

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

KMO Partners, LLP
377 Long Beach Boulevard, Suite 280
Long Beach, CA 90807
Attention: Ken Krug, Esq.

APN 419-222-011

Space Above This Line For Recorder's Use

SUBORDINATION AGREEMENT

(Beaumont)

WHEREAS, NCRC BEAUMONT LP, a California limited partnership ("**Owner**"), the owner of that certain property described on **Exhibit A** attached hereto and made a part hereof (the "**Property**"), has offered to dedicate to the City of Beaumont an easement for public street, highway and utility purposes in that certain Offer of Dedication No. 2024-D-002 recorded with the Official Records of the County of Riverside, State of California ("**Official Records**") concurrently herewith (the "**Offer of Dedication**");

WHEREAS, Owner was the original trustor, CALIFORNIA RECONVEYANCE COMPANY, a California corporation, the original trustee, and JPMORGAN CHASE BANK, N.A., the original beneficiary ("**Beneficiary**"), under that certain Construction Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated June 1, 2024, and recorded on June 20, 2024, as Instrument No. 2024-0178959, in the Official Records (the "**Deed of Trust**");

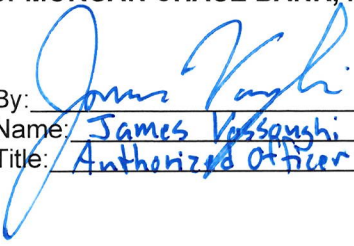
WHEREAS, the undersigned present beneficiary desires to subordinate the Deed of Trust to the Offer of Dedication.

NOW THEREFORE, for and in consideration of the benefits to accrue to the Property by acceptance of the Offer of Dedication by the City of Beaumont, the undersigned expressly subordinates the Deed of Trust to the Offer of Dedication with the intent that the Offer of Dedication shall be prior and superior to the lien of the Deed of Trust.

Dated: February 13, 2025

[Signature continues on next page]

JPMORGAN CHASE BANK, N.A.

By: 
Name: James Vassanahi
Title: Authorized Officer

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 San Francisco)

On FEB 13 2025, 2025 before me, Samir Bourema, a Notary Public personally appeared James Vossoughi, 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] (Seal)

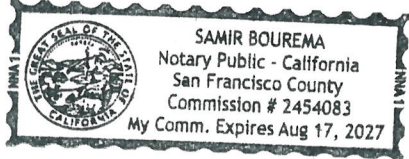


EXHIBIT A

Legal Description

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE WESTERLY RECTANGULAR 116.50 FEET OF THE EASTERLY RECTANGULAR 361.84 FEET OF LOT 3 IN BLOCK 3, AS SHOWN BY MAP OF THE SUBDIVISION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 9, PAGE 10 OF MAPS, SAN BERNARDINO COUNTY RECORDS. THE WESTERLY LINE THEREOF BEING PARALLEL WITH THE EASTERLY LINE OF SAID LOT.

Assessor's Parcel Number: 419-222-011

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

County of Riverside
Housing and Workforce Solutions
3403 10th Street, Suite 300
Riverside, CA 92501
Attn: Nicole Sanchez
APN 419-222-011

Space Above This Line For Recorder's Use

SUBORDINATION AGREEMENT

(Beaumont)

WHEREAS, NCRC BEAUMONT LP, a California limited partnership ("**Owner**"), the owner of that certain property described on **Exhibit A** attached hereto and made a part hereof (the "**Property**"), has offered to dedicate to the City of Beaumont an easement for public street, highway and utility purposes in that certain Offer of Dedication No. 2024-D-002 recorded with the Official Records of the County of Riverside, State of California ("**Official Records**") concurrently herewith ("**Offer of Dedication**");

WHEREAS, Owner was the original trustor, HOUSING AND WORKFORCE SOLUTIONS, the original trustee, and the COUNTY OF RIVERSIDE, the original beneficiary ("**Beneficiary**"), under that certain Deed of Trust, Security Agreement, and Fixture Filing (with assignment of rents) dated June 3, 2024, and recorded on June 20, 2024, as Instrument No. 2024-0178962, in the Official Records (the "**Deed of Trust**");

WHEREAS, the undersigned present beneficiary desires to subordinate the Deed of Trust to the Offer of Dedication.

NOW THEREFORE, for and in consideration of the benefits to accrue to the Property by acceptance of the Offer of Dedication by the City of Beaumont, the undersigned expressly subordinates the Deed of Trust to the Offer of Dedication with the intent that the Offer of Dedication shall be prior and superior to the lien of the Deed of Trust.

Dated: June 03, 2024

[Signature continues on next page]

**COUNTY OF RIVERSIDE, a political
subdivision of the State of California**

By: Heidi Marshall
Name: Heidi Marshall
Title: Director HWS

FORM APPROVED COUNTY COUNSEL
BY: Paula S. Salcido 2-11-2025
PAULA S. SALCIDO DATE

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Riverside)

On 2/11, 2025 before me, Alicia Jaimes, a Notary Public personally appeared Heidi Marshall, 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 Alicia Jaimes (Seal)

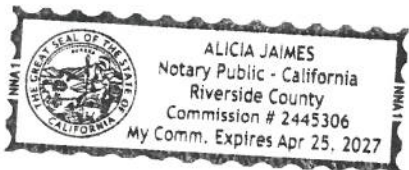


EXHIBIT A

Legal Description

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 10.00 FEET IN WIDTH, BEING THE NORTH THE WESTERLY RECTANGULAR 116.50 FEET OF THE EASTERLY RECTANGULAR 361.84 FEET OF LOT 3 IN BLOCK 3, AS SHOWN BY MAP OF THE SUBDIVISION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 9, PAGE 10 OF MAPS, SAN BERNARDINO COUNTY RECORDS. THE WESTERLY LINE THEREOF BEING PARALLEL WITH THE EASTERLY LINE OF SAID LOT.

Assessor's Parcel Number: 419-222-011