

**RECORDING REQUESTED BY**

WHEN RECORDED RETURN TO:

CITY OF BEAUMONT  
550 E. 6<sup>th</sup> Street  
Beaumont, CA 92223

**FREE RECORDING:**

This instrument is for the benefit of the City of Beaumont and is entitled to be recorded without fee or tax. (Govt. Code 6103, 27383 and Rev. & Tax Code 11922).

APN: 418-250-008

Above Space for Recorder's Use

STREET DEDICATON DEED

Documentary Transfer Tax=\$0

For a valuable consideration, receipt of which is hereby acknowledged, **Abbas Satrap and Fatemeh Zare Satrap, Trustees of The Satrap Family Trust Dated July 25, 1988, as to an undivided 1/3 interest; Dariush Parvin and Ann Elizabeth Parvin, Trustees of The Parvin Family Trust Dated September 30, 1997, as to an undivided 1/3 interest and The 2003 A.R., LLC, a California limited liability Company, as to an undivided 1/3 interest, as tenants in common**, (hereinafter "Grantor"), hereby GRANTS to the **CITY OF BEAUMONT, a municipal corporation**, (hereinafter "Grantee"), thereto, over, under, along and across all that real property situated in the City of Beaumont, County of Riverside, State of California, described as follows:

See exhibit "A" attached hereto and exhibit "B" attached for illustration purposes

**SIGNATURE ON NEXT PAGE**

DATED: \_\_\_\_\_

Grantor: Abbas Satrap and Fatemeh Satrap,  
Trustees, of the Satrap Family Trust.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

DATED: 24 October 2023

Grantor: Dariush Parvin and Ann Elizabeth  
Parvin, Trustees of The Parvin Family Trust

*Dariush Parvin* *Trustee*

\_\_\_\_\_  
Signature

*Trustee*

\_\_\_\_\_  
Title

*Ann E. Parvin, Trustee*

\_\_\_\_\_  
Signature

*Trustee*

\_\_\_\_\_  
Title

DATED: \_\_\_\_\_

Grantor: The 2003 A.R., LLC, a California  
Limited Liability Company

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

ACKNOWLEDGEMENTS


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.

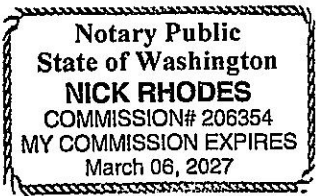
STATE OF ~~CALIFORNIA~~ <sup>Washington</sup> )  
COUNTY OF King )

On 10-24-2023 before me, Nick Rhodes  
Notary Public, personally appeared Dariussh Pasvin & Ann Elizabeth Pasvin, 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~~ <sup>Washington</sup> that the foregoing paragraph  
is true and correct.

WITNESS my hand and official seal.

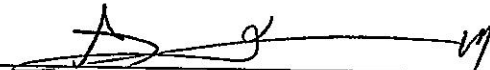
Signature 



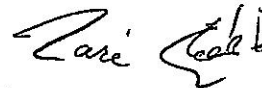
(Seal)

DATED: October 31, 2023

Grantor: Abbas Satrap and Fatemeh Satrap,  
Trustees, of the Satrap Family Trust.

  
Signature

Abbas Satrap Trustee  
Title

  
Signature

Fatemeh Zare Satrap Trustee  
Title

DATED: \_\_\_\_\_

Grantor: Dariush Parvin and Ann Elizabeth  
Parvin, Trustees of The Parvin Family Trust

\_\_\_\_\_  
Signature

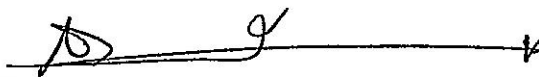
\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

DATED: October 31, 2023

Grantor: The 2003 A.R., LLC, a California  
Limited Liability Company

  
Signature

Abbas Satrap Manager  
Title

ACKNOWLEDGEMENTS

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 Los Angeles    )

On 10/31/2023 before me, Michelle Kamrany  
Notary Public, personally appeared Abbas Satrap and Fatemeh Zare Satrap, 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 



(Seal)

**EXHIBIT "A" TO STREET DEDICATION DEED**

LEGAL DESCRIPTION

**EXHIBIT "A"  
LEGAL DESCRIPTION  
STREET DEDICATION**

BEING A PORTION OF LOT 2 IN BLOCK 151, AS SHOWN BY AMENDED MAP OF THE CITY OF BEAUMONT, CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGES 16 AND 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT BEING THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF 1ST STREET AS SHOWN ON SAID AMENDED MAP, HAVING A HALF WIDTH OF 40.00 FEET, AND THE WEST LINE OF PENNSYLVANIA AVENUE SHOWN ON SAID AMENDED MAP, HAVING A HALF WIDTH OF 40.00 FEET;

THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 2 AND SAID NORTH LINE OF 1ST STREET, 27.00 FEET;

THENCE NORTH 53°31'52" EAST 28.60 FEET;

THENCE EAST 4.00 FEET TO THE EAST LINE OF SAID LOT 2 AND SAID WEST LINE OF PENNSYLVANIA AVENUE;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 AND SAID WEST LINE OF PENNSYLVANIA AVENUE TO THE **POINT OF BEGINNING**.

SAID DESCRIPTION CONTAINS 263 SQUARE FEET, MORE OR LESS.

**ON POINT LAND SURVEYING, INC.**

PREPARED BY:

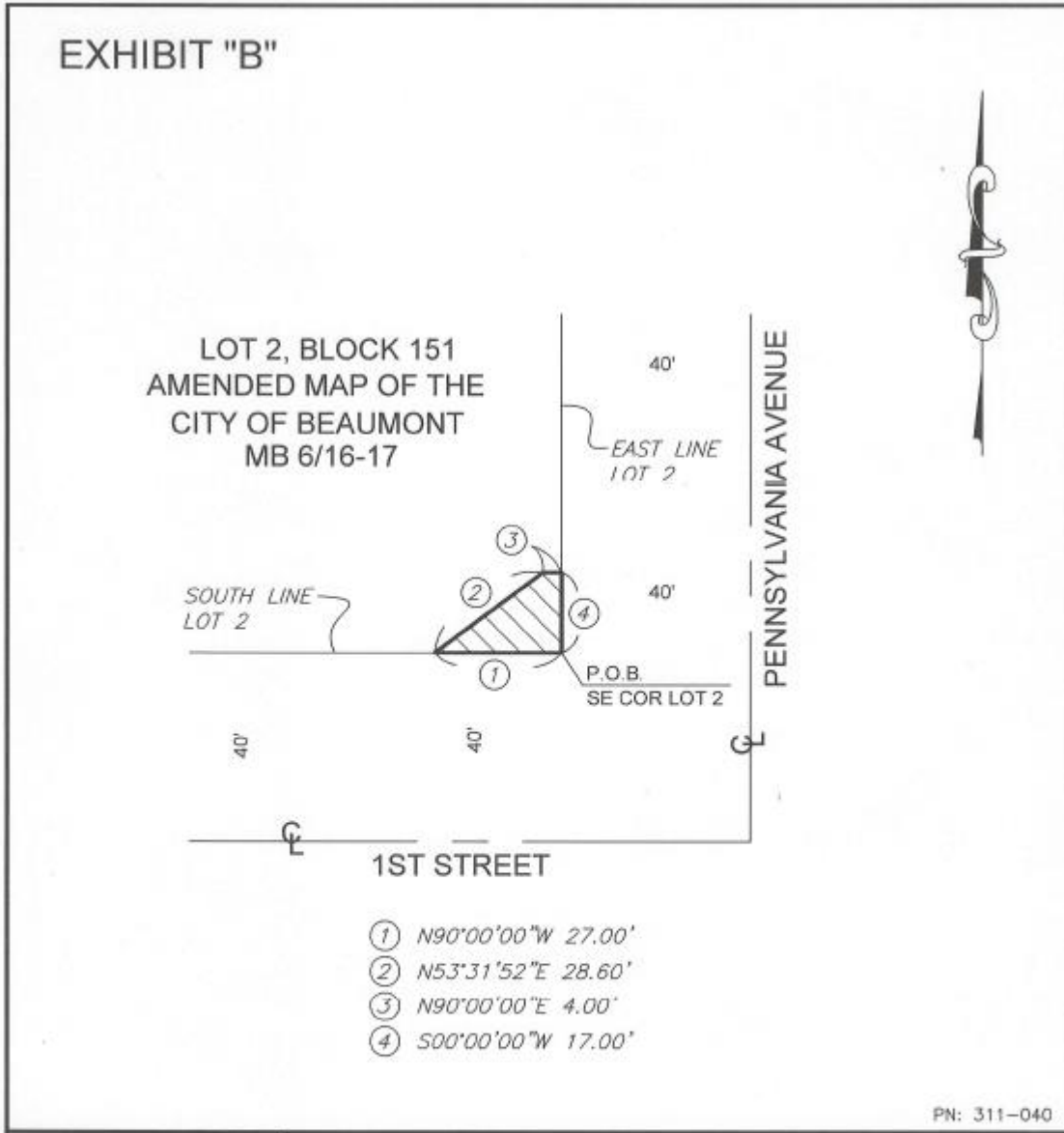
\_\_\_\_\_  
ANTHONY D. SMITH, PLS 8133

DATE: 6/19/2023



**EXHIBIT "B" TO STREET DEDICATION DEED**

DEPICTION OF PORTION ACQUIRED



	<b>STREET DEDICATION</b>	
	PREPARED AT THE REQUEST OF KIMLEY-HORN AND ASSOCIATES, INC.	
	THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.	PREPARED BY: ON POINT LAND SURVEYING, INC.
	PREPARED BY: <i>Anthony Smith</i>	SCALE: 1"=30'
	DATE: <i>6/19/2023</i>	DATE: JUNE 2023
	SHEET <u>1</u> OF <u>1</u>	