



# City of Beaumont

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

Case No.	<u>PW2023-1015</u>
Receipt No.	<u>R01315573</u>
Fee	<u>\$3,484.43</u>
Date Paid	<u>4/20/2023</u>

## BOND EXONERATION APPLICATION

Bond Type:  Performance  Maintenance  Final Monument Inspection  Other: \_\_\_\_\_

1. Contact's Name Darren Bolton Phone 951 704 5503

2. Contact's Address 6440 OAK Canyon Suite 200 Irvine Ca 92618  
City/State/Zip

5. Contact's E-mail dbolton@taylormorrison.com

3. Developer Name Taylor Morrison Phone \_\_\_\_\_  
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address 6440 Oak Canyon Suite 200  
City/St/Zip

5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):  
TR 27971 Force Main Sewer Improvements . Release of Maint Bond  
1001053559-M

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.

Darren Bolton *Darren Bolton* 4/6/23  
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.

Darren Bolton *Darren Bolton* 4/6/23  
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.

Darren Bolton

*Darren Bolton*

4/6/23

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Print Name and Sign – Contact/Applicant

Date



# Punch List

**Project Name:** Olivewood Force Main

**Tract No.** 27971

<b>Maintenance Bond</b>		<b>PW</b> 2023-1015	<b>Bond No.</b> 1001053559-M	<b>Sewer Force Main</b>
<b>Inspected By:</b> Alex Stanko			<b>Page:</b> 1	<b>Date:</b> 10-17-2023
<b>Item No.</b>	<b>Description</b>	<b>Completed by Construction (Sign/Date)</b>		<b>Accepted by (Sign/Date)</b>
<b>1</b>	No items needed.	Alex Stanko 10-17-2023		Alex Stanko 10-17-2023

[COMPANY NAME]

Basic Gov (Sales Force) # 17-4108  
File # 3112

**AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS  
FOR TRACT MAP OR PARCEL MAP OR PLOT PLAN  
(Tract Map/Parcel Map/Plot Plan No. 27971 )**

THIS SECURITY AGREEMENT is made by and between CITY OF BEAUMONT (“CITY”) and RSI Communities - Heartland LLC, a Delaware limited liability 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 # 27971, (“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. 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

10/12/17  
Date

DEVELOPER

By 

8/14/17  
Date

Title: **Darius Fatakia**  
**Vice President Land Development**

Address: 680 NEWPORT CENTER DR., 3<sup>RD</sup> FLOOR  
NEWPORT BEACH, CA 92660



MAINTENANCE BOND

WHEREAS, the City of Beaumont ("City"), a municipal corporation, and RSI Communities Heartland LLC (hereinafter "Principal"), have entered into an agreement by which Principal agrees to install and complete certain designated public improvements and to guarantee and warrant the work for the period of one year following its completion and acceptance, which said agreement, dated August 2017, and identified as Olivewood, Tract 27971, is hereby referred to and made a part hereof; and:

Sewer Force Main Installation Improvements

WHEREAS, Principal is required under the terms of the agreement to furnish a bond to guarantee and warrant the work for a period of one year following its completion and acceptance against any defective work or labor done, or defective materials furnished, to comply with the terms of the agreement.

American Contractors

NOW, THEREFORE, we, the Principal and Indemnity Company ("Surety") admitted and duly authorized to transact business under the laws of the State of California as surety, are held and firmly bound unto the City of Beaumont as obligee, in the penal sum of Forty-Nine Thousand Five \* dollars (\$ 49,544.16 ) 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.

\*Hundred Forty-Four & 16/100ths

The condition of this obligation is such that if the above bounded Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, provisions in the agreement and any alteration thereof made as therein provided, on his or its 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 of Beaumont, 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 a condition precedent to the satisfactory completion of the agreement, the obligation of the Principal and surety under this bond shall remain in effect for a period of one (1) year after the completion and acceptance of the work. During that time, if the Principal or his or its heirs, executors, administrators, successors or assigns, fails to make full, complete and satisfactory repair and replacement or totally protect the City from any loss or damage made evident during that year which results from or is caused by either defective materials or faulty workmanship in the prosecution of the work, then the obligation shall remain in full force and effect. However, anything in this paragraph to the contrary notwithstanding, the obligation of the Surety shall continue so long as any obligation of the Principal remains.

As a 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 of Beaumont in successfully enforcing such obligation, all to be taxed as costs and included in any judgment 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 anywise affect its obligations under 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. The Surety waives all rights of subrogation against the City or any person employed by the City.

*[signatures on following page]*

SIGNED AND SEALED THIS 11th DAY OF January 2022.

(Seal)

(Seal)

American Contractors Indemnity Company  
**SURETY**

RSI Communities Heartland LLC  
**PRINCIPAL**

By: 

By: 

Shane Wolf, Attorney-in-Fact

Kimberly Kraft  
authorized signatory

(Name)

(Name)

(Address)

(Title)

801 S. Figueroa St., Suite 700

4695 MacArthur Court, 8th Floor

Los Angeles, CA 90017

Newport Beach, CA 92660

By:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

ALL SIGNATURES MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

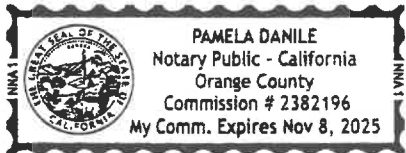
On 1/17/2022  
Date

before me, Pamela Danile, Notary Public  
Here Insert Name and Title of the Officer

personally appeared \_\_\_\_\_  
Name(s) of Signer(s)

Kimberly KRAFT

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.

[Signature]

Signature \_\_\_\_\_  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: MAINTENANCE BOND # 1001053559-M

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

# 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 January 11, 2022 before me, Susan E. Morales, Notary Public  
(Here insert name and title of the officer)

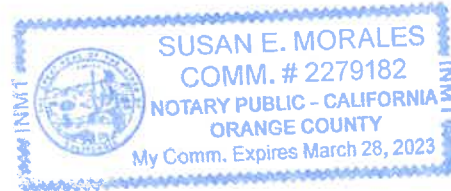
personally appeared Shane Wolf,  
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by 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.

Susan E. Morales  
Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

Bond #1001053559

(Title or description of attached document)

American Contractors Indemnity Company

(Title or description of attached document continued)

Number of Pages 2 Document Date 1/11/22

#### 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.



TOKIOMARINE  
HCC

**POWER OF ATTORNEY**

**AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY  
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY**

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, Texas Bonding Company, an assumed name of American Contractors Indemnity Company, United States Surety Company, a Maryland corporation and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint:

Todd M. Rohm, Shane Wolf, Cathy S. Kennedy or Beata A. Sensi of Orange, California

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver **any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed** \*\*\*\*\*Fifty Million\*\*\*\*\* Dollars (\*\*\*50,000,000.00\*\*\*). This Power of Attorney shall expire without further action on April 23<sup>rd</sup>, 2022. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

*Be it Resolved*, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.


*Be it Resolved*, that the signature of any authorized officer and seal of the Company heretofore or hereafter, affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 1<sup>st</sup> day of June, 2018.

**AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY  
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY**

State of California  
County of Los Angeles



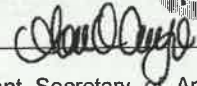
By:   
Daniel P. Aguilar, Vice President

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.

On this 1<sup>st</sup> day of June, 2018, before me, Sonia O. Carrejo, a notary public, personally appeared Daniel P. Aguilar, Vice President of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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.

Signature  (seal)




I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 11<sup>th</sup> day of January, 2022.

Corporate Seals  
Bond No. 1001053559  
Agency No. 14989



  
Kio Lo, Assistant Secretary

HCCSMANPOA05/2019

17-4108

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT  
CONSTRUCTION COST WORKSHEET

PARCEL MAP OR TRACT NO.: Tract 27971 Infrastructure Street, Storm Drain, and Force Main Sewer

DATE: 14-Jul-17

PP, CUP NO.: \_\_\_\_\_ BY: \_\_\_\_\_, P.E.

IMPROVEMENTS FAITHFUL PERFORMANCE 100%  
LABOR & MATERIALS SECURITY 100%

	Construction Costs)
Streets/Drainage	\$ 7,054,211.26
Sewer	\$ 220,196.25
Total	\$ 7,274,407.51
Warranty Retention (22.5%)	\$ 1,636,741.69
Street/Drainage Plan Check Fees =	\$ 141,084.23
Sewer Plan Check Fees =	\$ 5,504.91
Street Inspection Fees =	\$ 211,626.34
Sewer Inspection Fees =	\$ 8,807.85

DESIGN ENGINEERS CALCULATIONS OF IMPROVEMENT BONDING COSTS

Construction items and their quantities as shown on attached sheets are accurate for the improvements required to construct the above project and the mathematical extensions using City's unit costs are accurate for determining bonding, plan check and inspection costs.

Above amounts do  include additional 20% for recordation prior to having signed plans

Above amounts do not  include additional 20% for recordation prior to having signed plans

[Signature]  
Engineer's Signature

17 JULY 2017  
Date



Ned Araujo, P.E.  
Name typed or printed

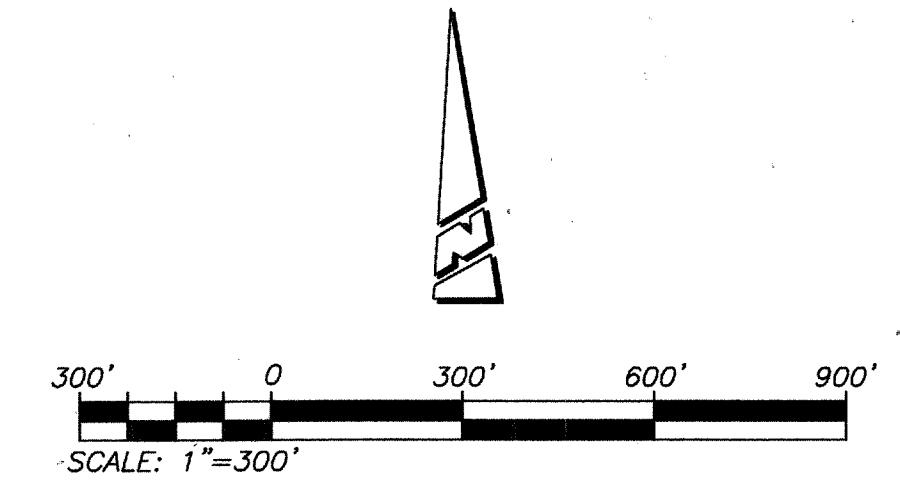
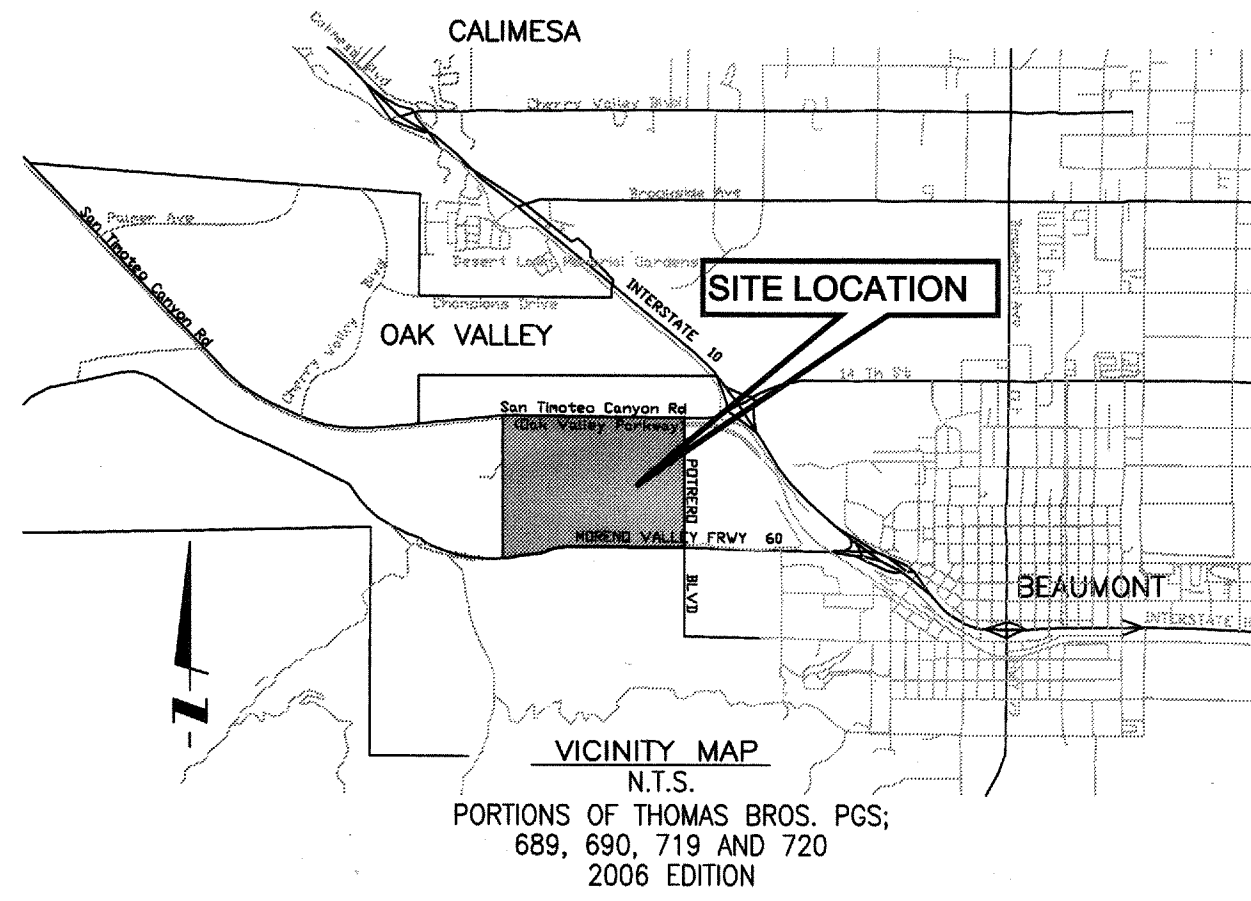
Civil Engineer's Stamp

FORM \$ UNIT COSTS REVISED 2017/01/02

\*\*\*\*\*PLEASE READ INSTRUCTIONS BELOW\*\*\*\*\*

- Quantities to be taken from improvement plans, Unit costs to be as provided on "City of Beaumont Construction Cost Worksheet".
- Show Bond Amounts to the nearest \$500.
- For construction items not covered by the Construction Cost Worksheet", Design Engineer is to provide his opinion of construction cost and use of that cost. If City of Beaumont unit costs are determined to be too low in the opinion of the Design Engineer, the higher costs as provided by the Design Engineer should be used.

# CITY OF BEAUMONT, CALIFORNIA PUBLIC SEWER FORCE MAIN PLANS TRACT 27971




### GENERAL NOTES:

1. SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT'S STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA AND RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITEE MUST INFORM CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION; PHONE: (951) 769-8529
3. PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION. WHERE CONNECTION TO EXISTING MANHOLES AND INLET STUB OF PROPER SIZE EXISTS, NO ALTERATIONS SHALL BE MADE TO EXISTING MANHOLE BASE OR STUB EXCEPT AS SPECIFICALLY AUTHORIZED BY THE CITY OF BEAUMONT.
4. PROVIDE APPROPRIATE MARKING TAPE AT TOP OF PIPE CENTERLINE ON TOP OF PIPE BEDDING.
5. THE DEVELOPER SHALL HAVE GEOTECHNICAL/SOILS ENGINEERING FIRM OBSERVE TRENCHING, BACKFILLING, AND SOIL COMPACTION OF ALL UTILITY TRENCHES WITHIN EASEMENTS AND ROAD RIGHT OF WAY. TWO SETS OF COMPACTION REPORTS CERTIFYING THAT WORKS WERE DONE IN CONFORMANCE TO STANDARDS AND GEOTECHNICAL REPORT SHALL BE SUBMITTED AFTER EACH UTILITY TRENCH IS COMPLETED AND CERTIFIED. COMPACTION REPORT MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AT LEAST TWO WORKING DAYS BEFORE AGGREGATE BASE MATERIALS ARE PLACED ONSITE.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS AND TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE.
7. THE CONTRACTOR SHALL BEAR ALL COSTS FOR THE CORRECTION OR REMOVAL AND REPLACEMENT OF DEFECTIVE WORK, AND ALL ADDITIONAL DIRECT AND INDIRECT COSTS THE COUNTY OR DISTRICT MAY INCUR ON ACCOUNT OF DEFECTIVE WORK, INCLUDING THE COSTS OF ADDITIONAL ADMINISTRATIVE, PROFESSIONAL, CONSULTANT, INSPECTION, TESTING, AND OTHER SERVICES.

### DECLARATION OF ENGINEER OF RECORD:

I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF BEAUMONT IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THESE PLANS COMPLY WITH THE CITY PROCEDURES AND OTHER APPLICABLE CODES AND ORDINANCES. THE PLAN REVIEW PROCESS IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT THEREFORE RELIEVE ME OF MY DESIGN RESPONSIBILITY.

AS THE ENGINEER OF RECORD, I AGREE TO DEFEND AND INDEMNIFY THE CITY OF BEAUMONT, ITS OFFICERS, ITS AGENTS, AND ITS EMPLOYEES FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY ARISING FROM NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS AGENTS OR HIS CONSULTANTS.

  
NED ARAUJO    RCE 57835    DATE: 29 JUNE 2017

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

NOTE:  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.




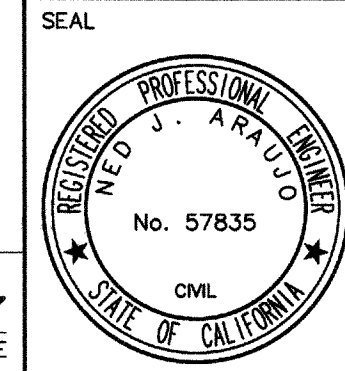
**Know what's Below.  
Call before you dig.**

**BASIS OF BEARINGS:**  
DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".  
BEARING: N 27°39'52" E

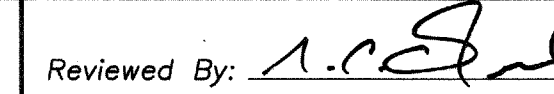
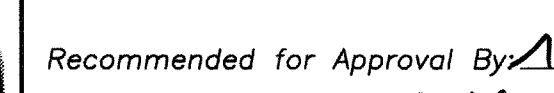
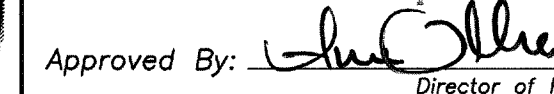
**BENCHMARK:**  
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 80 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE; 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER AND 18 FEET EAST OF POWER POLE #26632. A STANDARD DISC, STAMPED "1 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955 ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PREPARED BY:   
25844 Business Center Drive  
Redlands, CA 92374  
909.335-6120    stantec.com

SEAL: 

DESIGN BY: RM  
DRAWN BY: MT/SW  
CHECKED BY: RM/NJA/GB  
SCALE: AS NOTED  
DATE: 06/28/17  
JOB NUMBER: 2042495810

Reviewed By:  Date: 6.3.17  
Recommended for Approval By:  Date: 6.9.17  
Approved By:  Date: 6.9.17  
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

FOR: RSI COMMUNITIES - HEARTLAND L.L.C.

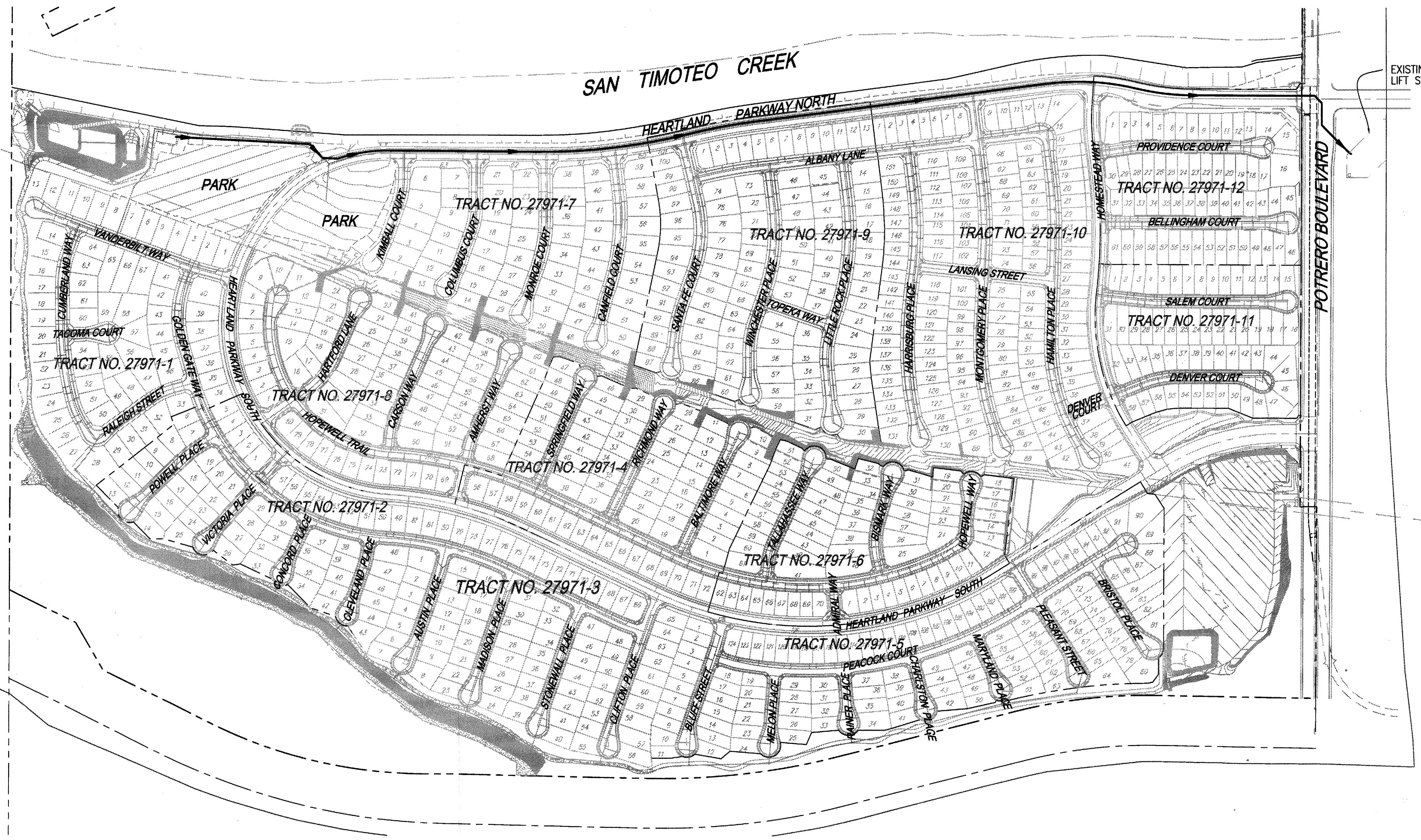
5000 8th St  
Beaumont, CA 92623  
Tel: (951) 769-8529 Fax: (951) 769-8581

CITY OF BEAUMONT, CALIFORNIA  
SEWER FORCE MAIN PLANS

TITLE SHEET- LOCATION  
MAP-VICINITY MAP  
GENERAL NOTES

OF 8 SHEETS  
DRAWING NAME:  
FILE NO.: 3112  
SF17-4108

PLOTTED: Jun 28, 2017 - 5:55pm    By: ecommercy    DWG: V:\2042\active\2042495810\drawing\Model\_Files\495810C-TB006.DWG



## LOCATION MAP

SCALE: 1"= 300'

### PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S)

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES THEY HAVE CONCERNS WITH BEFORE STARTING WORK.
3. QUANTITIES SHOWN HEREON ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING FOR CONSTRUCTION.
4. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

### SEWER NOTES:

1. SEWER SYSTEM CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH EASTERN MUNICIPAL WATER DISTRICT (EMWD'S) STANDARDS AND SPECIFICATIONS.
2. FORCE MAIN PROFILE ELEVATIONS ARE TO FLOW LINE (CONDUIT INVERT).
3. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWINGS SB-53, SB-58, AND SB-61, AS APPLICABLE. SEWER MAINS MAY BE LAID THROUGH THE MANHOLES AND USED AS A FORM FOR THE INVERT.
4. MANHOLES OF DEPTHS LESS THAN FIVE FEET FROM FINISH STREET GRADE TO SEWER PIPE SHELF ARE TO BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING SB-30.
5. PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION AND LOCATION. WHEN CONNECTING TO EXISTING MANHOLES AND INLET STUB OF PROPER SIZE EXISTS, NO ALTERATIONS SHALL BE MADE TO EXISTING MANHOLE BASE OR STUB EXCEPT AS SPECIFICALLY AUTHORIZED BY THE CITY INSPECTOR.
6. ALL SEWER INLETS AT THE MANHOLE SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
7. RECONSTRUCTION OF EXISTING MANHOLES SHALL BE SCHEDULED AT THE CONVENIENCE OF THE CITY AND SHALL BE COMPLETED WITHIN FIVE WORKING DAYS FOLLOWING ITS COMMENCEMENT.
8. THE CONTRACTOR IS ADVISED THAT THE WORK ON THIS PROJECT MAY INVOLVE WORKING IN A CONFINED AIR SPACE. CONTRACTOR SHALL BE RESPONSIBLE FOR "CONFINED AIR SPACE" ARTICLE 108, TITLE 8, CALIFORNIA ADMINISTRATIVE CODE.
9. ALL PIPE ZONE BEDDING AND TRENCH BACKFILL ARE TO BE PER STANDARD DRAWING SB-157, SB-158, AND SB-159.
10. FORCE MAINS SHALL BE P.V.C. AND STEEL AS SHOWN ON DRAWINGS.
11. IN NO CASE SHALL THE EXISTING SEWER SYSTEM BE ENTERED UNTIL ALL TESTING, CLEANING AND FINAL INSPECTION IS COMPLETED. NO FLUSHING WATER OR DEBRIS SHALL BE ALLOWED TO ENTER THE EXISTING SYSTEM.
12. THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM TO CURRENT STANDARD AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.
13. TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORK DEPARTMENT.

### APPLICANT/SUBDIVIDER:

RSI COMMUNITIES - HEARTLAND LLC  
620 NEWPORT CENTER DRIVE, 12TH FLOOR  
NEWPORT BEACH, CA 92660  
OFFICE: (949) 270-3636

### INDEX OF SHEETS:

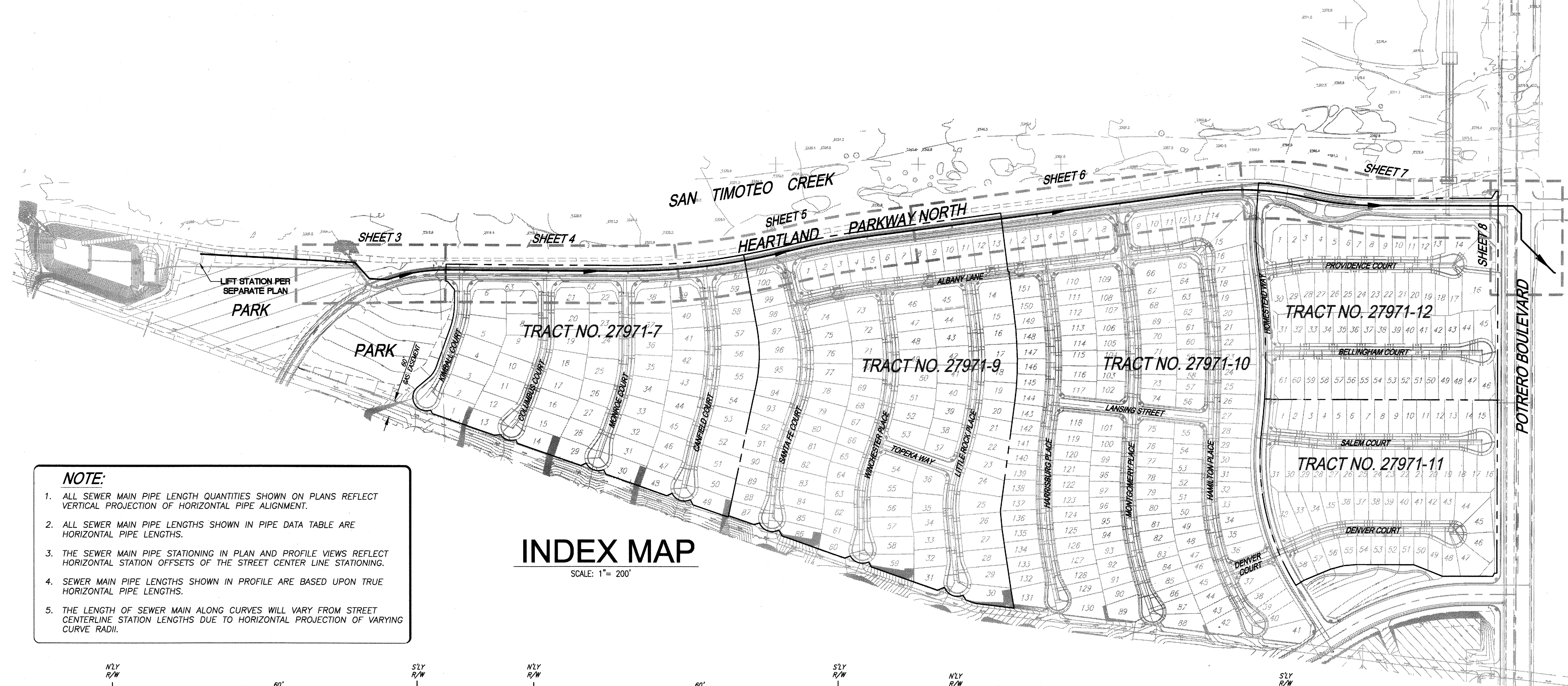
- SHEET 1 - TITLE SHEET-LOCATION MAP-VICINITY MAP-GENERAL NOTES
- SHEET 2 - TYPICAL SECTIONS-CONSTRUCTION NOTES-INDEX MAP
- SHEET 3 - HEARTLAND PARKWAY NORTH-STA. 3+39.41 TO STA. 17+00.00
- SHEET 4 - HEARTLAND PARKWAY NORTH-STA. 17+00.00 TO STA. 25+00.00
- SHEET 5 - HEARTLAND PARKWAY NORTH-STA. 25+00.00 TO STA. 34+00.00
- SHEET 6 - HEARTLAND PARKWAY NORTH-STA. 34+00.00 TO STA. 45+00.00
- SHEET 7 - HEARTLAND PARKWAY NORTH-STA. 45+00.00 TO STA. 54+57.29
- SHEET 8 - POTRERO BOULEVARD-STA. 487+82.00

PRELIMINARY NOT FOR CONSTRUCTION

17-4108

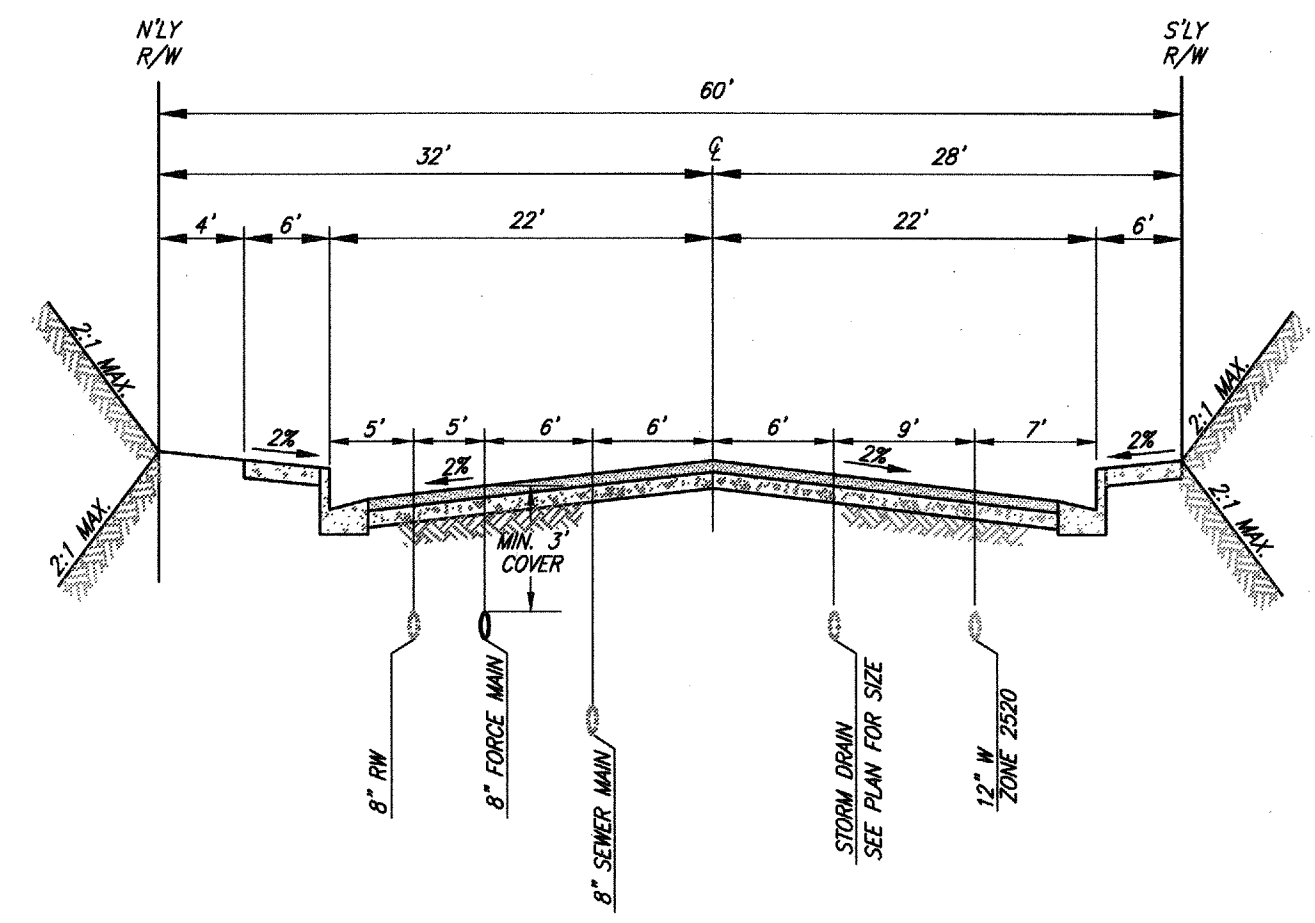
**CONSTRUCTION NOTES:**

- ① INSTALL 8" SEWER FORCE MAIN, PVC AWWA STD C900, PRESSURE CLASS-DR 14 (CL 305) PSI, BEDDING AND BACKFILL PER PLAN AND PROFILE AND PER EMWD STD. DRAWING NO SB-157, SB-158, SB-159 4,991 L.F.
- ② INSTALL 8" 22.5° BEND 2 EA
- ③ INSTALL 8" 45° BEND 5 EA
- ④ MODIFY EXISTING MANHOLE COVER TO PROVIDE AIR FLOW 1 EA
- ⑤ CONTRACTOR TO TIE INTO EXISTING MANHOLE AT DIRECTION OF CITY 1 EA
- ⑥ INSTALL RESTRAINED JOINTS FOR AWWA C-900 PVC PER EMWD STD. DWG. B-663. REFER TO PROFILE FOR RESTRAINED LENGTH. ON EACH SIDE OF THE FITTING A MINIMUM TWO PIPE JOINTS ARE TO BE RESTRAINED. 238 L.F.

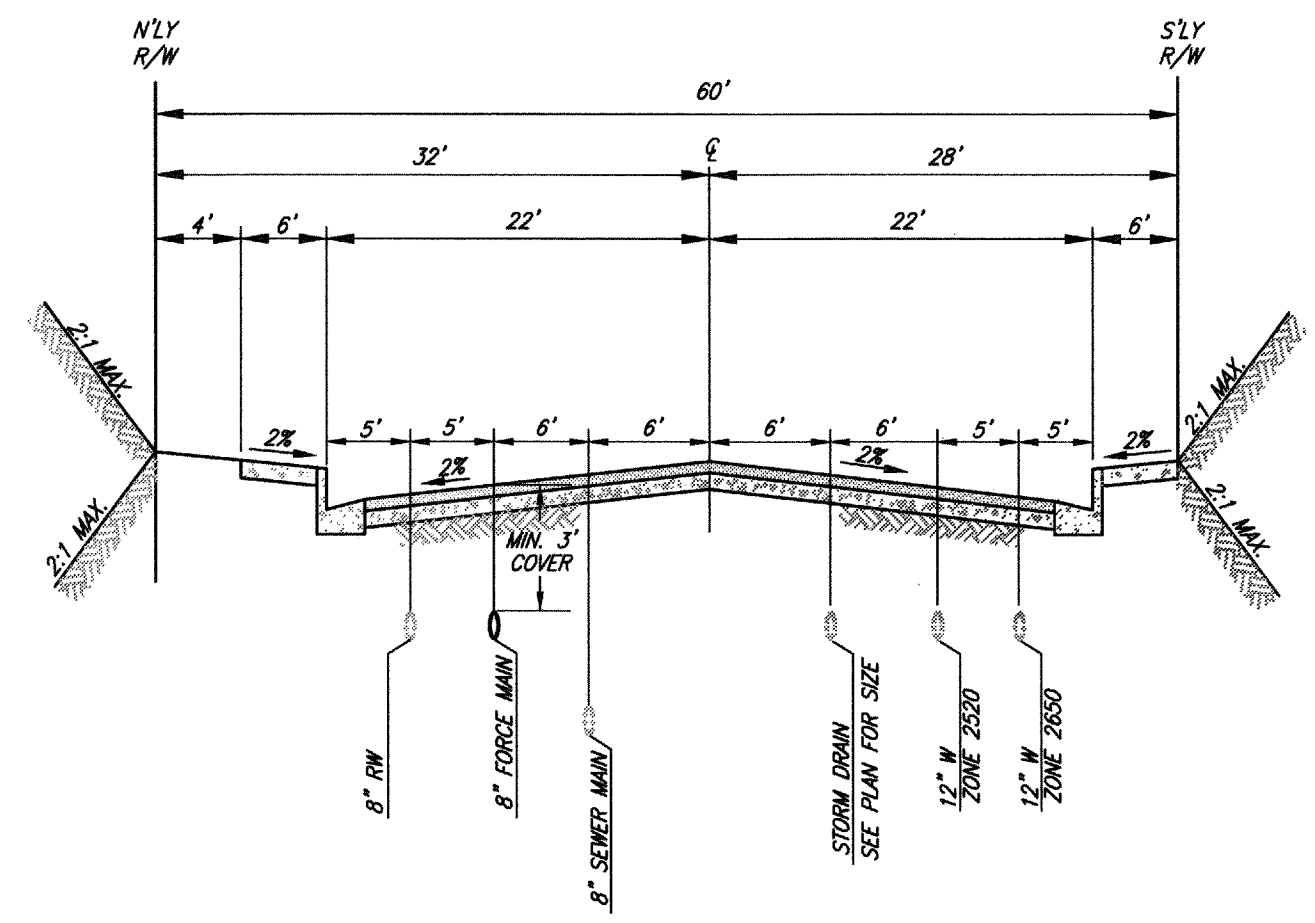


- NOTE:**
- ALL SEWER MAIN PIPE LENGTH QUANTITIES SHOWN ON PLANS REFLECT VERTICAL PROJECTION OF HORIZONTAL PIPE ALIGNMENT.
  - ALL SEWER MAIN PIPE LENGTHS SHOWN IN PIPE DATA TABLE ARE HORIZONTAL PIPE LENGTHS.
  - THE SEWER MAIN PIPE STATIONING IN PLAN AND PROFILE VIEWS REFLECT HORIZONTAL STATION OFFSETS OF THE STREET CENTER LINE STATIONING.
  - SEWER MAIN PIPE LENGTHS SHOWN IN PROFILE ARE BASED UPON TRUE HORIZONTAL PIPE LENGTHS.
  - THE LENGTH OF SEWER MAIN ALONG CURVES WILL VARY FROM STREET CENTERLINE STATION LENGTHS DUE TO HORIZONTAL PROJECTION OF VARYING CURVE RADII.

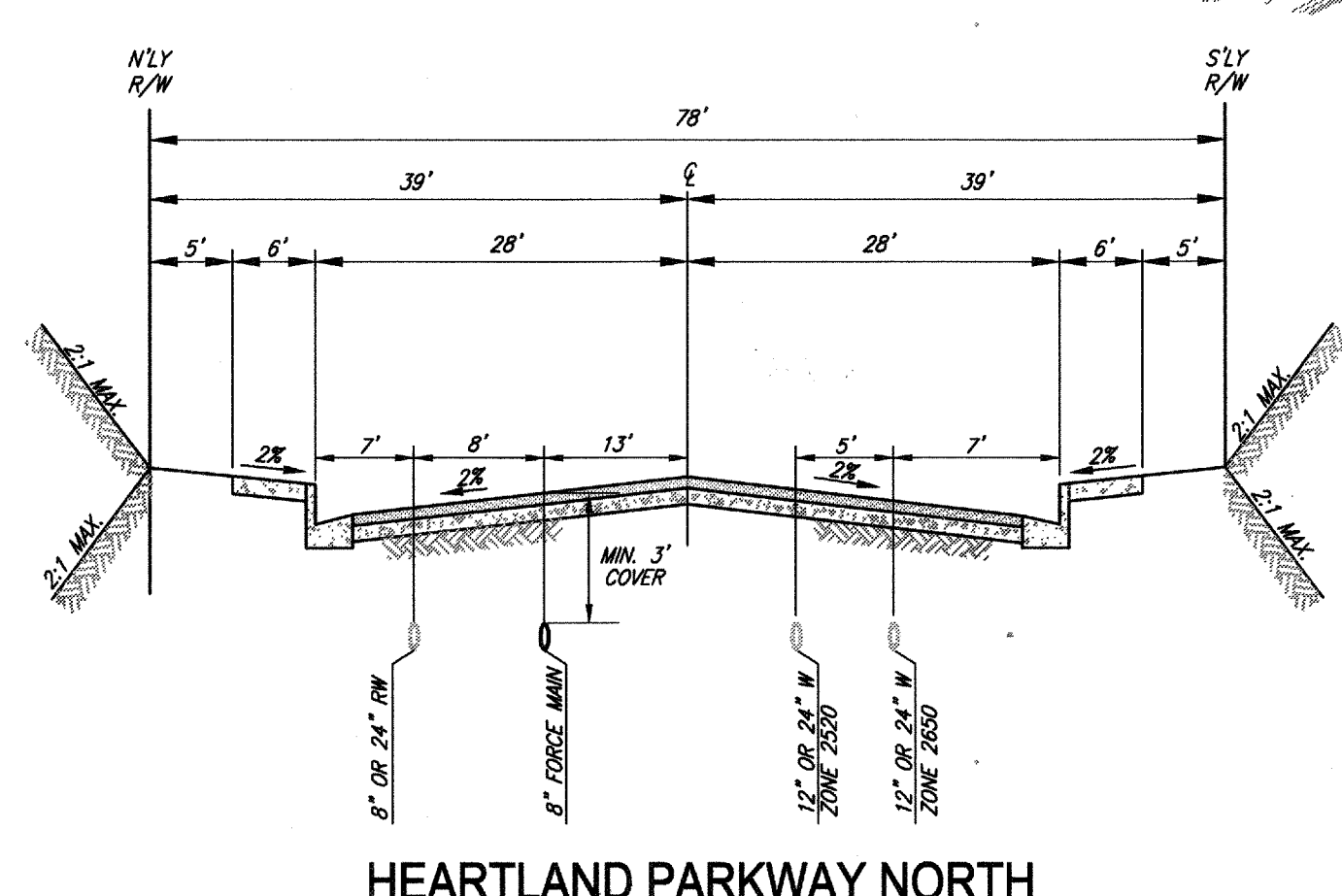
**INDEX MAP**  
SCALE: 1" = 200'



**HEARTLAND PARKWAY NORTH**  
60' SECTION  
STA. 14+40.00 TO 25+90.93  
N.T.S.



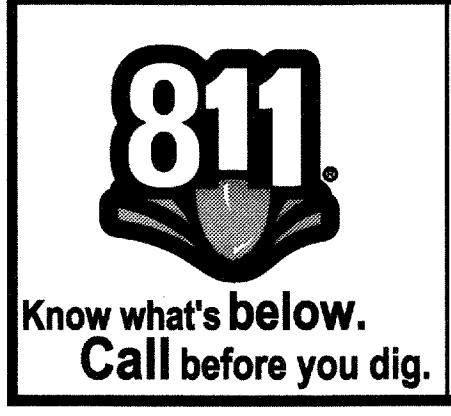
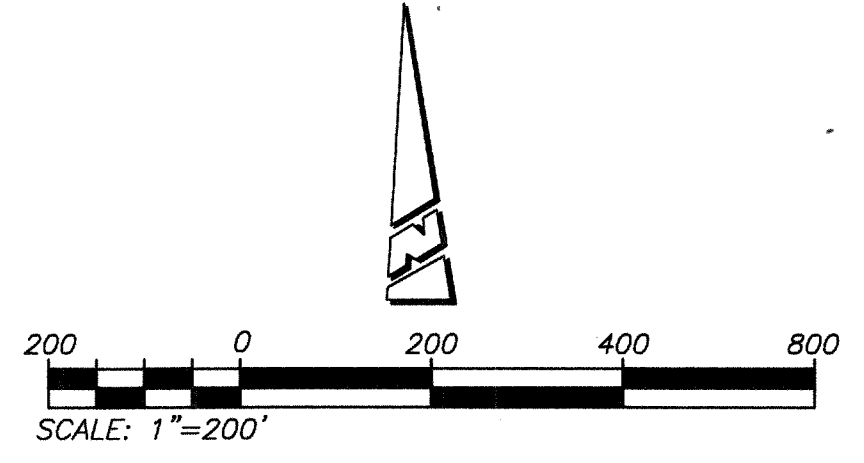
**HEARTLAND PARKWAY NORTH**  
60' SECTION  
STA. 25+90.93 TO 46+16.11  
N.T.S.



**HEARTLAND PARKWAY NORTH**  
78' SECTION  
STA. 46+16.11 TO 53+82.53  
N.T.S.

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**BASIS OF BEARINGS:**  
DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".  
BEARING: N 27°39'52" E

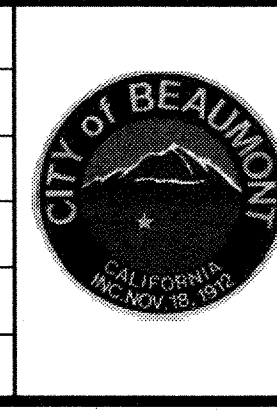
**BENCHMARK:**  
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #26632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955  
ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PREPARED BY: **Stantec**  
25864-1 Business Center Drive  
Redlands, CA 92374  
909.535-6120 stantec.com

SEAL: **NEED ARAUJO** 29 JUL 2017  
DATE: 29 JUL 2017

DESIGN BY: RM  
DRAWN BY: MT/SW  
CHECKED BY: RM/NJA/GB  
SCALE: AS NOTED  
DATE: 06/28/17  
JOB NUMBER: 2042495810



Reviewed By: *[Signature]* Date: 8.3.17  
Recommended for Approval By: *[Signature]* Date: 8.3.17  
Approved By: *[Signature]* Director of Public Works Date: 8.8.17

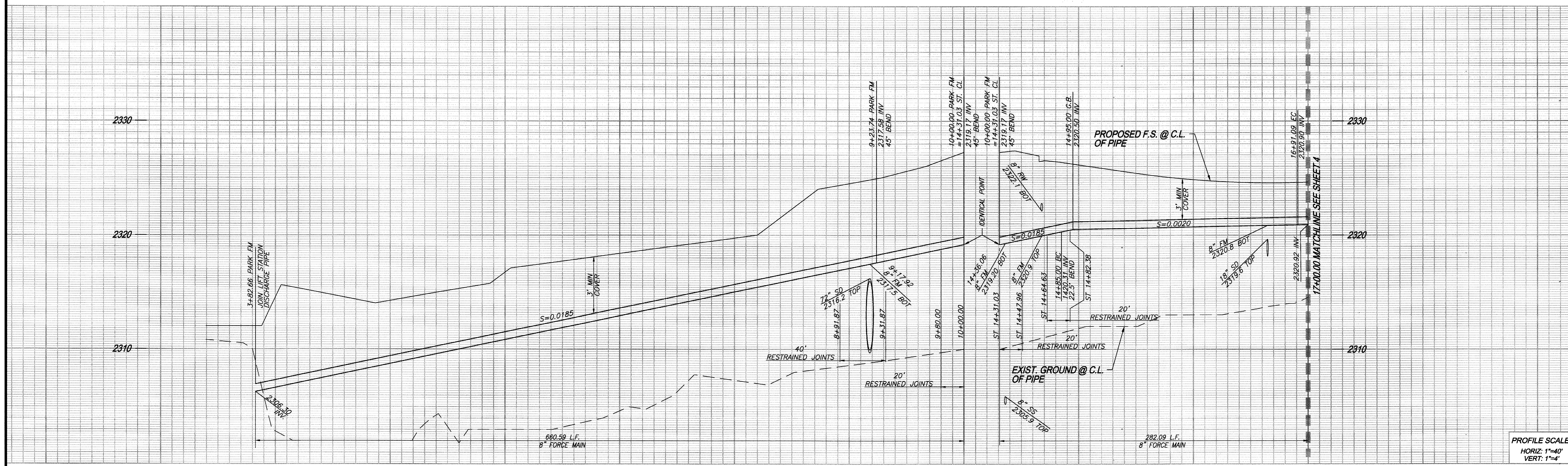
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
SEWER FORCE MAIN PLANS  
TYPICAL SECTION - INDEX MAP  
CONSTRUCTION NOTES - QUANTITIES

FOR: RSI COMMUNITIES - HEARTLAND L.L.C.

SHEET 2  
OF 8 SHEETS  
DRAWING NAME:  
FILE NO.: 312-SF17-4708

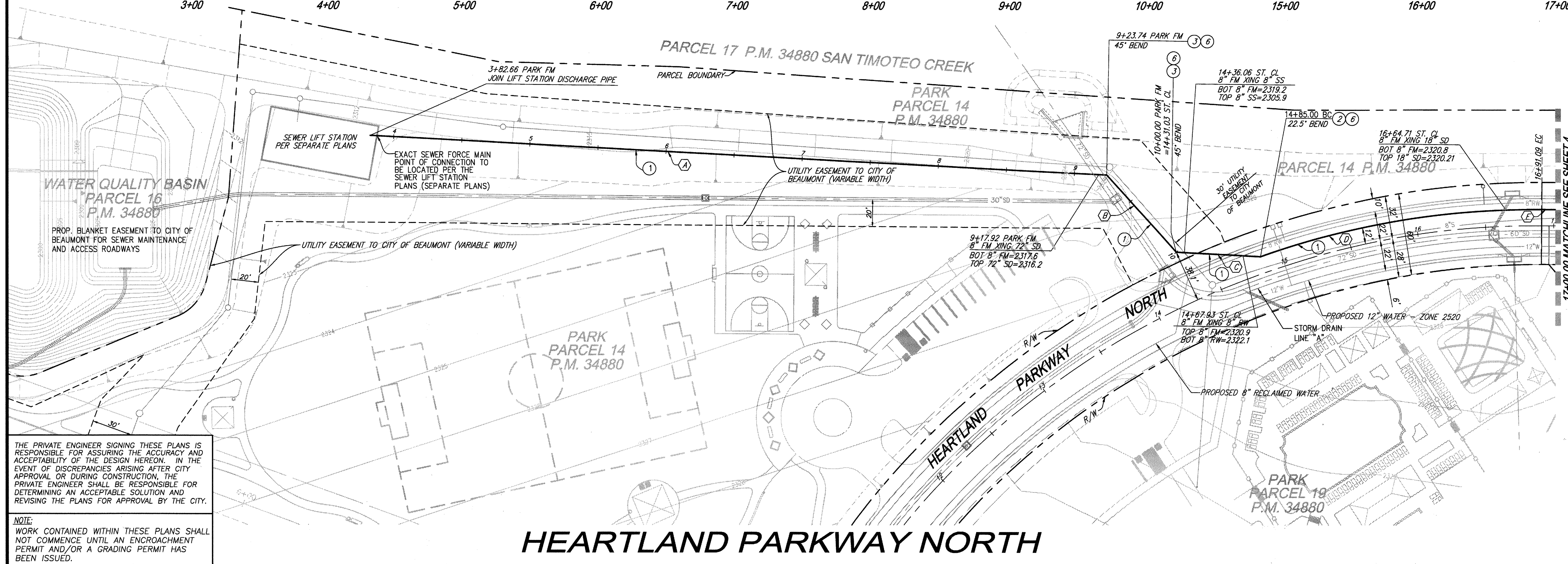




PROFILE SCALE:  
HORIZ. 1"=40'  
VERT. 1"=4'

**CONSTRUCTION NOTES:**

1. INSTALL 8" SEWER FORCE MAIN, PVC AWWA STD C900, PRESSURE CLASS-DR 14 (CL 305) PSI, BEDDING AND BACKFILL PER PLAN AND PROFILE AND PER EMWD STD. DRAWING NO SB-157, SB-158, SB-159
2. INSTALL 8" 22.5° BEND
3. INSTALL 8" 45° BEND
6. INSTALL RESTRAINED JOINTS FOR AWWA C-900 PVC PER EMWD STD. DWG. B-663. REFER TO PROFILE FOR RESTRAINED LENGTH. ON EACH SIDE OF THE FITTING A MINIMUM TWO PIPE JOINTS ARE TO BE RESTRAINED.

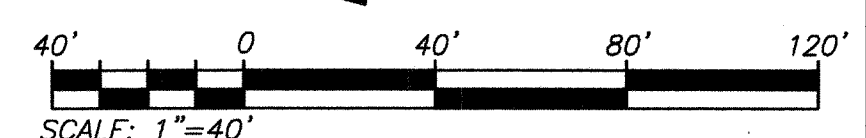


LINE/CURVE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	N86°59'24"W	---	584.33'	---
(B)	N41°59'24"W	---	76.26'	---
(C)	N86°59'24"W	---	61.95'	---
(D)	19°40'45"	612.00'	210.20'	106.15'
(E)	N89°35'01"E	---	9.94'	---

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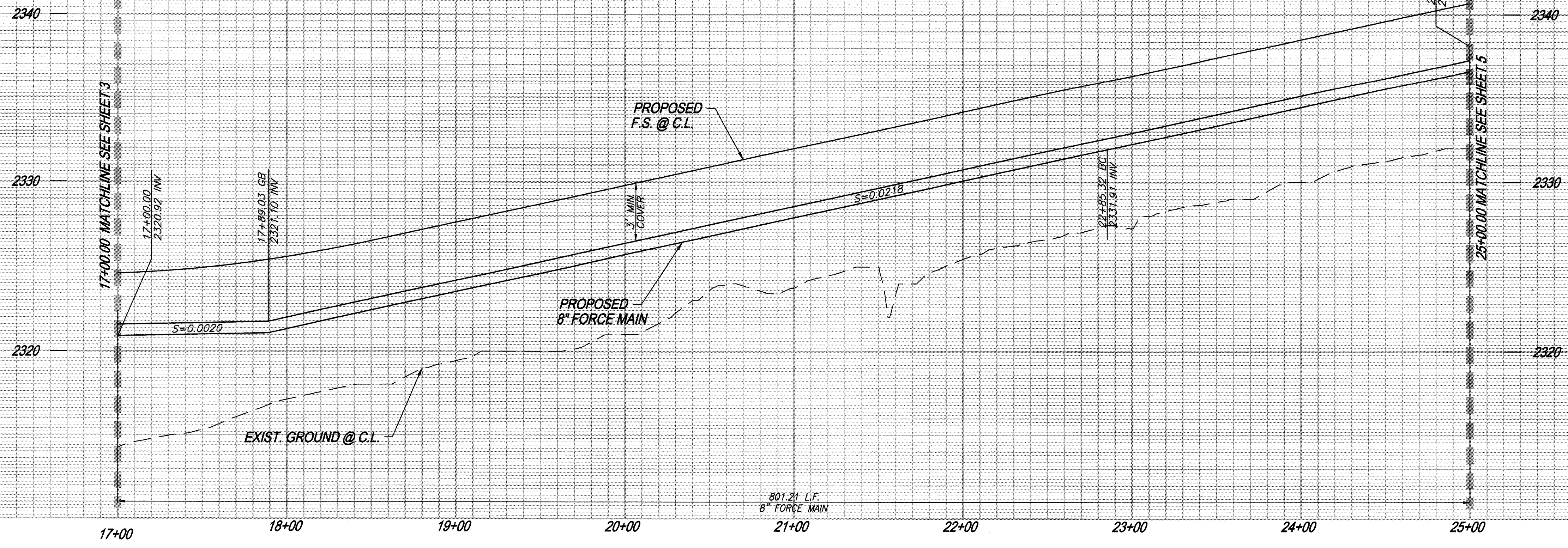
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**HEARTLAND PARKWAY NORTH**

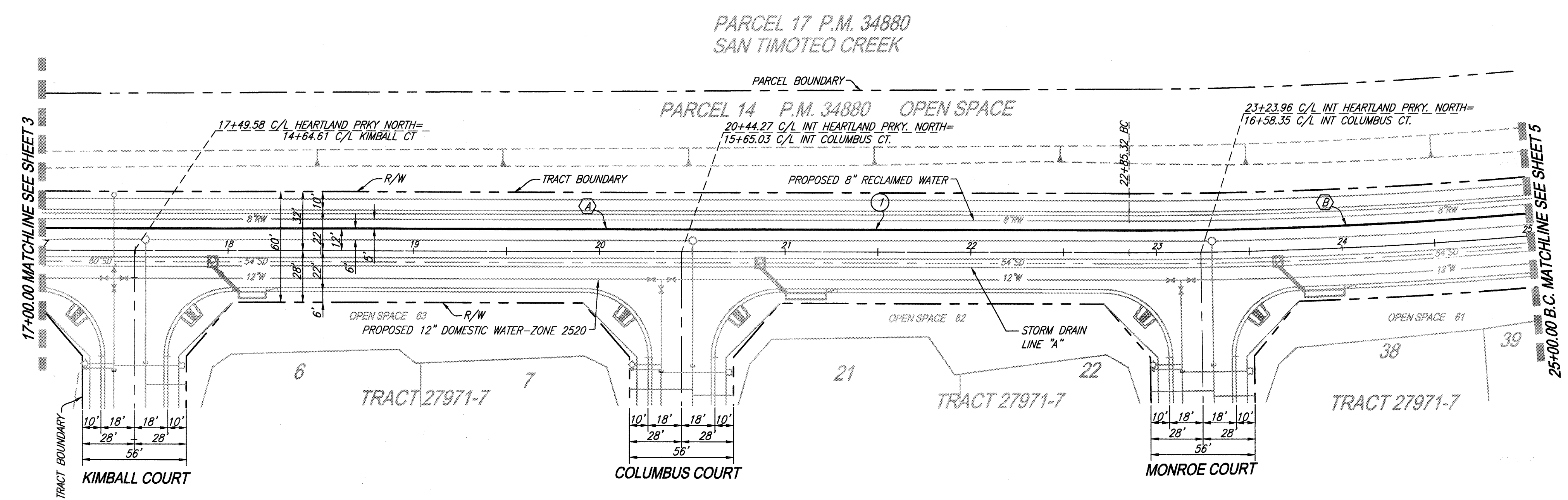


<p>Know what's below. Call before you dig.</p>	<p><b>BASIS OF BEARINGS:</b> THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".</p>	<p><b>BENCHMARK:</b> BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 80 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 92 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #266822. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955 ELEV: 2448.129</p>	<p>PREPARED BY:  <b>Stantec</b> 25844-F Business Center Drive Redlands, CA 92374 909.335-6120 stantec.com</p>	<p>DESIGN BY: RM DRAWN BY: MT/SW CHECKED BY: RM/NJA/GB SCALE: AS NOTED DATE: 06/28/17 JOB NUMBER: 2042495810</p>	<p>Reviewed By:  Date: 8.9.17 Recommended for Approval By:  Date: 8.9.17 Approved By:  Date: 8.9.17 Director of Public Works</p>	<p>CITY OF BEAUMONT, CALIFORNIA SEWER FORCE MAIN PLANS <b>HEARTLAND PARKWAY NORTH</b> STA: 3+39.41 FM TO STA: 17+00.00 FM = 17+00.00 STREET</p>	<p>SHEET <b>3</b> OF 8 SHEETS DRAWING NAME: FILE NO.: 3112 S77-4108</p>		
	<p>BEARING: N 27°39'52" E</p>		<p>BY MARK DESCRIPTION APPR. DATE</p> <p>ENGINEER REVISIONS CITY</p>		<p>SEAL:  <b>NED ARAUJO</b> DATE: 29 JUNE 2017</p>		<p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION</p>		<p>FOR: RSI COMMUNITIES - HEARTLAND L.L.C.</p>

PRELIMINARY NOT FOR CONSTRUCTION



PROFILE SCALE:  
HORIZ. 1"=40'  
VERT. 1"=4'



**CONSTRUCTION NOTES:**

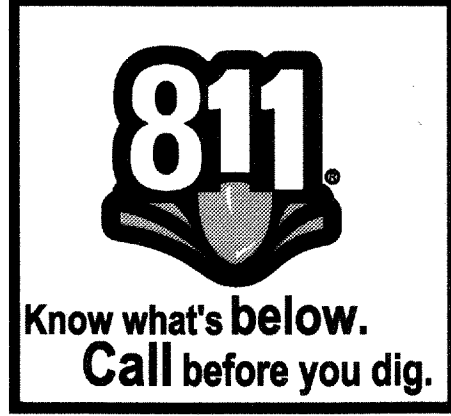
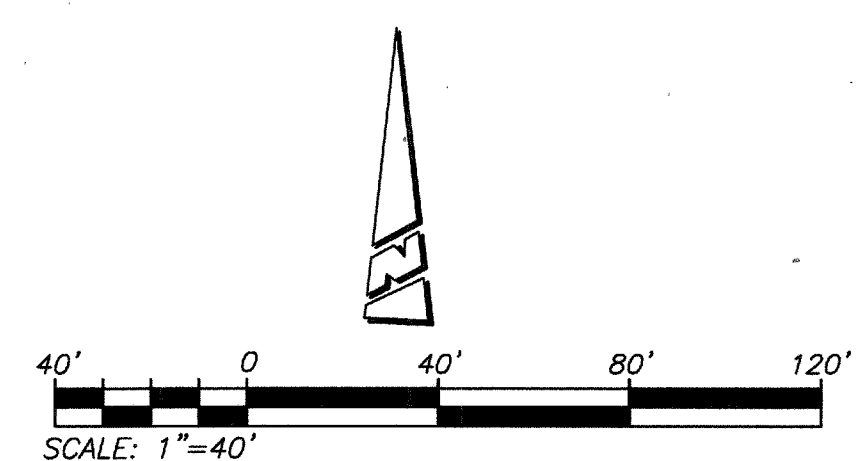
- 1) INSTALL 8" SEWER FORCE MAIN, PVC ANMA STD C900, PRESSURE CLASS-DR 14 (CL 305) PSI, BEDDING AND BACKFILL PER PLAN AND PROFILE AND PER EMWD STD. DRAWING NO SB-157, SB-158, SB-159

LINE/CURVE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	N89°35'01"W	---	585.47'	---
(B)	04°59'18"	2478.00'	215.74'	107.94'

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

**HEARTLAND PARKWAY NORTH**



**BASIS OF BEARINGS:**  
DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".  
BEARING: N 27°39'52" E

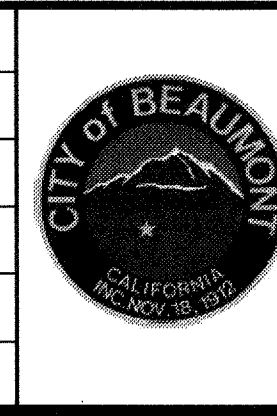
**BENCHMARK:**  
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 90 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267+98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #826632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955  
ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PREPARED BY: **Stantec**  
25864-1 Business Center Drive  
Redlands, CA 92374  
909.335-6120 stantec.com

DATE: 29 JUNE 2017

DESIGN BY: RM  
DRAWN BY: MT/SW  
CHECKED BY: RM/NJA/GB  
SCALE: AS NOTED  
DATE: 06/28/17  
JOB NUMBER: 2042495810



Reviewed By: *[Signature]* Date: 8.9.17  
Recommended for Approval By: *[Signature]* Date: 8.9.17  
Approved By: *[Signature]* Date: 8.9.17  
Director of Public Works

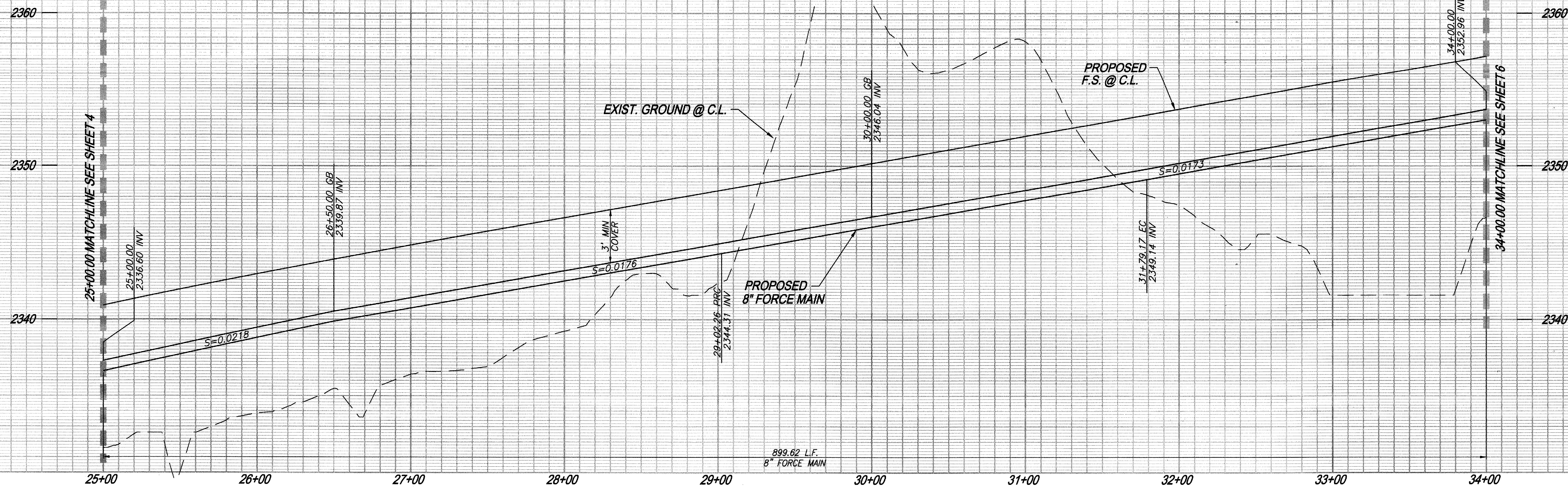
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
SEWER FORCE MAIN PLANS  
**HEARTLAND PARKWAY NORTH**  
STA: 17+00.00 TO STA: 25+00.00

FOR: RSI COMMUNITIES - HEARTLAND L.L.C.

SHEET  
**4**  
OF 8 SHEETS  
DRAWING NAME:  
FILE NO.: 3112  
SF7-4108

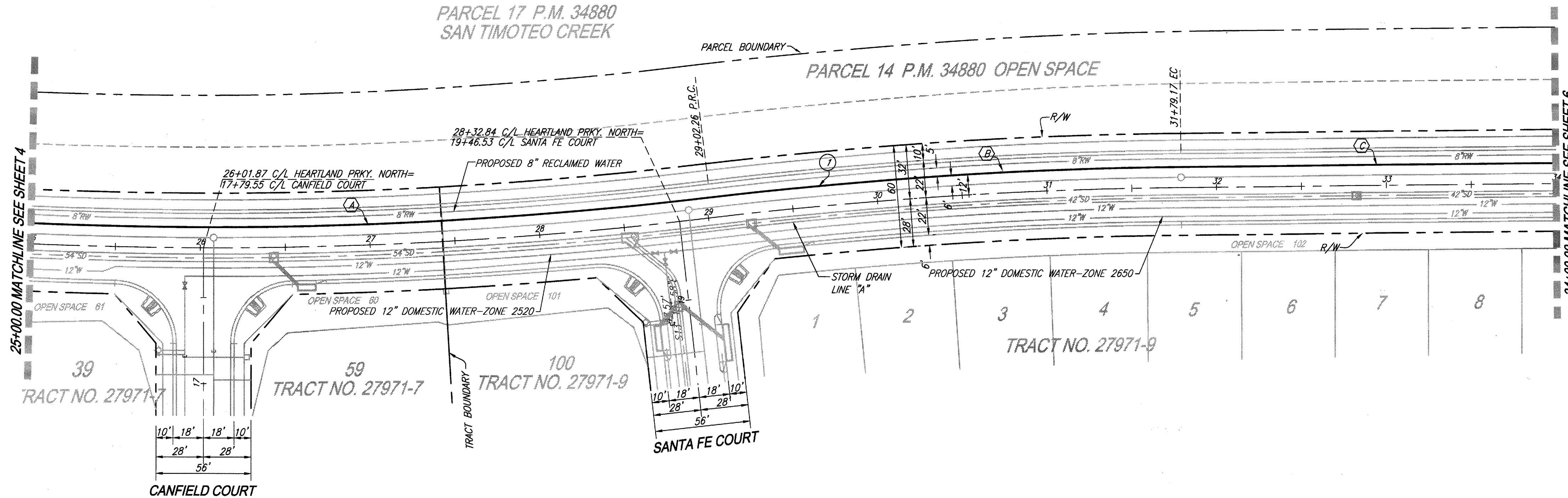
PRELIMINARY NOT FOR CONSTRUCTION



PROFILE SCALE:  
HORIZ. 1"=40'  
VERT. 1"=4'

PARCEL 17 P.M. 34880  
SAN TIMOTEO CREEK

PARCEL 14 P.M. 34880 OPEN SPACE



**CONSTRUCTION NOTES:**

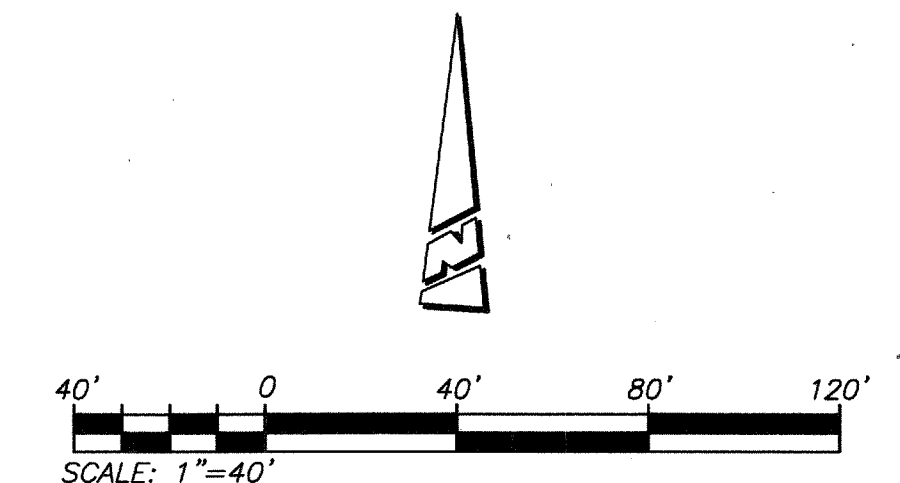
- 1) INSTALL 8" SEWER FORCE MAIN, PVC AWWA STD C900, PRESSURE CLASS-DR 14 (CL 305) PSI, BEDDING AND BACKFILL PER PLAN AND PROFILE AND PER EMWD STD. DRAWING NO SB-157, SB-158, SB-159

LINE/CURVE DATA				
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
(A)	09°15'41"	2478.00'	400.55'	200.71'
(B)	06°19'16"	2522.00'	278.24'	139.26'
(C)	N82°32'29"E	---	220.83'	---

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

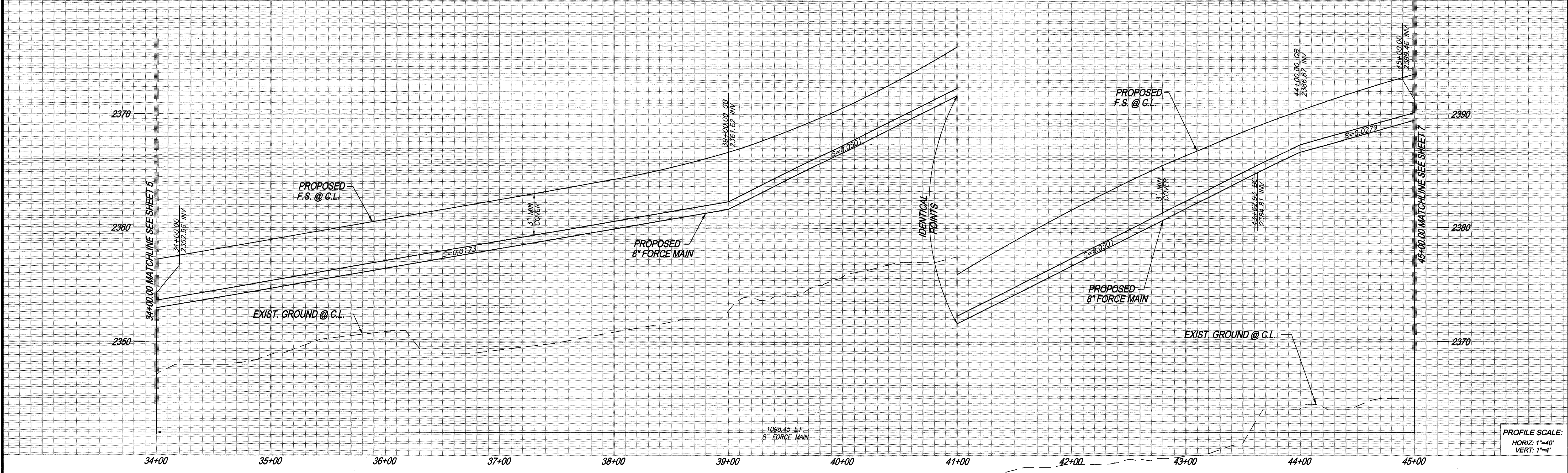
NOTE:  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

**HEARTLAND PARKWAY NORTH**

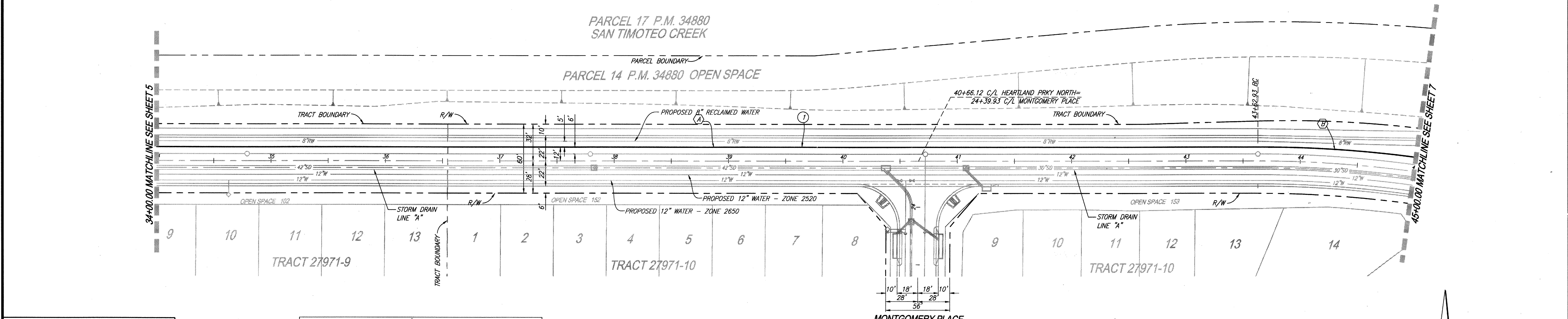


<p>Know what's below. Call before you dig.</p>	<p>BASIS OF BEARINGS: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT". BEARING: N 27°39'52" E</p>	<p>BENCHMARK: BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 80 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #026632. A STANDARD DISC, STAMPED "U 448 REST 1985" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955 ELEV: 2448.129</p>	<p>BY: [Signature] MARK: [Signature] DESCRIPTION: REVISIONS APPR. DATE: [Signature] 21 JUNE 2017 CITY: NED ARAUJO</p>	<p>PREPARED BY:  Stantec 258644 Business Center Drive Redlands, CA 92374 909.335-6120 stantec.com</p>	<p>DESIGN BY: RM DRAWN BY: MT/SW CHECKED BY: RM/NJA/GB SCALE: AS NOTED DATE: 06/28/17 JOB NUMBER: 2042495810</p>	<p>SEAL: </p>	<p>Reviewed By: [Signature] Date: 8.3.17 Recommended for Approval By: [Signature] Date: 8.9.17 Approved By: [Signature] Director of Public Works Date: 9.9.17</p>	<p>CITY OF BEAUMONT, CALIFORNIA SEWER FORCE MAIN PLANS HEARTLAND PARKWAY NORTH STA: 25+00.00 TO STA: 34+00.00</p>	<p>SHEET 5 OF 8 SHEETS DRAWING NAME: RSI COMMUNITIES - HEARTLAND L.L.C. FILE NO.: 3112 SF17-4108</p>
	<p>BEARING: N 27°39'52" E</p>			<p>PREPARED BY: [Signature] 21 JUNE 2017</p>		<p>DATE: 06/28/17</p>		<p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION</p>	

PRELIMINARY NOT FOR CONSTRUCTION



PROFILE SCALE:  
HORIZ. 1"=40'  
VERT. 1"=4'



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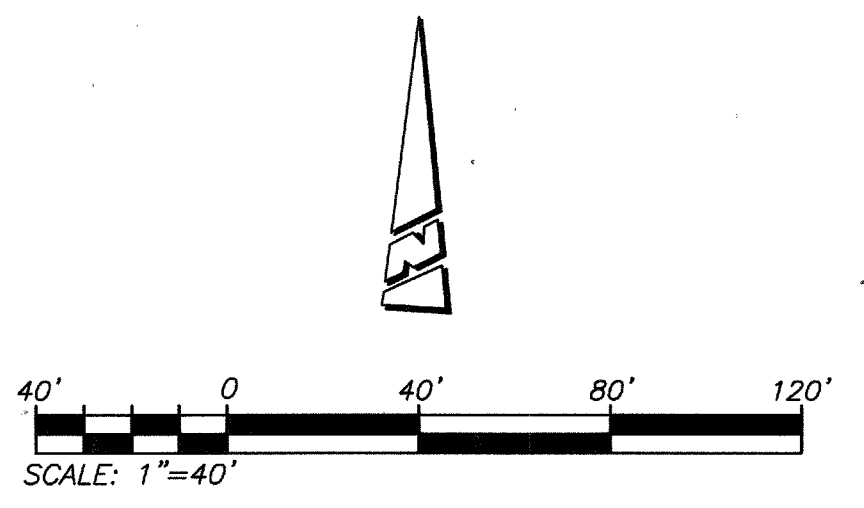
NOTE:  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

LINE/CURVE DATA			
NO.	BEARING/DELTA	RADIUS	TANGENT
(A)	N82°32'29"E	---	964.72'
(B)	07°33'50"	1013.00'	133.73'

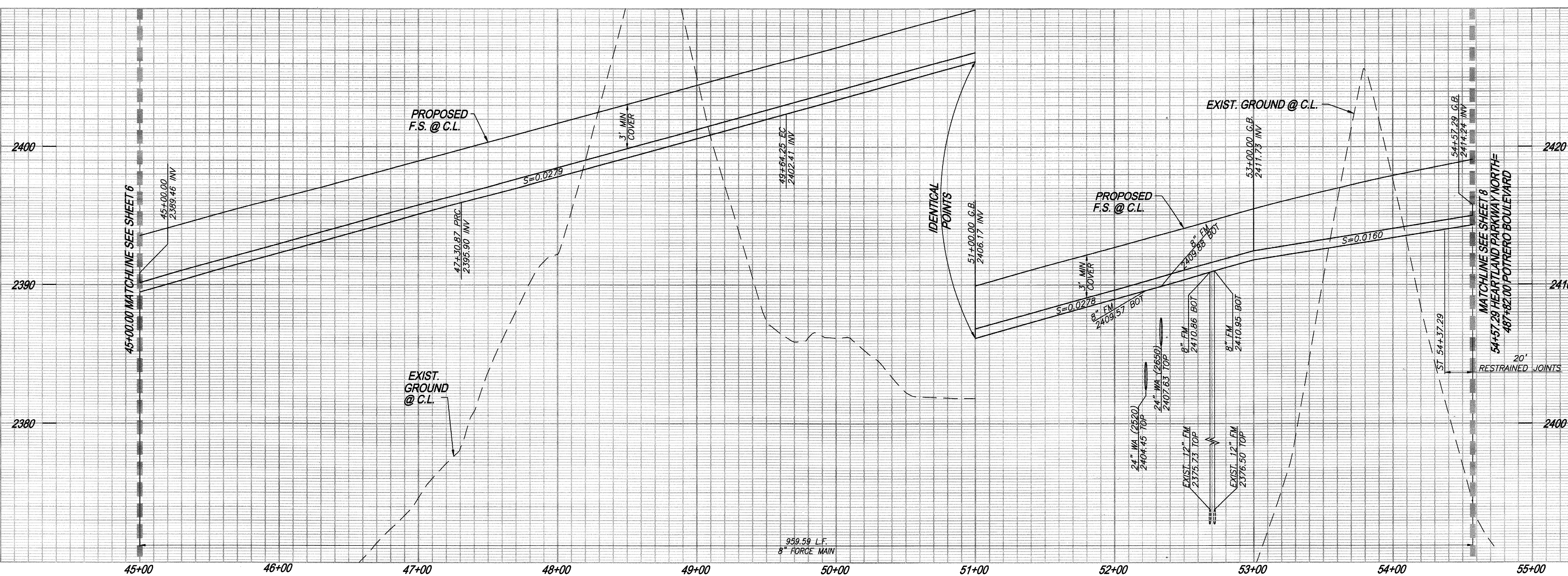
**CONSTRUCTION NOTES:**

① INSTALL 8" SEWER FORCE MAIN, PVC ANWA STD C900, PRESSURE CLASS-DR 14 (CL 305) PSI, BEDDING AND BACKFILL PER PLAN AND PROFILE AND PER EMMD STD. DRAWING NO SB-157, SB-158, SB-159

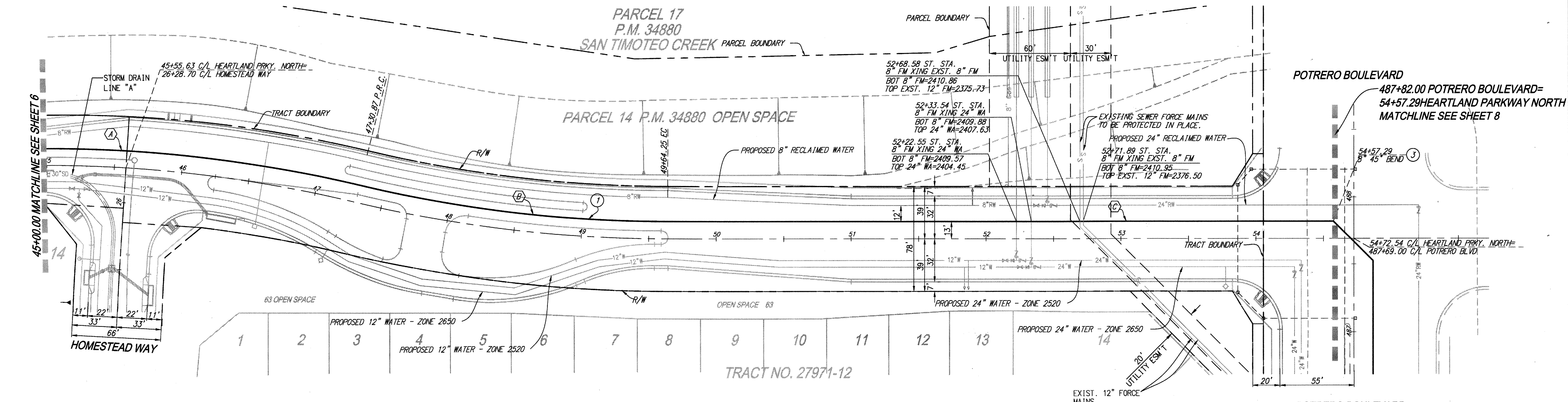
# HEARTLAND PARKWAY NORTH



<p>Know what's below. Call before you dig.</p>	<p>BASIS OF BEARINGS: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".</p> <p>BEARING: N 27°39'52" E</p>	<p>BENCHMARK: BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #826632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955 ELEV: 2448.129</p>	<p>BY: [Signature]</p> <p>MARK: [Signature]</p> <p>DESCRIPTION: REVISIONS</p> <p>APPR. DATE: [Signature] 2/20/17</p> <p>CITY: NED ARAUJO</p>	<p>PREPARED BY: [Signature]</p> <p>SEAL: [Professional Engineer Seal]</p> <p>DESIGN BY: RM</p> <p>DRAWN BY: MT/SW</p> <p>CHECKED BY: RM/NJA/GB</p> <p>SCALE: AS NOTED</p> <p>DATE: 06/28/17</p> <p>JOB NUMBER: 2042495810</p>	<p>Reviewed By: [Signature] Date: 8.9.17</p> <p>Recommended for Approval By: [Signature] Date: 8.9.17</p> <p>Approved By: [Signature] Date: 8.8.17</p> <p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION</p>	<p>CITY OF BEAUMONT, CALIFORNIA</p> <p>SEWER FORCE MAIN PLANS</p> <p>HEARTLAND PARKWAY NORTH STA: 34+00.00 TO STA: 45+00.00</p> <p>FOR: RSI COMMUNITIES - HEARTLAND L.L.C.</p>	<p>SHEET</p> <p>6</p> <p>OF 8 SHEETS</p> <p>DRAWING NAME:</p> <p>FILE NO.: 3112 SF17-4108</p>
	<p>Plotted: Jun 28, 2017 - 5:53pm By: ecommercy DWG: V:\2042\active\2042495810\drawing\model_files\495810C-1B006.dwg</p>						



PROFILE SCALE:  
HORIZ. 1"=40'  
VERT. 1"=4'



LINE/CURVE DATA			
NO.	BEARING/DELTA	RADIUS	LENGTH
(A)	13°26'18"	1013.00'	237.59'
(B)	13°17'28"	987.00'	228.96'
(C)	N89°44'51"W	---	493.04'

**CONSTRUCTION NOTES:**

- INSTALL 8" SEWER FORCE MAIN, PVC ANKA STD C900, PRESSURE CLASS-DR 14 (CL 305) PSI, BEDDING AND BACKFILL PER PLAN AND PROFILE AND PER EMD STD. DRAWING NO SB-157, SB-158, SB-159
- INSTALL 8" 45° BEND

**HEARTLAND PARKWAY NORTH**

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**BASIS OF BEARINGS:**  
DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".  
BEARING: N 27°39'52" E

**BENCHMARK:**  
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/88; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #826632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955 ELEV. 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PREPARED BY: Stantec  
25844 Business Center Drive  
Riverside, CA 92504  
909.335-6120 stantec.com

SEAL: NEDED ARAUJO  
29 JUNE 2017 DATE

DESIGN BY: RM  
DRAWN BY: MT/SW  
CHECKED BY: RM/NJA/GB  
SCALE: AS NOTED  
DATE: 06/28/17  
JOB NUMBER: 2042495810

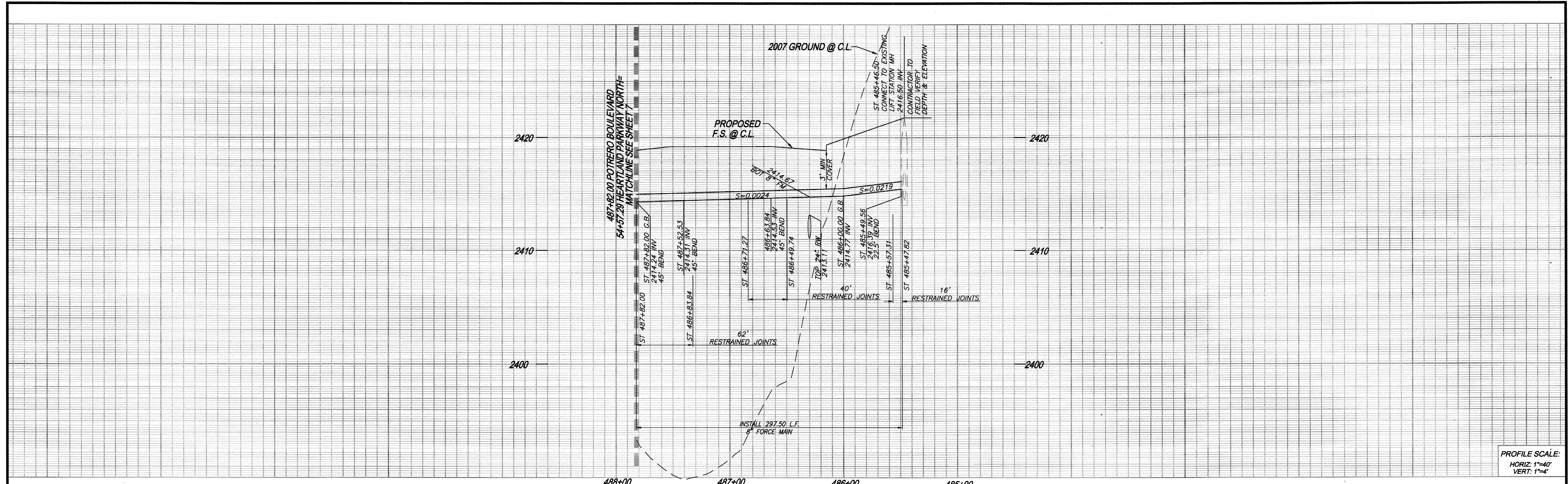
Reviewed By: Date: 8.3.17  
Recommended for Approval By: Date: 8.3.17  
Approved By: Date: 8.8.17  
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
SEWER FORCE MAIN PLANS  
HEARTLAND PARKWAY NORTH  
STA: 45+00.00 TO STA: 54+57.29

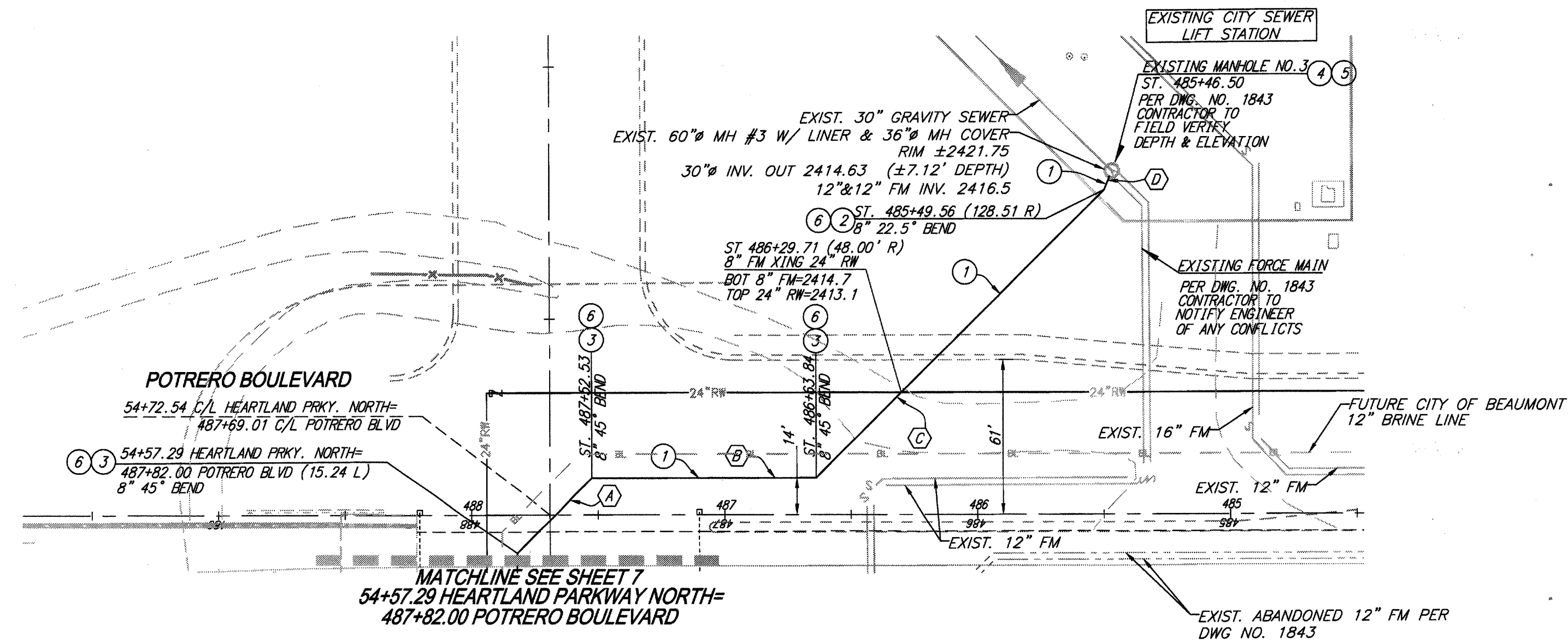
SHEET 7 OF 8 SHEETS  
DRAWING NAME: HEARTLAND PARKWAY NORTH  
FILE NO.: 3112 SF17-4108

FOR: RSI COMMUNITIES - HEARTLAND L.L.C.

PRELIMINARY NOT FOR CONSTRUCTION



PROFILE SCALE:  
HORIZ: 1"=40'  
VERT: 1"=4'



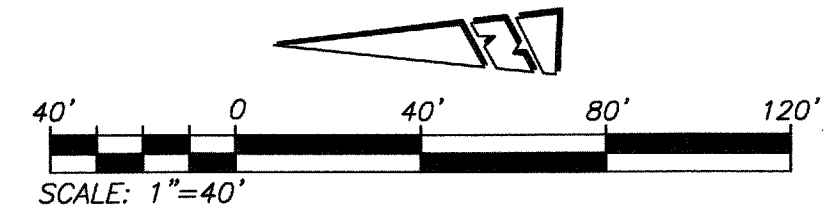
- CONSTRUCTION NOTES:**
- 1 INSTALL 8" SEWER FORCE MAIN, PVC AWWA STD C900, PRESSURE CLASS-DR 14 (CL 305) PSI, BEDDING AND BACKFILL PER PLAN AND PROFILE AND PER EMD STD. DRAWING NO SB-157, SB-158, SB-159
  - 2 INSTALL 8" 22.5' BEND
  - 3 INSTALL 8" 45' BEND
  - 4 MODIFY EXISTING MANHOLE COVER TO PROVIDE AIR FLOW
  - 5 CONTRACTOR TO TIE INTO EXISTING MANHOLE AT DIRECTION OF CITY
  - 6 INSTALL RESTRAINED JOINTS FOR AWWA C-900 PVC PER EMD STD. DWG. B-663. REFER TO PROFILE FOR RESTRAINED LENGTH. ON EACH SIDE OF THE FITTING A MINIMUM TWO PIPE JOINTS ARE TO BE RESTRAINED.

LINE/CURVE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	N44°44'39"W	---	41.69'	---
(B)	N00°15'09"E	---	88.73'	---
(C)	N44°44'51"W	---	161.58'	---
(D)	N67°14'51.22"W	---	5.50'	---

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# POTRERO BOULEVARD



	<p><b>BASIS OF BEARINGS:</b> DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT". BEARING: N 27°39'52" E</p>	<p><b>BENCHMARK:</b> BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #826632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955 ELEV: 2448.129</p>	<p>PREPARED BY:  Stantec 25864-I Business Center Drive Redlands, CA 92374 909.335-6120 stantec.com</p>	<p>DESIGN BY: RM DRAWN BY: MT/SW CHECKED BY: RM/NJA/GB SCALE: AS NOTED DATE: 06/28/17 JOB NUMBER: 2042495810</p>	<p>Reviewed By:  Date: 8.9.17 Recommended for Approval by:  Date: 8.9.17 Approved By:  Date: 8.8.17 Director of Public Works</p>	<p>CITY OF BEAUMONT, CALIFORNIA SEWER FORCE MAIN PLANS <b>POTRERO BOULEVARD</b> STA: 485+46.39 TO STA: 487+82.00</p>	<p>SHEET <b>8</b> OF 8 SHEETS DRAWING NAME: FILE NO.: 3112 SF17-4108</p>
			<p>BY: MARK DESCRIPTION APPR. DATE CITY</p> <p>ENGINEER REVISIONS CITY</p>	<p>SEAL:  REGISTERED PROFESSIONAL ENGINEER NED J. ARAJUO No. 57835 CML STATE OF CALIFORNIA</p>	<p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 5006 8th St Beaumont, CA 92223 TEL: (951) 798-8520 FAX: (951) 798-8525</p>	<p>FOR: RSI COMMUNITIES - HEARTLAND L.L.C.</p>	