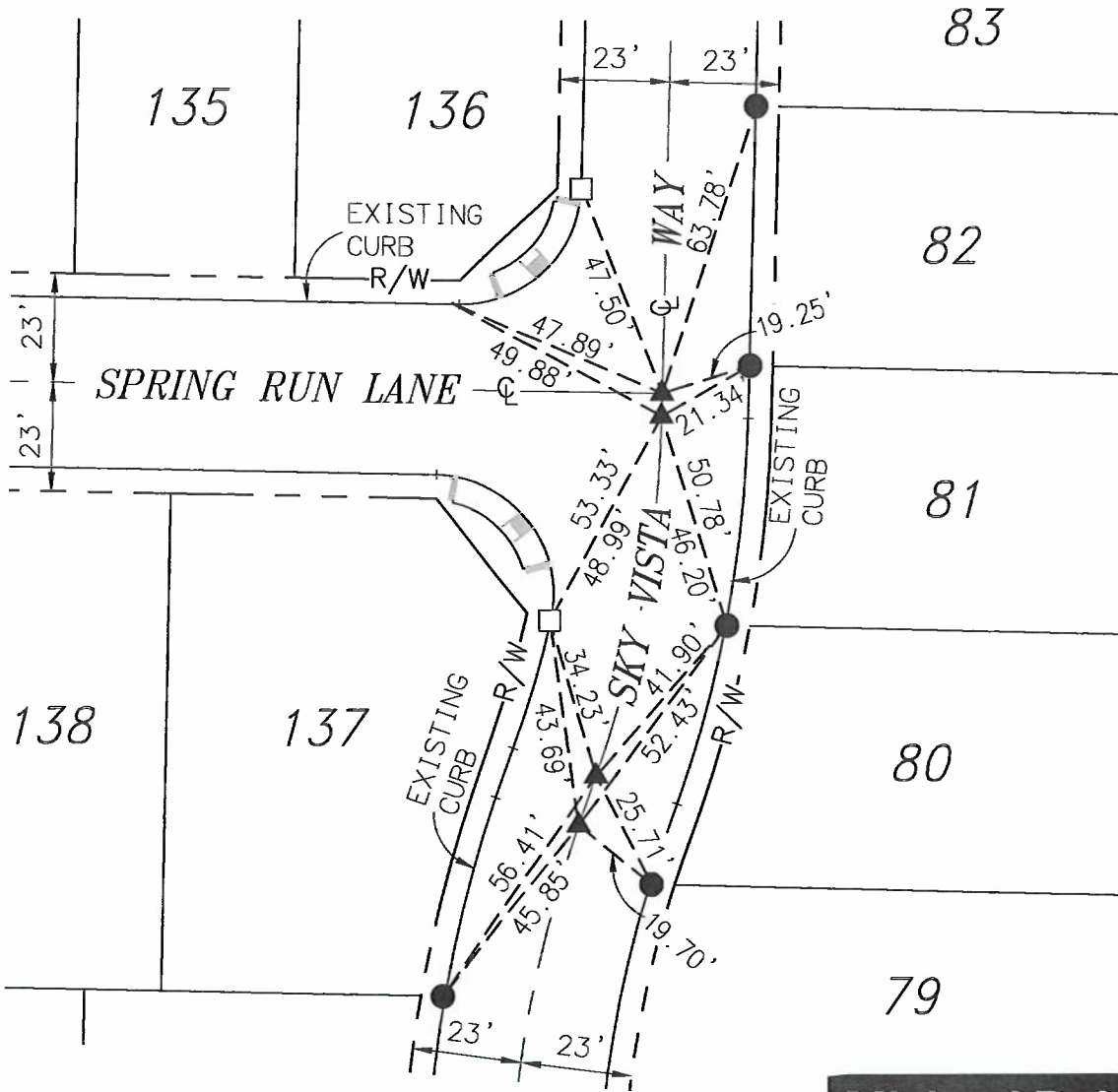
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SCALE: 1"=40'



Michael Baker

INTERNATIONAL

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MONUMENT TIE SHEET

AMENDED TRACT MAP NO. 31470-4
M.B. 466/94-103

L.S. NO. 8508
DATE: 1/27/2023

SCALE: 1"=40'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 158900

AMENDED TRACT MAP 31470-4

SHEET 6 OF 17 SHEETS

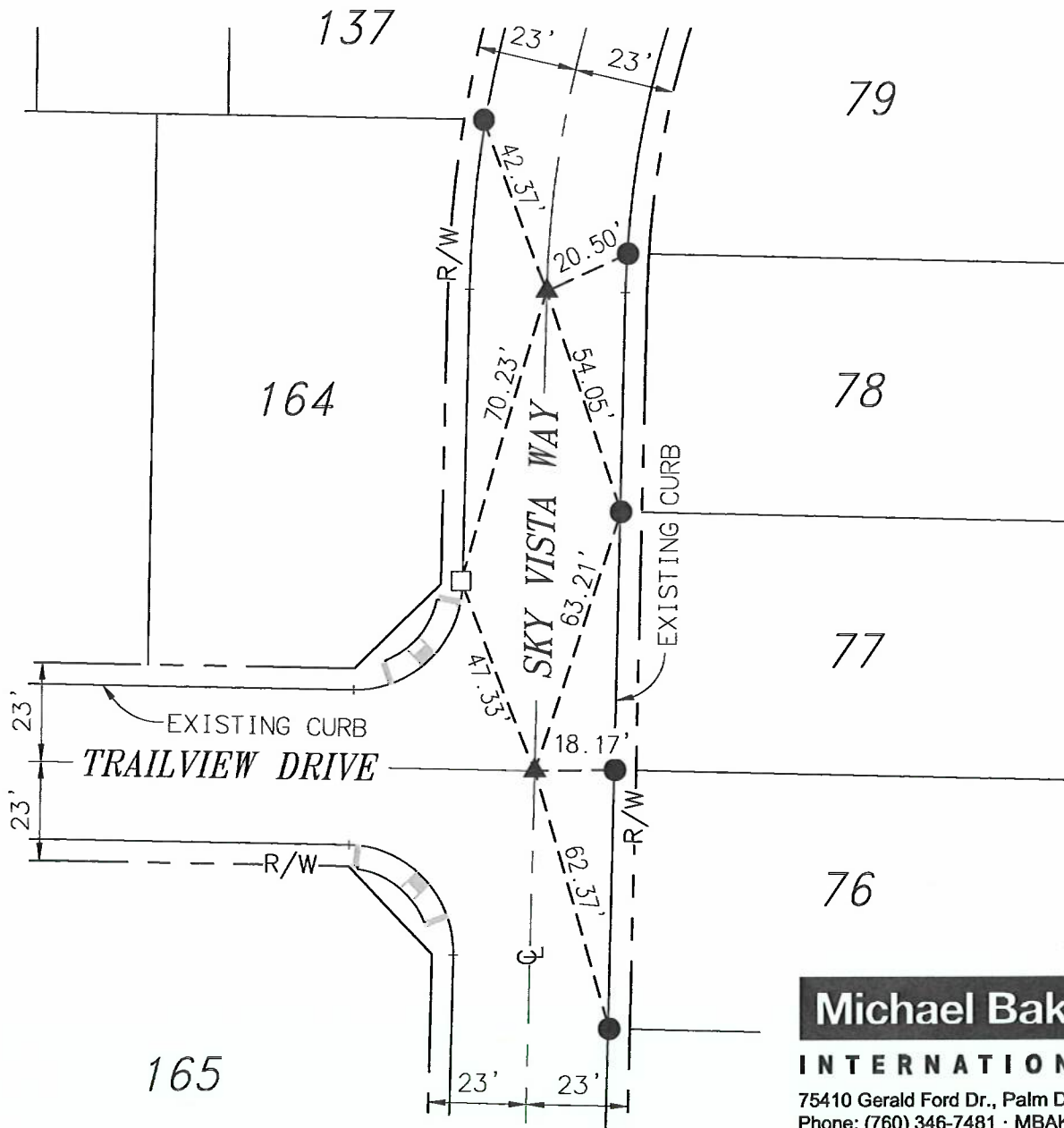
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SCALE: 1"=40'



Michael Baker
INTERNATIONAL

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MONUMENT TIE SHEET

AMENDED TRACT MAP NO. 31470-4
M.B. 466/94-103

L.S. NO. 8508

DATE: 1/27/2023

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

SCALE: 1"=40'

JOB NO. 158900

AMENDED TRACT MAP 31470-4

SHEET 7 OF 17 SHEETS

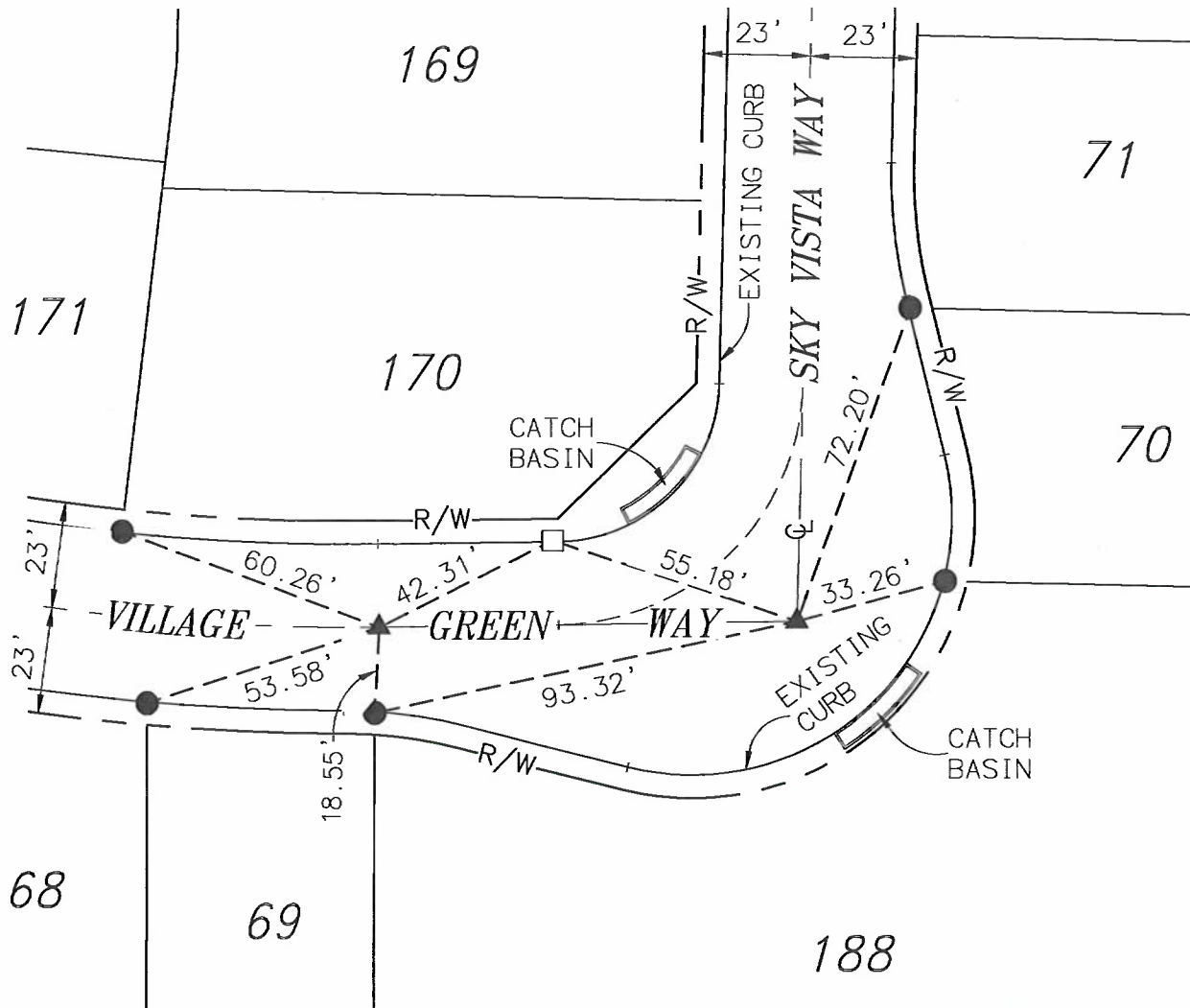
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SCALE: 1"=40'



Michael Baker

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MONUMENT TIE SHEET

AMENDED TRACT MAP NO. 31470-4
M.B. 466/94-103

L.S. NO. 8508
DATE: 1/27/2023

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

SCALE: 1"=40'

JOB NO. 158900

AMENDED TRACT MAP 31470-4

SHEET 8 OF 17 SHEETS

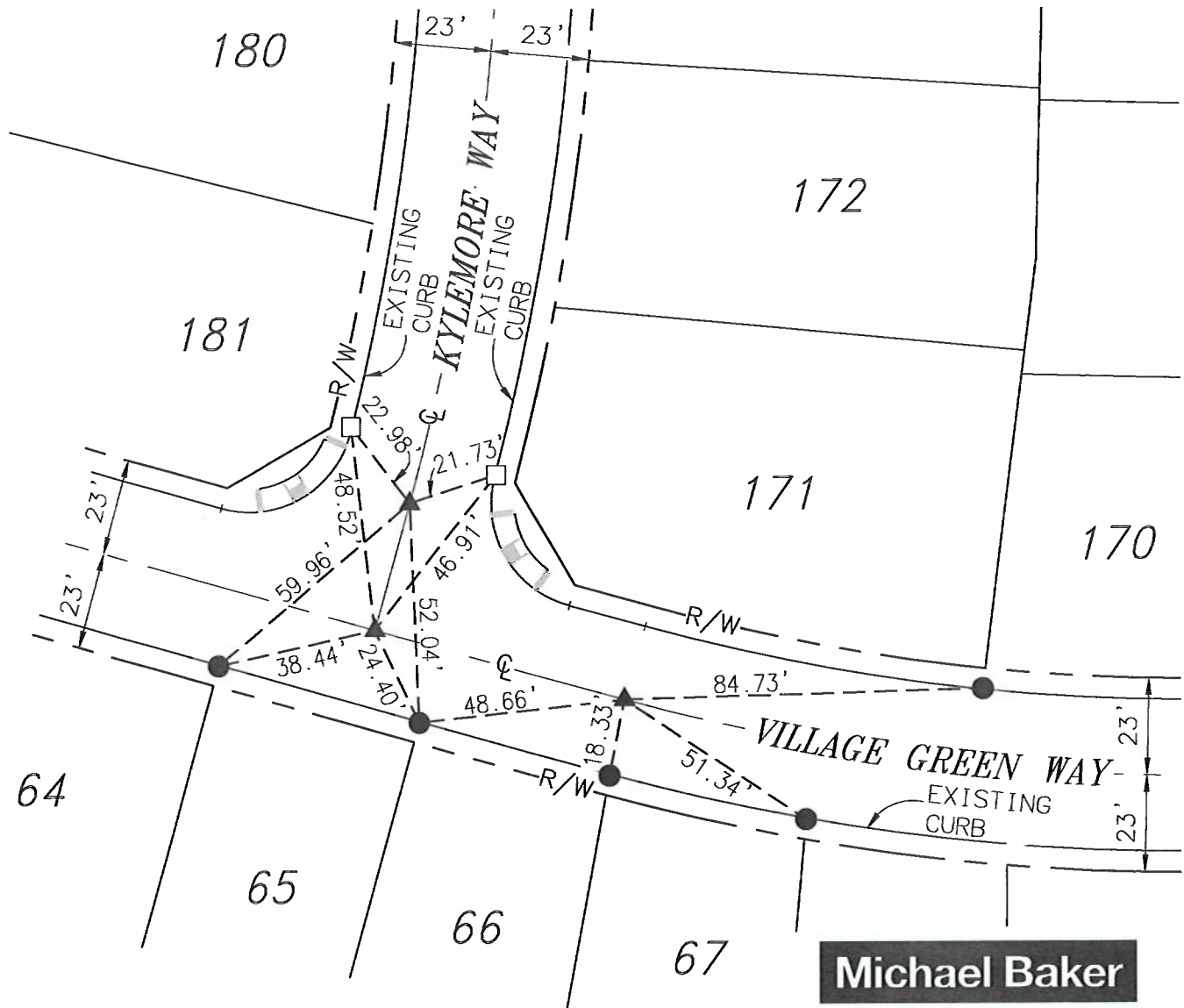
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Michael Baker
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MONUMENT TIE SHEET

AMENDED TRACT MAP NO. 31470-4
M.B. 466/94-103

L.S. NO. 8508
DATE: 1/27/2023

SCALE: 1"=40'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 158900

AMENDED TRACT MAP 31470-4

SHEET 9 OF 17 SHEETS

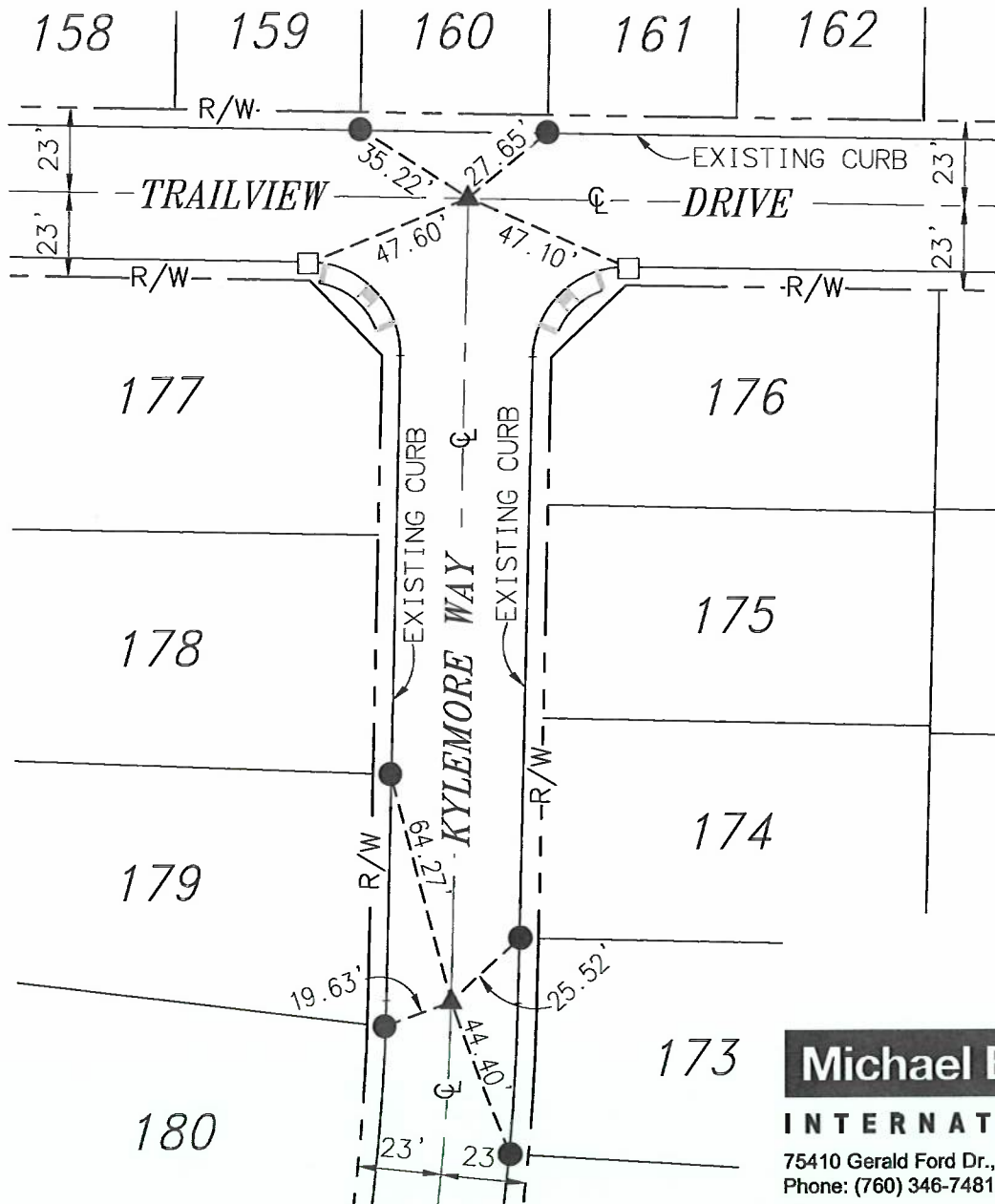
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SCALE: 1"=50'



Michael Baker
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L.S. NO. <u>8508</u> DATE: <u>1/27/2023</u>	MONUMENT TIE SHEET AMENDED TRACT MAP NO. 31470-4 M.B. 466/94-103 ENGINEERING DEPARTMENT CITY OF BEAUMONT	SCALE: <u>1"=50'</u> JOB NO. <u>158900</u>
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AMENDED TRACT MAP 31470-4

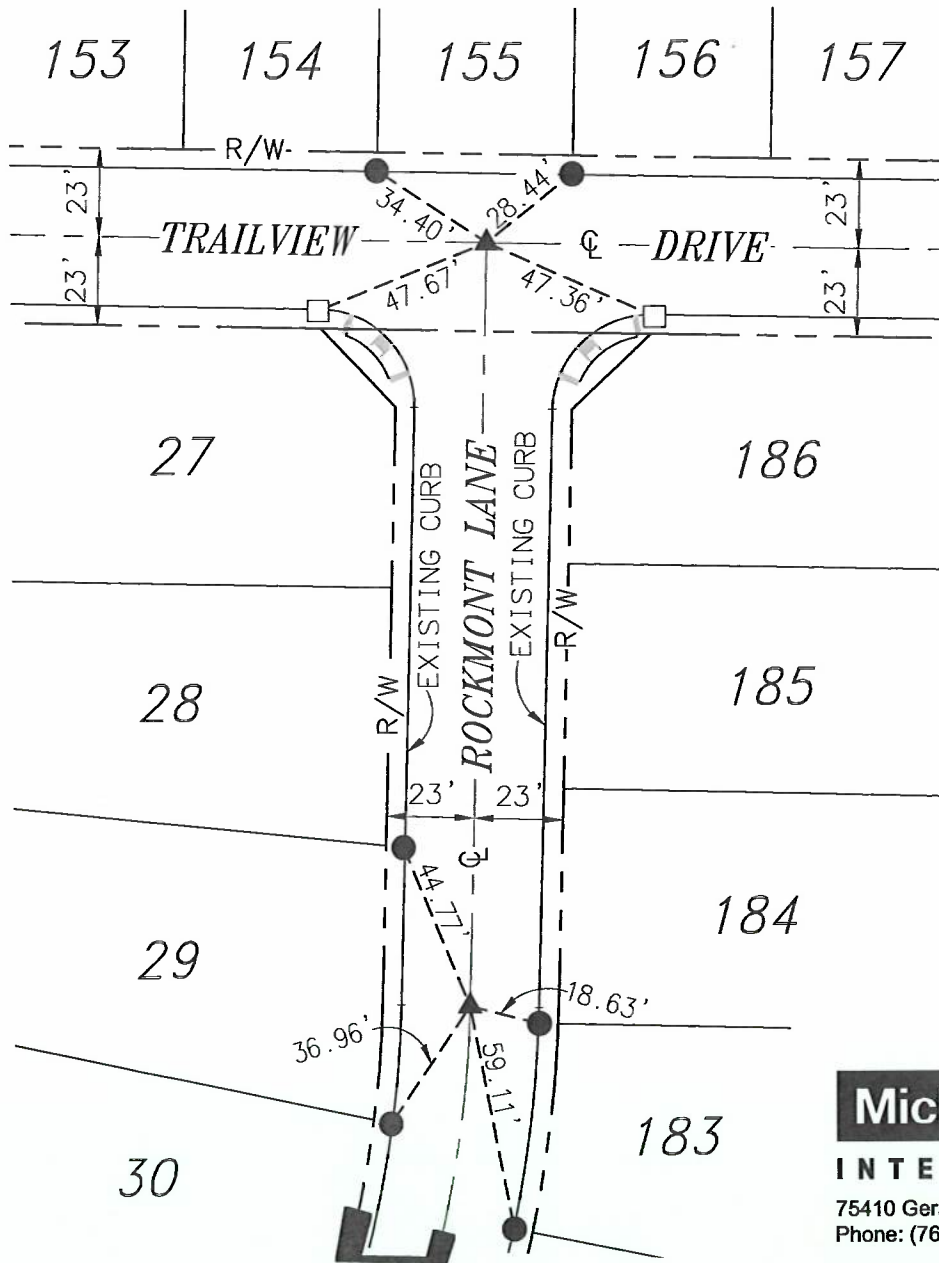
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SCALE: 1"=50'



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MONUMENT TIE SHEET
 AMENDED TRACT MAP NO. 31470-4
 M.B. 466/94-103

L.S. NO. 8508
 DATE: 1/27/2023

SCALE: 1"=50'
 JOB NO. 158900

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

AMENDED TRACT MAP 31470-4

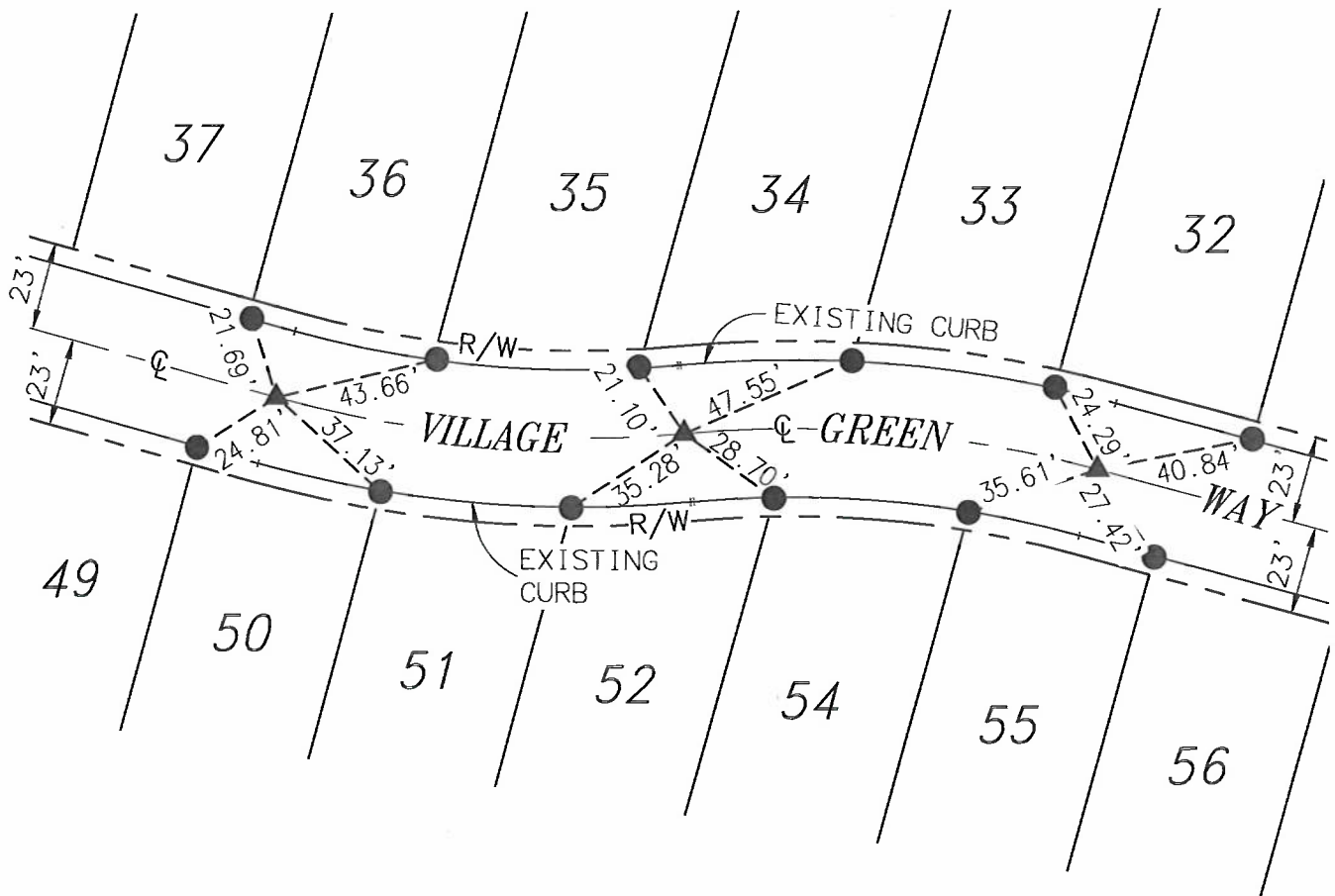
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SCALE: 1"=50'



Michael Baker

INTERNATIONAL

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Phone: (760) 346-7481 · MBAKERINTL.COM

MONUMENT TIE SHEET

AMENDED TRACT MAP NO. 31470-4
M.B. 466/94-103

L.S. NO. 8508
DATE: 1/27/2023

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

SCALE: 1"=50'
JOB NO. 158900

AMENDED TRACT MAP 31470-4

SHEET 13 OF 17 SHEETS

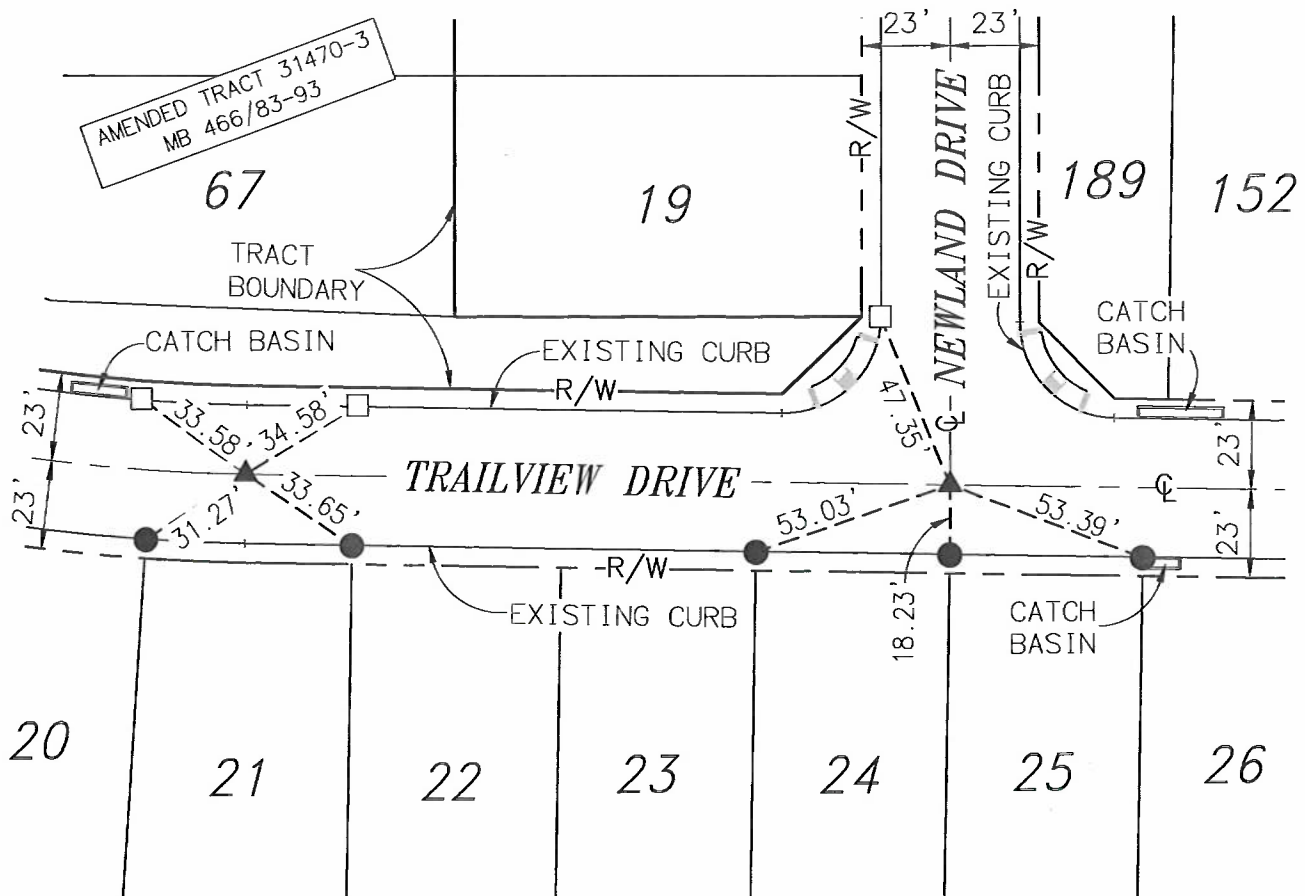
M.B. 466/94-103

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER AMENDED TRACT 31470-4, M.B. 466/94-103.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER AMENDED TRACT 31470-4, M.B. 466/94-103.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=50'



Michael Baker

INTERNATIONAL

75410 Gerald Ford Dr., Palm Desert, CA 92211
Phone: (760) 346-7481 · MBAKERINTL.COM

MONUMENT TIE SHEET

AMENDED TRACT MAP NO. 31470-4
M.B. 466/94-103

L.S. NO. 8508
DATE: 1/27/2023

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

SCALE: 1"=50'
JOB NO. 158900

AMENDED TRACT MAP 31470-4

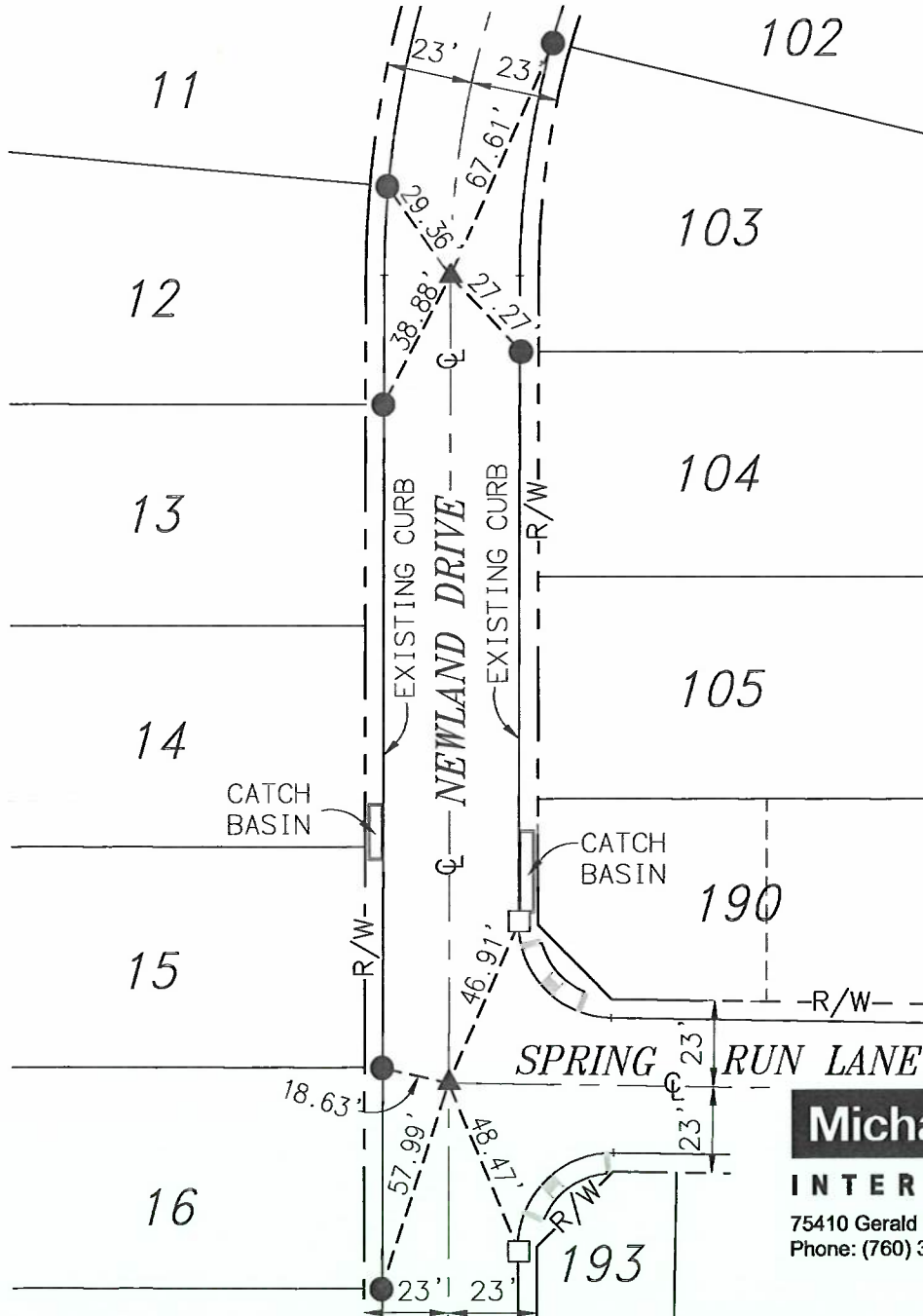
M.B. 466/94-103

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER AMENDED TRACT 31470-4, M.B. 466/94-103.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER AMENDED TRACT 31470-4, M.B. 466/94-103.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=50'



Michael Baker
INTERNATIONAL
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MONUMENT TIE SHEET

AMENDED TRACT MAP NO. 31470-4
 M.B. 466/94-103

L.S. NO. 8508
 DATE: 1/27/2023

SCALE: 1"=50'
 JOB NO. 158900

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

AMENDED TRACT MAP 31470-4

SHEET 15 OF 17 SHEETS

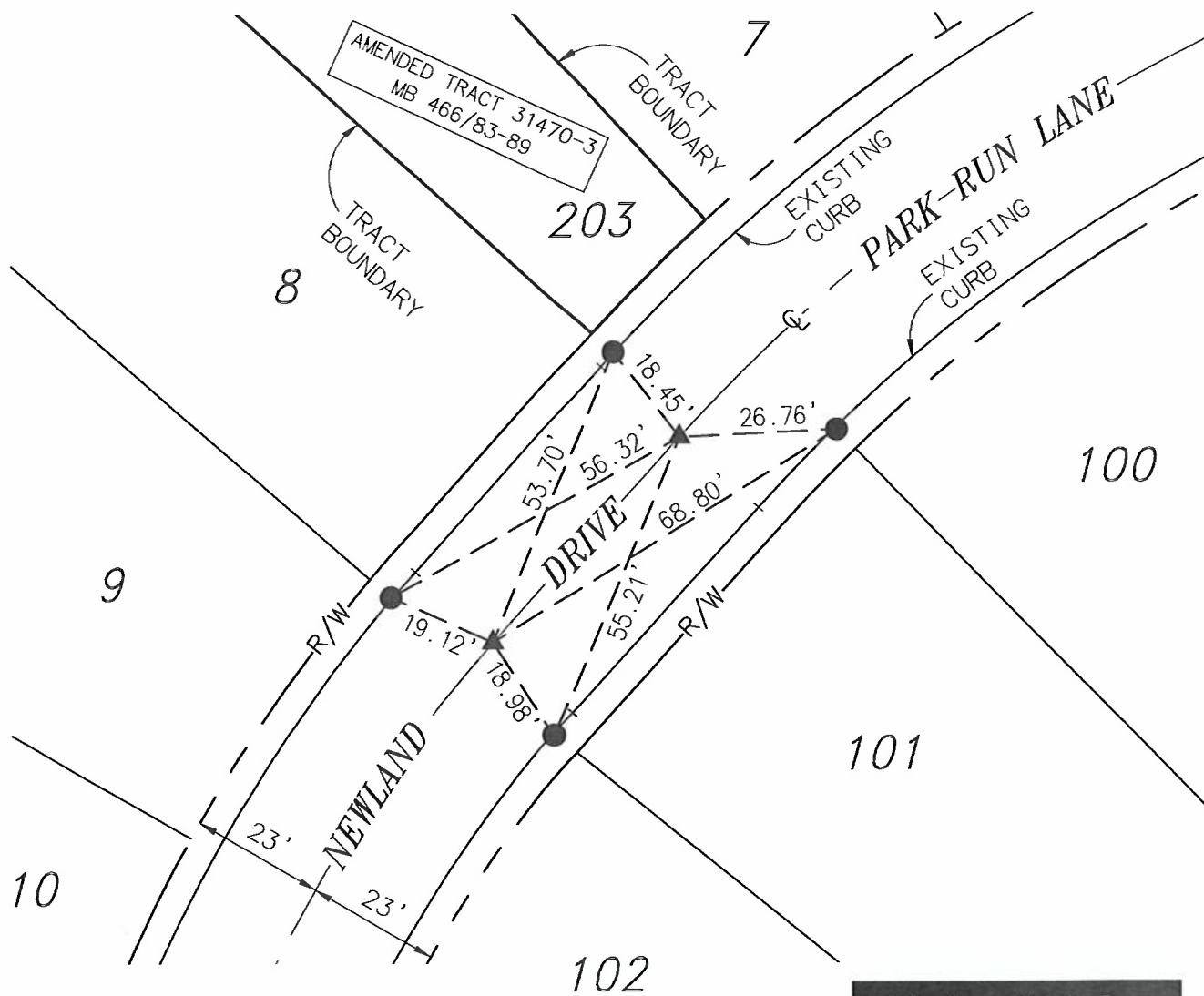
M.B. 466/94-103

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER AMENDED TRACT 31470-4, M.B. 466/94-103.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER AMENDED TRACT 31470-4, M.B. 466/94-103.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



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MONUMENT TIE SHEET

AMENDED TRACT MAP NO. 31470-4
M.B. 466/94-103

L.S. NO. 8508
DATE: 1/27/2023

SCALE: 1"=30'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 158900

AMENDED TRACT MAP 31470-4

SHEET 16 OF 17 SHEETS

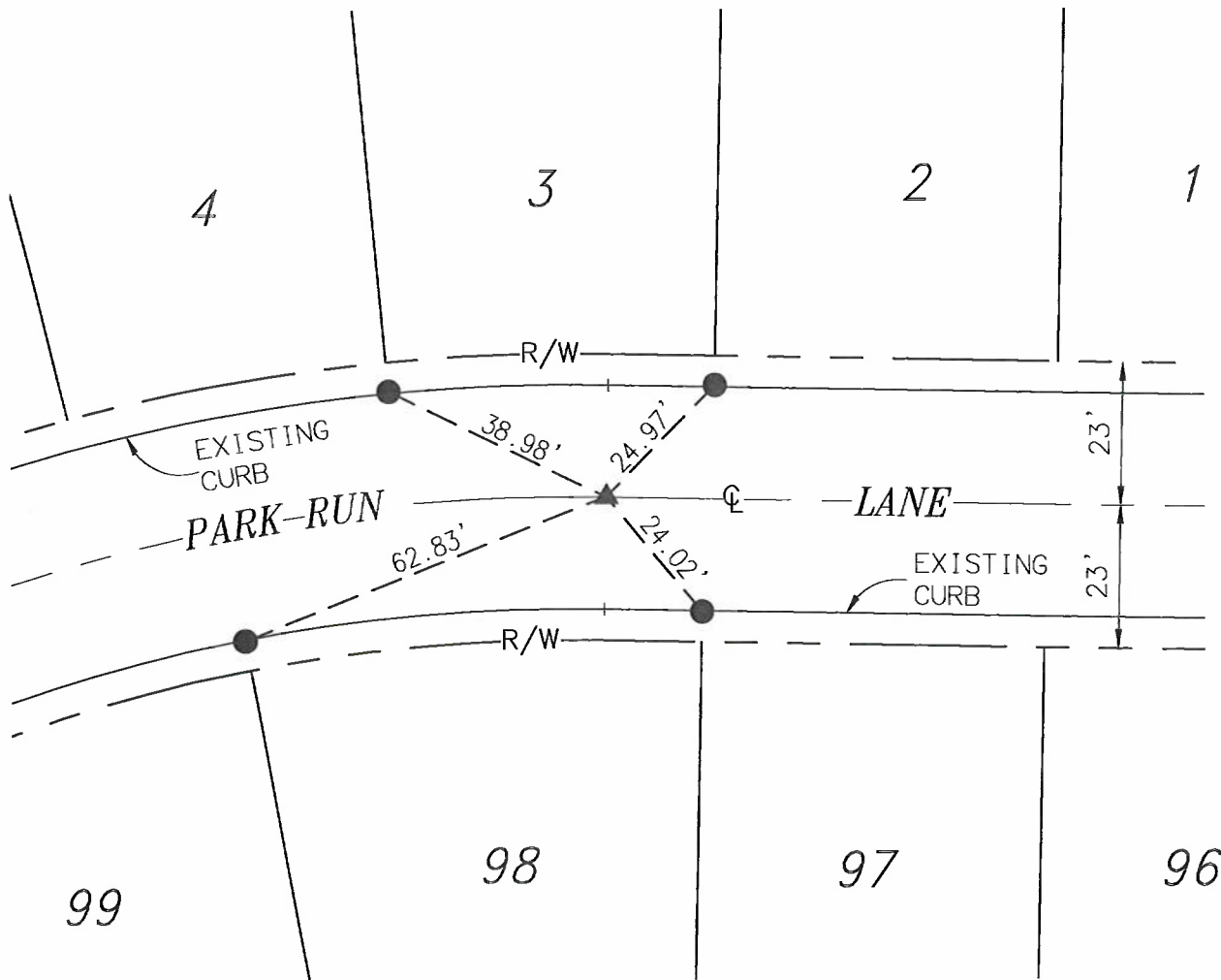
M.B. 466/94-103

LEGEND

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- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER AMENDED TRACT 31470-4, M.B. 466/94-103.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



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MONUMENT TIE SHEET

AMENDED TRACT MAP NO. 31470-4
 M.B. 466/94-103

L.S. NO. 8508

DATE: 1/27/2023

SCALE: 1"=30'

JOB NO. 158900

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

AMENDED TRACT MAP 31470-4

SHEET 17 OF 17 SHEETS

M.B. 466/94-103

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER AMENDED TRACT 31470-4, M.B. 466/94-103.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER AMENDED TRACT 31470-4, M.B. 466/94-103.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=50'



Michael Baker
INTERNATIONAL

75410 Gerald Ford Dr., Palm Desert, CA 92211
Phone: (760) 346-7481 · MBAKERINTL.COM

MONUMENT TIE SHEET

AMENDED TRACT MAP NO. 31470-4
M.B. 466/94-103

L.S. NO. 8508
DATE: 1/27/2023

SCALE: 1"=50'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 158900

THIS SUBDIVISION CONTAINS:

190 NUMBERED LOTS
11 LETTERED LOTS
201 LOTS TOTAL
34.95 ACRES GROSS

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

AMENDED TRACT NO. 31470-4

BEING A SUBDIVISION OF PORTIONS OF LOTS 5 AND 6 OF TRACT NO. 35574 AS FILED IN BOOK 427, PAGES 65 THROUGH 70, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

Michael Baker INTERNATIONAL

"THIS MAP IS BEING AMENDED TO ADJUST CERTAIN LOT LINES"

RECORDER'S STATEMENT FILED/RECORDED THIS 23rd DAY OF MAY, 2018 AT 10:44AM IN BOOK 446 OF MAPS AT PAGES 94-103, AT THE REQUEST OF THE CITY SURVEYOR, CITY OF BEAUMONT, NO. 2018-0086362 FEE \$ 27.00 PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

RECORDER'S STATEMENT FILED THIS 23rd DAY OF MAY, 2018 AT 11:20 AM IN BOOK 446 OF MAPS AT PAGES 49-57, AT THE REQUEST OF THE CITY CLERK, CITY OF BEAUMONT, NO. 2018-0204913 FEE \$ 25.00 PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARDEE HOMES, A CALIFORNIA CORPORATION, IN JULY OF 2016. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET WITHIN ONE YEAR FROM ACCEPTANCE OF IMPROVEMENTS BY CITY COUNCIL 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 APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: JANUARY 5, 2018 Christopher Lee Alberts, L.S. 8508



CITY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP 31470 AS FILED, AMENDED, AND APPROVED BY THE CITY COUNCIL ON SEPTEMBER 12, 2016, THE EXPIRATION DATE BEING AUGUST 17, 2029, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: 3/27, 2018 Jay S. Fahrton, L.S. 8207



BEAUMONT CITY COUNCIL CERTIFICATE

THE CITY OF BEAUMONT, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES TRACT NO. 31470-4. THE DEDICATION FOR PUBLIC UTILITY EASEMENTS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PUBLIC SAFETY AND UTILITY MAINTENANCE VEHICLE PURPOSES WITHIN LOT "A" (PENWOOD LANE), LOT "B" (NEWLAND DRIVE), LOT "C" (SKY VISTA WAY), LOT "D" (VILLAGE GREEN WAY), LOT "E" (TRAILVIEW DRIVE), LOT "F" (KYLEMORE WAY), LOT "G" (ROCKMONT LANE), LOT "H" (SPRING RUN LANE), LOT "I" (CAPRI WAY), LOT "J" (HOLLYGATE TRAIL), AND LOT "K" (PARK RUN LANE), INCLUSIVE, INDICATED AS PRIVATE STREETS IS ACCEPTED. THE EASEMENT FOR STORM DRAIN PURPOSES AND THE MAINTENANCE THEREOF OVER LOT 183 AND A PORTION OF LOT 190, IS ACCEPTED, SUBJECT TO IMPROVEMENTS. THE EASEMENT FOR PUBLIC UTILITY PURPOSES SHOWN AS "S" PUE" OVER LOTS 1 THROUGH 186, INCLUSIVE, AND 188 THROUGH 190, INCLUSIVE, IS ACCEPTED, SUBJECT TO IMPROVEMENTS. WE HEREBY CERTIFY THE ABANDONMENT OF THE FOLLOWING: THOSE PORTIONS OF AN EASEMENT FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 6, 1972 AS INSTRUMENT NO. 161550 OF OFFICIAL RECORDS, WITHIN THIS TRACT MAP.

DATED: 5/15, 2018

Andreanna Haffner, CITY CLERK, CITY OF BEAUMONT, RIVERSIDE COUNTY, CALIFORNIA

ABANDONMENT NOTE

PURSUANT TO SECTION 66434 AND 66439 20.2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING: THOSE PORTIONS OF AN EASEMENT FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 6, 1972 AS INSTRUMENT NO. 161550 OF OFFICIAL RECORDS, WITHIN THIS TRACT MAP.

OWNER'S STATEMENT

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.

WE HEREBY RETAIN LOT "A" (PENWOOD LANE), LOT "B" (NEWLAND DRIVE), LOT "C" (SKY VISTA WAY), LOT "D" (VILLAGE GREEN WAY), LOT "E" (TRAILVIEW DRIVE), LOT "F" (KYLEMORE WAY), LOT "G" (ROCKMONT LANE), LOT "H" (SPRING RUN LANE), LOT "I" (CAPRI WAY), LOT "J" (HOLLYGATE TRAIL) AND LOT "K" (PARK RUN LANE), INCLUSIVE, INDICATED AS PRIVATE STREETS, AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN FOR OPEN SPACE, TRAIL, DRAINAGE AND THE MAINTENANCE THEREOF, LOTS 187 THROUGH 190, INCLUSIVE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: WE HEREBY DEDICATE TO THE CITY OF BEAUMONT, EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PUBLIC SAFETY AND UTILITY MAINTENANCE VEHICLE PURPOSES WITHIN LOTS "A" THROUGH "K", INCLUSIVE, AS SHOWN ON THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: WE HEREBY DEDICATE TO THE CITY OF BEAUMONT AN EASEMENT OVER LOT 188, AND A PORTION OF LOT 190, FOR STORM DRAIN PURPOSES AND THE MAINTENANCE THEREOF.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE EASEMENTS DESIGNATED AS "S" PUE" OVER LOTS 1 THROUGH 186, INCLUSIVE, AND 188 THROUGH 190, INCLUSIVE. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES.

PARDEE HOMES, A CALIFORNIA CORPORATION

Jeff Chambers, VICE PRESIDENT

Michael C. Taylor, DIVISION PRESIDENT

NOTARY ACKNOWLEDGEMENT

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 RIVERSIDE) SS. SONAL SHAH, A NOTARY PUBLIC

PERSONALLY APPEARED JEFF CHAMBERS AND MICHAEL C. TAYLOR 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/HEY 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 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

Sonal Shah, SIGNATURE SONAL SHAH, PRINT NAME



MY COMMISSION EXPIRES 09/30/2021 MY PRINCIPAL PLACE OF BUSINESS IS RIVERSIDE COUNTY.

SOILS REPORT NOTE

PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31470, DATED JULY 10 2006, 45 PROJECT NO. 1061430 10, WAS PREPARED BY LGC INLAND, INC, AS REQUIRED BY SECTIONS 17953 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND AS REQUIRED BY SECTION 66434.5 OF THE CALIFORNIA GOVERNMENT CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

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 AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$17,200.00.

DATED: January 25, 2018

Donna Christoffer, COUNTY TAX COLLECTOR BY: Theresa Kottel, DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$17,200.00 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 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.

DATED: January 25, 2018

CASH OR SURETY TAX BOND DONNA CHRISTOFFER, COUNTY TAX COLLECTOR BY: Theresa Kottel, DEPUTY

NOTARY ACKNOWLEDGEMENT

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) SS.) A NOTARY PUBLIC

PERSONALLY APPEARED 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/HEY 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 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 COUNTY.

SIGNATURE OMISSIONS NOTE

PURSUANT TO SECTION 66438 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- 1) SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 20, 2015 AS INSTRUMENT NO. 2015-0111904 OF OFFICIAL RECORDS (CANNOT BE LOCATED FROM THE RECORD DOCUMENT).

466/94

16-3946 PLM2018-0274

copy

466/95

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

AMENDED TRACT NO. 31470-4

BEING A SUBDIVISION OF PORTIONS OF LOTS 5 AND 6 OF TRACT NO. 35574 AS FILED IN BOOK 427, PAGES 65 THROUGH 70, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

**Michael Baker
INTERNATIONAL**

AMENDED

SURVEYOR'S STATEMENT

I, CHRISTOPHER L. ALBERTS, HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THIS MAP, CONSISTING OF TEN SHEETS, WAS PREPARED BY ME OR UNDER MY SUPERVISION TO CORRECT LOT LINE DATA AND THAT THE CORRECTIONS SHOWN ON THIS AMENDING MAP ARE THOSE PROVIDED FOR IN SECTION 66469 OF THE SUBDIVISION MAP ACT, AND THE NAMES OF THE PRESENT FEE OWNERS OF THE PROPERTY AFFECTED ARE AS FOLLOWS:

PARDEE HOMES, A CALIFORNIA CORPORATION

DATE: FEBRUARY 13, 2019

Christopher Lee Alberts
CHRISTOPHER LEE ALBERTS, L.S. 8508



AMENDED

CITY ENGINEER'S STATEMENT

I HEREBY STATE THE WITHIN AMENDED MAP OF TRACT NO. 31470-4, CONSISTING OF TEN SHEETS, HAS BEEN EXAMINED BY ME AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATE: MARCH 6, 2019

Guadalupe D. Ojeda
NAME: GUADALUPE D. OJEDA REC 36980
CITY ENGINEER, CITY OF BEAUMONT

AMENDED

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THE WITHIN AMENDED MAP OF TRACT NO. 31470-4, CONSISTING OF TEN SHEETS, HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION, AND AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: 2/13, 2019

Jay S. Fahrion
JAY S. FAHRION, P.L.S. NO. 8207
CITY SURVEYOR, CITY OF BEAUMONT



BEAUMONT CITY COUNCIL CERTIFICATE

THE CITY OF BEAUMONT, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THIS AMENDING MAP FOR TRACT NO. 31470-4, AND THAT:

THE DEDICATION FOR PUBLIC UTILITY EASEMENTS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PUBLIC SAFETY AND UTILITY MAINTENANCE VEHICLE PURPOSES WITHIN LOT "A" (PENWOOD LANE), LOT "B" (NEWLAND DRIVE), LOT "C" (SKY VISTA WAY), LOT "D" (VILLAGE GREEN WAY), LOT "E" (TRAILVIEW DRIVE), LOT "F" (KYLEMORE WAY), LOT "G" (ROCKMONT LANE), LOT "H" (SPRING RUN LANE), LOT "I" (CAPRI WAY), LOT "J" (HOLLYGATE TRAIL), AND LOT "K" (PARK RUN LANE), INCLUSIVE, INDICATED AS PRIVATE STREETS IS ACCEPTED.

THE EASEMENT FOR STORM DRAIN PURPOSES AND THE MAINTENANCE THEREOF OVER LOT 188 AND A PORTION OF LOT 190, IS ACCEPTED, SUBJECT TO IMPROVEMENTS.

THE EASEMENT FOR PUBLIC UTILITY PURPOSES SHOWN AS "5' PUE" OVER LOTS 1 THROUGH 186, INCLUSIVE, AND 188 THROUGH 190, INCLUSIVE, IS ACCEPTED, SUBJECT TO IMPROVEMENTS.

WE HEREBY CERTIFY THE ABANDONMENT OF THE FOLLOWING: THOSE PORTIONS OF AN EASEMENT FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 6, 1972 AS INSTRUMENT NO. 161550 OF OFFICIAL RECORDS, WITHIN THIS TRACT MAP.

DATED: March 7, 2019
[Signature]
CITY CLERK, CITY OF BEAUMONT,
RIVERSIDE COUNTY, CALIFORNIA

SIGNATURE OMISSIONS NOTE

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

- 1) SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, HOLDER OF EASEMENTS FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 20, 2015 AS INSTRUMENT NO. 2015-0111904 (CANNOT BE LOCATED FROM THE RECORD DOCUMENTS), AND RECORDED JUNE 21, 2018 AS INSTRUMENT NO. 2018-0251281 (CANNOT BE LOCATED FROM THE RECORD DOCUMENTS), BOTH OF OFFICIAL RECORDS.
- 2) SOUTHERN CALIFORNIA EDISON COMPANY, A CALIFORNIA CORPORATION, HOLDER OF EASEMENTS FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 5, 2018 AS INSTRUMENT NOS. 2018-0271576, 2018-0271577, 2018-0271578 AND 2018-0271579, ALL OF OFFICIAL RECORDS.

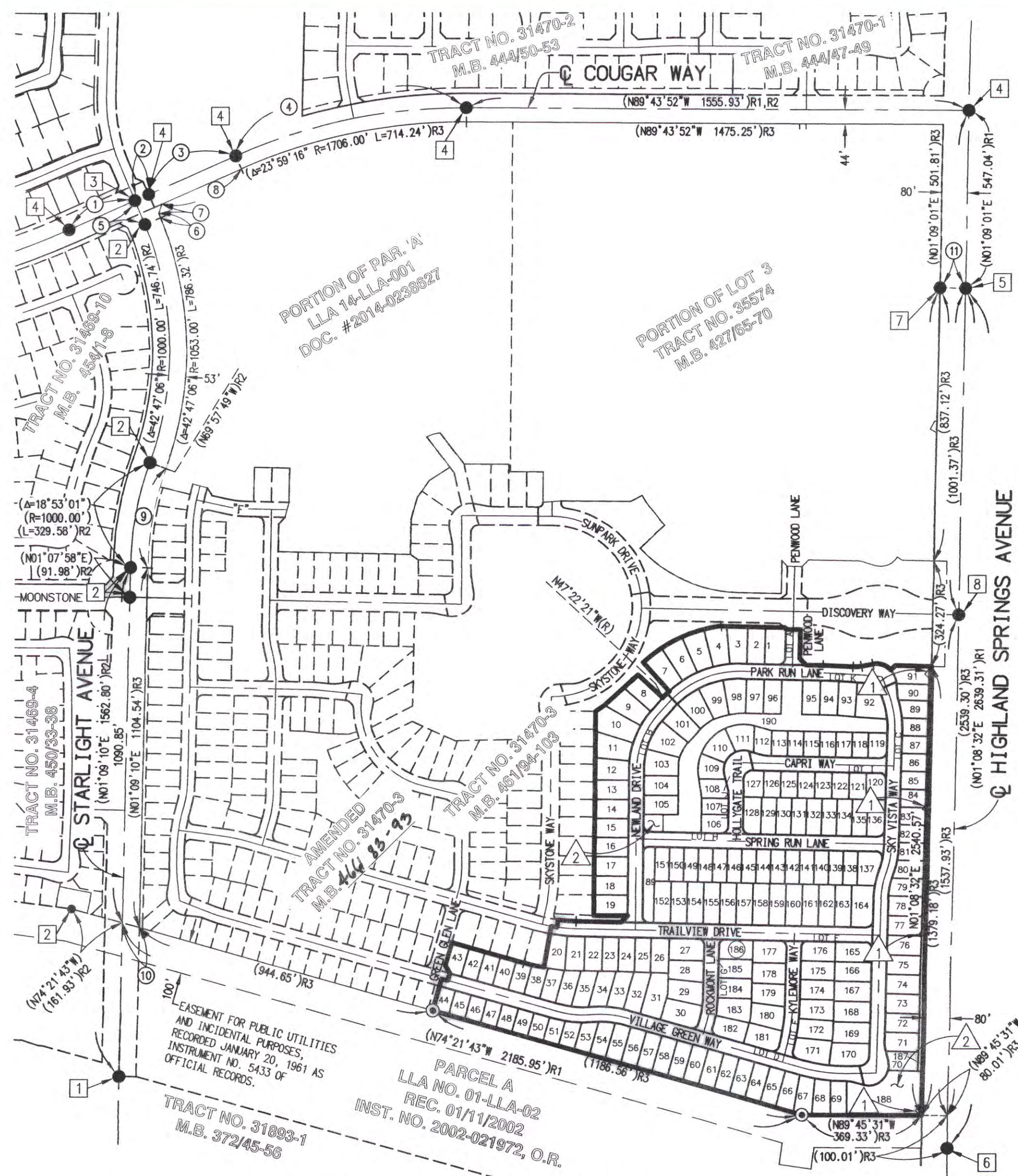
COPY

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

AMENDED TRACT NO. 31470-4

BEING A SUBDIVISION OF PORTIONS OF LOTS 5 AND 6 OF TRACT NO. 35574 AS FILED IN BOOK 427, PAGES 65 THROUGH 70, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

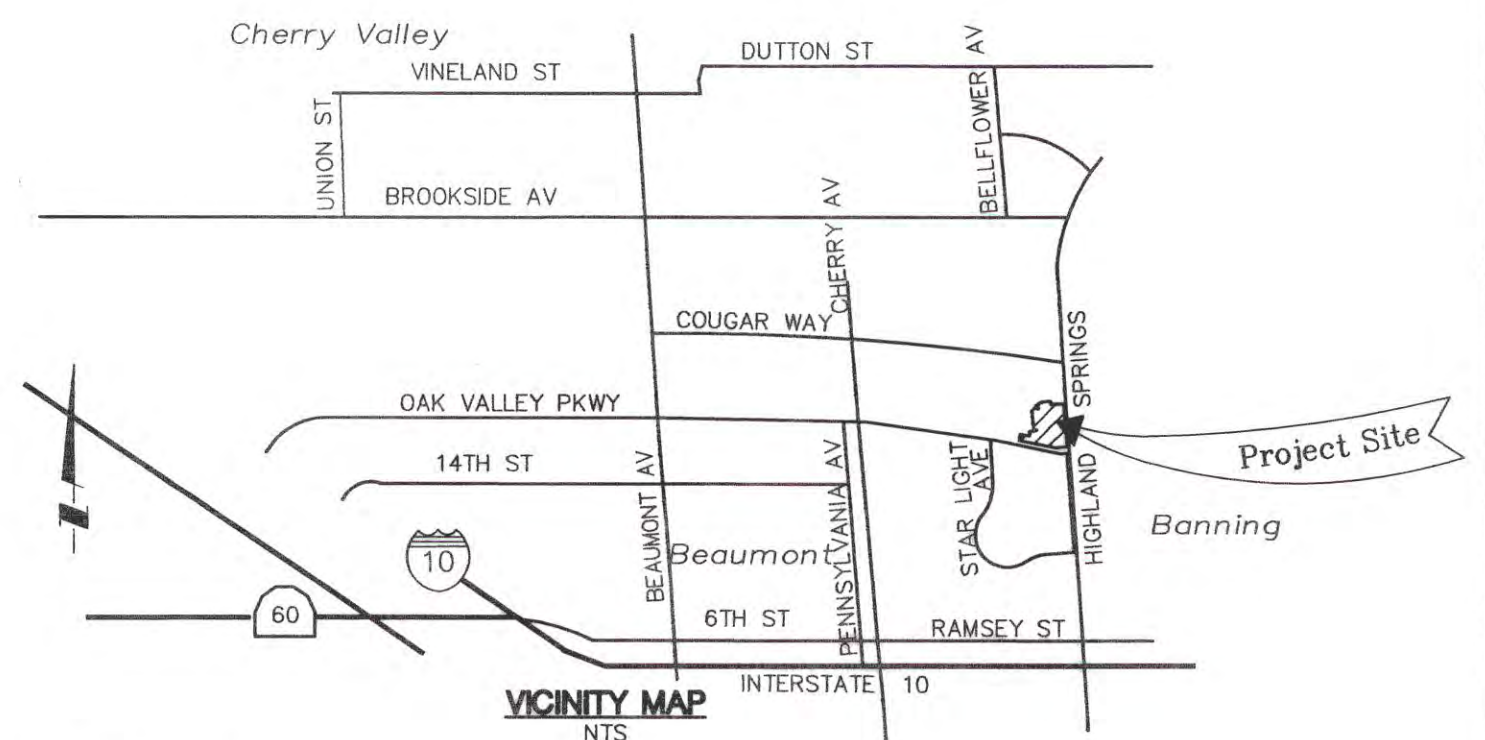
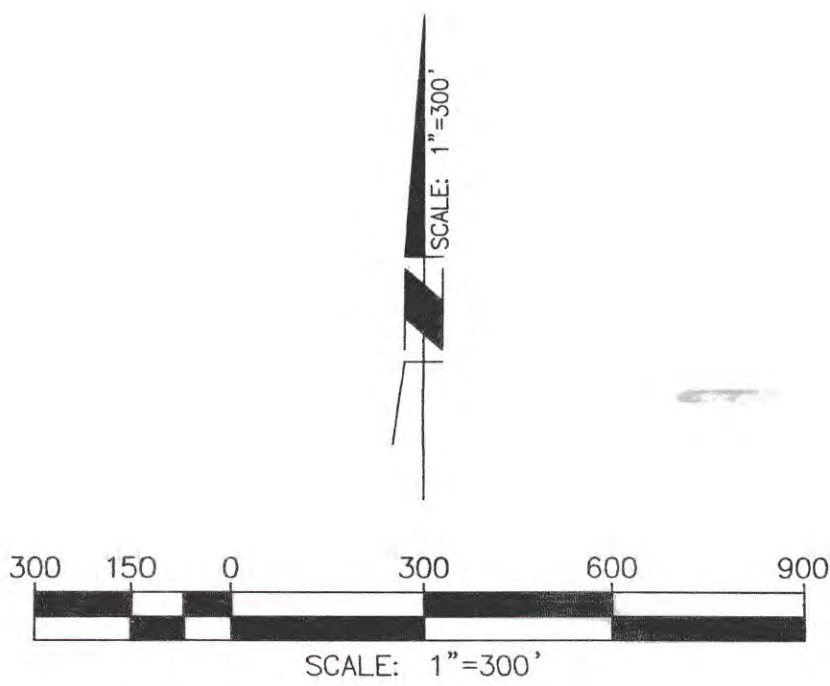
Michael Baker
INTERNATIONAL



BOUNDARY CONTROL MAP

EASEMENT NOTES:

- 1 INDICATES AN EASEMENT FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 6, 1972 AS INSTRUMENT NO. 161550 OF OFFICIAL RECORDS, AS ABANDONED HEREON. (SHOWN HEREON AS REFERENCE TO LOCATION ONLY.)
- 2 INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES AND MAINTENANCE THEREOF IN FAVOR OF THE CITY OF BEAUMONT, AS DEDICATED HEREON.
- 4 INDICATES AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON, RECORDED JULY 5, 2018 AS INSTRUMENT NO. 2018-0271576 OF OFFICIAL RECORDS.
- 5 INDICATES AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON, RECORDED JULY 5, 2018 AS INSTRUMENT NO. 2018-0271577 OF OFFICIAL RECORDS.
- 6 INDICATES AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON, RECORDED JULY 5, 2018 AS INSTRUMENT NO. 2018-0271578 OF OFFICIAL RECORDS.
- 7 INDICATES AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON, RECORDED JULY 5, 2018 AS INSTRUMENT NO. 2018-0271579 OF OFFICIAL RECORDS.
- 5' PUE INDICATES 5' EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF, AS INDICATED HEREON.



DATA TABLE			
NO	BEARING/Delta	RADIUS	LENGTH
1	(N66°16'52"E	---	220.09')R1,R2
2	(N66°16'52"E	---	46.45')R2
3	(N66°16'52"E	---	296.33')R2
4	(23°59'16"	1750.00'	732.66')R1,R2
5	(N22°44'55"W	---	80.00')R2
6	(N22°44'55"W	---	14.23')R3
7	(N17°42'26"E	---	30.22')R3
8	(N66°16'52"E	---	270.90')R3
9	18°53'01"	947.00'	312.11'
10	(74°21'43"W	---	54.74')R3
11	(N88°50'59"W	---	80.00')R3

BASIS OF BEARINGS NOTE
THE BEARING OF N01°08'32"E ALONG THE CENTERLINE OF HIGHLAND SPRINGS AVENUE AS SHOWN ON TRACT MAP NO. 35574, M.B. 427/65-70; RECORDS OF RIVERSIDE COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYOR'S NOTES:

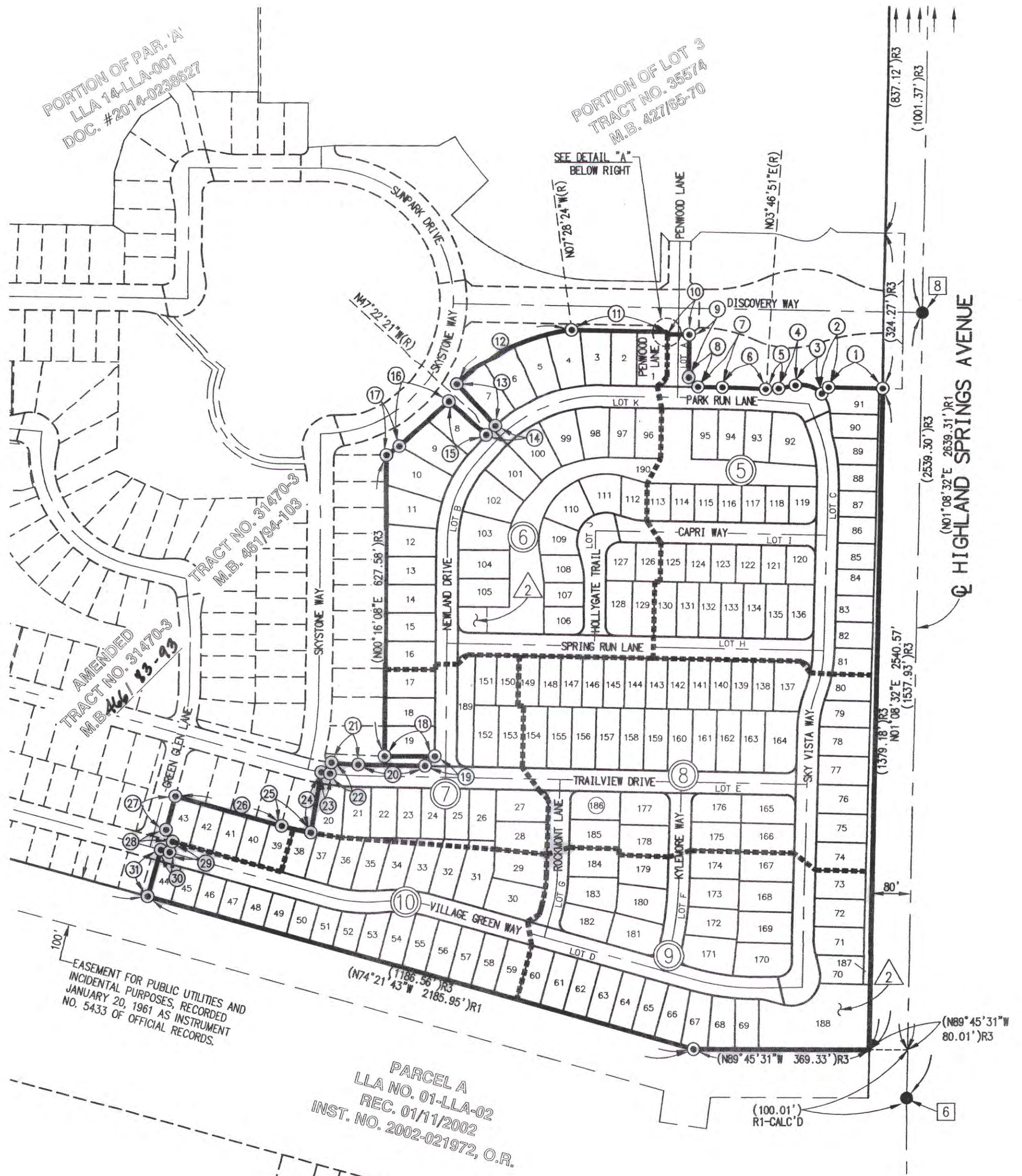
1. () R1 - DENOTES RECORD DATA PER TRACT NO. 35574, FILED IN MAP BOOK 427, PAGES 65 THROUGH 70, INCLUSIVE, RECORDS OF THE COUNTY OF RIVERSIDE, AND MEASURED, UNLESS OTHERWISE NOTED.
2. () R2 - DENOTES RECORD DATA PER TRACT NO. 31469-4, FILED IN MAP BOOK 450, PAGES 33 THROUGH 38, INCLUSIVE, RECORDS OF THE COUNTY OF RIVERSIDE, AND MEASURED, UNLESS OTHERWISE NOTED.
3. () R3 - DENOTES RECORD DATA PER TRACT NO. 31470-3, FILED IN MAP BOOK 461, PAGES 94 THROUGH 103, INCLUSIVE, RECORDS OF THE COUNTY OF RIVERSIDE, AND MEASURED, UNLESS OTHERWISE NOTED.
4. ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY THE CITY COUNCIL.
5. SET 1" IRON PIPE TAGGED "L.S. 8508", FLUSH; OR LEAD, TACK AND TAG "L.S. 8508", FLUSH, IN CONCRETE AT ALL REAR LOT CORNERS, REAR AND SIDE LOT ANGLE POINTS AND ENDS OF CURVE. IN LIEU OF FRONT CORNERS WHICH ABUT A PRIVATE STREET, SET LEAD, TACK AND TAG "L.S. 8508" IN CONCRETE ON A 4.75' OFFSET INSIDE THE STREET RIGHT-OF-WAY ON SIDE LOT LINES PRODUCED.
6. ○ SET 1" IRON PIPE TAGGED "L.S. 8508", FLUSH; OR LEAD, TACK AND TAG "L.S. 8508", FLUSH, IN CONCRETE.
7. △ SET COPPERWELD MONUMENT STAMPED "L.S. 8508", FLUSH.
8. ⊙ DENOTES 1" IRON PIPE W/TAG "LS 8508" TO BE SET PER TRACT NO. 31470-3, MB 461/94-103.
9. ● DENOTES MONUMENT AS NOTED AND REFERENCED HEREON:
 - 1 FOUND 2" IRON PIPE W/TAG "LS 6185", FLUSH IN GROUND PER TRACT NO. 31893-1, MB 372/45-56.
 - 2 COPPERWELD MONUMENT STAMPED "LS 8508" OR 1" IRON PIPE TAGGED "L.S. 8508" OR LEAD, TACK AND TAG "L.S. 8508" TO BE SET PER TRACT NO. 31469-4, M.B. 450/33-38.
 - 3 COPPERWELD MONUMENT STAMPED "LS 8508" TO BE SET PER TRACT NO. 31469-1, MB 445/5-11.
 - 4 COPPERWELD MONUMENT STAMPED "LS 8508" TO BE SET PER TRACT NO. 31470-1, MB 444/47-49.
 - 5 FOUND 1-1/2" BRASS CAP WITH PUNCH MARK, DN. 0.7', PER TRACT NO. 35574, MB 427/65-70. ACCEPTED AS E 1/4 COR SEC 35.
 - 6 FOUND 1-1/2" IRON PIPE W/PLASTIC PLUG STAMPED "RIV CO SURV", IN MON WELL PER TRACT NO. 35574, MB 427/65-70. ACCEPTED AS SE COR SEC 35.
 - 7 FOUND 1" IRON PIPE W/TAG "LS 7930", FLUSH, PER TRACT NO. 31470-2, MB 444/50-53.
 - 8 COPPERWELD MONUMENT STAMPED "LS 8508" TO BE SET PER TRACT NO. 31470-3, MB 461/94-103.

Copy

AMENDED TRACT NO. 31470-4

BEING A SUBDIVISION OF PORTIONS OF LOTS 5 AND 6 OF TRACT NO. 35574 AS FILED IN BOOK 427, PAGES 65 THROUGH 70, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

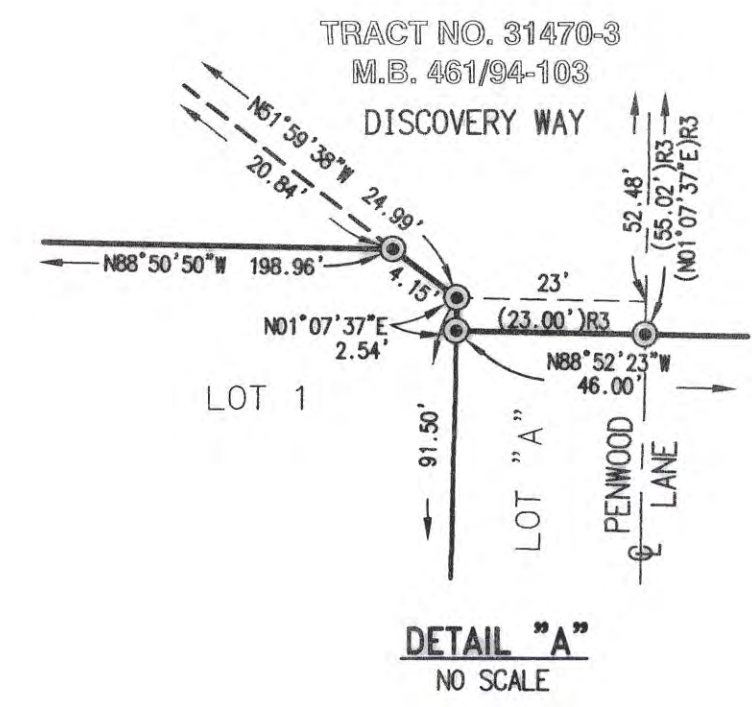
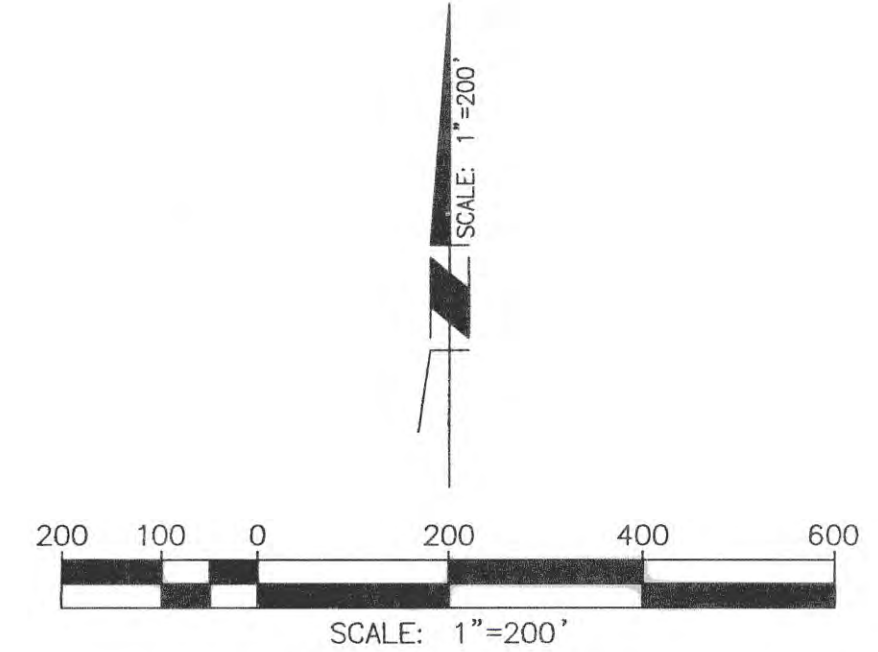
Michael Baker
INTERNATIONAL



TRACT BOUNDARY AND SHEET INDEX MAP

⊙ INDICATES SHEET NUMBER

NO	BEARING/Delta	RADIUS	LENGTH
1	(N88°33'06"W	---	112.04')R3
2	(N46°23'31"E(R)	---	20.00')R3
3	(S6°57'15"	61.00'	60.64')R3
4	(N79°26'16"E	---	35.97')R3
5	(14°20'35"	105.00'	26.28')R3
6	(02°37'41"	2023.00'	92.79')R3
7	(N88°50'50"W	---	51.90')R3
8	(N43°51'36"W	---	28.28')R3
9	(N01°07'37"E	---	89.00')R3
10	(N88°52'23"W	---	46.00')R3
11	(N88°50'50"W	---	198.96')R3
12	(35°01'56"	442.00'	270.25')R3
13	(N42°30'20"W(R)	---	119.00')R3
14	(04°52'01"	323.00'	27.44')R3
15	(N47°56'30"W	---	105.02')R3
16	(N47°54'18"E	---	139.28')R3
17	(N55°31'15"E	---	32.73')R3
18	(N89°43'52"W	---	105.00')R3
19	(N45°42'39"E	---	28.50')R3
20	(N88°50'50"W	---	139.44')R3
21	(06°42'27"	477.00'	55.84')R3
22	(N07°51'37"E(R)	---	23.00')R3
23	(02°04'36"	500.00'	18.12')R3
24	(N09°56'13"E(R)	---	128.00')R3
25	(05°42'04"	628.00'	62.49')R3
26	(N74°21'43"W	---	230.64')R3
27	(N15°38'17"E	---	72.59')R3
28	(N29°21'43"W	---	28.28')R3
29	(N15°38'17"E	---	23.00')R3
30	(N74°21'43"W	---	19.08')R3
31	(N15°38'17"E	---	101.00')R3



NOTE:
SEE SHEET 3 FOR BOUNDARY CONTROL, SURVEYOR NOTES, MONUMENT NOTES, EASEMENT NOTES, VICINITY MAP AND BASIS OF BEARINGS.

PORTION OF PAR. 'A'
LLA 14-LLA-001
DOC. #2014-0238627

PORTION OF LOT 3
TRACT NO. 35574
M.B. 427/65-70

TRACT NO. 31470-3
M.B. 401/94-103

AMENDED
TRACT NO. 31470-3
M.B. 441/43-93

EASEMENT FOR PUBLIC UTILITIES AND
INCIDENTAL PURPOSES, RECORDED
JANUARY 20, 1961 AS INSTRUMENT
NO. 5433 OF OFFICIAL RECORDS.

PARCEL A
LLA NO. 01-LLA-02
REC. 01/11/2002
INST. NO. 2002-021972, O.R.

HIGHLAND SPRINGS AVENUE

(N89°45'31"W
80.01')R3

(100.01'
R1-CALC'D

(837.12')R3
(1001.37')R3

(2539.30')R3

(1319.18')R3
(1517.93')R3

(1186.56')R3
(N74°21'43"W 2165.95')R1

(100.01'
R1-CALC'D

166/98

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

SHEET 5 OF 10 SHEETS

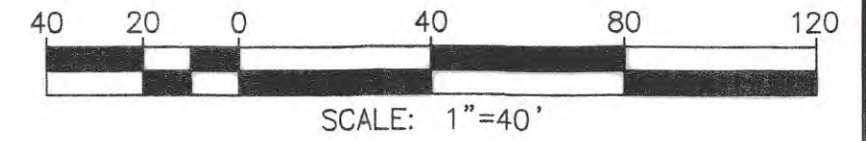
AMENDED TRACT NO. 31470-4

BEING A SUBDIVISION OF PORTIONS OF LOTS 5 AND 6 OF TRACT NO. 35574 AS FILED IN BOOK 427, PAGES 65 THROUGH 70, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

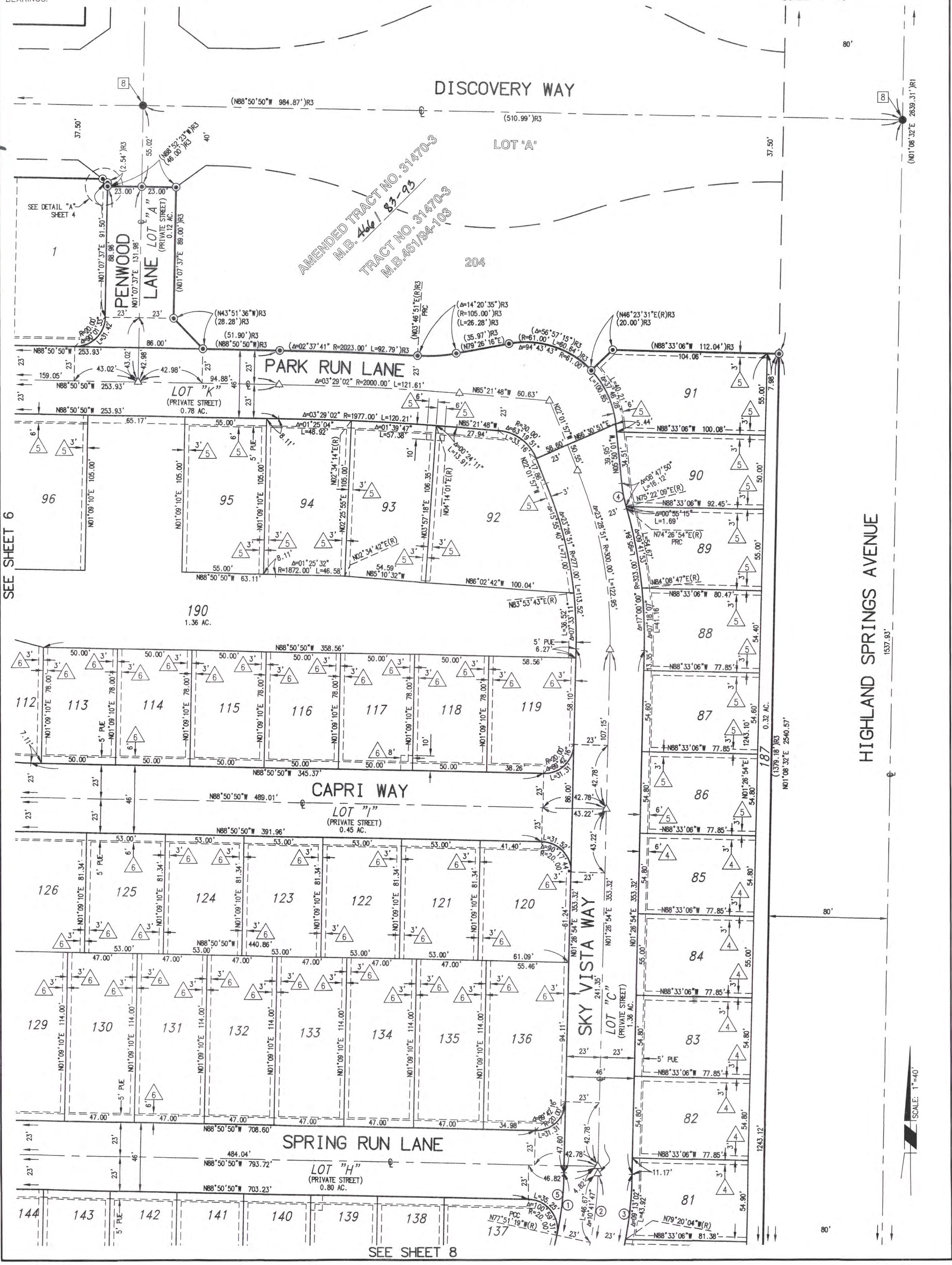
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2	17°44'54"	250.00'	77.44'
3	17°44'54"	273.00'	84.57'
4	09°43'05"	105.00'	17.81'
5	10°41'47"	227.00'	42.38'

NOTE:
SEE SHEETS 3 & 4 FOR BOUNDARY CONTROL, SHEET INDEX MAP, SURVEYOR NOTES, MONUMENT NOTES, EASEMENT NOTES, VICINITY MAP AND BASIS OF BEARINGS.

Michael Baker
INTERNATIONAL



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SEE SHEET 6

SEE SHEET 8

466/99

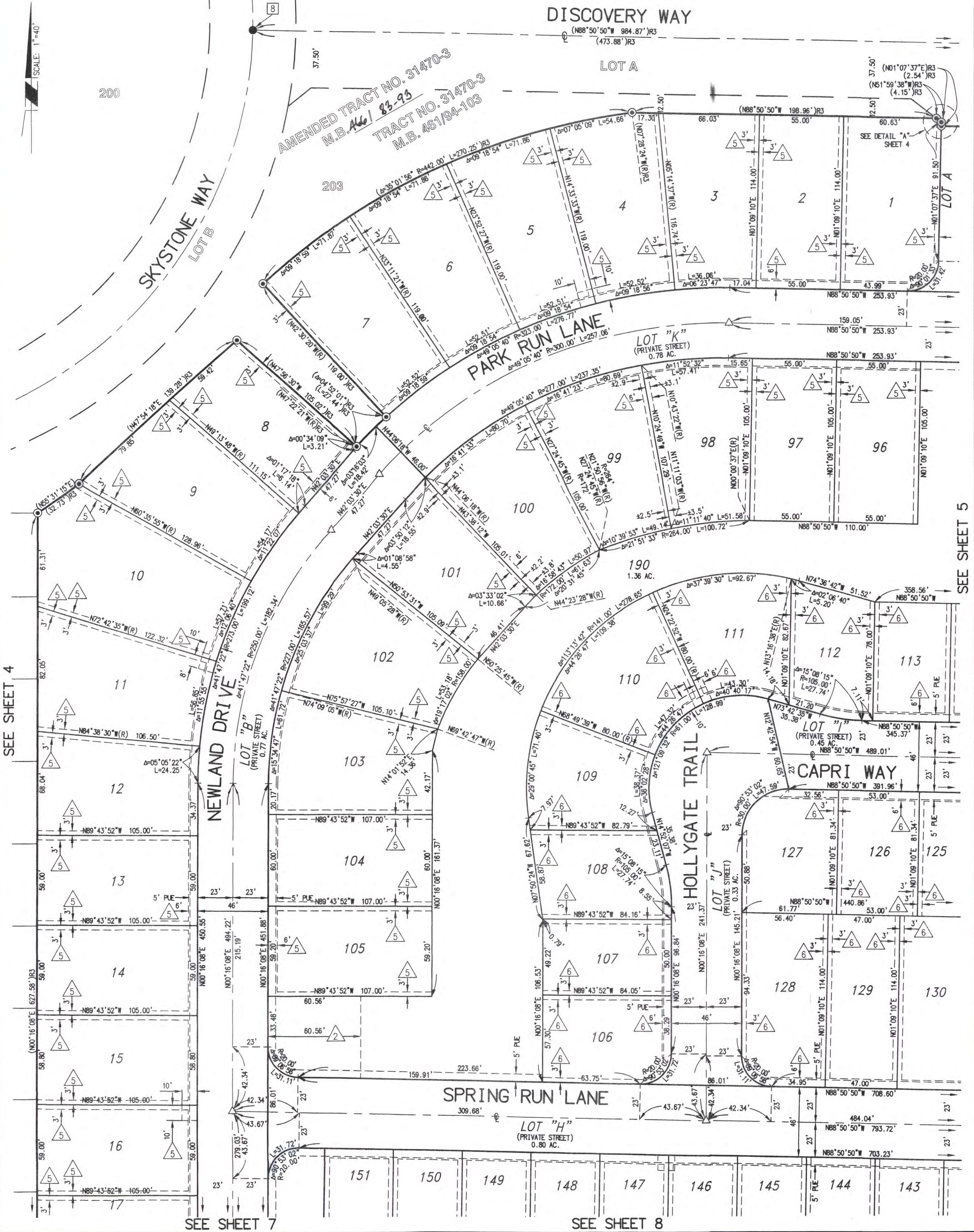
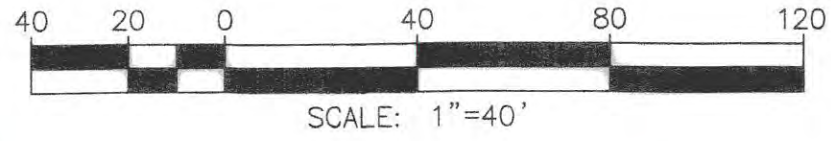
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

AMENDED TRACT NO. 31470-4

BEING A SUBDIVISION OF PORTIONS OF LOTS 5 AND 6 OF TRACT NO. 35574 AS FILED IN BOOK 427, PAGES 65 THROUGH 70, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

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NOTE:
SEE SHEETS 3 & 4 FOR BOUNDARY CONTROL, SHEET INDEX MAP, SURVEYOR NOTES, EASEMENT NOTES, MONUMENT NOTES, VICINITY MAP AND BASIS OF BEARINGS.



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SEE SHEET 4

SEE SHEET 7

SEE SHEET 8

SEE SHEET 5

46/100

COPY

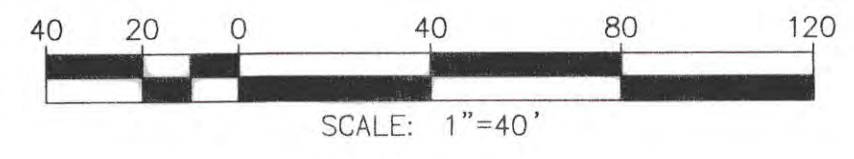
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

AMENDED TRACT NO. 31470-4

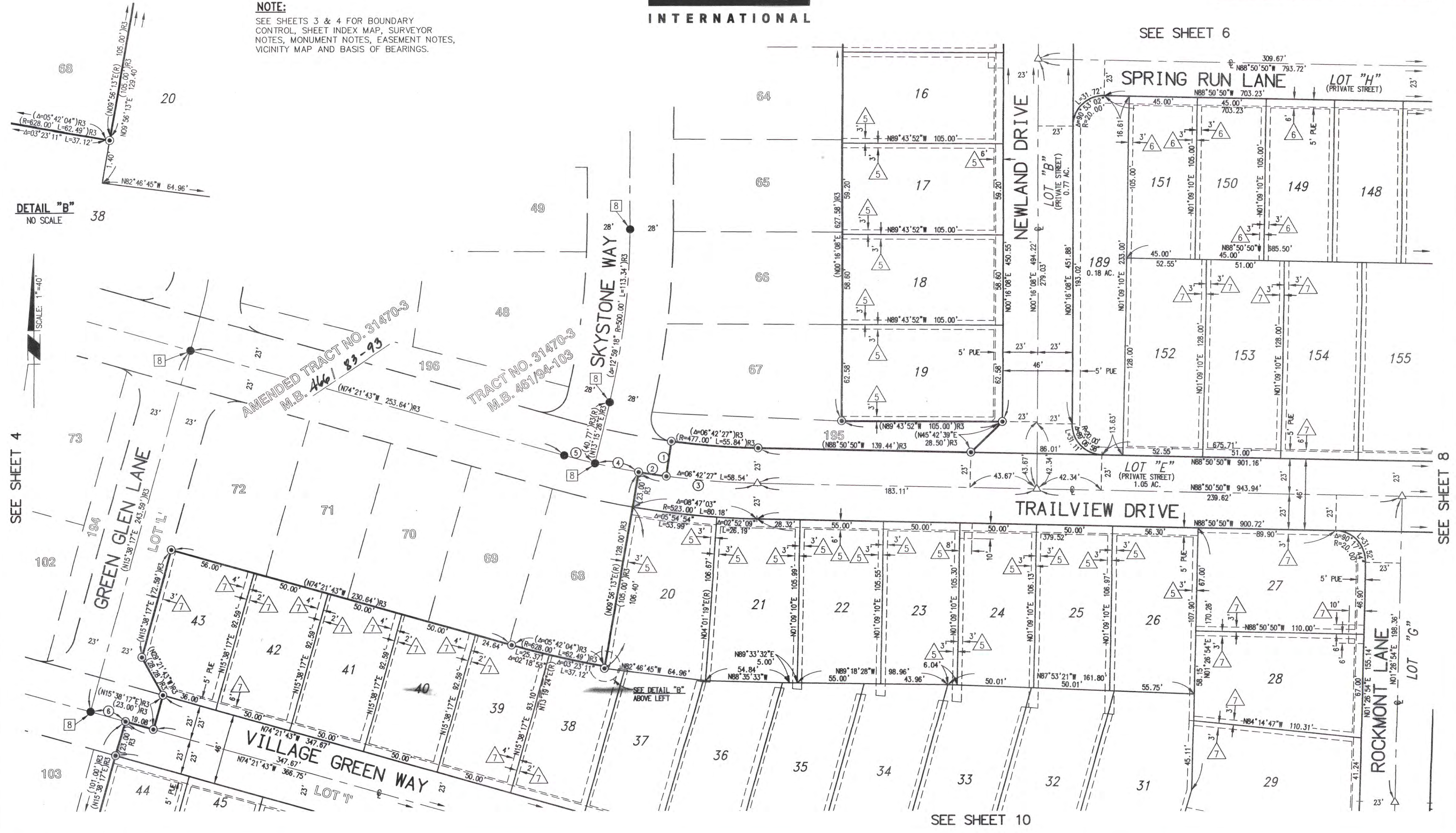
BEING A SUBDIVISION OF PORTIONS OF LOTS 5 AND 6 OF TRACT NO. 35574 AS FILED IN BOOK 427, PAGES 65 THROUGH 70, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

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DATA TABLE			
NO	BEARING/Delta	RADIUS	LENGTH
1	(N07°51'37"E)(R)	---	23.00'R3
2	(02°04'36"	500.00'	18.12'R3
3	(08°47'03"	500.00'	76.66'
4	(03°19'13"	500.00'	28.98'R3
5	(02°22'51"	500.00'	20.78'R3
6	(N74°21'43"W	---	23.92'R3



NOTE:
SEE SHEETS 3 & 4 FOR BOUNDARY CONTROL, SHEET INDEX MAP, SURVEYOR NOTES, MONUMENT NOTES, EASEMENT NOTES, VICINITY MAP AND BASIS OF BEARINGS.



DETAIL "B"
NO SCALE



SEE SHEET 4

SEE SHEET 8

SEE SHEET 10

SEE SHEET 6

COPY

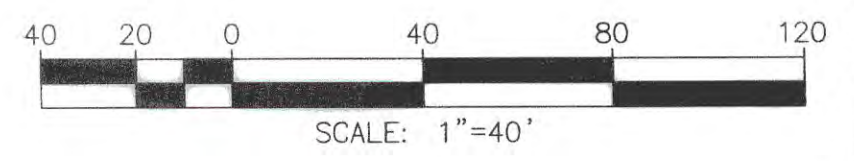
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

AMENDED TRACT NO. 31470-4

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NOTE:
SEE SHEETS 3 & 4 FOR BOUNDARY CONTROL, SHEET INDEX MAP, SURVEYOR NOTES, MONUMENT NOTES, EASEMENT NOTES, VICINITY MAP AND BASIS OF BEARINGS.

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SCALE: 1"=40'

SEE SHEET 6

SEE SHEET 5



SEE SHEET 7

SEE SHEET 10

SEE SHEET 9

HIGHLAND SPRINGS AVENUE

copy

466/102

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

AMENDED TRACT NO. 31470-4

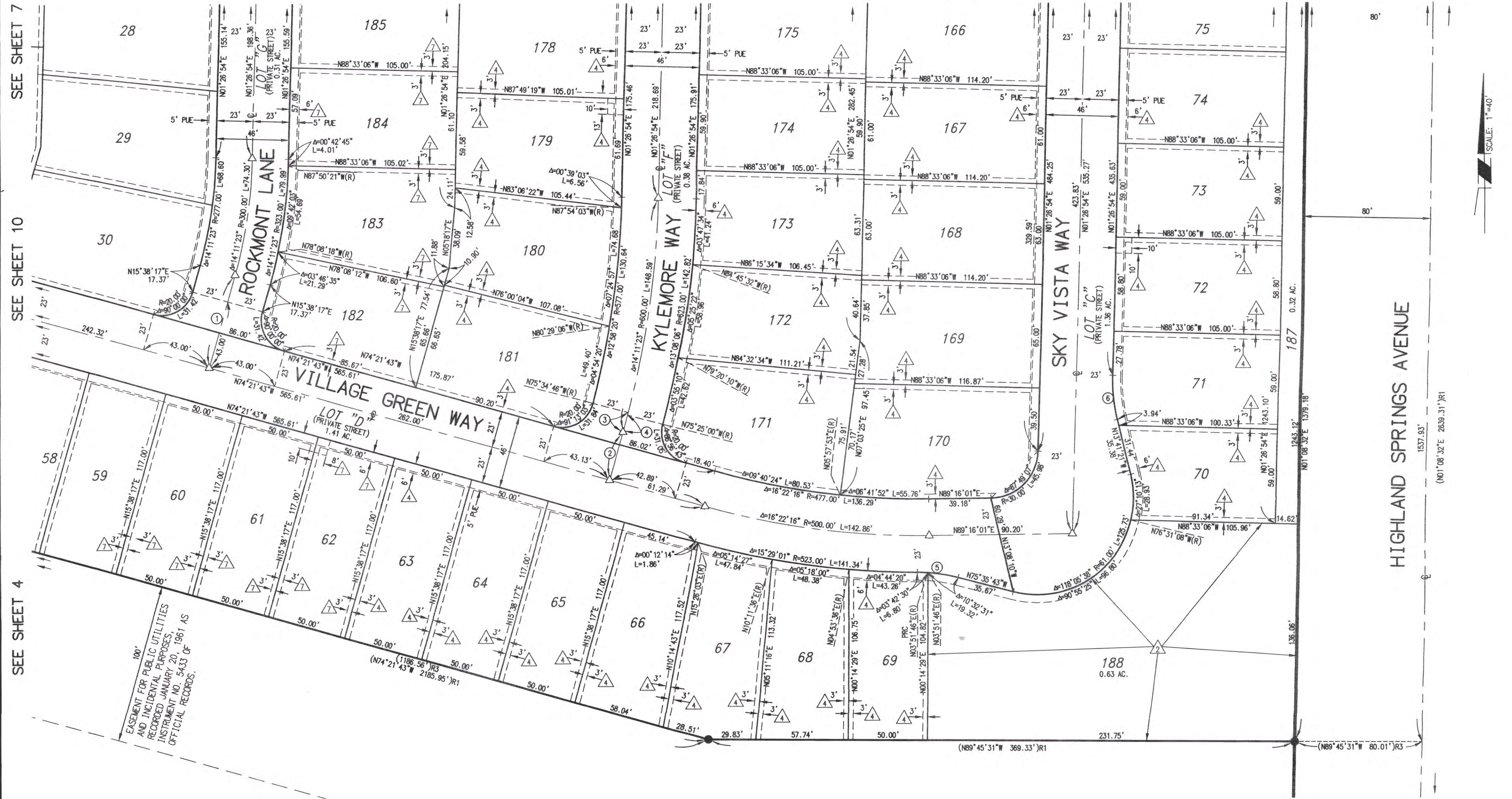
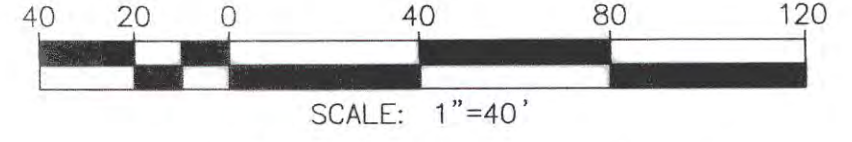
BEING A SUBDIVISION OF PORTIONS OF LOTS 5 AND 6 OF TRACT NO. 35574 AS FILED IN BOOK 427, PAGES 65 THROUGH 70, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

NOTE:
SEE SHEETS 3 & 4 FOR BOUNDARY CONTROL, SHEET INDEX MAP, SURVEYOR NOTES, MONUMENT NOTES, EASEMENT NOTES, VICINITY MAP AND BASIS OF BEARINGS.

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INTERNATIONAL

SEE SHEET 8

DATA TABLE			
(NO)	BEARING/Delta	RADIUS	LENGTH
1	N15°38'17"E	—	60.37'
2	N15°38'17"E	—	31.17'
3	01°13'03"	600.00'	12.75'
4	01°03'16"	600.00'	11.04'
5	14°15'01"	105.00'	26.12'
6	15°08'15"	105.00'	27.74'



SEE SHEET 7

SEE SHEET 10

SEE SHEET 4

SEE SHEET 4

EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 20, 1961 AS INSTRUMENT NO. 5433 OF OFFICIAL RECORDS.

SCALE: 1"=40'

copy

466/103

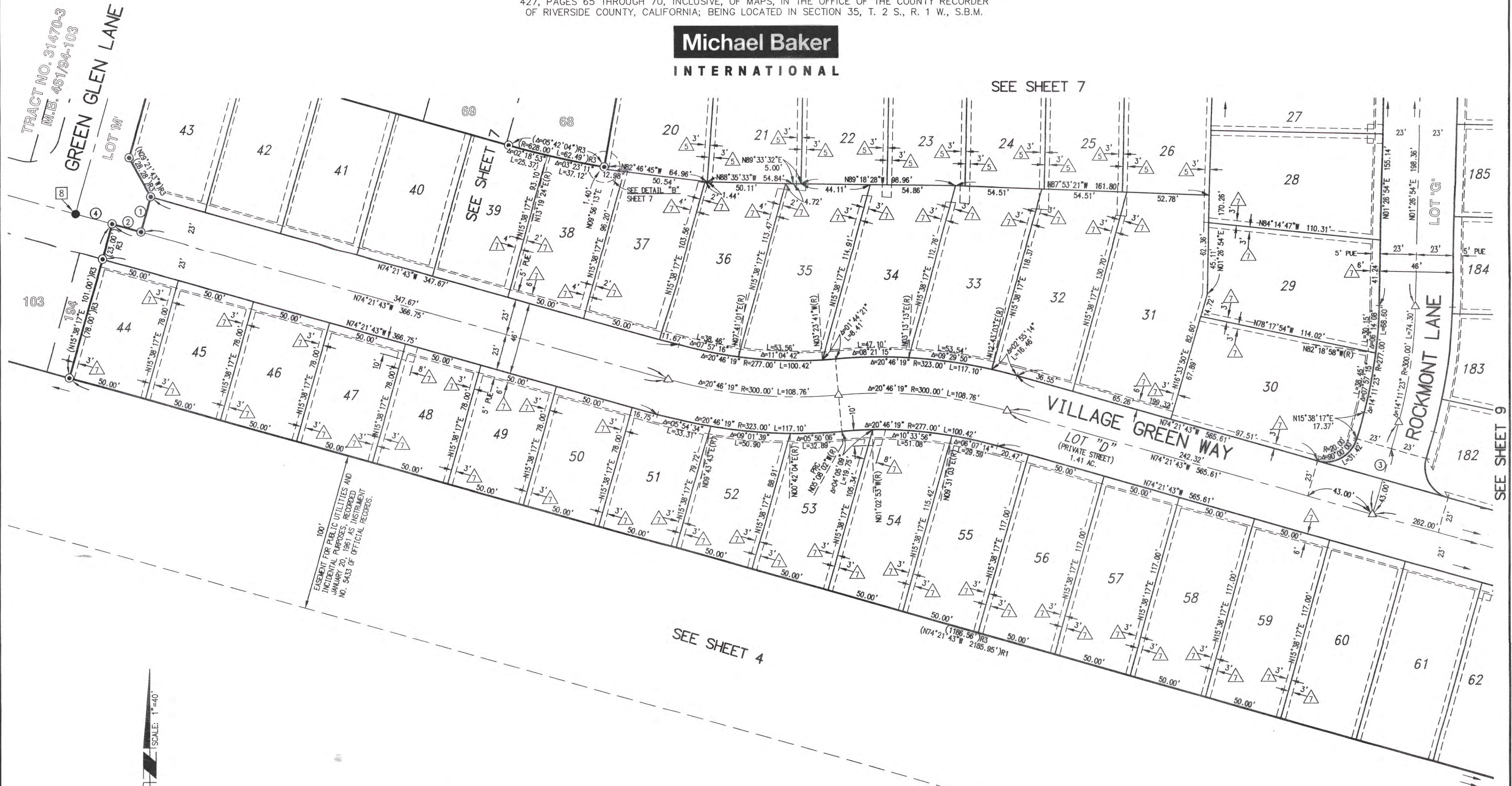
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SHEET 10 OF 10 SHEETS

AMENDED TRACT NO. 31470-4

BEING A SUBDIVISION OF PORTIONS OF LOTS 5 AND 6 OF TRACT NO. 35574 AS FILED IN BOOK 427, PAGES 65 THROUGH 70, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

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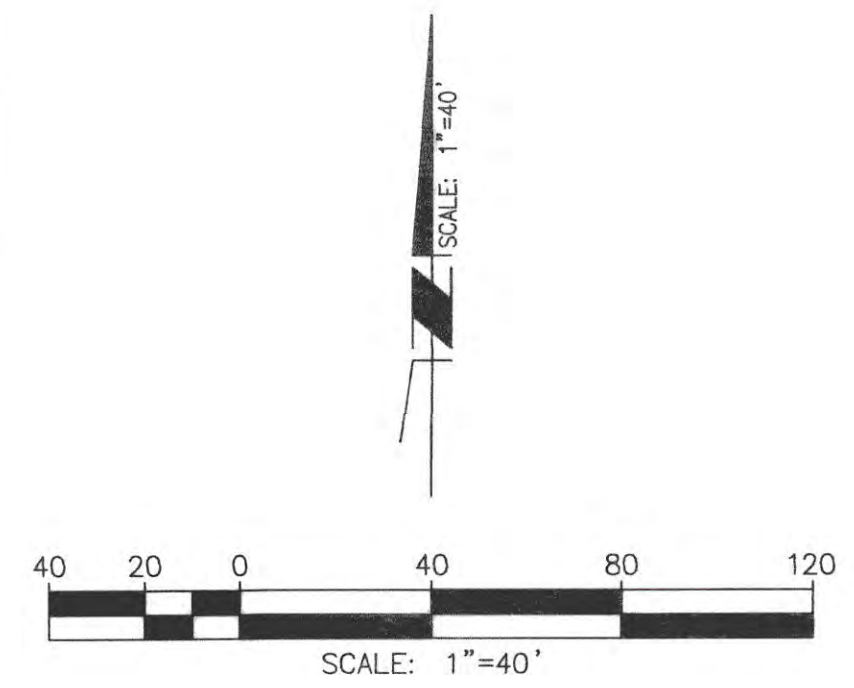


EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 20, 1961, AS INSTRUMENT NO. 5433 OF OFFICIAL RECORDS.

SEE SHEET 4

SEE SHEET 7

SEE SHEET 9



NOTE:
SEE SHEETS 3 & 4 FOR BOUNDARY CONTROL, SHEET INDEX MAP, SURVEYOR NOTES, MONUMENT NOTES, EASEMENT NOTES, VICINITY MAP AND BASIS OF BEARINGS.

DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
1	(N15°38'17"E	—	23.00' R3
2	(N74°21'43"W	—	19.08' R3
3	N15°38'17"E	—	60.37'
4	(N74°21'43"W	—	23.92' R3