

**Recording Requested By:**

**When Recorded Mail To:**

City of Beaumont Planning Dept.  
550 E. Sixth Street  
Beaumont, CA 92223

**OFFER OF DEDICATION NO. 23-D-001**

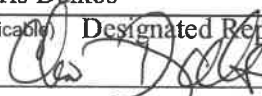
BEAUMONT INDUSTRIAL EQUITIES, LLC a California limited liability company  
(Property Owner(s))

hereby irrevocably offer(s) to DEDICATE to the CITY OF BEAUMONT an easement for public street and public utility purposes, as to the real property in the County of Riverside, State of California, described as follows:

SEE EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

**SIGNATURE OF RECORD OWNER(S) (MUST BE NOTARIZED)**

**DEPARTMENT USE ONLY**

Print Name: Chris Dalkos  
Title/company (if applicable) Designated Representative  
Signature   
See Attached Notary

**SURVEY DEPARTMENT APPROVAL**

This Offer of Dedication No. 23-D-001 is approved

By: Jay S. Fahrion, P.L.S. No. 8207 

Title: City Surveyor, City of Beaumont

Date: 11/29/23

MAIL TAX STATEMENTS TO

Beaumont Industrial Equities, LLC  
3129 Marber Avenue  
Long Beach, CA 90808  
Attn: Chris Dalkos



**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 LOS ANGELES

On November 17 2023 before me, Lisa Denver,

Notary Public, personally appeared Chris Dalkos, 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)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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State of California )  
County of Riverside )

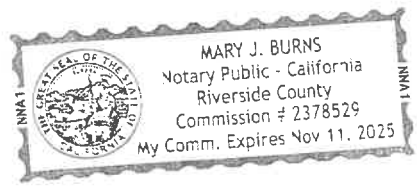
On Nov. 29 2023 before me, Mary J. Burns, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Jay S. Fahrton  
Name(s) of Signer(s)

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 Mary J Burns  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is 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: Offer of Mediation Document Date: 11-29-23  
Number of Pages: 4 Signer(s) Other Than Named Above: Chris Balkos

**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: \_\_\_\_\_

EXHIBIT 'B'

OFFER OF DEDICATION NO. 23-D-001

C/L 4TH STREET

LOT 2 BLOCK 137

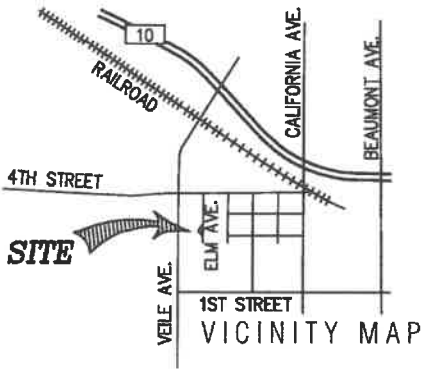
POINT OF COMMENCEMENT  
NE COR. LOT 3, BLOCK 137

40' 40'  
80'

(300')

RESOLUTION NO. 1989-40, A  
RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF BEAUMONT,  
CALIFORNIA, REGARDING STREETS  
AND ALLEYS, RECORDED JULY  
28, 1989 AS INSTRUMENT NO.  
252946 OF OFFICIAL RECORDS.

EAST LINE OF ELMS AVENUE



LEGEND

( ) RECORD PER AMENDED  
MAP OF THE TOWN OF  
BEAUMONT, BOOK 6,  
PAGE 16 & 17 OF MAPS,  
SAN BERNARDINO  
COUNTY RECORDS

LOT 3 BLOCK 137

OF THE AMENDED MAP OF THE  
TOWN OF BEAUMONT  
PER MAP RECORDED IN BOOK 6,  
PAGES 16 AND 17 OF MAPS, SAN  
BERNARDINO COUNTY RECORDS  
IN THE SOUTHEAST QUARTER OF  
SECTION 9, TOWNSHIP 3 SOUTH,  
RANGE 1 WEST, S.B.M.

1,774 SQUARE FEET  
OFFER OF DEDICATION  
TO THE CITY OF  
BEAUMONT AS  
DESCRIBED IN  
ATTACHED EXHIBIT 'A'

POINT OF  
BEGINNING

N25°13'28"E 49.45'

R=46.00' L=73.93'  
D=88°15'01"

S26°58'27"W  
RADIAL

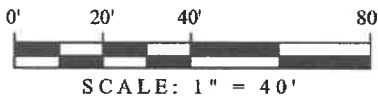
S00°18'20"E 107.97'

SE COR. LOT 3, BLOCK 137

C/L ELM AVENUE



NORTH



LOT 4 BLOCK 137

EXHIBIT "B"

PLAT TO ACCOMPANY DESCRIPTION FOR:

DEDICATION OF EASEMENT

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

BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH,  
RANGE 1 WEST, SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

DRAWN BY: J. BAIZA

DATE: 03/07/2023

JOB NO.: 56-1141

SMITHCO

SURVEYING ENGINEERING

P.O. BOX 81626  
BAKERSFIELD, CA 93380  
PHONE: (661) 393-1217  
FAX: (661) 393-1218

SHEET 1 OF 1



03/07/2023

## EXHIBIT 'A' – LEGAL DESCRIPTION

OFFER OF DEDICATION NO. 23-D-001  
PUBLIC STREET AND PUBLIC UTILITY EASEMENT

BEING A PORTION OF LOT 3 IN BLOCK 137 OF THE AMENDED MAP OF THE TOWN OF BEAUMONT, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 6, PAGES 16 AND 17, INCLUSIVE, OF MAPS, SAN BERNARDINO COUNTY RECORDS, ALSO LYING IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3;**

THENCE ALONG THE EAST LINE OF SAID LOT 3, SOUTH 00°18'20" EAST, A DISTANCE OF 129.18 FEET TO THE **POINT OF BEGINNING**;

COURSE 1 **THENCE** CONTINUING SOUTH 00°18'20" EAST ALONG SAID EAST LINE, A DISTANCE OF 107.97 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 8.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 26° 8'27" WEST;

COURSE 2 **THENCE** LEAVING SAID EAST LINE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°1'02", AN ARC DISTANCE OF 73.93 FEET;

COURSE 3 **THENCE** NORTH 2°13'28" EAST A DISTANCE OF 9. FEET TO THE EAST LINE OF SAID LOT 3 AND THE **POINT OF BEGINNING**

CONTAINING 1,77 SQUARE FEET, MORE OR LESS.

EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.  
SUBJECT TO ALL COVENANTS, RIGHTS, RIGHT-OF WAYS AND EASEMENTS OF RECORD.

D ARTAGNAN ALBA  
PLS 90 2

03-07-2023

DATE



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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State of California )  
County of Riverside )

On Nov. 29 2023 before me, Mary J. Burns, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Jay S. Fahron  
Name(s) of Signer(s)

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 Mary J. Burns  
Signature of Notary Public

Place Notary Seal Above

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 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: \_\_\_\_\_