



# City of Beaumont

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

Case No. PW2022-0921  
Receipt No. R01264514  
Fee \$ 3,484.43  
Date Paid 9/6/2022

## BOND EXONERATION APPLICATION

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

1. Contact's Name Darren Bolton Phone (949)309-3891

2. Contact's Address 6440 Oak Canyon #200 Irvine, CA 92618  
City/State/Zip \_\_\_\_\_

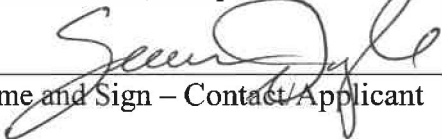
5. Contact's E-mail cvillalobos@taylormorrison.com

3. Developer Name RSI Communities - CA, LLC Phone (949)554-2837  
(If corporation or partnership application must include names of principal officers or partners)

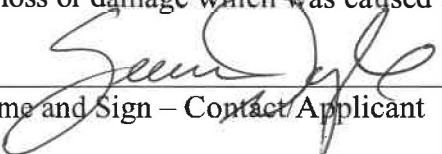
4. Developer Address 6440 Oak Canyon #200 Irvine, CA 92618  
City/St/Zip \_\_\_\_\_

5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):  
Olivewood- Final Monument Bond for TR 27971- 4  
TR 27971-4 Bond #1155911

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.

Sean Doyle  8/31/22  
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.

Sean Doyle  8/31/22  
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.

Sean Doyle

Print Name and Sign – Contact/Applicant

8/31/22

Date



# Punch List

Project Name: Final Monument Bond

Tract No. 27971-4

	<b>PW2022-0921</b>	<b>Bond No. 1155911</b>	
<b>Inspected By: Jason Craghead</b>		<b>Page: 1 of 1</b>	<b>Date: 5/21/24</b>
<b>Item No.</b>	<b>Description</b>	<b>Completed by Construction (Sign/Date)</b>	<b>Accepted by (Sign/Date)</b>
	<b>No Items</b>		

[COMPANY NAME]

Bond #1155911  
Premium: \$399.00/2 yrs.

**EXHIBIT "A"**

**PERFORMANCE BOND**

WHEREAS, the City Council of the City of Beaumont, State of California, and **RSI Communities - California LLC, a Delaware limited liability company** (hereinafter designated as "Principal") have entered into Agreement To Provide Security For Improvements For Tract Map, #27971-4 dated \_\_\_\_\_, 20\_\_\_\_, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, No.27971-4, which is hereby incorporated herein and made a part hereof; and **Final Monumentation**.

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 Lexon Insurance Company, as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of **Twenty-Seven Thousand Seven Hundred & N0/100ths (\$27,700.00)** 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 March 1st, 20 18.

PRINCIPAL:

SURETY:

RSI Communities - California LLC,  
a Delaware limited liability company

Lexon Insurance Company

By 

By 

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

Title Beata A. Sensi, 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 March 1, 2018 before me, Susan E. Morales, Notary Public,  
(Here insert name and title of the officer)

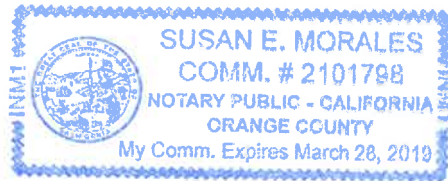
personally appeared Beata A. Sensi,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is/are subscribed to the within instrument and acknowledged to me that  
~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by  
~~his/her/their~~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

\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

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

### 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.

**EXHIBIT "B"**

Bond #1155911  
Premium included with  
the Performance Bond

**PAYMENT BOND**

WHEREAS, the City Council of the City of Beaumont, State of California, and **RSI Communities - California LLC, a Delaware limited liability company** (hereafter designated as "the Principal") have entered into Agreement To Provide Security For Improvements For Tract Map #27971-4, dated \_\_\_\_\_, 20\_\_\_\_, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, No. 27971-4, which is hereby incorporated herein and made a part hereof; and **Final Monumentation**.

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 **Twenty-Seven Thousand Seven Hundred & N0/100ths (\$27,700.00)**, 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 March 1st, 20 18.

PRINCIPAL:

SURETY:

RSI Communities - California LLC,  
a Delaware limited liability company

American Contractors Indemnity Company

By 

By 

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

Title Beata A. Sensi, Attorney-in-Fact

# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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State of California }

County of Orange }

On March 1, 2018 before me, Susan E. Morales, Notary Public,  
(Here insert name and title of the officer)

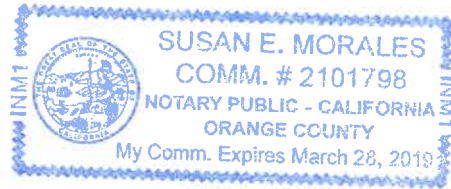
personally appeared Beata A. Sensi,  
 who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose  
 name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that  
~~he~~/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity~~(ies)~~,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

\_\_\_\_\_

(Title or description of attached document)

\_\_\_\_\_

(Title or description of attached document continued)

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

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.*

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- 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.

POWER OF ATTORNEY

LX- 314377

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that LEXON INSURANCE COMPANY, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint: Todd M. Rohm, Cathy S. Kennedy, Beata A. Sensi, Cheryl L. Thomas, Shane Wolf its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of LEXON INSURANCE COMPANY on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$5,000,000.00, Five Million dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, LEXON INSURANCE COMPANY has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 5th day of August, 2015.



LEXON INSURANCE COMPANY

BY [Signature] David E. Campbell President

ACKNOWLEDGEMENT

On this 5th day of August, 2015, before me, personally came David E. Campbell to me known, who be duly sworn, did depose and say that he is the President of LEXON INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



AMY TAYLOR Notary Public- State of Tennessee Davidson County Mv Commission Expires 07-08-19

BY [Signature] Amy Taylor Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of LEXON INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the forgoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Seal at Mount Juliet, Tennessee this \_\_\_\_\_ Day of \_\_\_\_\_, 20 MAR - 1 2018



BY [Signature] Andrew Smith Assistant Secretary

“WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.”





**Stantec Consulting Services Inc.**

735 East Carnegie Drive Suite 280, San Bernardino CA 92408-3588

August 30, 2022  
File: 2042 495812

**Robert Vestal**

City of Beaumont  
Public Works Department  
550 E. 6<sup>th</sup> Street  
Beaumont, CA 92223

**Reference: Final Monuments – Tract No. 27971-4**

Dear Robert,

Please be advised that the final monuments for Tract No. 27971-4 have been set. The centerline ties for this map are enclosed for your review and approval.

The developer has compensated us for the setting of these monuments. Please release the monument bond or cash deposit for this map.

Thank you for your help in this matter.

Regards,

**Stantec Consulting Services Inc.**

A handwritten signature in black ink that reads "Ray E. Mansur".

**Ray E. Mansur, PLS**

Senior Principal, Geospatial Services  
Phone: (949) 923-6012  
Ray.Mansur@stantec.com

\\US0328-PPFSS01\workgroup\2042\active\2042495810\record\mapping\cl\_ties\tr27971-4

NUMBER OF LOTS: 73  
NUMBER OF LETTERED LOTS : 6  
ACREAGE OF LOTS: 12.24 AC.  
ACREAGE OF LETTERED LOTS: 4.51 AC.  
TOTAL ACREAGE: 16.75 AC.

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

# TRACT NO. 27971-4

BEING A SUBDIVISION OF PARCEL 4 AND LOTS 'P', 'Q' AND 'R' OF PARCEL MAP NO. 34880, RECORDED IN BOOK 217 PAGES 67 THROUGH 76 INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN.  
FEBRUARY, 2014 STANTEC CONSULTING INC.

### RECORDER'S STATEMENT

FILED THIS 12th DAY OF DECEMBER 2014 AT 1:20 PM IN BOOK 444 OF MAPS, AT PAGES 6-9 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF BEAUMONT.

NO. 2014-0487840  
FEE \$ 16.00

LARRY W. WARD  
ASSESSOR - COUNTY CLERK - RECORDER  
BY: *Ann Huser & Ober* DEPUTY  
SUBDIVISION GUARANTEE: FIDELITY NATIONAL TITLE COMPANY

### 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 DEDICATE TO THE CITY OF BEAUMONT, FOR STREET AND PUBLIC UTILITY PURPOSES, LOT 'A' (HEARTLAND PARKWAY SOUTH), LOT 'B' (HOPEWELL TRAIL), LOT 'C' (BALTIMORE WAY), LOT 'D' (RICHMOND WAY), LOT 'E' (SPRINGFIELD WAY) AND LOT 'F' (AMHERST WAY).

WE HEREBY RETAIN LOTS 73 INCLUSIVE, FOR COMMON OPEN SPACE AND LANDSCAPE MAINTENANCE, AS SHOWN HEREON, TO OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT.

LV HEARTLAND LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: *[Signature]*  
Jonas Stiklorius  
Authorized Signatory

### TRUSTEE'S STATEMENT

FIDELITY NATIONAL TITLE INSURANCE COMPANY, AS TRUSTEE UNDER DEED OF TRUST RECORDED JULY 31, 2006 AS INSTRUMENT NO. 2006-557501, OF OFFICIAL RECORDS, AN INSTRUMENT ENTITLED "SECOND AMENDED AND RESTATED CONSTRUCTION DEED OF TRUST AND FIXTURE FILING" RECORDED OCTOBER 04, 2007 AS INSTRUMENT NO. 2007-0619882, OF OFFICIAL RECORDS.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

BY: *[Signature]*  
ART CHEYNE  
SENIOR VICE PRESIDENT

### NOTARY ACKNOWLEDGMENT

STATE OF NEW YORK )  
                                  ) SS  
COUNTY OF NEW YORK )

ON June 17, 2014 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED

Jonas Stiklorius  
PERSONALLY KNOWN TO ME (OR 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.

MY COMMISSION EXPIRES JULY 23, 2015

*[Signature]*  
NOTARY PUBLIC  
DEANNA EMILIO  
DEANNA EMILIO  
Notary Public, State of New York  
No. 01EM171082  
Qualified in New York County  
Term Expires July 23, 2015

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: \_\_\_\_\_, 20\_\_

CASH OR SURETY TAX BOND  
DON KENT  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_, DEPUTY

### SIGNATURE OMISSIONS

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

1. SOUTHERN PACIFIC PIPELINES, A CORPORATION, HOLDER OF: AN EASEMENT IN FAVOR OF FOR PIPELINES AS RECORDED JUNE 16, 1955 AS INSTRUMENT NO. 39399 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

### GEOTECHNICAL REPORT NOTE:

PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT FOR TENTATIVE TRACT MAP NO. 27971 DATED OCTOBER 6, 2006 AS PROJECT NO. 700136 WAS PREPARED BY PACIFIC SOILS ENGINEERING, INC. AS REQUIRED BY SECTIONS 1785.3 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND IS 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.

### NOTARY ACKNOWLEDGMENT

STATE OF Calif. )  
COUNTY OF Orange )

ON Aug. 21, 2014 BEFORE ME Dena Marie Seavel, Notary Public PERSONALLY APPEARED Art Cheyne

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 THE TRUE AND CORRECT.

WITNESS MY HAND:  
*[Signature]*  
SIGNATURE  
Dena Marie Seavel  
(PRINT NAME)

MY COMMISSION EXPIRES Aug. 22, 2015  
MY PRINCIPAL PLACE OF BUSINESS IS Orange COUNTY.

### 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 \$ \_\_\_\_\_.

DATED: October 21, 2014

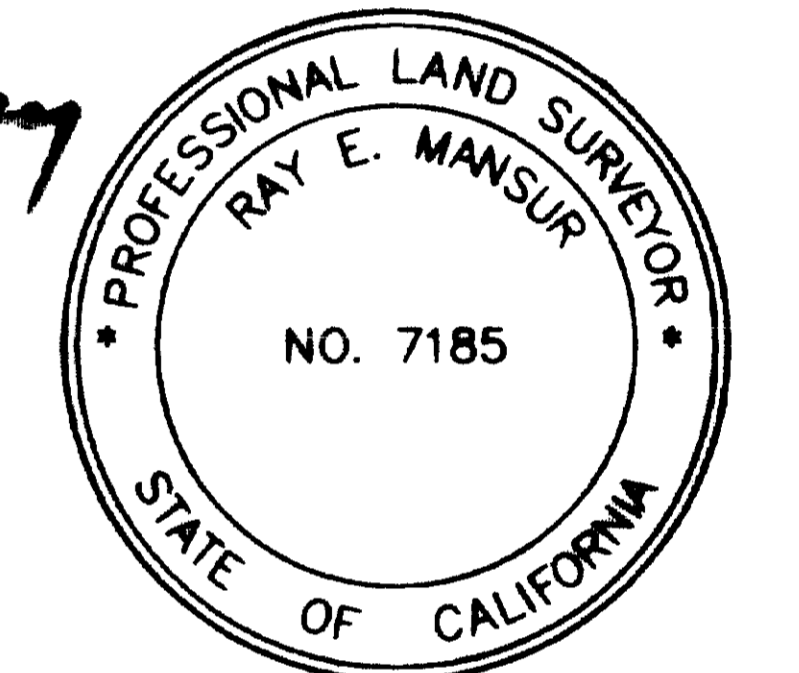
DON KENT, COUNTY TAX COLLECTOR  
BY: *[Signature]* DEPUTY

### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LV HEARTLAND, LLC ON FEBRUARY, 2014. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: JUNE 12, 2014

*[Signature]*  
RAY E. MANSUR, P.L.S. 7185



### CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE AMENDED TENTATIVE MAP OF TRACT NO. 27971, BY THE BEAUMONT CITY COUNCIL ON AUGUST 2, 2005, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPILED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE PLANS FOR THE DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME AS MAY BE REQUIRED BY CONDITIONS OF APPROVAL DATED AUGUST 2, 2005.

FOR: DEEPAK MOORJANI, R.C.E. 51047,  
CITY ENGINEER, CITY OF BEAUMONT

DATED: 7 OCTOBER, 2014

*[Signature]*  
BY: DENNIS W. JANDA, P.L.S. 6359  
EXPIRES 12/31/2014



### BEAUMONT CITY COUNCIL CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BEAUMONT ON 12th DAY OF December, 2014 AND THAT THE OFFER(S) OF DEDICATION(S) DEPICTED HEREON WERE NOT ACCEPTED. THE CITY COUNCIL MAY, HOWEVER, BY RESOLUTION AT ANY LATER DATE, AND WITHOUT FURTHER ACTION BY THE SUBDIVIDER, RESCIND ITS ACTION AND ACCEPT THE FOLLOWING DEDICATION(S) AND IMPROVEMENTS FOR PUBLIC USE, WHICH ACCEPTANCE SHALL BE RECORDED IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER.

FOR STREET AND PUBLIC UTILITY PURPOSES LOT 'A' (HEARTLAND PARKWAY SOUTH), LOT 'B' (HOPEWELL TRAIL), LOT 'C' (BALTIMORE WAY), LOT 'D' (RICHMOND WAY), LOT 'E' (SPRINGFIELD WAY) AND LOT 'F' (AMHERST WAY).

DATED: 12-18, 2014

*[Signature]*  
CITY CLERK, CITY OF BEAUMONT  
RIVERSIDE COUNTY, CALIFORNIA

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

SHEET 2 OF 4 SHEETS

# TRACT NO. 27971-4

BEING A SUBDIVISION OF PARCEL 4 AND LOTS 'P', 'Q' AND 'R' OF PARCEL MAP NO. 34880, RECORDED IN BOOK 237, PAGES 67 THROUGH 76, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN.

FEBRUARY, 2014

STANTEC CONSULTING INC.

### EASEMENT NOTE

THE EXACT LOCATIONS OF FOLLOWING EASEMENTS ARE NOT DISCLOSED FROM RECORDS:

AN EASEMENT IN FAVOR OF SOUTHERN PACIFIC PIPELINES FOR PIPELINES AS RECORDED JUNE 16, 1955 AS INSTRUMENT NO. 39399 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

### SURVEYOR'S NOTES

- TRACT NO. 27971-4 CONTAINS 16.75 ACRES, GROSS.
  - TRACT NO. 27971-4 CONTAINS 73 NUMBERED LOTS AND LETTERED LOTS "A" THROUGH "F" (STREETS).
  - BUILDING SETBACKS SHALL CONFORM TO EXISTING ZONING REGULATIONS.
- INDICATES SET 1" I.P. W/PLASTIC PLUG, "LS 7185", FLUSH.
  - INDICATES FD 1" IP W/PLASTIC PLUG STAMPED LS 7185, PER PM 34880, PMB 237 / 67-76, FLUSH, UNLESS NOTED OTHERWISE.
  - ( ) INDICATES RECORD AND MEASURED DATA PER PM 34880, PMB 237 / 67-76.

SET 1" I.P. W/PLUG, "LS 7185 (RY. CO. STD. "A" MON.) OR LEAD AND TAG, "LS 7185", IN CONCRETE, (RY. CO. STD. "E" MON.) AT ALL REAR LOT CORNERS AND CORNER CUTBACKS, FLUSH, UNLESS OTHERWISE NOTED.

SET LEAD AND TAG, "LS 7185", IN TOP OF CURB (RY. CO. STD. "E" MON.) IN LIEU OF FRONT LOT CORNERS ON SIDE LOT LINES PROJECTED AND FOR E.C.'S AND B.C.'S PROJECTED PERPENDICULAR OR RADIAL FROM PROPERTY LINE, UNLESS OTHERWISE NOTED.

ALL MONUMENTS ARE SET ACCORDING TO RIVERSIDE COUNTY ORDINANCE NO. 461.9

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "RABBIT" AND "REST", AND 83(2002) AS SHOWN HEREON, HAVING A GRID BEARING OF N 27°39'52" E. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A CONVERSION FACTOR OF 0.999904925. CALCULATIONS ARE MADE AT STATION RABBIT WITH COORDINATES N 2284367.50 E 6323791.93, USING AN ELEVATION OF 2366.92 FEET.

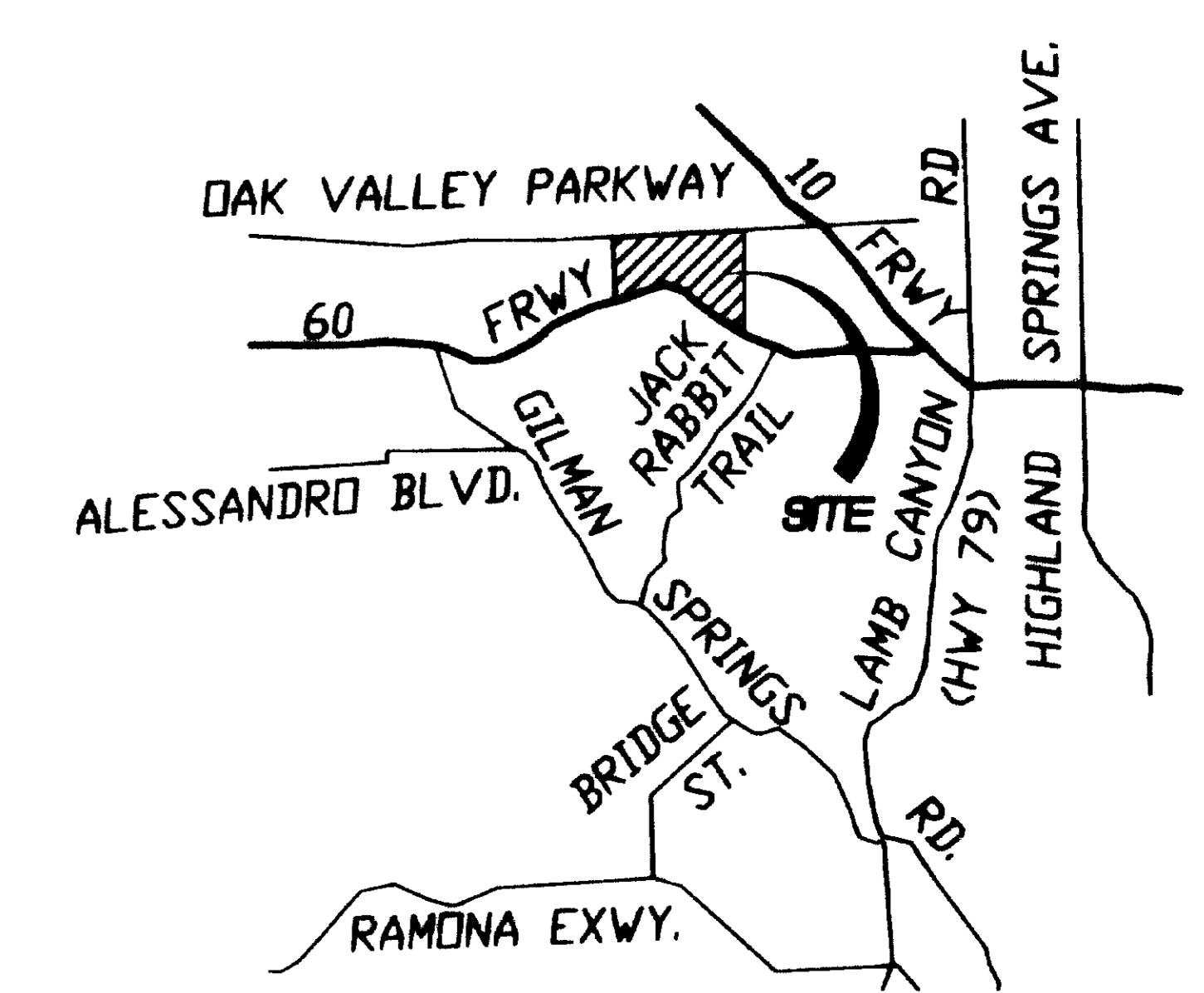
1) CONTROL STATION "RABBIT"  
NATIONAL GEODETIC SURVEY, CALIFORNIA DIVISION OF HIGHWAYS DISK SET IN TOP OF CONCRETE STAMPED "RABBIT". HORIZONTAL ORDER = SECOND, HORIZONTAL DATUM IS NAD 83.  
N 2284367.50 E 6323791.93

2) CONTROL STATION "REST"  
NATIONAL GEODETIC SURVEY, CALIFORNIA DIVISION OF HIGHWAYS DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST 1972". HORIZONTAL ORDER = SECOND, VERTICAL ORDER = FIRST, CLASS II. HORIZONTAL DATUM IS NAD 83.  
N 2292862.27 E 6328245.05

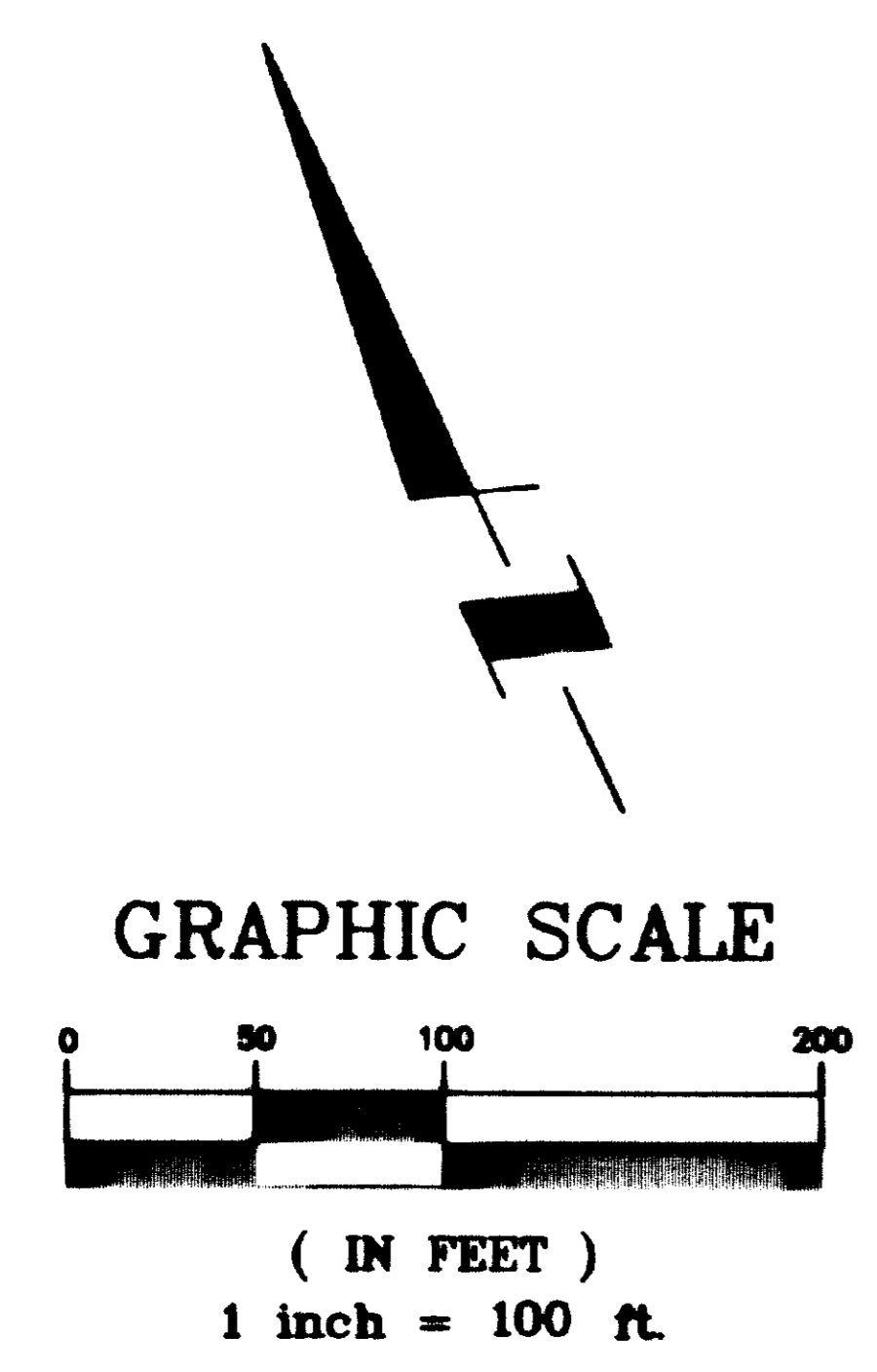
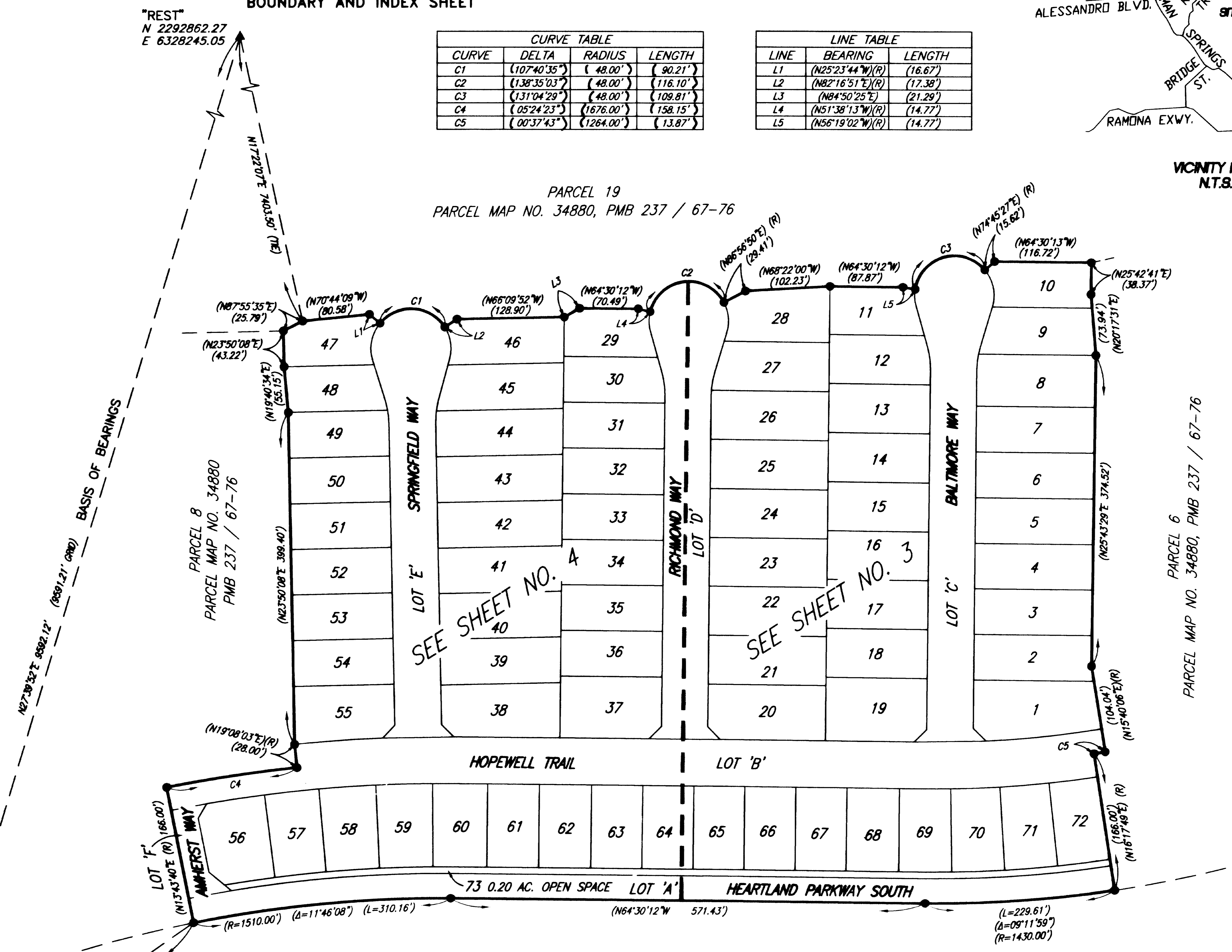
### BOUNDARY AND INDEX SHEET

CURVE	DELTA	RADIUS	LENGTH
C1	(107°40'35")	( 48.00')	( 90.21')
C2	(138°35'03")	( 48.00')	(116.10')
C3	(131°04'29")	( 48.00')	(109.81')
C4	(05°24'23")	(1676.00')	(158.15')
C5	(00°37'43")	(1264.00')	(13.87')

LINE	BEARING	LENGTH
L1	(N25°23'44"W)(R)	(16.67')
L2	(N82°16'51"E)(R)	(17.38')
L3	(N84°50'25"E)	(21.29')
L4	(N51°38'13"W)(R)	(14.77')
L5	(N56°19'02"W)(R)	(14.77')



VICINITY MAP N.T.S.

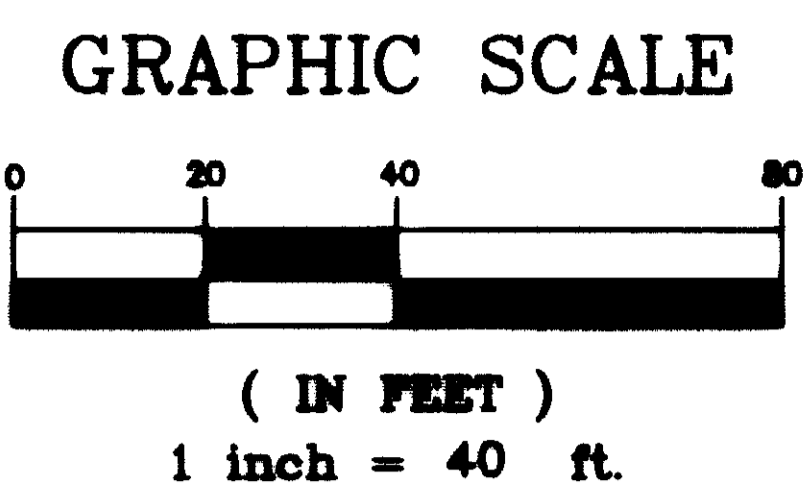


TRACT NO. 27971-3  
MB 444 / 1-5

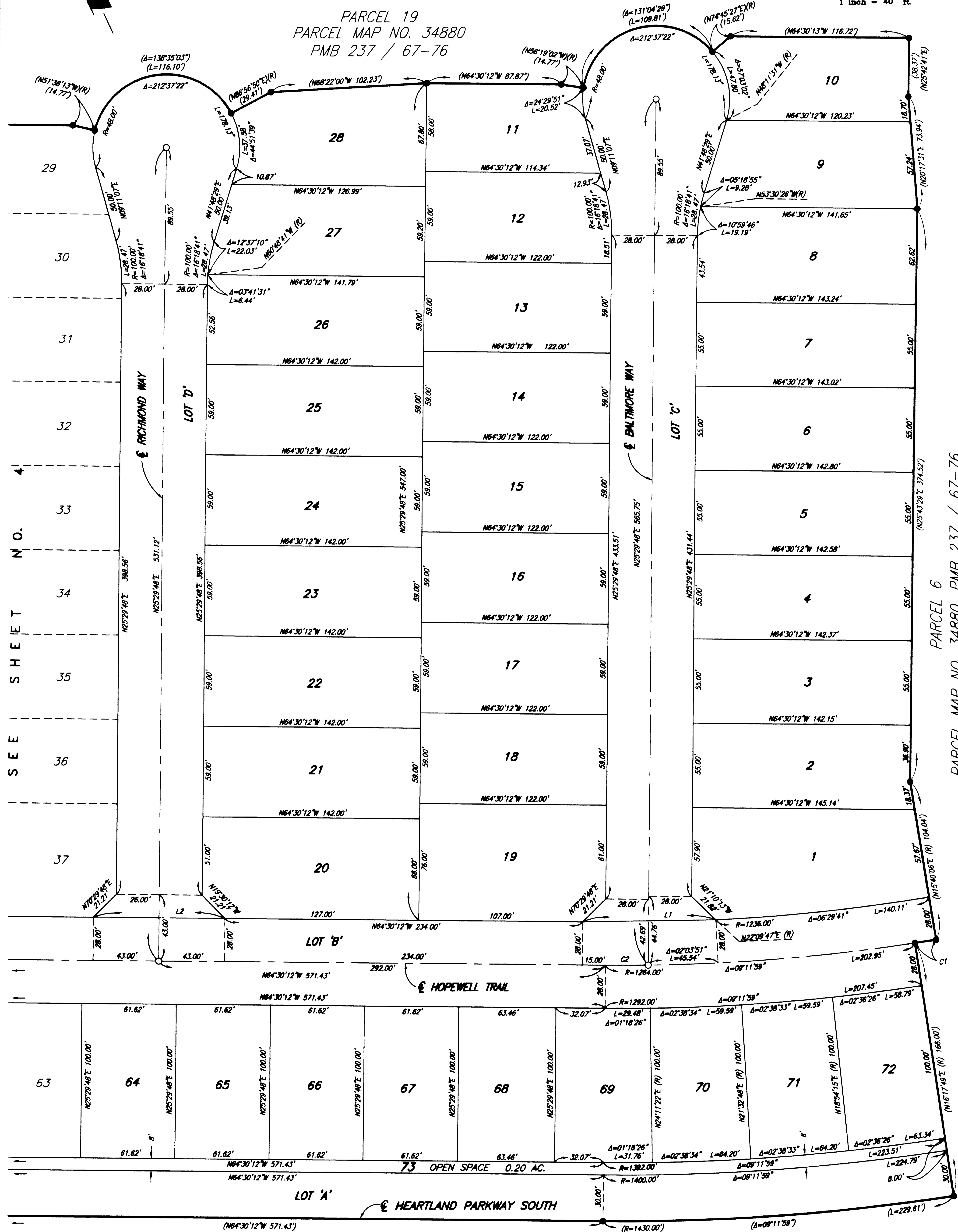
444  
2014-0487840  
ORIGINAL

# TRACT NO. 27971-4

BEING A SUBDIVISION OF PARCEL 4 AND LOTS 'P', 'Q' AND 'R' OF PARCEL MAP NO. 34880, RECORDED IN BOOK 237, PAGES 67 THROUGH 76, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN.  
FEBRUARY, 2014  
STANTEC CONSULTING INC.



PARCEL 19  
PARCEL MAP NO. 34880  
PMB 237 / 67-76



LINE TABLE		
LINE	BEARING	LENGTH
L1	N65°52'57"W	86.90'
L2	N64°30'12"W	86.00'

TRACT NO. 27971-3  
MB 444 / 1-5

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	00°37'43"	1264.00'	L=13.87'
C2	01°16'10"	1264.00'	28.01'

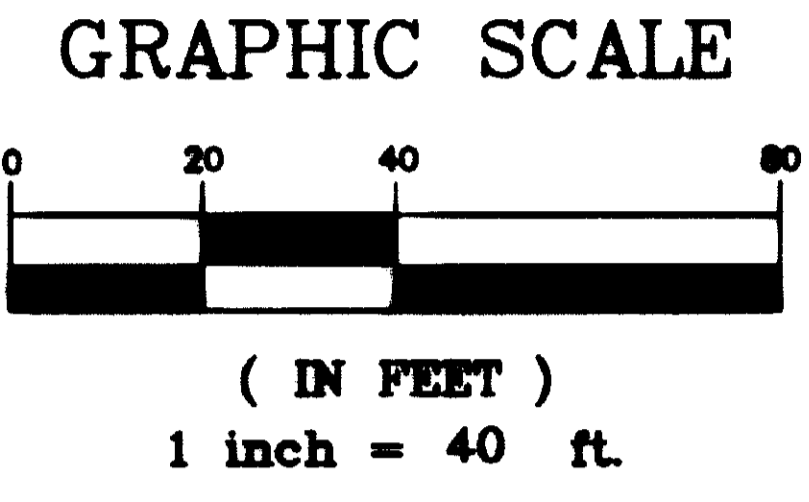
PARCEL 6  
PARCEL MAP NO. 34880, PMB 237 / 67-76

444  
9  
2014-0487840  
ORIGINAL

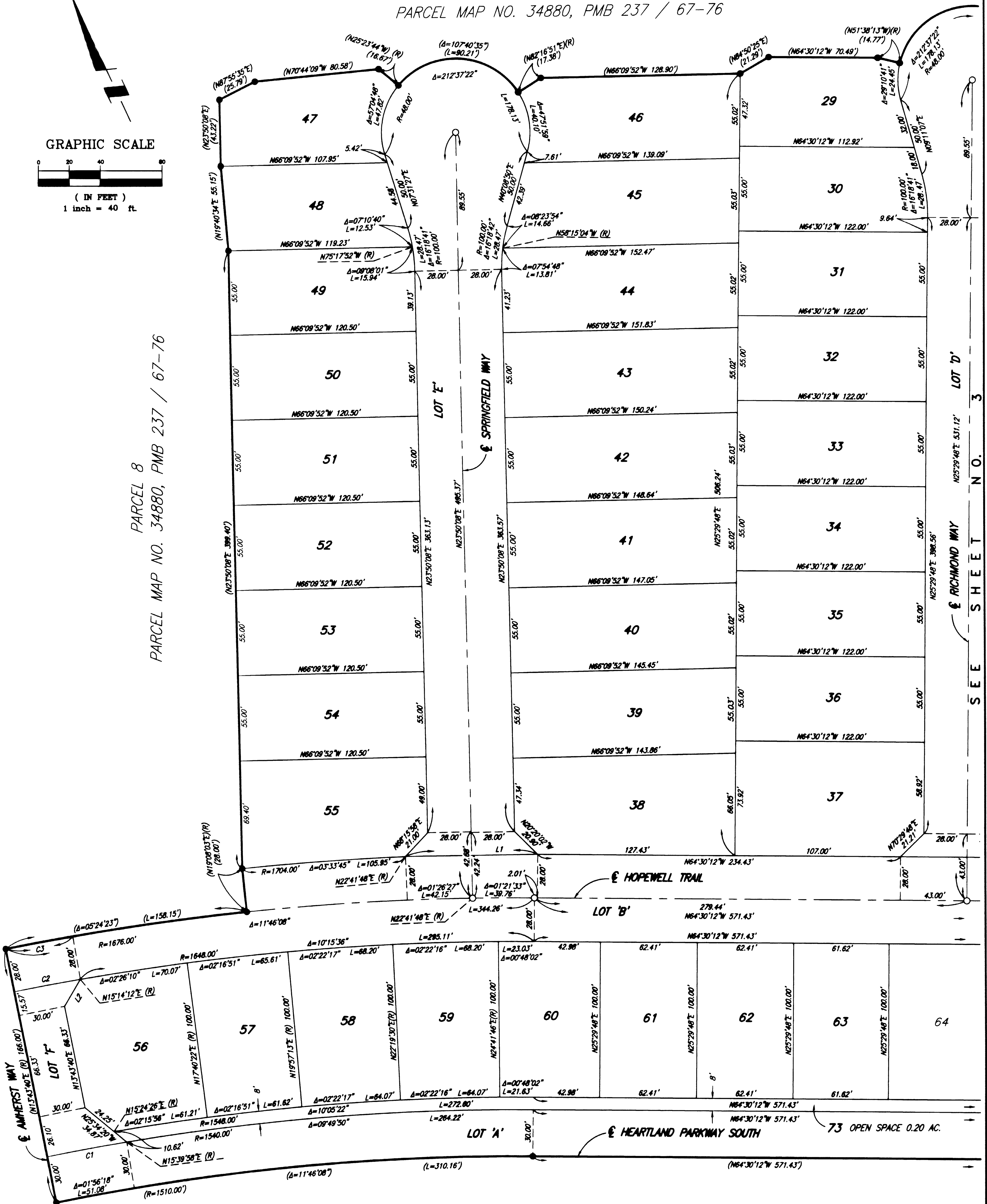
# TRACT NO. 27971-4

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FEBRUARY, 2014 STANTEC CONSULTING INC.

PARCEL 19  
PARCEL MAP NO. 34880, PMB 237 / 67-76



PARCEL 8  
PARCEL MAP NO. 34880, PMB 237 / 67-76



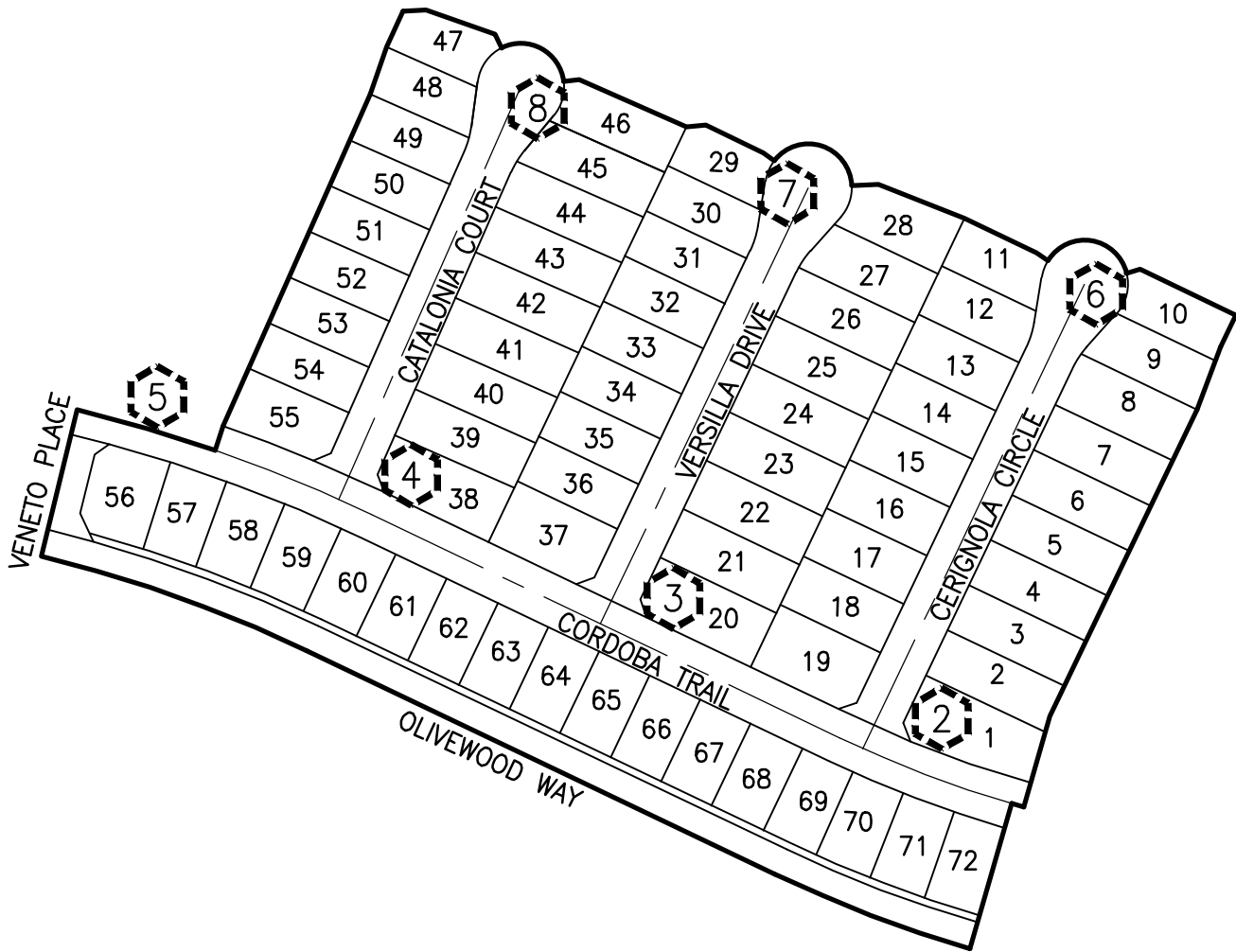
LINE	BEARING	LENGTH
L1	N65°52'14"W	85.27'
L2	N55°30'09"E	20.11'

TRACT NO. 27971-3  
MB 444 / 1-5

CURVE	DELTA	RADIUS	LENGTH
C1	01°56'18"	1540.00'	52.10'
C2	01°30'32"	1648.00'	43.40'
C3	01°30'32"	1676.00'	44.14'

SEE SHEET NO. 3

73 OPEN SPACE 0.20 AC.



*Ray E. Mansur*  
 RAY E. MANSUR, P.L.S./7185

**INDEX MAP**  
 # INDICATES SHEET NO.



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 San Bernardino, CA 92408  
 909-335-6116 stantec.com

**CENTERLINE TIES**

**TRACT NO. 27971-4**

**M.B. 444 / 6-9**

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JN: 2042 495812

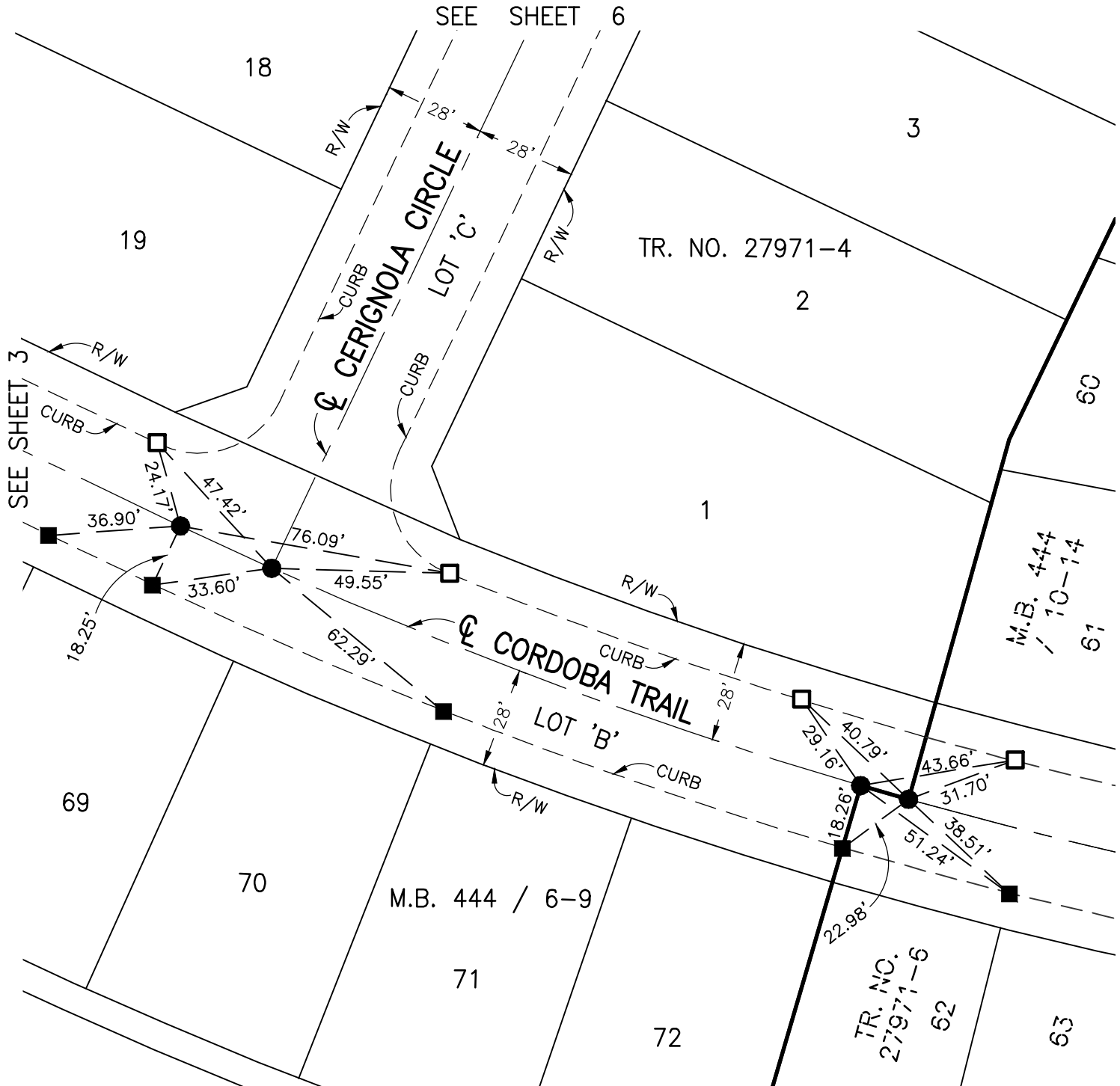
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PUBLIC WORKS DEPARTMENT CITY OF BEAUMONT

FILE: 495810V-MX7163

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- INDICATES FD. 1" I.P. TAGGED "LS 7185", FLUSH, PER TR. NO. 27971-4, M.B. 444 / 4-9.
- INDICATES FD. LEAD & TAG "LS 7185", IN TOP OF CURB, PER TR. NO. 27971-4, M.B. 444 / 4-9.
- INDICATES SET LEAD & TAG "LS 7185 TIE", IN TOP OF CURB.



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DATE: 8/30/22

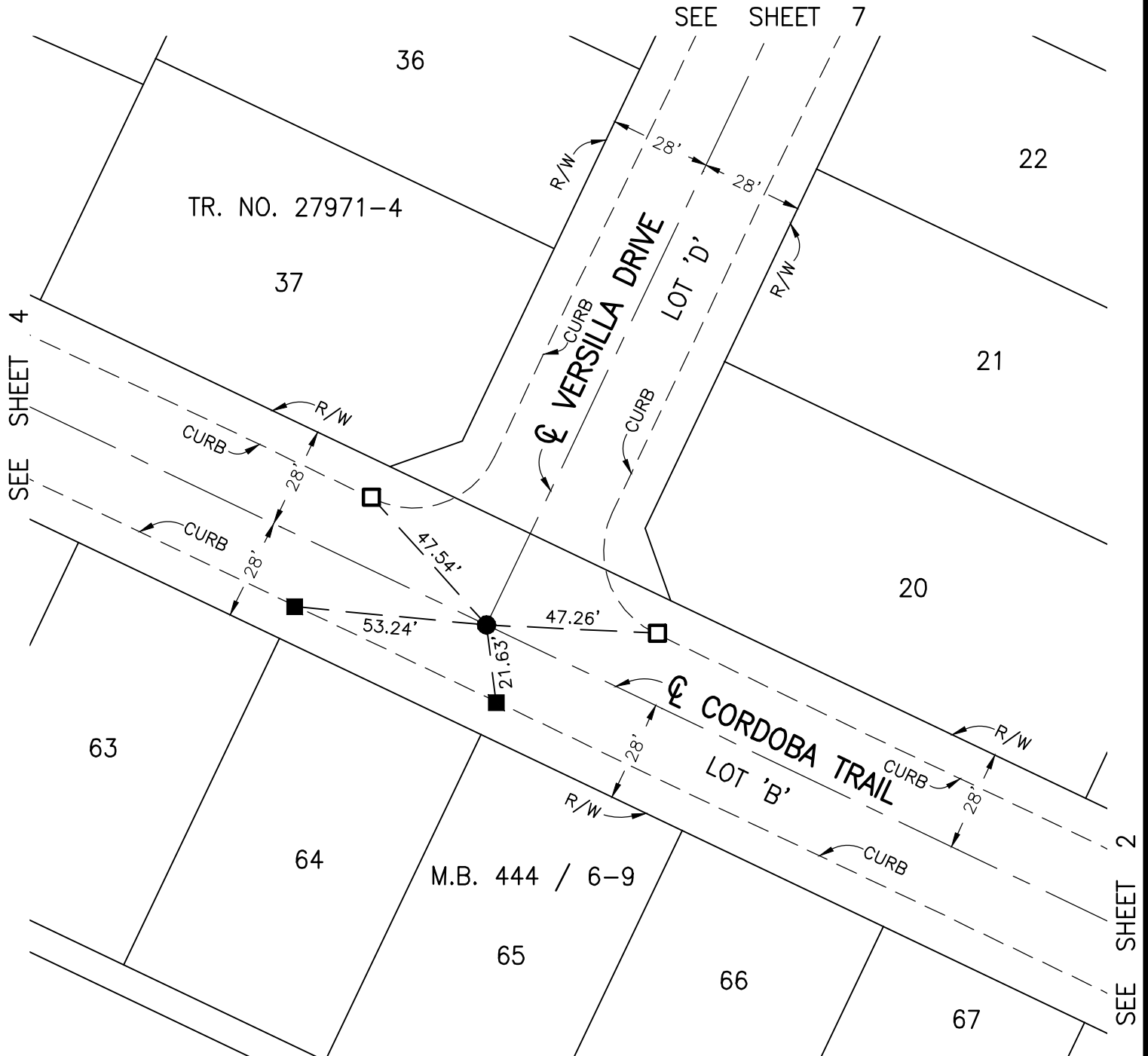
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 TRACT NO. 27971-4  
 M.B. 444 / 6-9

PUBLIC WORKS DEPARTMENT CITY OF BEAUMONT

SCALE: 1" = 40'  
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 FILE: 495810V-MX7164

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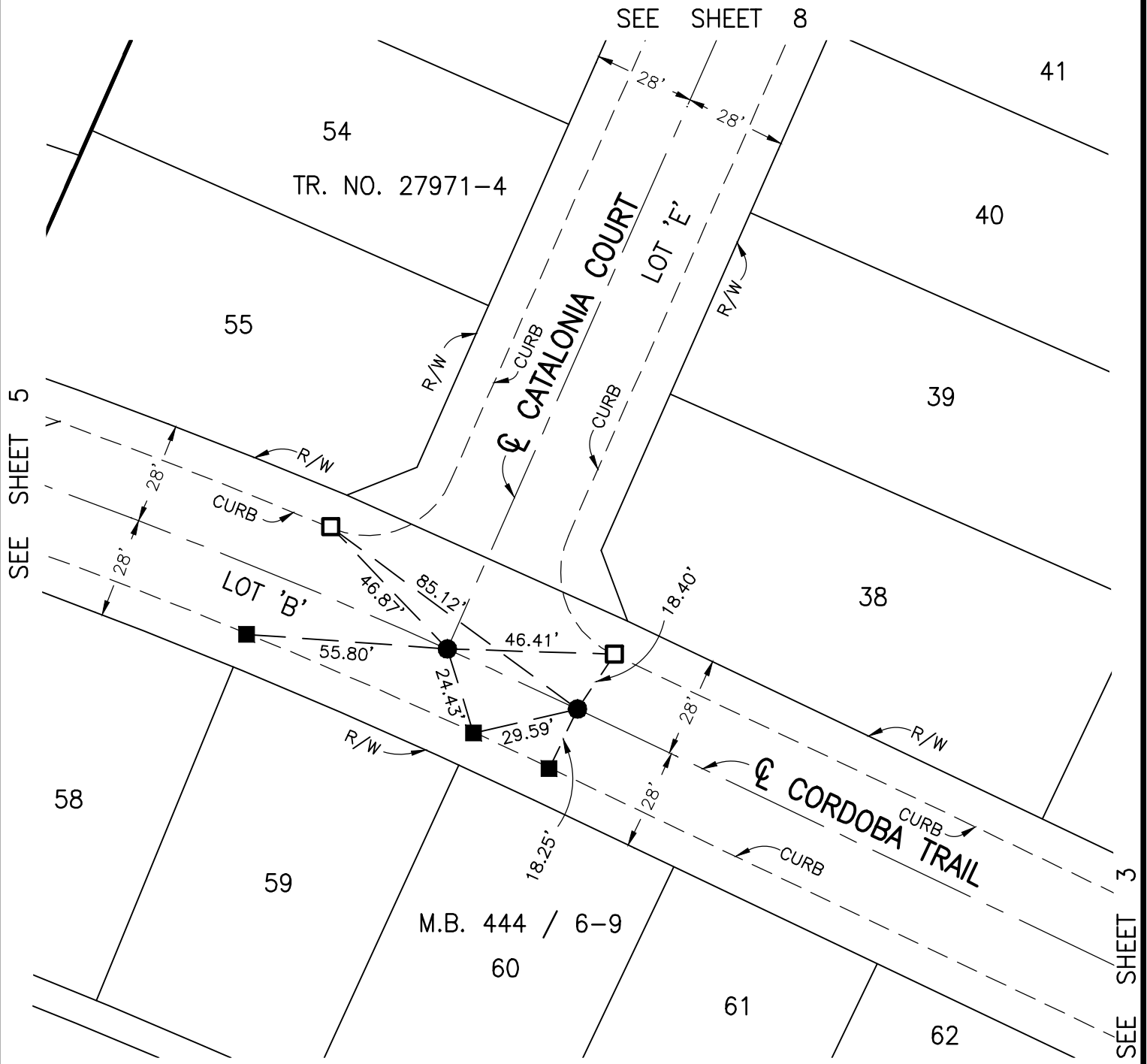
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SEE SHEET 5

SEE SHEET 8

SEE SHEET 3

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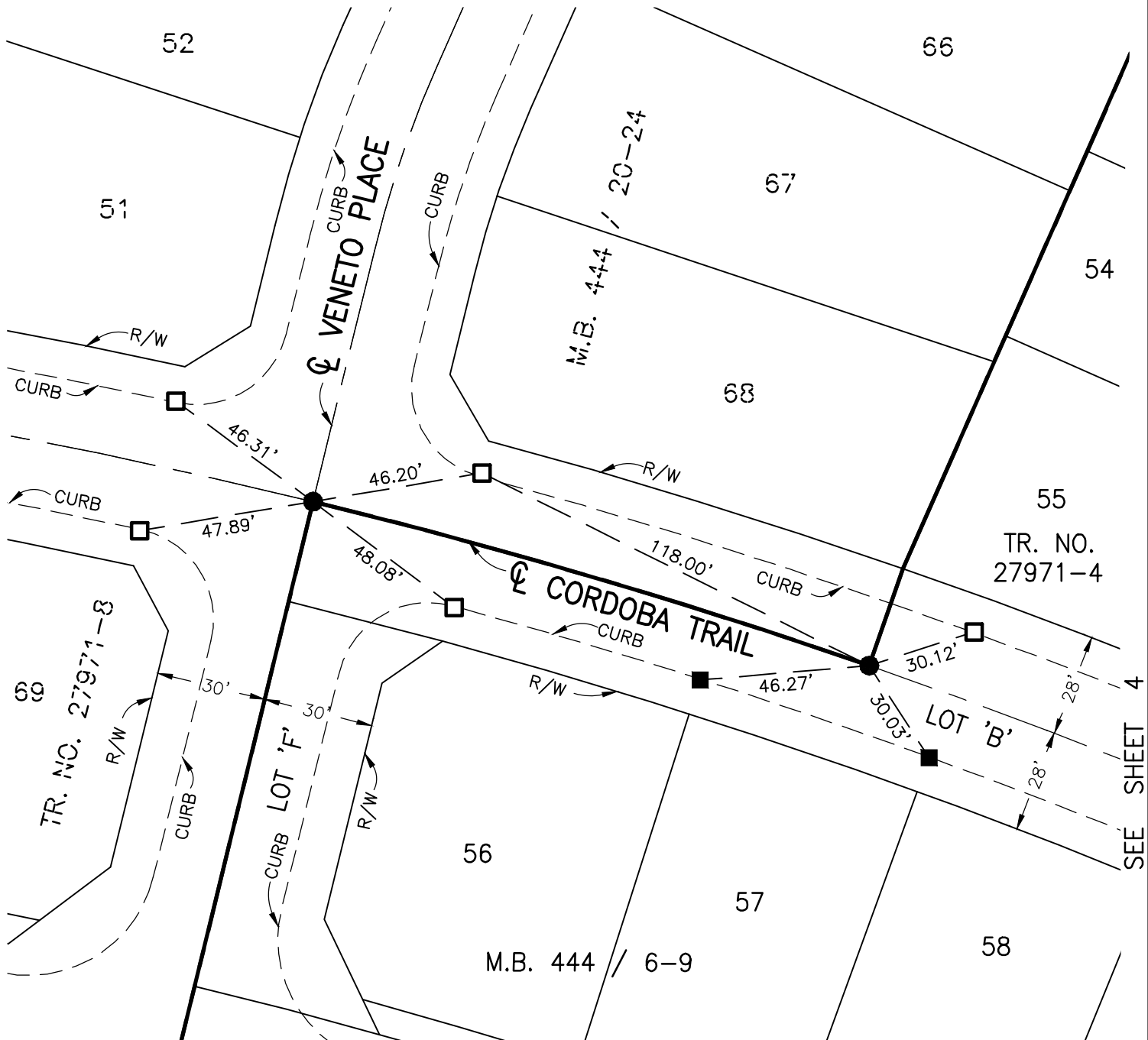
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SEE SHEET 4

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**CENTERLINE TIES**  
**TRACT NO. 27971-4**  
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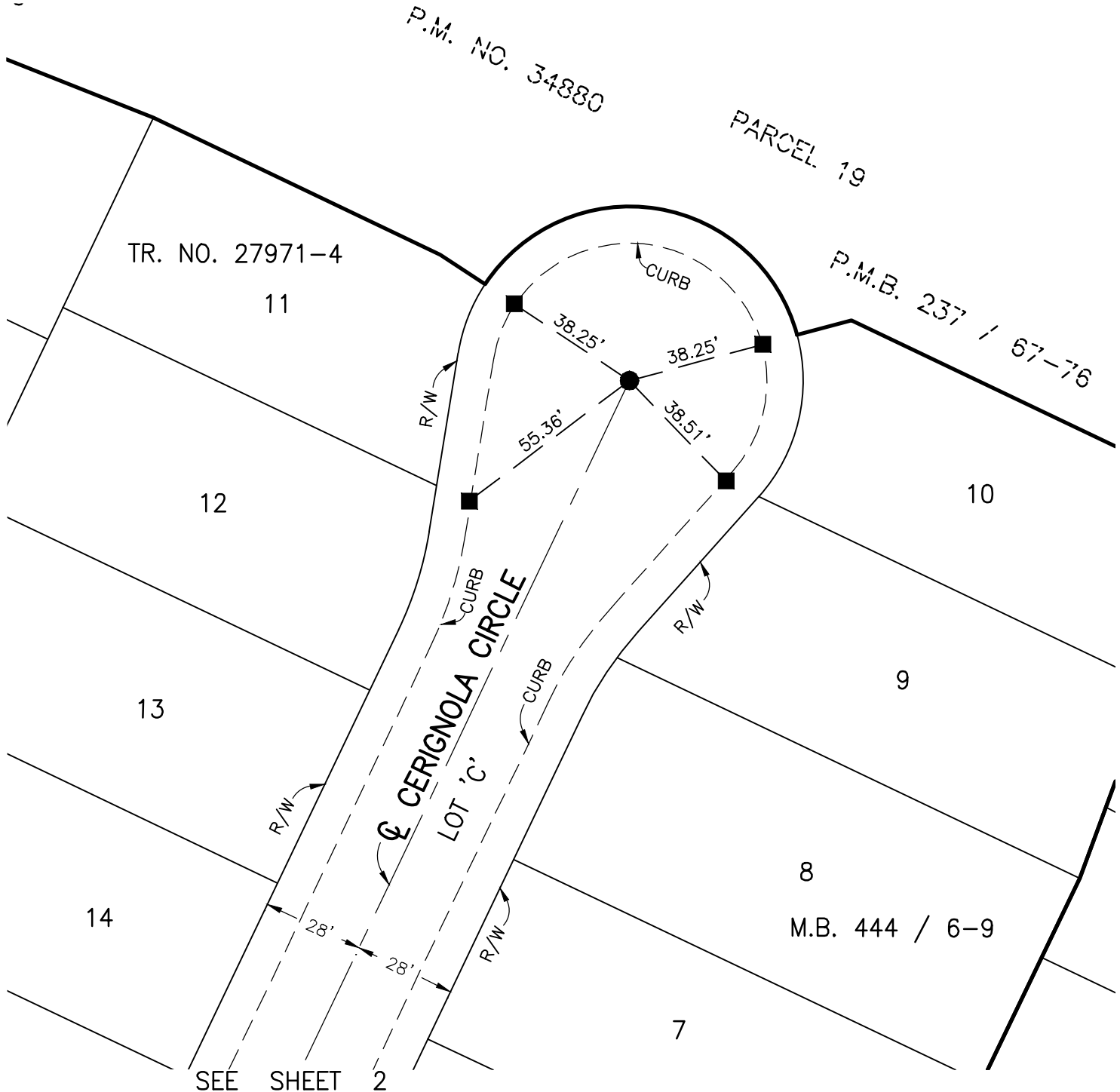
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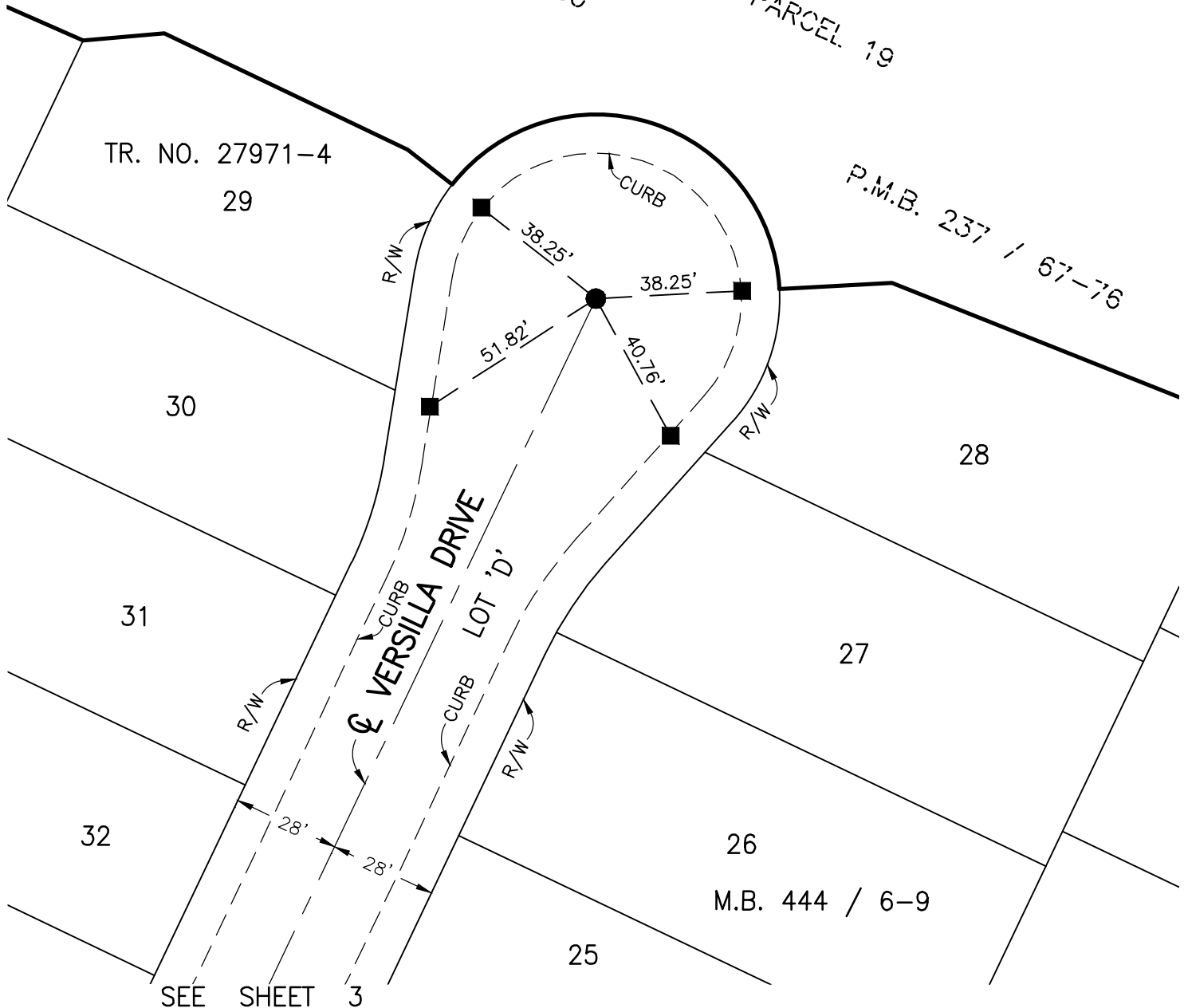


P.M. NO. 34880

PARCEL 19

TR. NO. 27971-4  
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P.M.B. 237 / 67-76



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**TRACT NO. 27971-4**

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P.M. NO. 34880

PARCEL 19

TR. NO. 27971-4  
47

P.M.B. 237 / 67-76

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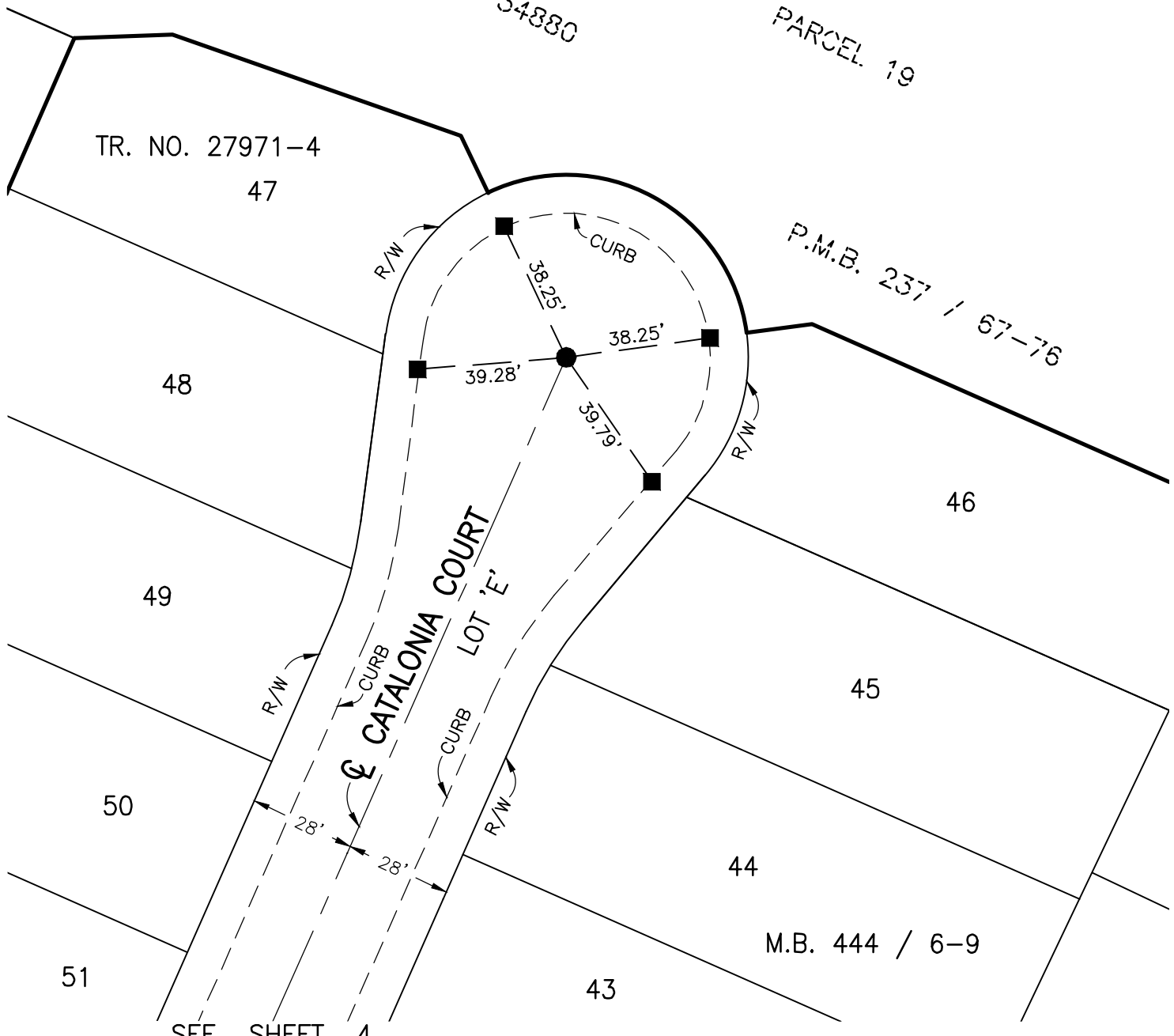
51

M.B. 444 / 6-9

43

SEE SHEET 4

CATALONIA COURT  
LOT 'E'



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