

**Recording Requested By:**

**When Recorded Mail To:**  
City of Beaumont Planning Dept.  
550 E. Sixth Street  
Beaumont, CA 92223

**OFFER OF DEDICATION NO. 2024-D-004**

Sundance G, LLC & BC BUILDING G, LLC & BEAUMONT SUNDANCE, LLC & BC BUILDING E, LLC hereby irrevocably offer(s) to DEDICATE to the CITY OF BEAUMONT, IN FEE, for PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, 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: Benjamin Shlomi, Manager  
Title/company (if applicable)

Signature: *Benjamin Shlomi* 2/11/25  
See Attached Notary

Signing on behalf of:

Sundance G, LLC

BC BUILDING G, LLC

BEAUMONT SUNDANCE, LLC

BC BUILDING E, LLC

MAIL TAX STATEMENTS TO:

This Offer of Dedication No. 2024-D-004 is approved

By: *Jay S. Fahrion*

Title: *City Surveyor*

Date: *2/26/25*

**SURVEY DEPARTMENT APPROVAL**



# 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 Riverside

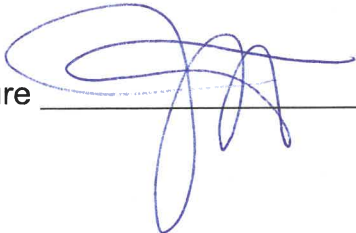
On 2/24/25 before me, Jacquie T. Romero,  
(here insert name and title of the officer)

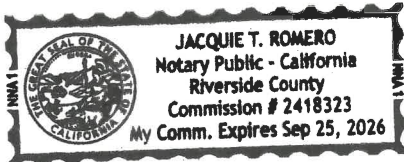
personally appeared Jay S. Fahrion

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**

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.

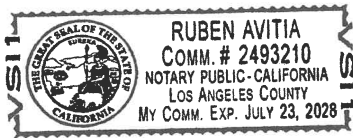
State of California

County of Los Angeles

On **February 11, 2025**, before me, **Ruben Avitia, Notary Public**, personally appeared **Benjamin Shlomi**, 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

Ruben Avitia, Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Offer of Dedication

Document Date: 02/11/2025 Number of Pages: Three (3)

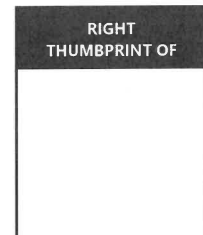
Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer**

Signer's Name: Benjamin Shlomi

- Individual
- Corporate Officer – Title(s): Manager
- Partner – Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: Sundance G. LLC & BC Building, LLC & Beaumont Sundance, LLC & BC Building E, LLC



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**OFFER OF DEDICATION (FEE) No. 2024-D-004**  
**PUBLIC STREET AND PUBLIC UTILITY PURPOSES**

In the City of Beaumont, County of Riverside, State of California, those portions of Parcels 3 and 4 of Parcel Map No. 35789 as shown by a map filed in Book 242 of Parcel Maps, Pages 56 through 61, inclusive, in the office of the County Recorder of said county, more particularly described as follows:

**BEGINNING** at the southwest corner of said Parcel 4, said point being the beginning of a curve concave southeasterly and having a radius of 1444.00 feet, a radial line of said curve from said point bears South 09°26'57" East;

Thence along the southerly line of said Parcel 3, and southwesterly along said curve an arc distance of 36.58 feet through a central angle of 01°27'05";

Thence leaving said southerly line, North 46°31'40" East, 16.59 feet, to the beginning of a non-tangent curve concave southeasterly and having a radius of 1453.00 feet, a radial line of said curve from said point bears South 10°20'57" East;

Thence parallel with, and 9.00 feet northerly of, measured at a right angle, the southerly lines of said Parcels 3 and 4, and northeasterly along said curve an arc distance of 49.26 feet through a central angle of 01°56'33";

Thence South 61°39'56" East, 15.13 feet to the southerly line of said Parcel 4, said point also being the beginning of a non-tangent curve concave southeasterly and having a radius of 1444.00 feet, a radial line of said curve from said point bears South 07°55'32" East;

Thence along the southerly line of said Parcel 4, and southwesterly along said curve an arc distance of 38.40 feet through a central angle of 01°31'25" to the **POINT OF BEGINNING**.

**AREA CONTAINING** 558.8 square feet, more or less.

**AS SHOWN ON EXHIBIT "B"** attached hereto and by this reference made a part hereof.

**SUBJECT TO** all Covenants, Rights, Rights-of-Way and Easements of Record.

This legal description and accompanying plat were prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors Act.



Christopher L. Alberts, PLS 8508

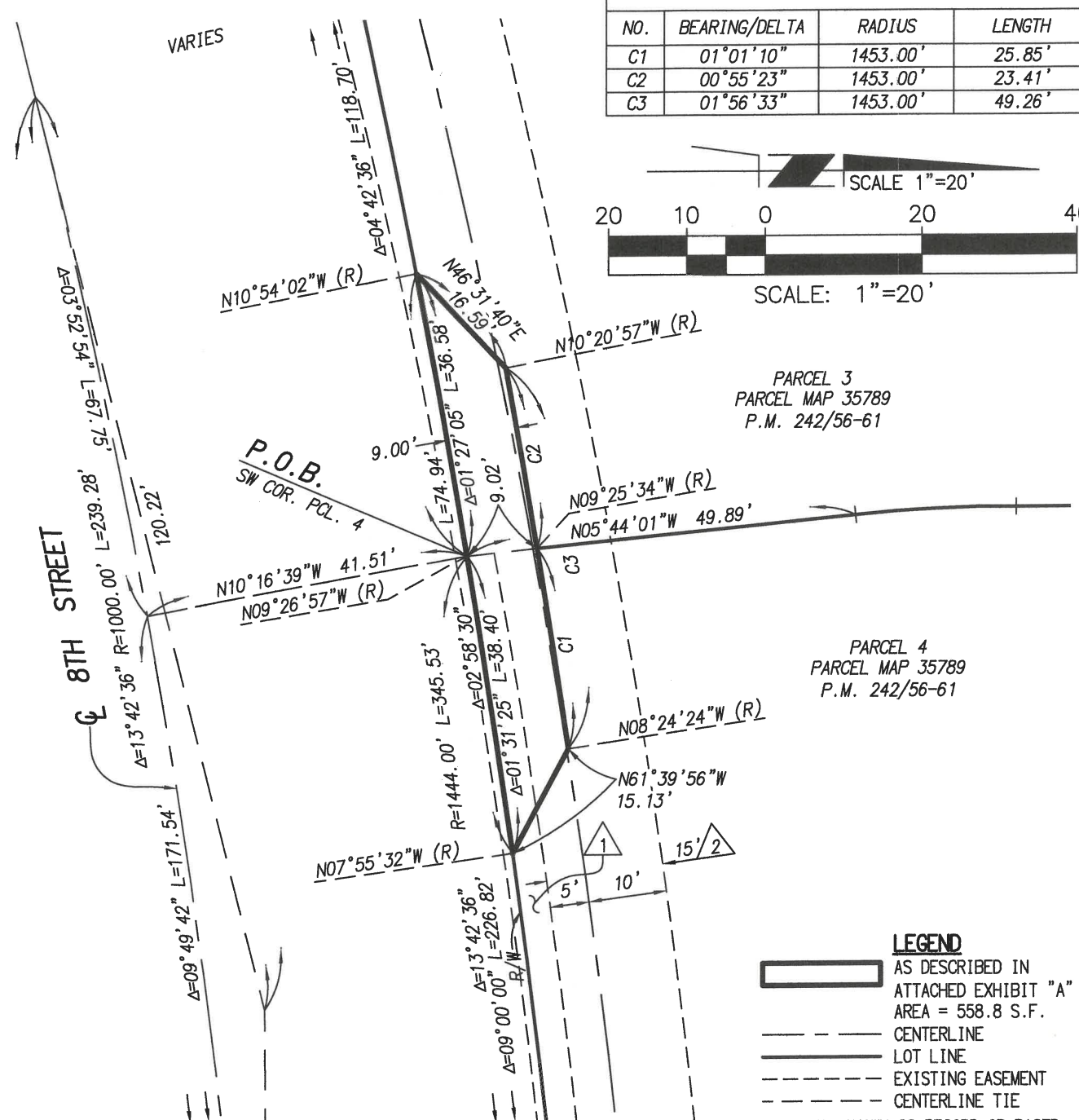
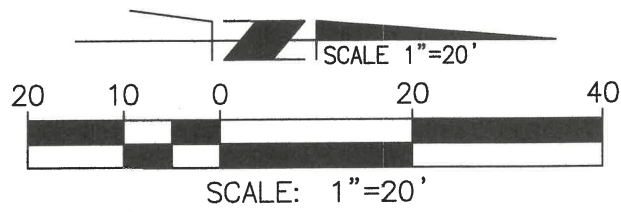
11/13/2024

Date



# EXHIBIT "B" - MAP OFFER OF DEDICATION No. 2024-D-004

DATA TABLE			
NO.	BEARING/DELTA	RADIUS	LENGTH
C1	01°01'10"	1453.00'	25.85'
C2	00°55'23"	1453.00'	23.41'
C3	01°56'33"	1453.00'	49.26'



**EASEMENT NOTES:**

- INDICATES AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES IN FAVOR OF VERIZON CALIFORNIA, INC., RECORDED SEPTEMBER 13, 2006 AS DOCUMENT NO. 2006-0675929 OF OFFICIAL RECORDS.
- INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES, IN FAVOR OF THE CITY OF BEAUMONT, RECORDED OCTOBER 24, 2006 AS DOCUMENT NO. 2006-0780970 OF OFFICIAL RECORDS.

**LEGEND**

- AS DESCRIBED IN ATTACHED EXHIBIT "A" AREA = 558.8 S.F.
- CENTERLINE
- LOT LINE
- EXISTING EASEMENT
- CENTERLINE TIE

ALL DATA SHOWN IS RECORD OR BASED ON RECORD PER PM 242/56-61

SHEET 1 OF 1 SHEET



## Michael Baker

**INTERNATIONAL**  
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Palm Desert, CA 92211  
phone: 760-346-7481    [www.mbakerial.com](http://www.mbakerial.com)

LOCATED IN POR. OF SEC. 2, T.3S., R.1W., S.B.M.