

AGREEMENT FOR GENERAL SERVICES

THIS AGREEMENT FOR MAINTENANCE SERVICES is made and effective as of the 15th day of July 2025, by and between the CITY OF BEAUMONT (“CITY”) whose address is 550 E. 6th Street, Beaumont, California 92223 and SUSTAINABLE MITIGATION whose address is PO Box 1132, Angelus Oaks, CA 92305 (“CONTRACTOR”).

RECITALS

A. CONTRACTOR submitted a proposal (“Proposal”) in response to a request from the CITY to provide certain services, which Proposals are attached hereto as **Exhibit “A”** and made a part hereof by this reference; and

B. CITY desires to engage CONTRACTOR to provide the services provided for in the Proposals; and

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing Recitals and mutual covenants contained herein, CITY and CONTRACTOR agree as follows:

1. Term of Agreement: This Agreement is effective as of the date first above written and shall continue for a term of three years covering the services (“Services”) provided in the Proposal. The term of this agreement may be extended by the City Council for up to two additional terms of one year at the sole and absolute discretion of the City Council as evidenced by a written amendment to this agreement. Notwithstanding the foregoing, City may terminate this Agreement at any time upon written notice to Contractor, provided it pays Contractor for all services provided prior to termination.

1.1 Written Approvals for Work. Prior to rendering any Services under this Agreement, Contractor must receive the written and signed approval from the Community Services Director identifying with particularity the scope of services including but not limited to the locations, number of acres to be abated and the total cost of such Services to be billed at the rate set for in CONTRACTOR’s Proposal. For the sake of clarity, Contractor shall not provide any Services and shall not be entitled to compensation hereunder for any Services that are not specifically identified in a written approval duly executed by the Community Services Director as provided in this section.

2. Associates and Subcontractors. CONTRACTOR may, at CONTRACTOR’s sole cost and expense, employ such competent and qualified independent associates, subcontractors and consultants as CONTRACTOR deems necessary to perform the Services; provided, however, that CONTRACTOR shall not subcontract any of the Services without the written consent of CITY.

3. Compensation.

3.01 CONTRACTOR shall be paid at the rates set forth in the Proposals and as approved in Section 1.1. Notwithstanding anything in this Agreement to the contrary, total fees and charges paid by CITY to CONTRACTOR for the completion of the Services under this Agreement shall not exceed an annual amount of One Hundred Seventy-Three Thousand Seven Hundred Fifty Dollars (\$173,750) or a maximum amount of Five Hundred Twenty-One Thousand Two Hundred Fifty Dollars (\$521,250).

4. Obligations of CONTRACTOR.

4.01 In the event that the terms of the Proposal shall conflict with the terms of this Agreement, or contain additional terms other than the Services to be rendered and the price for the Services, the terms of this Agreement shall govern and said additional or conflicting terms shall be of no force or effect.

4.02 CONTRACTOR is responsible for paying, when due, all income and other taxes, fees and withholding, including withholding state and federal taxes, social security, unemployment and worker's compensation, incurred as a result of the compensation paid under this Agreement. CONTRACTOR agrees to indemnify, defend and hold harmless CITY for any claims, costs, losses, fees, penalties, interest, or damages suffered by CITY resulting from CONTRACTOR's failure to comply with this provision.

4.03 CONTRACTOR shall be solely responsible for obtaining Employment Eligibility Verification information from CONTRACTOR's employees, in compliance with the Immigration Reform and Control Act of 1986, Pub. L. 99-603 (8 U.S.C. 1324a), and shall ensure that CONTRACTOR's employees are eligible to work in the United States.

4.04 Drug-free Workplace Certification. By signing this Agreement, the CONTRACTOR hereby certifies under penalty of perjury under the laws of the State of California that the CONTRACTOR will comply with the requirements of the Drug-Free Workplace Act of 1990 (Government Code, Section 8350 et seq.) and will provide a drug-free workplace.

4.05 CONTRACTOR shall comply with all applicable local, state and federal laws, rules, regulations, entitlements and/or permits applicable to, or governing the Services authorized hereunder.

4.06 Contractor shall comply with all applicable laws and regulations relating to prevailing wages. Wage rates for this Project shall be in accordance with the "General Wage Determination Made by the Director of Industrial Relations Pursuant To California Labor Code, Part 7, Chapter 1, Article 2, Sections 1770, 1773 and 1773.1", for Riverside County.

5. Insurance. CONTRACTOR hereby agrees to be solely responsible for the health and safety of its employees and agents in performing the Services under this Agreement and shall comply with all laws applicable to worker safety including but not limited to Cal-OSHA. Attached hereto as **Exhibit "B"** are copies of Certificates of Insurance and endorsements as required by Section 6.02. Therefore, throughout the duration of this Agreement, CONTRACTOR hereby covenants and agrees to maintain insurance in conformance with the requirements set forth below.

If existing coverage does not meet the requirements set forth herein, CONTRACTOR agrees to amend, supplement or endorse the existing coverage to do so. CONTRACTOR shall provide the following types and amounts of insurance:

5.01 Commercial general liability insurance in an amount of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate; CONTRACTOR agrees to have its insurer endorse the general liability coverage required herein to include as additional insured's CITY, its officials, employees and agents. CONTRACTOR also agrees to require all contractors and subcontractors to provide the same coverage required under this Section 6.

5.02 Business Auto Coverage in an amount no less than \$1 million per accident. If CONTRACTOR or CONTRACTOR's employees will use personal autos in performance of the Services hereunder, CONTRACTOR shall provide evidence of personal auto liability coverage for each such person.

5.03 Workers' Compensation coverage for any of CONTRACTOR's employees that will be providing any Services hereunder. CONTRACTOR will have a state-approved policy form providing statutory benefits as required by California law. The provisions of any workers' compensation will not limit the obligations of CONTRACTOR under this Agreement. CONTRACTOR expressly agrees not to use any statutory immunity defenses under such laws with respect to CITY, its employees, officials and agents.

6. General Conditions Pertaining to Insurance Coverage

6.01 No liability insurance coverage provided shall prohibit CONTRACTOR from waiving the right of subrogation prior to a loss. CONTRACTOR waives all rights of subrogation against CITY regardless of the applicability of insurance proceeds and shall require all contractors and subcontractors to do likewise.

6.02. Prior to beginning the Services under this Agreement, CONTRACTOR shall furnish CITY with certificates of insurance, endorsements, and upon request, complete copies of all policies, including complete copies of all endorsements. All copies of policies and endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf.

6.03. All required policies shall be issued by a highly rated insurer with a minimum A.M. Best rating of "A:VII"). The insurer(s) shall be admitted and licensed to do business in California. The certificates of insurance hereunder shall state that coverage shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits, except after thirty (30) days' prior written notice has been given to CITY.

6.04 Self-insurance does not comply with these insurance specifications. CONTRACTOR acknowledges and agrees that that all insurance coverage required to be provided by CONTRACTOR or any subcontractor, shall apply first and on a primary, non-contributing basis in relation to any other insurance, indemnity or self-insurance available to CITY.

7. Indemnification.

7.01 CONTRACTOR and CITY agree that CITY, its employees, agents and officials should, to the extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, cost, expense, attorneys' fees, litigation costs, defense costs, court costs or any other costs arising out of or in any way related to the performance of this Agreement by CONTRACTOR or any subcontractor or agent of either. Accordingly, the provisions of this indemnity are intended by the parties to be interpreted and construed to provide the fullest protection possible under the law to CITY. CONTRACTOR acknowledges that CITY would not enter into this Agreement in the absence of the commitment of CONTRACTOR to indemnify and protect CITY as set forth herein.

a. To the fullest extent permitted by law, CONTRACTOR shall defend, indemnify and hold harmless CITY, its employees, agents and officials, from any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses, damages or costs of any kind, whether actual, alleged or threatened, actual attorneys' fees incurred by CITY, court costs, interest, defense costs, including expert witness fees and any other costs or expenses of any kind whatsoever without restriction or limitation incurred in relation to, as a consequence of or arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part to the performance of this Agreement. CONTRACTOR's obligation to defend, indemnify and hold harmless shall include any and all claims, suits and proceedings in which CONTRACTOR (and/or CONTRACTOR's agents and/or employees) is alleged to be an employee of CITY. All obligations under this provision are to be paid by CONTRACTOR as they are incurred by CITY.

b. Without affecting the rights of CITY under any provision of this Agreement or this Section, CONTRACTOR shall not be required to indemnify and hold harmless CITY as set forth above for liability attributable solely to the fault of CITY, provided such fault is determined by agreement between the parties or the findings of a court of competent jurisdiction.

8. Status of CONTRACTOR.

8.01 CONTRACTOR shall perform the Services in CONTRACTOR's own way as an independent contractor, and in pursuit of CONTRACTOR's independent calling, and not as an employee of CITY. However, CONTRACTOR shall regularly confer with CITY's City Manager as provided for in this Agreement.

8.02 CONTRACTOR agrees that it is not entitled to the rights and benefits afforded to CITY's employees, including disability or unemployment insurance, workers' compensation, retirement, CalPERS, medical insurance, sick leave, or any other employment benefit. CONTRACTOR is responsible for providing, at its own expense, disability, unemployment, workers' compensation and other insurance, training, permits, and licenses for itself and its employees and subcontractors.

8.03 CONTRACTOR hereby specifically represents and warrants to CITY that it possesses the qualifications and skills necessary to perform the Services under this Agreement in a competent, professional manner, without the advice or direction of CITY and that the Services to be rendered pursuant to this Agreement shall be performed in accordance with the standards customarily applicable to an experienced and competent professional rendering the same or similar services in the same geographic area where the CITY is located. Further, CONTRACTOR represents and warrants that the individual signing this Agreement on behalf of CONTRACTOR has the full authority to bind CONTRACTOR to this Agreement.

9. Miscellaneous Provisions.

9.01 This Agreement, which includes all attached exhibits, supersedes any and all previous agreements, either oral or written, between the parties hereto with respect to the rendering of Services by CONTRACTOR for CITY and contains all of the covenants and agreements between the parties with respect to the rendering of such Services in any manner whatsoever. Any modification of this Agreement will be effective only if it is in writing signed by both parties. The Recitals to this Agreement are hereby incorporated herein by this reference.

9.02 CONTRACTOR shall not assign or otherwise transfer any rights or interest in this Agreement without the prior written consent of CITY. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

9.03 If any legal action or proceeding, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party will be entitled to reasonable attorneys' fees and costs, in addition to any other relief to which that party may be entitled.

9.04 This Agreement is made, entered into and shall be performed in the County of Riverside in the State of California and shall in all respects be interpreted, enforced and governed under the laws of the State of California.

9.05 CONTRACTOR covenants that neither it nor any officer or principal of its firm has any interest, nor shall they acquire any interest, either directly or indirectly, which will conflict in any manner or degree with the performance of their Services hereunder. CONTRACTOR further covenants that in the performance of this Agreement, no person having such interest shall be employed by it as an officer, employee, agent, or subcontractor.

9.06 Improper Consideration. CONTRACTOR shall not offer (either directly or through an intermediary) any improper consideration such as, but not limited to, cash, discounts, services, the provision of travel or entertainment, or any items of value to any officer, employee or agent of the CITY in an attempt to secure favorable treatment regarding this Agreement or any contract awarded by CITY. The CITY, by notice, may immediately terminate this Agreement if it determines that any improper consideration as described in the preceding sentence was offered to any officer, employee or agent of the CITY with respect to the proposal and award process of this

Agreement or any CITY contract. This prohibition shall apply to any amendment, extension or evaluation process once this Agreement or any CITY contract has been awarded. CONTRACTOR shall immediately report any attempt by any CITY officer, employee or agent to solicit (either directly or through an intermediary) improper consideration from CONTRACTOR.

10. Prevailing Wages.

A. Contractor shall comply with all applicable laws and regulations relating to prevailing wages. Wage rates for this Project shall be in accordance with the “General Wage Determination Made By the Director of Industrial Relations Pursuant To California Labor Code, Part 7, Chapter 1, Article 2, Sections 1770, 1773 and 1773.1”, for Riverside County. Wage rates shall conform with those posted at Beaumont City Hall and the Project site.

B. The following Labor Code sections are hereby referenced and made a part of this Agreement:

1. Section 1775 - Penalty for Failure to Comply with Prevailing Wage Rates.
2. Section 1777.4 - Apprenticeship Requirements.
3. Section 1777.5 - Apprenticeship Requirements.
4. Section 1813 - Penalty for Failure to Pay Overtime.
5. Sections 1810 and 1811 - Working Hour Restrictions.
6. Section 1775 - Payroll Records.
7. Section 1773.8 - Travel and Subsistence Pay.

[signatures on following page]

IN WITNESS WHEREOF, the parties hereby have made and executed this Agreement to be effective as of the day and year first above-written.

CITY:

CITY OF BEAUMONT

By: _____

Mike Lara, City Mayor

Date: _____

CONTRACTOR:

SUSTAINABLE MITIGATION

By: _____

Anthony Hoag

Print Name: Anthony Hoag

Title: Owner/President

Date: 07/07/2025

ATTEST:

By: _____
Nicole Wheelwright, Deputy City Clerk

APPROVED AS TO FORM:

By: _____
John O. Pinkney, City Attorney

EXHIBIT "A"

REQUEST FOR PROPOSAL



Website:
www.beaumontca.gov

Address:
550 E. 6th Street
Beaumont, CA 92223

Phone:
951.769.8520

Request for Proposals For Weed Abatement Services

CRITICAL DATES

	Date
RFP Issued	April 24, 2025
Questions Due	5:00 PM May 13, 2025
Responses to questions provided by	May 16, 2025
Submittals Due	11:00 AM May 30, 2025

Contact:

Raveena Chara, Procurement Contract Specialist
550 E. 6th Street - Beaumont, California 92223
Rchara@beaumontca.gov

RFP Available

Planet Bids Portal at
<https://vendors.planetbids.com/portal/66785/bo/bo-search>

Weed Abatement Map View

[Weed Abatement Viewer](#)



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Introduction

The City of Beaumont (City) is seeking proposals from qualified contractors (Contractor) to perform annual weed abatement services twice a year for City owned properties. Maps and descriptions of each parcel included in the area are included as Exhibit B and C attached to this RFP. Additionally, parcels can be viewed through the City's public GIS at [Weed Abatement Viewer](#).

Weed abatement services on City owned properties will constitute a prevailing wage project and privately owned parcels may or may not constitute a prevailing wage project. The contractor will be notified when the work order is issued if it is a prevailing or non-prevailing wage job.

The intent of this Request for Proposal is to contract with multiple qualified Contractor that will provide the City of Beaumont with the best possible weed abatement services to maintain public safety and minimize public nuisance at a level expected by City residents, City Council, City staff and visitors of the community. The selected Contractor(s) will work closely with City staff to ensure the most appropriate abatement services for the identified properties.

Responses must conform to the requirements of this Request for Proposal (RFP). The City reserves the right to waive any irregularity in any proposal, withdraw or amend this RFP or reject any proposal that does not comply with this RFP or City policies. All services provided by the Contractor shall be performed by individuals who meet the qualifications, education, and certification/licensing requirements for the position. The successful Contractor shall also have the resources to provide cost-effective and timely services, including providing customer service to the CITY.

Qualified Contractors that submit a proposal will be evaluated in accordance with the requirements defined within this RFP. The City reserves the right to waive any irregularity in any proposal, withdraw or amend this RFP or reject any proposal that does not comply with this RFP or City policies.

Background

The City was incorporated in November 1912 and is located in the San Gorgonio Pass portion of western Riverside County. It is bounded on the west by Calimesa and unincorporated areas, on the north by unincorporated county areas (Cherry Valley), on the south by unincorporated county areas and the City of San Jacinto, and on the east by the City of Banning. The land area within the City's boundary is approximately 30 square miles.

The City operates under a council-manager format of government which consists of a Mayor, Mayor Pro-Tem, three Councilmembers and the City Manager. The positions of Mayor and Mayor Pro-Tem are rotated among the elected Councilmembers. A City Clerk and Treasurer are elected positions, each for a four-year term. Regular City Council meetings are held on the first and third Tuesdays of each month.



Additional Responsibilities

The Contractor shall be responsible for completing the specified services in accordance with the CITY's General Services Agreement (GSA) by Independent Contractor, a sample of which is attached (Exhibit F).

Term

The term of the agreement shall be determined upon the need for services and consistent with the City's policies. It is expected that the initial period of the contract will be four (4) years, with two one-year extensions as approved by the City Council, subject to agreement terms and the Beaumont Municipal Code.

Proposal Requirements

Proposals shall clearly address all the information requested and describe the methodology to be used to accomplish each of the project tasks. Please note: this RFP cannot identify each specific, individual task required to successfully and completely implement this project. The CITY relies on the professionalism and competence of the selected Contractor to be knowledgeable of the general areas identified in the scope of services. The CITY will not approve addenda to the selected Contractor's agreement which do not involve a substantial change from the general scope of work identified in this RFP.

The proposal shall clearly address all the information requested herein. To achieve a uniform review process and obtain the maximum degree of comparability, it is required that proposals be organized and contain all information as specified below.

Contractors wishing to have their bid proposals considered for this project must submit completed, required forms as listed below and attached hereto. All forms should be signed by an authorized representative of the company and should be legible. Any Proposal submitted that does not include the required forms will not be considered.

A. Cover Letter: The RFP shall be transmitted with a cover letter that must be signed by an official authorized to bind the consultant contractually. The letter accompanying the RFP shall also provide the name, title, address, and telephone number of individuals with the authority to negotiate and contractually bind the consultant. The cover letter constitutes certification by the consultant that the consultant complies with nondiscrimination requirements of the State and Federal Government. An unsigned proposal or one signed by an individual unauthorized to bind the consultant may be rejected.

B. Introduction/Information: Introduction of the service proposal, including a statement of understanding for the types of services contemplated. Any participating firms and proposed sub-consultants shall be identified and included in the proposal (all sub-consultants must be approved by the City prior to signing the agreement with City). The participating firms need to provide clarity on which scopes of services (Weed abatement, Trash removal or Tree trimming) are they submitting a proposal on.



C. Scope of Services: Provide a description of the tasks, sub-tasks, and deliverables that will be provided. The Scope of Work Program should be presented in logical format that can be easily attached to the Professional Services Agreement. Any additional items not mentioned in Exhibit A- Scope of Services but required to obtain final approval, shall be included in the proposal as additional items for consideration. The fully recommended Scope of Services should be presented as an attachment to the proposal and shall be in a logical format that can be easily attached to the General Services Agreement (Exhibit F).

D. Approach: The proposal should set forth a detailed work plan, including an explanation of the methodology and process for providing the services required in this RFP. Detailed project schedule, identifying all tasks and deliverables to be performed, durations for each task, and overall time of completion.

E. Firm Profile: Provide a description of the firm based off of the information requested below.

The following information should also be included:

- Name
- Street Address
- City, State, Zip Code
- Corporate Structure
- State/Country of Incorporation
- Website
- Contact Information

In addition, any participating firms and proposed subcontractors shall be identified and included in the proposal (all subcontractors must be approved by the City prior to signing the agreement with the City).

F. Location: Location of the principal office that will be responsible for the implementation of this contract.

G. References: at least three (3) references from previous cities, counties or other agencies for similar work completed within the last five (5) years, which include: name, address, contact person and phone number for the agency, length of time services were provided, staff assigned to each project by your firm, and a description of the services provided. All submitted materials shall become the property of the City of Beaumont.

H. Any other information which should be considered, such as any special services or customer



service philosophy, which define your firm's practice.

I. Cost proposal: Submit the completed cost proposals attached with your proposal submission. Please note the proposed costs shall include full compensation for furnishing all labor, materials, supplies, tools, equipment, and incidentals necessary to complete all work contemplated and listed in the scope of services. This should include a not to exceed fee amount, fee schedule and hourly billable costs for the options discussed in Exhibit A- Scope of Services.

J. The firm will be required to maintain an active City of Beaumont Business License and professional liability insurance including general liability at a minimum of one million per occurrence, worker's compensation, and vehicle coverage including comprehensive and collision insurance naming the City of Beaumont as additional insured. The proposal shall state whether such license and insurance will be in force at time of contract execution.

Response Submittal

All questions or requests for clarifications regarding this RFP shall be submitted on planetbids by 5:00 p.m. PST May 13, 2025.

****DUE DATE FOR QUESTIONS IS, MAY 13, 2025 BY 5:00 P.M.****

Submit one (1) digital copy of proposal and one (1) digital copy of the cost proposal in PDF format on Planetbids in accordance with the proposal submission deadline, which is **11:00 am PST on MAY 30, 2025**. Proposal must be titled "Proposal for Weed Abatement services" and the cost proposal must be titled "Cost proposal for Weed Abatement services" All costs associated with preparation of any proposal shall be the sole responsibility of the proposer.

****DUE DATE FOR PROPOSALS IS MAY 30, 2025 BY 11:00 A.M.****

By proposing on this project, you indicate that you agree to all terms and conditions of the City's General Services Agreement, which is attached to this RFP as Exhibit F.

No RFC or questions will be accepted after **5:00 p.m. on May 13, 2025**. All RFC responses will be posted on the CITY's Planet Bids Portal by end of day May 16, 2025.

No postmarked proposals will be accepted. Once submitted, proposals, including the composition of the consulting staff, cannot be altered without prior written consent of the CITY.

If prior to the date fixed for submission of Proposals, a prospective Company discovers any ambiguity, conflict, discrepancy, omission or other errors in this RFP or any of its appendices, exhibits or attachments, the Company shall immediately notify the City of such error in writing and request modification or clarification of the document. Modifications shall be made by written Addenda to the RFP.

If a Company fails to notify the City, prior to the date fixed for submissions of Proposals, of an error in the RFP known to the Company, or an error that reasonably should have been known to



the Company, the Company shall submit its Proposal at its own risk, and if the Company is awarded a Contract, it shall not be entitled to additional compensation or time by reason of the error or its later correction.

All communications regarding technical, scope, and/or project related questions and requests for clarifications, changes, exceptions, and deviations to the terms and conditions set forth in this RFP shall be submitted via “Q&A” through the City’s Electronic Bidding System, Planetbids, before the deadline and according to these specifications herein. Any and all other bidding communications shall only be with Raveena Chara, Procurement Contract Specialist, rchara@beaumontca.gov

The Final day for receipt of questions from the Proposer shall be on or before the due date indicated in the RFP event schedule section below. To ensure fairness and avoid misunderstandings, all communications must be in written format and submitted only in the format set forth above. Any verbal communications will not be considered or responded to. All questions received by the due date will be logged and reviewed

RFP Project Schedule

Event	Date
RFP Issued	April 24, 2025
Questions Due	5:00 PM May 13, 2025
Responses to questions provided by	May 16, 2025
Submittals Due	11:00 AM May 30, 2025

Confidentiality

Prior to the proposal submittal deadline, all proposals will be designated confidential to the extent permitted by the California Public Records Act. After the proposal submittal deadline, all responses will be regarded as public records and will be subject to review by the public. Any language purported to render confidential all or portions of the proposals will be regarded as non-effective and will be disregarded.

Amendments to Request for Proposals

The CITY reserves the right to amend the RFP by addendum prior to the final proposal submittal date. The addenda will be posted on the CITY’s Planet Bids Portal: <https://vendors.planetbids.com/portal/66785/bo/bo-search>

City of Beaumont Rights and Options

This RFP does not commit the City of Beaumont to award a contract or to pay any cost incurred with the preparation of a proposal or contract for services described herein. The City may, in its sole discretion and without any obligation to act reasonably, reject any and all proposals, waive

City of Beaumont
Request for Proposal



informalities and minor irregularities in any proposal reviewed, negotiate with any qualified source submitting a proposal, extend deadlines, and/or request additional information. Subsequent to negotiations, prospective trustees may be required to submit revisions to their proposals. The City may reject any proposal that does not conform to the instructions provided in this RFP. Additionally, the City reserves the right to negotiate all final terms and conditions of any proposal received before entering into final contract.

The City reserves the right to postpone selection for its own convenience, to withdraw this RFP at any time, and to reject any and all proposals without indicating any reason for such rejection. As a function of the RFP process, the City of Beaumont reserves the right to remedy technical errors in response to the RFP and to modify the published scope of services and scope of work. Proposals submitted in response to the RFP will not be returned.

The City of Beaumont reserves the right to reject any or all responses, to waive any informality in any responses, and to select the vendor that best meets the City's needs.

There is no expressed or implied obligation for the City to reimburse responding Contractor s for any expenses incurred in preparing proposals in response to this request. Materials submitted by respondents are subject to public inspection under the California Public Records Act (Government Code Sec. 6250 et seq.) unless exempt. Any language purporting to render the entire proposal confidential or proprietary will be ineffective and will be disregarded.

All property rights, including publication rights of all reports produced by respondents in connection with services performed under this agreement will be vested in the City. In addition, respondents will not publish or release any of the results of its examination without the express written permission of the City.

Responses must be submitted no later than the date and time stated on this RFP. Responses shall be reviewed and rated as set forth in the Selection Process section of this RFP. The City will then determine which Contractor best meets the City's requirements.

During the evaluation process, the City reserves the right (where it may serve the City's best interest) to request additional information or clarification from respondents. At the discretion of the City, Contractor s submitting proposals may be requested to make oral presentations as part of the evaluation process.

The City reserves the right to retain all proposals submitted and to use any ideas in a proposal regardless of whether the proposal was selected. Submission of a proposal indicates acceptance by the Contractor of the conditions contained in this Request for Proposals, unless clearly and specifically noted in the proposal as submitted and confirmed in the contract between the City and the Contractor selected.

The City reserves the right to negotiate final pricing with the most qualified Contractor. The City may invite selected Contractors to meet with the evaluation team at no additional cost to the City.

The City's standard Contract Services Agreement is included as Exhibit F. Upon award of the



contract, it is expected that the successful proposer will accept the Agreement terms and conditions “as is” without modification. Any contract modifications are to be stated upfront, at the time of submittal.

Any costs incurred in the preparation of the response, presentation to the City, travel in conjunction with such presentations, or samples of items shall be the responsibility of the respondent. The City assumes no responsibility and no liability for costs incurred by respondents prior to issuance of a contract.

The proposer shall furnish the City with such additional information as the City may reasonably require.

General Terms and Conditions

FEDERAL, STATE, AND LOCAL LAWS

The Contractor and all Subcontractors shall comply with all applicable Federal, State, and local laws, rules, ordinances, and regulations.

DRUG-FREE WORKPLACE REQUIREMENTS

The Contractor shall comply with the requirements of the Drug-Free Workplace Act of 1990 (Government Code Sections 8350 et seq.).

AMERICANS WITH DISABILITIES

The Contractor shall comply with the Americans with Disabilities Act (ADA) of 1990, which prohibits discrimination, as well as all applicable regulations and guidelines issued pursuant to the ADA.

NON-COLLUSION AFFIDAVIT

All bids must be accompanied by a signed and notarized Non-Collusion Affidavit per the Public Contract Code Section 7106.

CITY OF BEAUMONT BUSINESS LICENSE

The awarded Contractor and subcontractors shall be required to be licensed in accordance with Title 5 of the City of Beaumont Municipal Code, entitled “Business Taxes, Licenses and Regulations”.

TERMINATION FOR CONVENIENCE

City may terminate this Agreement upon written notice to contractor. Contractor shall be paid for all services provided through termination date.

INDEMNIFICATION

CONTRACTOR and CITY agree that CITY, its employees, agents and officials should, to the extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, cost, expense, attorneys’ fees, litigation costs, defense costs, court costs or any other costs arising out of or in any way related to the performance of this Agreement by CONTRACTOR or any subcontractor or agent of either. Accordingly, the provisions of this indemnity are intended by the parties to be interpreted and construed to provide the fullest protection possible under the law to CITY. CONTRACTOR acknowledges that CITY would not enter into this Agreement in the absence of the commitment of CONTRACTOR to indemnify and protect CITY as set forth herein.



a. To the fullest extent permitted by law, CONTRACTOR shall defend, indemnify and hold harmless CITY, its employees, agents and officials, from any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses, damages or costs of any kind, whether actual, alleged or threatened, actual attorneys' fees incurred by CITY, court costs, interest, defense costs, including expert witness fees and any other costs or expenses of any kind whatsoever without restriction or limitation incurred in relation to, as a consequence of or arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part to the performance of this Agreement. CONTRACTOR's obligation to defend, indemnify and hold harmless shall include any and all claims, suits and proceedings in which CONTRACTOR (and/or CONTRACTOR's agents and/or employees) is alleged to be an employee of CITY. All obligations under this provision are to be paid by CONTRACTOR as they are incurred by CITY.

b. Without affecting the rights of CITY under any provision of this Agreement or this Section, CONTRACTOR shall not be required to indemnify and hold harmless CITY as set forth above for liability attributable solely to the fault of CITY, provided such fault is determined by agreement between the parties or the findings of a court of competent jurisdiction.

PREVAILING WAGES

Contractor shall comply with all applicable laws and regulations relating to prevailing wages. Wage rates for this Project shall be in accordance with the "General Wage Determination Made by the Director of Industrial Relations Pursuant To California Labor Code, Part 7, Chapter 1, Article 2, Sections 1770, 1773 and 1773.1", for Riverside County.

FAILURE TO COMPLETE PROJECT

Should Contractor fail to complete project in the manner provided in the Scope of Services, City may elect to terminate the Agreement and proceed with the work in any manner deemed proper by City. The cost to the City to complete the work shall be deducted from any sum due to Contractor under the Agreement and balance, if any, shall be paid to Contractor.

CONFIDENTIALTY

Prior to the proposal submittal deadline, all proposals will be designated confidential to the extent permitted by the California Public Records Act. After the proposal submittal deadline, all responses will be regarded as public record and will be subject to review by the public. Any language purported to render confidential all or portions of the proposals will be regarded as non-effective and will be disregarded.

NON-COMMITMENT TO CITY

The City reserves the right to reject any and all proposals and to waive informalities and minor irregularities in any proposal reviewed. The City may reject any proposal that does not conform to the instructions provided in this RFP. Additionally, the City reserves the right to negotiate all final terms and conditions of any proposal received before entering into final contract.

WITHDRAWAL OF RESPONSE

Respondents may withdraw their submitted Proposal by notifying the City either in writing or in person through an authorized representative at any time prior to the submittal deadline. Individuals making the withdrawal shall provide evidence of serving as an authorized representative of the Respondent. Once Proposals are submitted, they become the property of the City and will not be returned to Respondents even when they are withdrawn from consideration.

Proposals may not be withdrawn or modified once the City has opened them after the submittal deadline indicated on the cover page of this Solicitation has passed, except for any request from the City for clarifying information nor request for documents during Contract negotiations.



CONFLICT OF INTEREST

The Consultant shall disclose any personal or professional financial, business, or other relationships with the City that may have an impact on the outcome of this contract or any resulting project. The consultant shall also list current clients who may have a financial interest in the outcome of this contract.

PROPOSAL INFORMALITIES OR DEFECTS

The City of Beaumont reserves the right to waive any informality or technical defect in a proposal and to accept or reject, in whole or in part, any or all proposals and to seek new RFP's, as best serves the interests of the City.

PROPOSALS TO REMAIN OPEN

Firms responding to this RFP shall guarantee that all contents of their proposal shall be valid for a period of 120 calendar days from the due date of proposals.

SIGNED PROPOSAL AND EXEMPTIONS

Submission of a signed proposal will be interpreted to mean that the firm responding to this RFP has hereby agreed to all the terms and conditions set forth in all the sheets which make up this Request for Proposals. Exceptions to any of the requirements contained in the RFP documents will not be accepted.

Conflict of Interest

The Contractor shall disclose any personal or professional financial, business, or other relationships with the CITY that may have an impact on the outcome of this contract or any resulting project. The Contractor shall also list current clients who may have a financial interest in the outcome of this contract.

Proposal Evaluation/Selection

The City intends to evaluate the proposals based upon the scope of services presented in response to the RFP. The following general selection criteria will be used to evaluate each proposal:

The CITY intends to engage the most qualified Contractor available who demonstrates a thorough understanding of the CITY's needs. CITY staff will use the following criteria to evaluate the proposals:

Criteria	Points
Understanding of the Scope of Services	15
Demonstrated Professional Skills and Credentials	25
Related Experience and Previous Projects	20
Proposed Approach to Performing the Services	15
Proposed Pricing	25
Total	100

The CITY may request a qualification interview with the highest-ranked Contractor(s) prior to

**City of Beaumont
Request for Proposal**



determining the final ranking. This selection will be conducted according to the CITY's adopted procedures. The CITY may select multiple Contractors and enter into negotiation. The CITY reserves the right to reject any and all proposals.

Exhibits

- A. Exhibit A- Scope of Services
- B. Exhibit B - Weed Abatement Parcel List
- C. Exhibit C - Parcel Maps for Properties without APN Nos.
- D. Exhibit D - Required Forms
- E. Exhibit E - Cost Proposal
- F. Exhibit F -Sample General Services Agreement (GSA)

----- END OF REQUEST FOR PROPOSAL -----

EXHIBITS TO FOLLOW

PROJECT SCOPE OF WORK

The Contractor shall perform weed abatement services to all properties listed in Exhibit B and C. A GIS map is also available and provided in the Request for Proposal. Services shall be completed twice a year in accordance with the statement of work described herein and all applicable governing standards. The work performed pertaining to this contract is routine, perpetual and typical.

For this contract term in Fiscal Year 2024/2025, weed abatement services shall be conducted immediately upon contract execution. In the preceding years, Contractor shall abate the same parcels twice annually; Once between October 1 and November 15, and a Second Time between April 1 and May 15.

The City owned properties constitute a prevailing wage project. The Contractor shall comply with all provisions of the California Labor Code, including but not limited to the payment of not less than the Prevailing Rate of Wages, the stipulation that eight (8) hours of labor constitutes a legal day's work, and that no worker shall be permitted to work more than eight (8) hours during any one calendar day except as permitted by law.

Required Qualifications

All firms submitting bid proposals must hold valid licensing:

1. A valid California State Contractor's License:
 - C-27 - Landscaping Contractor
 - California Code of Regulations Title 16, Division 8, Article 3, Classifications.
 - A landscape contractor constructs, maintains, repairs, installs, or subcontracts the development of landscape systems and facilities for public and private gardens and other areas which are designed to improve the grounds aesthetically, architecturally, horticulturally, or functionally within or surrounding a structure or a tract or plot of land. In connection therewith, a landscape contractor prepares and grades plots and areas of land for the installation of any architectural, horticultural, and decorative treatment or arrangement.
 - C-61 - Limited Specialty Classification
 - California Code of Regulations Title 16, Division 8, Article 3, Classifications
 - Limited specialty is a specialty contractor classification limited to a field and scope of operations of specialty contracting for which an applicant is qualified other than any of the specialty contractor classifications listed and defined in this article.

- An applicant classified and licensed in the classification Limited Specialty shall confine activities as a contractor to that field or fields and scope of operations set forth in the application and accepted by the Registrar or to that permitted by Section 831.
 - Upon issuance of a C-61 license, the Registrar shall endorse upon the face of the original license certificate the field and scope of operations in which the licensee has demonstrated qualifications.
 - A specialty contractor, other than a C-61 contractor, may perform work within the field and scope of the operations of Classification C-61, provided the work is consistent with established usage and procedure in the construction industry and is related to the specialty contractor's classification.
 - The CSLB has listed the C-61 classifications into "D" subcategories for administrative tracking. The definitions for the "D" subcategories were developed by staff and approved by the Board as a policy.
2. Contractor shall have OSHA certification of applicable equipment to be used throughout the term of this project. Contractor shall have certified traffic control staff in accordance with MUTCD guidelines. Contractor shall comply with Standards of CAL OSHA and the American National Standard Institute, Z133 Safety Requirements.
 3. Contractor should have a Quality Control Plan with an effective and efficient means of identifying and correcting problems throughout the entire scope of operations. The successful Contractor shall be required to comply with the quality control plan throughout the term of the contract. Contractor shall have a current Safety Manual that meets SB 198 requirements for injury and illness prevention.
 - 4.

All licenses must be in good standing and without any official unresolved record of complaints registered or filed with the Board or California Department of Consumer Affairs.

Weed Abatement Services

Beaumont Municipal Code Chapter 8.08- Dry weeds, grass, dead shrubs, dead trees, rubbish, and certain other waste matter is declared a public nuisance and requires removal and abatement.

It shall be understood that the Contractor will be required to perform and complete the proposed weed abatement services work in a thorough and professional manner, and to provide labor, tools, equipment, traffic control, materials and supplies necessary to complete all the work in a timely manner that will meet the City's requirements.

Contractor may be required to perform the following weed abatement activities throughout the City as outlined in BMC 8.08.015-Property Maintenance Standards. Methods of cleaning properties include disking, hand labor, and mowing:

Contractor Duties and Responsibilities

- Properties one acre or less: Mowing is acceptable on properties less than an acre. Parcels shall be mowed to a 3-inch-high stubble.
- Properties more than 1 acre, and less than 5 acres: Parcels of five acres or less in size shall be mowed to a three-inch-high stubble, or disked provided that such disking does not create fugitive dust emissions in violation of state air quality rules and that the owner takes all steps necessary to control fugitive dust emissions;
- Properties 5 acres or more: Parcels larger than five acres in size shall be mowed to a three inch-high stubble, or disked around the perimeter of the parcel in a swath 100 feet wide and with a 100 foot wide "crisscross" through the center of the parcel provided that such disking does not create fugitive dust emissions in violation of state air quality rules and that the owner takes all steps necessary to control fugitive dust emissions.

The contractor is responsible for ensuring that all parcels, regardless of size, are properly cleared of weeds and overgrown vegetation. Certain areas may require handwork due to terrain, proximity to structures, or other environmental constraints that prevent the use of mechanical equipment.

It is the contractor's sole responsibility to assess each parcel and include the necessary labor, tools, and techniques required to achieve full compliance with the City's weed abatement standards. Failure to account for handwork in the proposal will not be considered a valid reason for incomplete or delayed work. The contractor must ensure that all designated areas are properly maintained in accordance with the specifications outlined in this RFP.

Special Considerations

Russian Thistle (tumbleweed) must be removed and disposed of in an approved manner.

Eucalyptus trees- remove all fallen leaves, limbs, litter, debris, and loose bark from the ground. Dead trees may have to be removed, depending on location. Note: The Eucalyptus longhorn borer, *Phoracantha semi_punctata* has been infesting eucalyptus trees in the area. Many of these trees are dead or dying.

Artichoke Thistle *Cynara cardunculus* is a state listed, aggressive noxious weed that infests much of Riverside County. It has caused widespread damage to native plant communities and ecosystems and has rendered pockets of rangeland useless. It should be removed whenever possible to prevent further infestations. The plant stands 1-2m in height and can be identified by

large spiny leaves that form a rosette pattern. It displays large flowering heads with showy purple disk flowers.

Flammable waste, such as tree limbs, or other vegetation, within the parcel number identified under this RFP shall be removed.

All cleared, thinned, or cut materials must be removed from the property to an approved county landfill site or green waste facility for proper disposal.

Open burning is prohibited by regulations of the South Coast Air Quality Management District.

Standards

Daily weed abatement operations shall commence no earlier than 7:00 A.M. and shall be completed each day no later than 4:00 P.M.

Contractor shall notify City representative when they arrive on site to perform services within the City. Contractor shall always keep City staff informed of their progress.

Traffic.Control

The Contractor shall provide traffic control as required and obtain traffic control permits from the City prior to beginning work.

The Contractor will be responsible for supplying and using all safety equipment necessary to close or delineate traffic lanes to through traffic. This is to include a high-visibility Arrow Board(s) as necessary. The City, prior to use, must approve all traffic safety equipment for use.

The Contractor shall conform to all State and City traffic safety requirements, operating rules, and governing standards of the MUTCD and WATCH manuals, at all times, while this contract is in effect.

Dust.Control

All debris resulting from weed abatement operations shall be removed from the work site daily. It is the responsibility of the Contractor to minimize dust and dirt in the air because of weed abatement service. Refer to Air Quality Management District (AQMD) Rule 403- Fugitive Dust Abatement. Rule 403 requires use of a water truck to mitigate fugitive dust during disking.

Public.Noticing.of.Scheduled.Maintenance.Operations

Contractor shall provide and post "No Parking" signs twenty-four (24) hours in advance of the work, if needed.

Contractor shall endeavor to maintain good public relations at all times. The work shall be conducted in a manner which will cause the least possible interference and annoyance to the public. Work shall be performed by competent employees and supervised by an experienced supervisor. The Contractor shall be responsible to see that private property and vehicles at work locations are not endangered or damaged during work.

Clean.Up

Each day's scheduled work shall be completed and cleaned up. Under no circumstances shall any brush, leaves, debris or equipment be left on the street overnight.

The City or authorized representative shall be the sole judge as to the adequacy of the cleanup.

Work.Quality

All weed abatement shall comply with best practices for the service provided. The City shall determine if the Contractor has met all requirements and payment shall not be made for that is not in accordance with the above standards. The Contractor shall be deemed in contract default if they consistently fail to comply with the standards.

Equipment.Rental

Contractor is responsible for all costs and maintenance associated with equipment used for providing weed abatement services. The cost of rental equipment should be considered in the Cost Proposal.

DEFINITIONS

Where "as directed", "as required", "as permitted", "approve", "acceptance", or words of similar importance are used, it shall be understood that the direction, requirement, permission, approval or acceptance by the City of Beaumont is intended unless otherwise stated. As used herein, "provide" shall be understood to mean "provide complete", in total. The word "site" as used hereinafter shall be understood to mean the location receiving the service. The use of the word "Contractor" shall be held to mean the Contractor and/or any person employed by them and working under this contract.

The use of the word "shall" and "ought to be held" shall be understood to mean "mandatory" and "permissive" respectively. The use of the words "his" or "him" shall be construed to mean either gender as appropriate.

Sundance

APN	Size
419-020-058	11.9 Acres
419-020-060	4.62 Acres

419-722-033	2.3 Acres
419-690-030	1.71 Acres
419-712-025	1.76 Acres

Powerlines

APN	Size
404-140-006	2.7 Acres
404-230-001	4.65 Acres
404-230-002	12.48 Acres
404-173-005	.06 Acres
408-090-066	25.83 Acres
419-020-065	23.91 Acres
419-020-079	11.2 Acres
419-020-080	0.27 Acres
419-211-009	0.35 Acres
408-090-065	25.79 Acres

Marshall Creek

APN	Size
404-140-005	2.39 Acres
404-140-004	24,393 Sq Ft
404-010-005	4.49 Acres
404-030-033	36,154 Sq Ft
404-030-027	40,510 Sq Ft

Cherry Channel

APN	Size
408-250-034	1.17 Acres
408-240-038	1 Acre
408-100-025	7,405 Sq Ft
408-100-024	25,264 Sq Ft
419-701-025	2.21 Acres

Three Rings Ranch

APN	Size
414-130-060	9.15 Acres
414-130-061	1.14 Acres
414-220-053	3,484 Sq Ft

Railroad Tracks Area

APN	Size
418-190-013	31.6 Acres
418-190-006	19,166 Sq Ft

418-190-004	13,939 Sq Ft
418-190-007	36,154 Sq Ft
418-190-005	5,227 Sq Ft

Stetson

APN	Size
400-140-017	3.07 Acres
400-161-019	5.59 Acres
400-171-036	1.09 Acres
400-260-052	6.15 Acres

Misc Areas

APN	Size
San Miguel Dr.	1,484 Sq Feet
San Miguel Dr.	1,498 Sq Feet
San Miguel Dr.	1,498 Sq Feet
408-110-044	5.05 Acres
428-040-037	1.18 Acres

Oak Valley Greens / Oak Valley

APN	Size
400-340-087	3,920 Sq Ft
400-340-086	1.54 Acres
400-420-024	13,068 Sq Ft
400-490-029	2,613 Sq Ft
400-490-030	1.68 Acres
404-010-013	40,510 Sq Ft
404-010-014	1.52 Acres
400-250-009	7.45 Acres
404-140-001	30 Acres

Fairway Canyon

APN	Size
413-710-058	8,276 Sq Feet
413-710-062	37,461 Sq Feet
Champions Dr	31,800 Sq Feet
Oak Valley Golf Course	5,725 Sq Feet
Oak Valley Golf Course	6,750 Sq Feet
Oak Valley Golf Course	9,400 Sq Feet
Oak Valley Golf Course	9,125 Sq Feet

Southside

APN	Size
417-020-034	52 Acres
417-110-018	6.15 Acres

417-020-068	10.12 Acres
417-020-039	6.62 Acres
417-220-028	2.82 Acres
417-020-011	21,780 Sq Ft
417-150-024	1.98 Acres
417-150-017	24,829 Sq Ft
417-130-015	23,086 Sq Ft

428-030-003	23,958 Sq Ft
419-630-030	1.98 Acres
419-631-017	9,583 Sq Ft
419-631-016	5,662 Sq Ft
419-630-032	2,178 Sq Ft
419-631-015	1,306 Sq Ft
419-631-014	10,018 Sq Ft

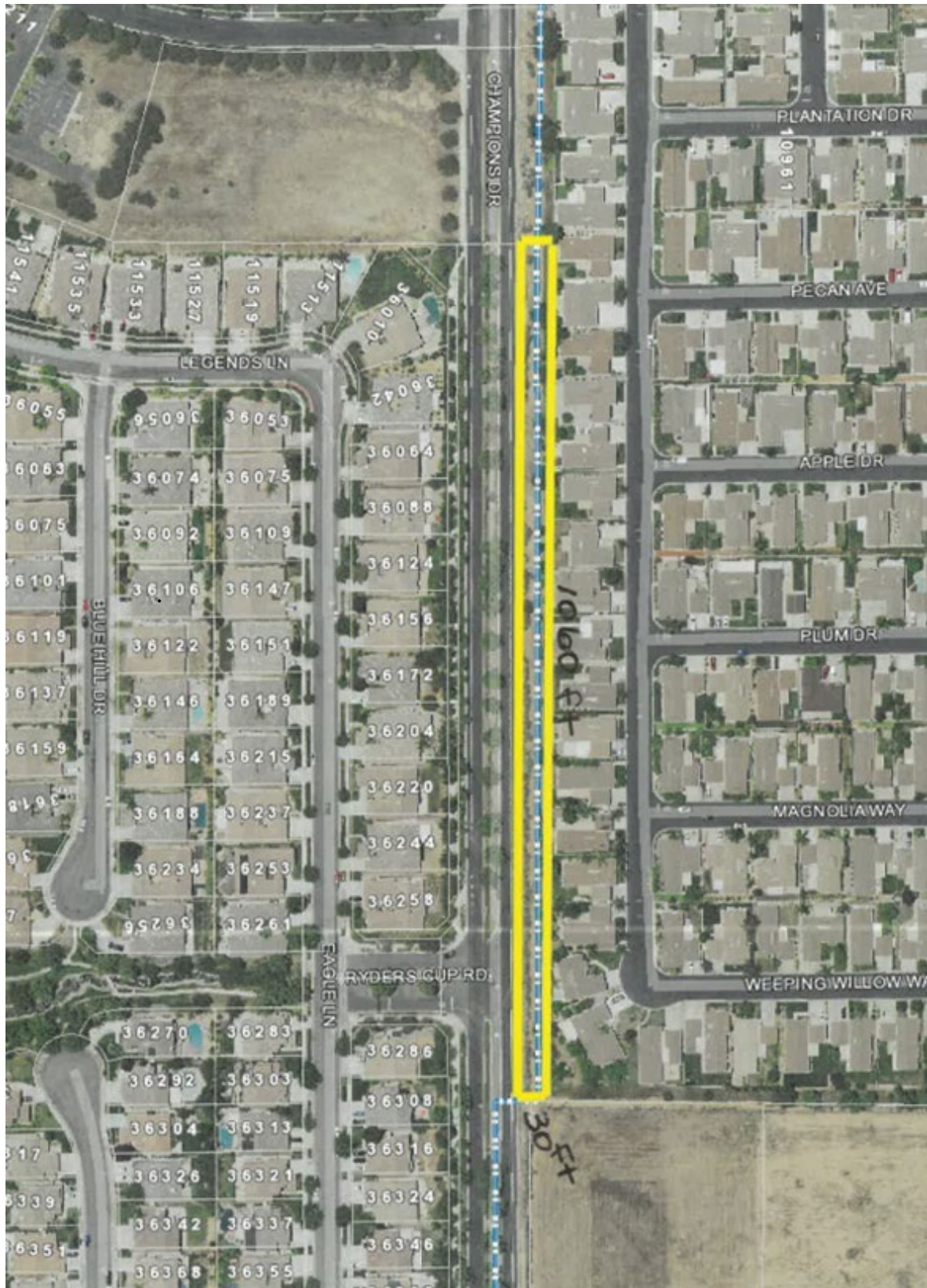
Seneca Springs

APN	Size
428-110-040	2.36 Acres
428-100-029	1.24 Acres
428-072-033	2.88 Acres
428-091-028	32,670 Sq Ft
428-100-030	1.7 Acres
419-630-012	1.62 Acres
419-621-016	2.2 Acres
419-580-033	1.1 Acres
419-591-025	1.02 Acres
428-010-016	1.65 Acres
428-010-017	23,958 Sq Ft
428-030-002	13,503 Sq Ft

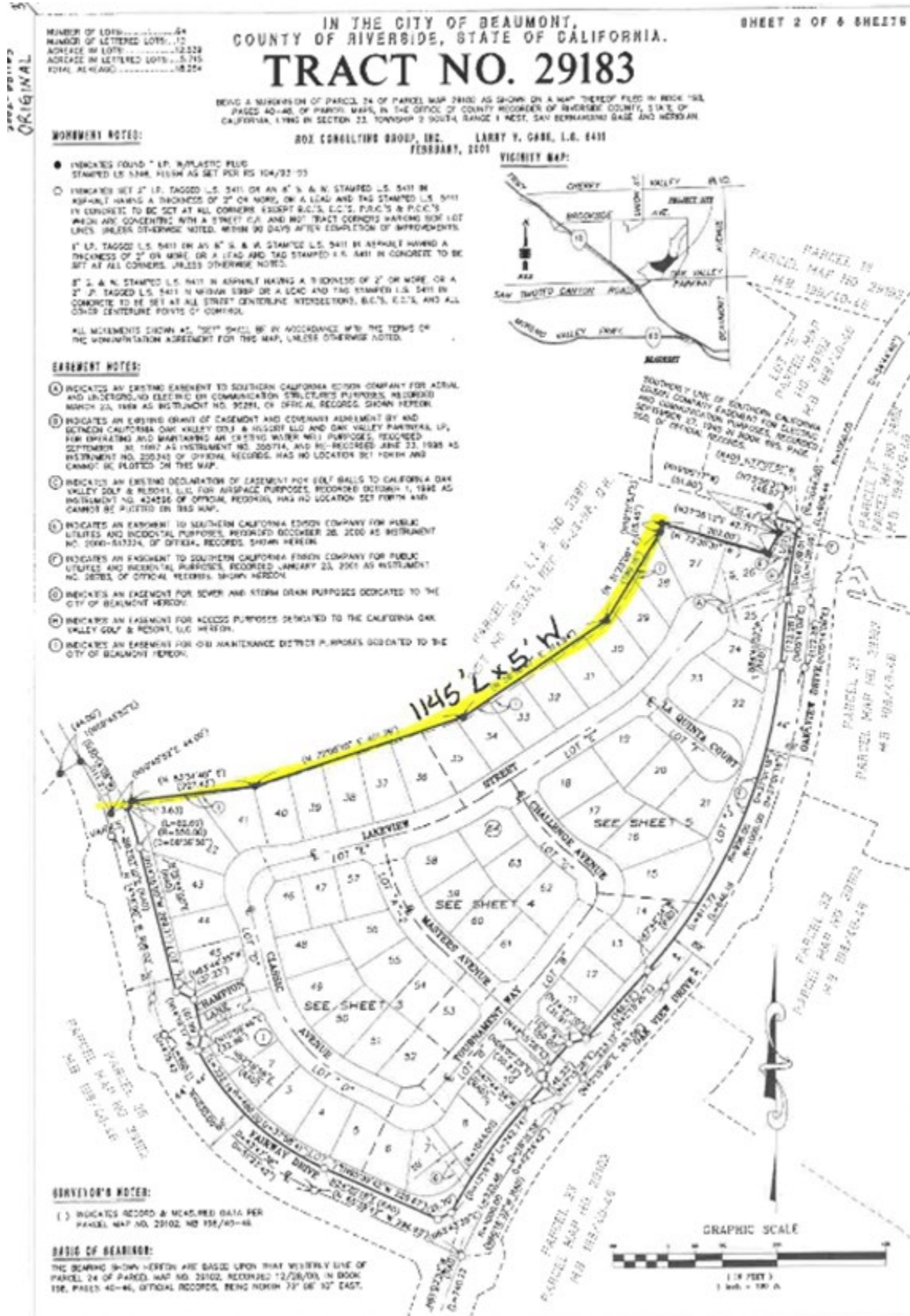
Brookside Ave

APN	Size
408-280-017	1.22 Acres
408-290-009	1.08 Acres
408-310-018	1.31 Acres

Champions Dr.



Oak Valley Golf Course



NUMBER OF LOTS.....24
 NUMBER OF LETTERED LOTS.....12
 ACREAGE IN LOTS.....12.229
 ACREAGE IN LETTERED LOTS.....5.715
 TOTAL ACREAGE.....18.224

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. TRACT NO. 29183

SHEET 2 OF 6 SHEETS

BEING A SUBDIVISION OF PARCEL 24 OF PARCEL MAP 28102 AS SHOWN ON A MAP THEREOF FILED IN BOOK 156, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, 1780 IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASIN AND MESA

WORKMAN NOTED:

BOX CONSULTING GROUP, INC. LARRY V. GARR, L.S. 6410
 FEBRUARY, 2001

VICINITY MAP:



- INDICATES FOUND "P" EP. NYLON/PLASTIC PLUG STAMPED L.S. 5414. PLUG AS SET FOR RS 104/32-73
 - INDICATES SET "P" L.P. TAGGED L.S. 5411 ON AN "S" & "N" STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, ON A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL CORNERS EXCEPT B.C.'S, E.C.'S, P.C.'S & P.C.'S AND ANY CORNERS WITH A STREET C/A AND NOT TRACT CORNERS HAVING ONE LOT LINE, UNLESS OTHERWISE NOTED, WITHIN 90 DAYS AFTER COMPLETION OF IMPROVEMENTS.
 - † L.P. TAGGED L.S. 5411 ON AN "S" & "N" STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
 - † S. & N. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A "P" TAGGED L.S. 5411 IN ASPHALT OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S, AND ALL OTHER CENTERLINE POINTS OF CORNER.
- ALL MOVEMENTS SHOWN AS "SET" SHALL BE IN ACCORDANCE WITH THE TERMS OF THE WORKMANSHIP AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.

EASEMENT NOTES:

- ④ INDICATES AN EXISTING EASEMENT TO SOUTHERN CALIFORNIA Edison COMPANY FOR Aerial AND UNDERGROUND ELECTRIC OR COMMUNICATION STRUCTURES PURPOSES, RECORDED MARCH 23, 1988 AS INSTRUMENT NO. 30291, OF OFFICIAL RECORDS, SHOWN HEREIN.
- ⑤ INDICATES AN EXISTING GRANT OF EASEMENT AND COVENANT AGREEMENT BY AND BETWEEN CALIFORNIA OAK VALLEY GOLF & RESORT, LLC AND OAK VALLEY PARTNERS, LP, FOR UTILITIES AND MAINTENANCE ARE C/O WITHIN M/D PURPOSES, RECORDED SEPTEMBER 30, 1992 AS INSTRUMENT NO. 20071A, AND RECORDED JUNE 23, 1998 AS INSTRUMENT NO. 20034S OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- ⑥ INDICATES AN EXISTING DECLARATION OF EASEMENT FOR GOLF BALLS TO CALIFORNIA OAK VALLEY GOLF & RESORT, LLC FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1988 AS INSTRUMENT NO. 42456S OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- ⑦ INDICATES AN EASEMENT TO SOUTHERN CALIFORNIA Edison COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 26, 2000 AS INSTRUMENT NO. 2000-54332A, OF OFFICIAL RECORDS, SHOWN HEREIN.
- ⑧ INDICATES AN EASEMENT TO SOUTHERN CALIFORNIA Edison COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 23, 2001 AS INSTRUMENT NO. 2001-54332A, OF OFFICIAL RECORDS, SHOWN HEREIN.
- ⑨ INDICATES AN EASEMENT FOR SEWER AND STORM DRAIN PURPOSES DEDICATED TO THE CITY OF BEAUMONT HEREIN.
- ⑩ INDICATES AN EASEMENT FOR ACCESS PURPOSES DEDICATED TO THE CALIFORNIA OAK VALLEY GOLF & RESORT, LLC HEREIN.
- ⑪ INDICATES AN EASEMENT FOR JOB MAINTENANCE DISTRICT PURPOSES DEDICATED TO THE CITY OF BEAUMONT HEREIN.

SURVEYOR'S NOTES:

- (1) INDICATES RECORD & MEASURED DATA PER PARCEL MAP NO. 28102, NB 156/40-46

BASIS OF BEARING:

THE BEARING B-TOWNS HEREON ARE BASED UPON THAT MERIDIAN LINE OF PARCEL 24 OF PARCEL MAP NO. 28102, RECORDED 12/28/00, IN BOOK 156, PAGES 40-46, OFFICIAL RECORDS, BEING NORTH 32° 06' 30" EAST.

GRAPHIC SCALE



ORIGINAL

NUMBER OF LOTS..... 78
NUMBER OF LOTTING LOTS..... 5
ACREAGE IN LOTS..... 11.350
ACREAGE IN LOTTING LOTS..... 3.674
TOTAL ACREAGE..... 15.024

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

SHEET 2 OF 4 SHEETS

TRACT NO. 29182

BEING A DIVISION OF PORTION OF PARCELS 25 OF PARCEL MAP 28100 AS SHOWN ON A MAP THEREOF FILED IN BOOK 188, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, SHOWN AND DESCRIBED AS PARCEL "A" IN THE NOTICE OF LOT LINE ADJUSTMENT NO. 22-LA-01 RECORDED JANUARY 31, 2005 AS INSTRUMENT NO. 3000-06880 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTIONS 32 AND 33, TOWNSHIP 7 SOUTH, RANGE 1 WEST, S. 2. E. AND N.E.

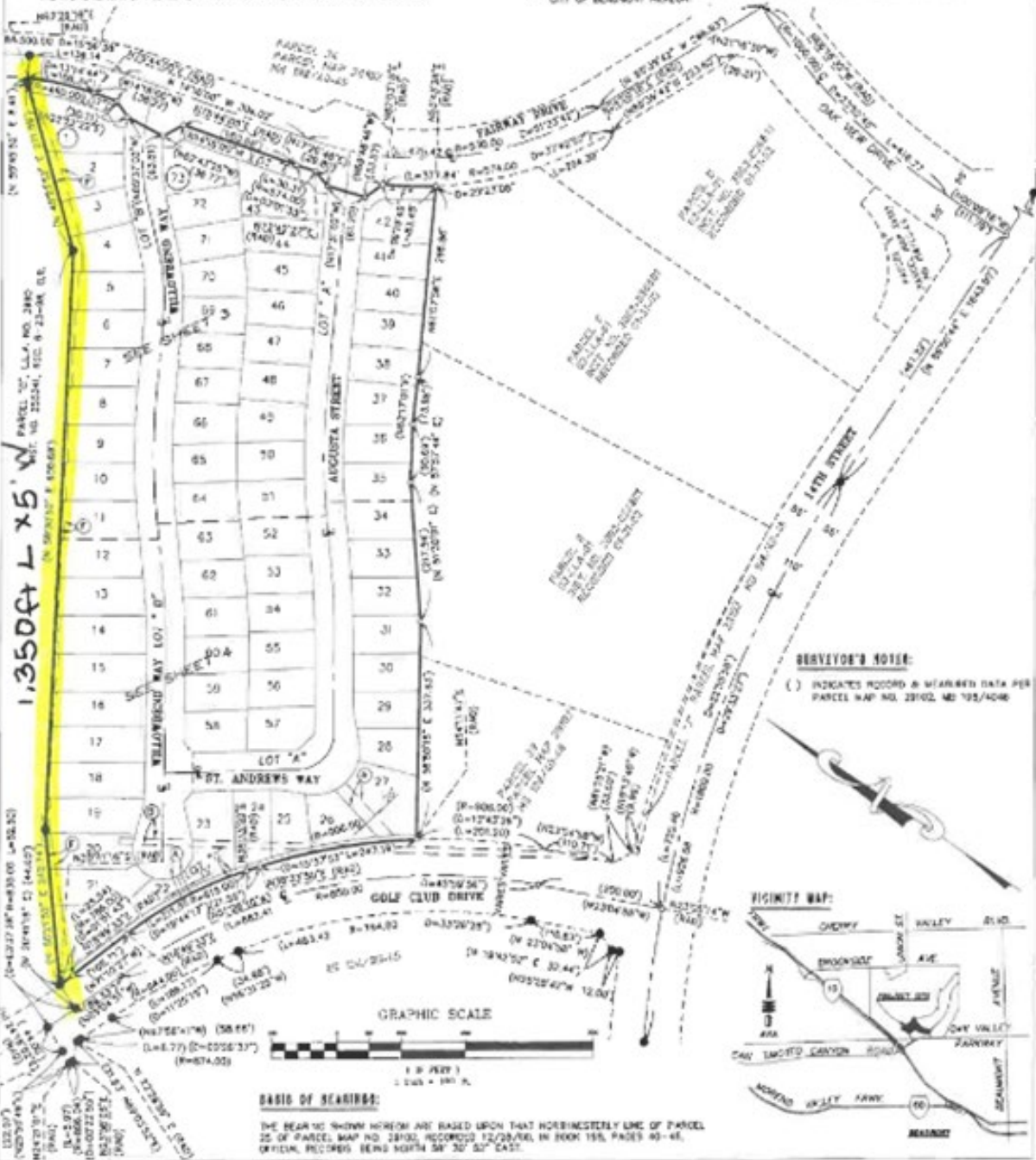
WORKMENT NOTES:

- INDICATES FOUND "IP" N/PLASTIC PIPE STAMPED L.S. 5346. TUSH AS SET PER RS 104/83-90
- INDICATES SET "IP" 1/2" RASSED L.S. 5411 OR AN "S" & "R" STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL TRACT BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- 1" IP 1/2" RASSED L.S. 5411 OR AN "S" & "R" STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, R.O.T.S., C.O.T.S. AND ALL OTHER CONTROL POINTS OF CONTROL.
- "S" & "R" STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A "S" IP 1/2" RASSED L.S. 5411 IN MEDIUM STRENGTH OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, R.O.T.S., C.O.T.S. AND ALL OTHER CONTROL POINTS OF CONTROL.

ALL INSTRUMENTS SHOWN AS "SET" SHALL BE IN ACCORDANCE WITH THE TERMS OF THE INSTRUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.

EASEMENT NOTES:

- ① INDICATES AN EASEMENT FOR SEWER AND STORM DRAIN PURPOSES DEDICATED TO THE CITY OF BEAUMONT HEREON.
- ② INDICATES AN EXISTING EASEMENT IN SOUTHERN CALIFORNIA Edison, FOR AERIAL AND UNDERGROUND ELECTRIC AND COMMUNICATION STRUCTURES PURPOSES, RECORDED APRIL 15, 1992, INSTRUMENT NO. 134124, OF OFFICIAL RECORDS.
- ③ INDICATES AN EXISTING "DEED OF EASEMENT AND COVENANT AGREEMENT" DOCUMENT BY AND BETWEEN CALIFORNIA OAK VALLEY GOLF & RESORT, LLC AND OAK VALLEY PARTNERS, LP, FOR OPERATING AND MAINTAINING AN EXISTING WATER ROLL PURPOSES, RECORDED SEPTEMBER 20, 1987 AS INSTRUMENT NO. 255714, AND A AMENDMENT, RECORDED JUNE 23, 1994 AS INSTRUMENT NO. 255349 OF OFFICIAL RECORDS. HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- ④ INDICATES AN EXISTING "DECLARATION OF EASEMENT FOR EASY WALK" BY AND BETWEEN OAK VALLEY PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP AND REDBROOK OAK VALLEY PROPERTIES, LLC, FOR AMPHIBIOUS PURPOSES, RECORDED OCTOBER 1, 1993 AS INSTRUMENT NO. 424566 OF OFFICIAL RECORDS. HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- ⑤ INDICATES AN EASEMENT FOR CIPD MAINTENANCE DISTRICT PURPOSES DEDICATED TO THE CITY OF BEAUMONT HEREON.



SURVEYOR'S NOTES:
() INDICATES RECORD & MEASURED DATA PER PARCEL MAP NO. 28100, NO. 102/4006

GRAPHIC SCALE
1" = 100'
1" = 30.48m

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED UPON THAT NORTHEASTERLY LINE OF PARCEL 25 OF PARCEL MAP NO. 28100, RECORDED 12/28/00, IN BOOK 188, PAGES 40-46, OFFICIAL RECORDS BEING NORTH 54° 30' 52" EAST.

ORIGINAL

NUMBER OF LOTS 57
NUMBER OF LETTERED LOTS 9
ACREAGE IN LOTS 15.455
ACREAGE IN LETTERED LOTS 9.854
TOTAL ACREAGE 17.327

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. TRACT NO. 29184

SHEET 2 OF 6 SHEETS

TRACT 4 REPRESENTED BY PARCEL 18 OF PARCEL MAP 29180 AS SHOWN ON A MAP 1-DRAWN FILED IN BOOK 15A, PAGES 40-44, OF PART 3, MAPS, IN THE OFFICE OF COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LINDA M. SUTTON, CLERK, 2 SOUTH RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

REX DEVELOPING GROUP, INC. LARRY V. CAGE, L.R. 6411
FEBRUARY, 2002

WORKMAN'S NOTES:

- MARKERS FOUND 7" O.D. ALUMINUM PLUG
5" DEEP L.S. SIGN, FLUSH TO SET FOR NO. 104/83-85
- MARKERS SET 2" I.P. TAGGED L.S. 5/41 OR AN 8" S. & N. STAMPED L.S. 5/41 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAG STAMPED L.S. 5/41 IN CONCRETE TO BE SET AT ALL STREET BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- 1" P. TAGGED L.S. 5/41 OR AN 8" S. & N. STAMPED L.S. 5/41 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAG STAMPED L.S. 5/41 IN CONCRETE TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, I.C.T.'S, P.C.'S, AND ALL OTHER CENTERLINE POINTS OF CONTROL.
- ALL MONUMENTS SHOWN AS "SET" SHALL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.

SURVEYOR'S NOTES:

- (1) SEE LOTS 18-20 & MEASUREMENT DATA FOR PARCEL MAP NO. 29182, AT 174/45-48

BOUNDARY BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE TRUE MERIDIAN LINE OF PARCEL 18 OF PARCEL MAP NO. 29182 AS ORDERED IN DECEMBER 28, 2001, IN BOOK 15A, PAGES 40-44, OFFICIAL RECORDS, BEING NORTH 00° 00' 00" WEST.

EXPLANATORY NOTES:

- (1) DENOTES AN EXISTING "DECLARATION OF EASEMENT FOR SOIL BILLS", EXERCISED BY AND IN FAVOR OF THE DUNCAN PARTNERS, L.P., A TRUST LIMITED PARTNERSHIP AND WETHERSPOON DUN VALLEY PROPERTIES, L.P., A DECLARATION LIMITED LIABILITY COMPANY, FOR AGRICULTURE PURPOSES, RECORDED OCTOBER 1, 2001, AS INSTRUMENT NO. 434936 IN OFFICIAL RECORDS, HAS NO LOCATION KEY FORM AND CANNOT BE PLOTTED ON THIS MAP.
- (2) DENOTES AN EASEMENT FOR UTO MAINTENANCE DISTRICT PURPOSES DENOTED TO THE CITY OF BEAUMONT HEREON.



1880' ± x 5' ±

CURVE DATA
R=157.340'
L=107.840'
C=11.500'

NUMBER OF LOTS.....77
 NUMBER OF 1/4 SECTION LOTS.....30
 ACREAGE IN 1/4 SECTION.....12.642
 ACREAGE IN 1/4 SECTION LOTS.....2.174
 1014, 2014 AND.....21.44

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

SHEET 2 OF 6 SHEETS

TRACT NO. 29185

BEING A SUBDIVISION OF PARCEL 17 OF PARCEL MAP 20190 AS SHOWN ON A MAP 1-DRAWN FILED IN BOOK 196,
 PAGES 40-48, OF PARCEL MAPS, IN THE OFFICE OF COUNTY RECORDS OF RIVERSIDE COUNTY, STATE OF
 CALIFORNIA, LYING IN SECTIONS 33, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN

303 DONCEL TINDS GROUP, INC. LARRY F. CARL, L.S. 6481
 FEBRUARY, 2001

MONUMENT NOTES:

- INDICATES FOUND "I.C. SURVEYING FLAG STAMPED LT. AREA, HEIGHT AS NOTED PER RS 104/03-05
- INDICATES FOUND MONUMENT, AS NOTED.
- INDICATES SET 2" I.P. TAPPED L.S. 5/411 OR AN 8" S. & W. STAMPED L.S. 5/411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAC STAMPED L.S. 5/411 IN CONCRETE TO BE SET AT ALL TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- I.P. TAPPED L.S. 5/411 OR AN 8" S. & W. STAMPED L.S. 5/411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAC STAMPED L.S. 5/411 IN CONCRETE TO BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 6" S. & W. STAMPED L.S. 5/411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A 2" I.P. TAPPED L.S. 5/411 IN MEDIAN STRIP OR A LEAD AND TAC STAMPED L.S. 5/411 IN CONCRETE TO BE SET AT ALL STREET INTERSECTIONS, D.C.S. E.C.S. AND ALL OTHER KEY-AND POINTS OF CONTROL.
- * ALL MONUMENTS SHOWN AS "SET" SHALL BE IN ACCORDANCE WITH THE STANDS ON THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.

PARCEL NOTES:

- ① INDICATES AN EASEMENT FOR SEWER AND STORM DRAIN PURPOSES DEDICATED TO THE CITY OF BEAUMONT HIGHWAY.
- ② INDICATES AN EXISTING GRANT OF EASEMENT AND COVENANT AGREEMENT BY AND BETWEEN CALIFORNIA OAK VALLEY GOLF & RESORT LLC AND OAK VALLEY PARTNERS, LP FOR OPERATING AND MAINTAINING AN EXISTING WATER WELL PURPOSES, RECORDED INSTRUMENT NO. 250345 AS BEAUMONT NO. 200714, AND RE-RECORDED JAN. 23, 1999 AS INSTRUMENT NO. 250345 OF OCEAN. RECORDS HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- ③ INDICATES AN EXISTING DECLARATION OF EASEMENT FOR UTILITY LINES BY AND BETWEEN OAK VALLEY PARTNERS, L.P. A TEXAS LIMITED PARTNERSHIP AND OAK VALLEY PARTNERS, L.L.C. A CALIFORNIA LIMITED LIABILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1999 AS INSTRUMENT NO. 424046 OF OCEAN. RECORDS HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- ④ INDICATES AN EXISTING "GRANT OF EASEMENT" DOCUMENT BY AND BETWEEN LANDMARK LAND COMPANY OF CALIFORNIA, INC. AND U.S. STEAK COMMUNICATIONS COMPANY FOR WIRELESS AND SERVICE PURPOSES, RECORDED MARCH 9, 1997 AS INSTRUMENT NO. 63070 OF OCEAN. RECORDS CANNOT BE PLOTTED ON THIS MAP.

SURVEYOR'S NOTES:

- (1) INDICATES RECORD AND MEASURED DATA FOR PARCEL MAP NO. 29122, RE 188/00-06.

PARCEL 12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/1234/1235/1236/1237/1238/1239/1240/1241/1242/1243/1244/1245/1246/1247/1248/1249/1250/1251/1252/1253/1254/1255/1256/1257/1258/1259/1260/1261/1262/1263/1264/1265/1266/1267/1268/1269/1270/1271/1272/1273/1274/1275/1276/1277/1278/1279/1280/1281/1282/1283/1284/1285/1286/1287/1288/1289/1290/1291/1292/1293/1294/1295/1296/1297/1298/1299/1300/1301/1302/1303/1304/1305/1306/1307/1308/1309/1310/1311/1312/1313/1314/1315/1316/1317/1318/1319/1320/1321/1322/1323/1324/1325/1326/1327/1328/1329/1330/1331/1332/1333/1334/1335/1336/1337/1338/1339/1340/1341/1342/1343/1344/1345/1346/1347/1348/1349/1350/1351/1352/1353/1354/1355/1356/1357/1358/1359/1360/1361/1362/1363/1364/1365/1366/1367/1368/1369/1370/1371/1372/1373/1374/1375/1376/1377/1378/1379/1380/1381/1382/1383/1384/1385/1386/1387/1388/1389/1390/1391/1392/1393/1394/1395/1396/1397/1398/1399/1400/1401/1402/1403/1404/1405/1406/1407/1408/1409/1410/1411/1412/1413/1414/1415/1416/1417/1418/1419/1420/1421/1422/1423/1424/1425/1426/1427/1428/1429/1430/1431/1432/1433/1434/1435/1436/1437/1438/1439/1440/1441/1442/1443/1444/1445/1446/1447/1448/1449/1450/1451/1452/1453/1454/1455/1456/1457/1458/1459/1460/1461/1462/1463/1464/1465/1466/1467/1468/1469/1470/1471/1472/1473/1474/1475/1476/1477/1478/1479/1480/1481/1482/1483/1484/1485/1486/1487/1488/1489/1490/1491/1492/1493/1494/1495/1496/1497/1498/1499/1500/1501/1502/1503/1504/1505/1506/1507/1508/1509/1510/1511/1512/1513/1514/1515/1516/1517/1518/1519/1520/1521/1522/1523/1524/1525/1526/1527/1528/1529/1530/1531/1532/1533/1534/1535/1536/1537/1538/1539/1540/1541/1542/1543/1544/1545/1546/1547/1548/1549/1550/1551/1552/1553/1554/1555/1556/1557/1558/1559/1560/1561/1562/1563/1564/1565/1566/1567/1568/1569/1570/1571/1572/1573/1574/1575/1576/1577/1578/1579/1580/1581/1582/1583/1584/1585/1586/1587/1588/1589/1590/1591/1592/1593/1594/1595/1596/1597/1598/1599/1600/1601/1602/1603/1604/1605/1606/1607/1608/1609/1610/1611/1612/1613/1614/1615/1616/1617/1618/1619/1620/1621/1622/1623/1624/1625/1626/1627/1628/1629/1630/1631/1632/1633/1634/1635/1636/1637/1638/1639/1640/1641/1642/1643/1644/1645/1646/1647/1648/1649/1650/1651/1652/1653/1654/1655/1656/1657/1658/1659/1660/1661/1662/1663/1664/1665/1666/1667/1668/1669/1670/1671/1672/1673/1674/1675/1676/1677/1678/1679/1680/1681/1682/1683/1684/1685/1686/1687/1688/1689/1690/1691/1692/1693/1694/1695/1696/1697/1698/1699/1700/1701/1702/1703/1704/1705/1706/1707/1708/1709/1710/1711/1712/1713/1714/1715/1716/1717/1718/1719/1720/1721/1722/1723/1724/1725/1726/1727/1728/1729/1730/1731/1732/1733/1734/1735/1736/1737/1738/1739/1740/1741/1742/1743/1744/1745/1746/1747/1748/1749/1750/1751/1752/1753/1754/1755/1756/1757/1758/1759/1760/1761/1762/1763/1764/1765/1766/1767/1768/1769/1770/1771/1772/1773/1774/1775/1776/1777/1778/1779/1780/1781/1782/1783/1784/1785/1786/1787/1788/1789/1790/1791/1792/1793/1794/1795/1796/1797/1798/1799/1800/1801/1802/1803/1804/1805/1806/1807/1808/1809/1810/1811/1812/1813/1814/1815/1816/1817/1818/1819/1820/1821/1822/1823/1824/1825/1826/1827/1828/1829/1830/1831/1832/1833/1834/1835/1836/1837/1838/1839/1840/1841/1842/1843/1844/1845/1846/1847/1848/1849/1850/1851/1852/1853/1854/1855/1856/1857/1858/1859/1860/1861/1862/1863/1864/1865/1866/1867/1868/1869/1870/1871/1872/1873/1874/1875/1876/1877/1878/1879/1880/1881/1882/1883/1884/1885/1886/1887/1888/1889/1890/1891/1892/1893/1894/1895/1896/1897/1898/1899/1900/1901/1902/1903/1904/1905/1906/1907/1908/1909/1910/1911/1912/1913/1914/1915/1916/1917/1918/1919/1920/1921/1922/1923/1924/1925/1926/1927/1928/1929/1930/1931/1932/1933/1934/1935/1936/1937/1938/1939/1940/1941/1942/1943/1944/1945/1946/1947/1948/1949/1950/1951/1952/1953/1954/1955/1956/1957/1958/1959/1960/1961/1962/1963/1964/1965/1966/1967/1968/1969/1970/1971/1972/1973/1974/1975/1976/1977/1978/1979/1980/1981/1982/1983/1984/1985/1986/1987/1988/1989/1990/1991/1992/1993/1994/1995/1996/1997/1998/1999/2000/2001/2002/2003/2004/2005/2006/2007/2008/2009/2010/2011/2012/2013/2014/2015/2016/2017/2018/2019/2020/2021/2022/2023/2024/2025/2026/2027/2028/2029/2030/2031/2032/2033/2034/2035/2036/2037/2038/2039/2040/2041/2042/2043/2044/2045/2046/2047/2048/2049/2050/2051/2052/2053/2054/2055/2056/2057/2058/2059/2060/2061/2062/2063/2064/2065/2066/2067/2068/2069/2070/2071/2072/2073/2074/2075/2076/2077/2078/2079/2080/2081/2082/2083/2084/2085/2086/2087/2088/2089/2090/2091/2092/2093/2094/2095/2096/2097/2098/2099/2100/2101/2102/2103/2104/2105/2106/2107/2108/2109/2110/2111/2112/2113/2114/2115/2116/2117/2118/2119/2120/2121/2122/2123/2124/2125/2126/2127/2128/2129/2130/2131/2132/2133/2134/2135/2136/2137/2138/2139/2140/2141/2142/2143/2144/2145/2146/2147/2148/2149/2150/2151/2152/2153/2154/2155/2156/2157/2158/2159/2160/2161/2162/2163/2164/2165/2166/2167/2168/2169/2170/2171/2172/2173/2174/2175/2176/2177/2178/2179/2180/2181/2182/2183/2184/2185/2186/2187/2188/2189/2190/2191/2192/2193/2194/2195/2196/2197/2198/2199/2200/2201/2202/2203/2204/2205/2206/2207/2208/2209/2210/2211/2212/2213/2214/2215/2216/2217/2218/2219/2220/2221/2222/2223/2224/2225/2226/2227/2228/2229/2230/2231/2232/2233/2234/2235/2236/2237/2238/2239/2240/2241/2242/2243/2244/2245/2246/2247/2248/2249/2250/2251/2252/2253/2254/2255/2256/2257/2258/2259/2260/2261/2262/2263/2264/2265/2266/2267/2268/2269/2270/2271/2272/2273/2274/2275/2276/2277/2278/2279/2280/2281/2282/2283/2284/2285/2286/2287/2288/2289/2290/2291/2292/2293/2294/2295/2296/2297/2298/2299/2300/2301/2302/2303/2304/2305/2306/2307/2308/2309/2310/2311/2312/2313/2314/2315/2316/2317/2318/2319/2320/2321/2322/2323/2324/2325/2326/2327/2328/2329/2330/2331/2332/2333/2334/2335/2336/2337/2338/2339/2340/2341/2342/2343/2344/2345/2346/2347/2348/2349/2350/2351/2352/2353/2354/2

EXHIBIT "B"

VENDOR'S PROPOSAL



City of Beaumont

Attn: Raveena Chara, Procurement Contract Specialist

550 E. 6th Street

Beaumont, CA 92223

RE: Proposal Submission – Weed Abatement Services

Dear Ms. Chara,

Sustainable Mitigation is pleased to submit our proposal for **Weed Abatement Services** as outlined in the City of Beaumont’s Request for Proposals (RFP) dated April 24, 2025. As a licensed California contractor (C-27 License #1080564) and sole proprietorship based in Angelus Oaks, we are fully prepared to deliver timely, professional, and high-quality vegetation management services that align with the City’s public safety and fire prevention goals.

We bring extensive experience in municipal weed abatement, serving as the **primary contractor for Los Angeles County’s weed abatement program** and maintaining successful partnerships with **San Bernardino County and Riverside County**. Most notably, we have consistently exceeded expectations in our work with the **City of Redlands** and **City of Calimesa**, providing proactive and highly responsive service that meets evolving fire code requirements and municipal safety priorities.

Additionally, we are proud to be a **certified contractor for CAL FIRE**, further demonstrating our commitment to supporting regional fire prevention efforts at the highest operational standards. Our expertise extends across diverse terrains and urban-wildland interfaces, positioning us to effectively serve the City of Beaumont’s community needs.

Our crews are trained in CAL OSHA and AQMD dust mitigation standards, equipped with all necessary tools and PPE, and supported by a management team that values clear communication, reliable scheduling, and a public-facing approach. We understand the importance of visibility, responsiveness, and professionalism when working in residential and high-traffic municipal environments.

We appreciate your time and consideration and look forward to the opportunity to support the City of Beaumont in its vegetation management efforts. Please feel free to contact me directly should you require any additional information.

Thanks,

Anthony Hoag

Owner

SUSTAINABLE MITIGATION
www.sustainablemitigation.com

P.O. Box 1132
Angelus Oaks, CA 92305

Phone: 951.712.2327
Email: anthony@sustainablemitigation.com



Introduction / Statement of Understanding

Sustainable Mitigation is pleased to submit this proposal to provide **Weed Abatement Services** for the City of Beaumont as outlined in the Request for Proposal (RFP) issued April 24, 2025. We fully understand the City's objectives to maintain public safety, ensure code compliance, and minimize wildfire risk across its municipal properties through routine vegetation clearance.

Our proposal addresses the full scope of services described in Exhibit A, including mowing, disking, manual removal, debris clearing, traffic control, and dust mitigation. All work will be performed in compliance with Beaumont Municipal Code Chapter 8.08, CAL OSHA standards, and AQMD Rule 403 regarding fugitive dust.

We are not proposing any subcontractors and will perform all services directly with our in-house team. Our crews are experienced, equipped, and ready to begin service upon contract execution, with the capacity to deliver both spring and fall abatement cycles reliably and efficiently.

Sustainable Mitigation is confident in our ability to meet the City's expectations and maintain open, responsive communication throughout the contract term. We appreciate the opportunity to submit this proposal and look forward to supporting the City of Beaumont's weed abatement program.



Scope of Services

Sustainable Mitigation proposes to provide comprehensive **Weed Abatement Services** for City of Beaumont properties in accordance with the Scope of Work outlined in Exhibit A of the RFP. Services will include:

Weed Abatement Operations

- Routine vegetation clearance twice annually (October 1–November 15 and April 1–May 15).
- Mowing, disking, and manual removal of dry weeds, grasses, dead shrubs, and nuisance vegetation.
- Parcel-specific treatments based on size and conditions:
 - **Properties <1 acre:** Mechanical mowing to a 3-inch stubble height.
 - **Properties 1–5 acres:** Mowing or disking to a 3-inch stubble height, with dust control as required.
 - **Properties >5 acres:** Mowing or perimeter disking (100-foot wide swath plus a 100-foot wide crisscross path).

Debris and Waste Removal

- Removal and lawful disposal of all cut, thinned, or cleared material at an approved landfill or green waste facility.
- Special attention to removal of tumbleweed (Russian thistle), eucalyptus debris, and invasive species such as artichoke thistle.

Dust and Traffic Control

- Daily use of water trucks and dust suppression techniques during mechanical work in compliance with AQMD Rule 403.
- Setup and management of approved traffic control plans, including “No Parking” signage, safety delineators, and arrow boards as needed.

Quality Assurance

- Supervisor check-ins with City staff at project start and completion of each site.
- Real-time communication of field status, potential hazards, and work progress.
- Compliance with all CAL OSHA, ANSI Z133 Safety Requirements, and City-specific public notice procedures.



Equipment and Staffing

- Fully equipped crews with brush mowers, disk implements, chainsaws, PPE, water trucks, traffic control devices, and service vehicles.
- OSHA-certified operators and certified traffic control staff.
- Adherence to SB 198 Injury and Illness Prevention Program (IIPP) standards.

Special Considerations

- Thorough assessment of each parcel to determine the appropriate clearance method (mowing, disking, or handwork).
 - Commitment to removing dead/dying eucalyptus trees or hazardous vegetation when required by site conditions.
 - Continuous efforts to prevent further spread of noxious weeds throughout the City's properties.
-

We propose to provide all necessary labor, supervision, equipment, tools, materials, supplies, and incidentals required to deliver complete, safe, and professional weed abatement services that meet the City's standards.



WORK PLAN AND APPROACH

Mobilization and Scheduling

Upon award of the contract, Sustainable Mitigation will immediately coordinate with the City to finalize the project schedule for initial services. Weed abatement operations will be conducted **twice per year**, aligning with the City's required service windows:

- **First Cycle:** October 1 – November 15
- **Second Cycle:** April 1 – May 15

Prior to beginning work each season, we will review all assigned parcels using the City's GIS mapping and field inspections to confirm access points, required equipment, and special site conditions.

Execution of Services

- **Daily Operations:** Crews will mobilize each morning no earlier than 7:00 AM and conclude no later than 4:00 PM. Work areas will be clearly delineated and marked as required to ensure public safety.
 - **Communication:** Our field supervisor will notify City representatives each day upon arrival, report daily progress, and immediately communicate any access issues, safety concerns, or field changes.
 - **Methods:** Parcels will be cleared based on parcel size:
 - Parcels under 1 acre: mowing to a 3-inch stubble height
 - Parcels 1–5 acres: mowing or disking with dust suppression
 - Parcels over 5 acres: mowing and 100-foot wide perimeter/crisscross disking (as site conditions allow)
 - **Handwork:** Steep, obstructed, or sensitive areas will be cleared using hand crews to avoid property damage and meet City standards.
-

Traffic and Public Safety Control

- “No Parking” signage will be placed 24 hours prior to work where necessary.
 - Traffic control will conform to MUTCD and WATCH standards, using delineators, signage, and arrow boards as required.
 - Our crews are OSHA-certified and trained in site safety and public interaction protocols.
-



Dust Mitigation and Environmental Compliance

- Water trucks will be used during all disking operations to minimize fugitive dust.
 - Operations will comply fully with South Coast AQMD Rule 403 standards.
 - Cleared vegetation, tumbleweed, eucalyptus litter, and invasive species will be removed and transported to approved disposal sites daily.
-

Quality Control and Documentation

- All parcels will be inspected by our Field Supervisor prior to requesting City inspection.
 - Site photos and work logs will be maintained to document completion.
 - Any deficiencies identified by City staff will be corrected within 24 hours.
-

Equipment and Labor Force

- Sustainable Mitigation maintains a full fleet of mowers, brush cutters, disking equipment, trucks & trailers ready for deployment.
- Our teams are composed of experienced equipment operators, ground crew members, and fire line certified personnel to ensure efficient and safe service delivery.



FIRM PROFILE

Firm Name: Sustainable Mitigation

Owner/Principal: Anthony Hoag

Mailing Address: PO Box 1132, Angelus Oaks, CA 92305

Phone: (951) 712-2327

Email: anthony@sustainablemitigation.com

Website: www.sustainablemitigation.com

Business Structure: Sole Proprietorship

California Contractor's License: C-27 – License #1080564

Certifications: Certified Contractor – CAL FIRE

Overview:

Sustainable Mitigation is a professional vegetation management and weed abatement firm serving public agencies across Southern California. With a strong operational base in San Bernardino County and a proven track record with cities and counties throughout the region, we specialize in large-scale weed abatement, defensible space compliance, and fire prevention services.

We are currently the **primary contractor for Los Angeles County's weed abatement program** and have held multi-year contracts with **San Bernardino County, Riverside County, the City of Calimesa, and the City of Redlands**. Our teams are trained in CAL OSHA, traffic safety, and AQMD standards, and we operate with a focus on safety, environmental compliance, and public service.

We maintain our own fleet of equipment and provide direct in-house labor, enabling us to respond rapidly, execute efficiently, and maintain full quality control from start to finish.

SUSTAINABLE MITIGATION
www.sustainablemitigation.com

P.O. Box 1132
Angelus Oaks, CA 92305

Phone: 951.712.2327
Email: anthony@sustainablemitigation.com



LOCATION OF PRINCIPAL OFFICE

Sustainable Mitigation operates out of the following locations:

Mailing Address / Administrative Office:

Sustainable Mitigation

PO Box 1132

Angelus Oaks, CA 92305

Phone: (951) 712-2327

Email: anthony@sustainablemitigation.com

Operations Yard & Equipment Staging:

1222 Opal Street

Mentone, CA 92359

Our Mentone yard serves as our primary staging area for equipment and crew mobilization. From this location, we maintain our fleet of trucks, mowers, water tenders, and other abatement tools, allowing us to quickly deploy throughout the inland empire and surrounding regions. Our administrative office in Angelus Oaks handles scheduling, documentation, and coordination with municipal clients.



REFERENCES

Below are three agency references that demonstrate Sustainable Mitigation's ability to deliver professional, compliant, and large-scale weed abatement services throughout California.

San Bernardino County

Contact: Hugh Oram

Phone: (909) 383-2172

Email: Hugh.Oram@lus.sbcounty.gov

Dates of Service: January 2022 – Present

Scope of Work: Weed abatement, mowing, disking, litter abatement, and tire removal on code violation properties across San Bernardino County.

Los Angeles County

Contact: Adrian Zavala

Phone: (626) 575-5471

Email: Azavala@acwm.lacounty.gov

Dates of Service: January 2021 - Present

Scope of Work: Weed abatement, mowing, disking, litter abatement, and tire removal on code violation properties throughout Los Angeles County.

City of Paso Robles

Contact: Nate Wyatt

Phone: (805) 391-0947

Email: Nwyatt@prcity.com

Dates of Service: January 2022 – Present

Scope of Work: Weed abatement, mowing, and disking on City-owned open space parcels throughout Paso Robles.

SUSTAINABLE MITIGATION
www.sustainablemitigation.com

P.O. Box 1132
Angelus Oaks, CA 92305

Phone: 951.712.2327
Email: anthony@sustainablemitigation.com



COST PROPOSAL

Weed Abatement Services The Cost Proposal Form shall be submitted with the proposal in a separate and sealed envelope. Contractor shall include a schedule of current hourly rates for all applicable personnel.

ROUTINE ANNUAL WEED ABATEMENT SERVICES

Per Acre Fee Parcel <1 Acre \$ 470.00 per acre

Per Acre Fee Parcel <5 Acres \$ 470.00 per acre

Per Acre Fee Parcel >5 Acres \$ 470.00 per acre
(100' wide plus crisscross)

GENERAL LABOR RATES FOR HANDWORK:

1 Ground-Person \$ 62.00 per hour

Grand Total for Maintenance of City-Owned Properties:

\$ 169,813.00 annually (Total acres from exhibit's B & C)

The above per acre price includes all handwork (1 operator and 3 groundsmen).

Additional handwork ground person would be \$62.00 per hour. Per the above line item.

Mowing only would be \$284.00 per Acre for all line items

EXHIBIT "C"

CERTIFICATES OF INSURANCE AND ENDORSEMENTS




CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/02/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  Poonam Walia - State Farm Agent 9670 Magnolia Ave Suite 205 Riverside, CA 92503	CONTACT NAME: POONAM WALIA PHONE (A/C, No, Ext): 951-252-2120 E-MAIL ADDRESS: Poonam@sfagentriverside.com	FAX (A/C, No): 951-530-3091	
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED ANTHONY HOAG DBA SUSTAINABLE MITIGATION 6031 PINE AVE ANGELUS OAKS, CA 92305	INSURER A: State Farm Mutual Automobile Insurance Company		25178
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ MEDICAL \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	742 9834-A28-75G	07/28/2024	07/28/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE OTH-ER \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The City of Beaumont, its elected and appointed officers, employees, agents and volunteers are named as additional insured as required by written contract with respect to General Liability and Auto Liability. 30 Days' Notice of Cancellation to certificate holder, 10 days for non-payment of premium applies

CERTIFICATE HOLDER**CANCELLATION**

City of Beaumont 550 E. 6th Street Beaumont, CA 92223	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/02/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Engle & Associates Insurance Brokers 1236 Higuera St San Luis Obispo, CA 93401 License #: 0D21178	CONTACT NAME: Cameron Andreas PHONE (A/C, No, Ext): (805)544-8929 E-MAIL ADDRESS: cameron@engleinsurance.com	FAX (A/C, No): (805)781-6339	
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED Anthony Hoag DBA: Sustainable Mitigation 6031 Pine Ave Angelus Oaks, CA 92305	INSURER A: Greenwich Insurance Company		22322
	INSURER B: State Compensation Insurance Fund		35076
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES

CERTIFICATE NUMBER: 00126199-0

REVISION NUMBER: 39


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	NGL-1010206-00	05/30/2025	05/30/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPI/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$ 0			NEC-7000970-00	05/30/2025	05/30/2026	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y	N/A	9374821-2025	02/09/2025	02/09/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The City of Beaumont, its elected and appointed officers, employees, agents and volunteers are named as additional insured as required by written contract with respect to General Liability including a waiver of subrogation per the attached form. Waiver of subrogation also applies on the workers compensation policy per the attached form. Notice of cancellation applies as stated within the policy provisions.

CERTIFICATE HOLDER**CANCELLATION**

City of Beaumont 550 E. 6th Street Beaumont, CA 92223	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE  (CAA)
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ENDORSEMENT AGREEMENT
CERTIFICATE HOLDERS' NOTICE



REP B5
9374821-25
NEW
SC
8-88-54-44
PAGE 1

HOME OFFICE
SAN FRANCISCO

EFFECTIVE FEBRUARY 20, 2025 AT 12.01 A.M.

ALL EFFECTIVE DATES ARE
AT 12:01 AM PACIFIC
STANDARD TIME OR THE
TIME INDICATED AT
PACIFIC STANDARD TIME

SUSTAINABLE MITIGATION

6031 PINE AVE
ANGELUS OAKS, CA 92305

ANYTHING IN THIS POLICY TO THE CONTRARY NOTWITHSTANDING,
IT IS AGREED THAT THIS POLICY SHALL NOT BE CANCELLED UNTIL,

30 DAYS


AFTER WRITTEN NOTICE OF SUCH CANCELLATION HAS BEEN PLACED
IN THE MAIL BY STATE FUND TO CURRENT HOLDERS OF
CERTIFICATE OF WORKERS' COMPENSATION INSURANCE.

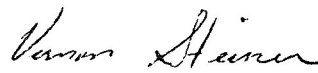
NOTHING IN THIS ENDORSEMENT SHALL BE HELD TO VARY, ALTER, WAIVE OR EXTEND
ANY OF THE TERMS, CONDITIONS, AGREEMENTS, OR LIMITATIONS OF THIS POLICY
OTHER THAN AS ABOVE STATED. NOTHING ELSEWHERE IN THIS POLICY SHALL BE
HELD TO VARY, ALTER, WAIVE OR LIMIT THE TERMS, CONDITIONS, AGREEMENTS OR
LIMITATIONS IN THIS ENDORSEMENT.

COUNTERSIGNED AND ISSUED AT SAN FRANCISCO:

FEBRUARY 24, 2025

2065


AUTHORIZED REPRESENTATIVE


PRESIDENT AND CEO

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
Blanket as required by written contract	Blanket as required by written contract
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
Blanket as required by written contract	Blanket as required by written contract
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
landscaping maintenance and gardening.	landscaping maintenance and gardening.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.



ENDORSEMENT AGREEMENT
WAIVER OF SUBROGATION
BLANKET BASIS

BROKER COPY

REP B5
9374821-25
NEW
SC
8-88-54-44
PAGE 1 OF 1

HOME OFFICE
SAN FRANCISCO

EFFECTIVE FEBRUARY 9, 2025 AT 12.01 A.M.
AND EXPIRING FEBRUARY 9, 2026 AT 12.01 A.M.

ALL EFFECTIVE DATES ARE
AT 12:01 AM PACIFIC
STANDARD TIME OR THE
TIME INDICATED AT
PACIFIC STANDARD TIME

SUSTAINABLE MITIGATION
6031 PINE AVE
ANGELUS OAKS, CA 92305

WE HAVE THE RIGHT TO RECOVER OUR PAYMENTS FROM ANYONE
LIABLE FOR AN INJURY COVERED BY THIS POLICY. WE WILL
NOT ENFORCE OUR RIGHT AGAINST THE PERSON OR
ORGANIZATION NAMED IN THE SCHEDULE.

THIS AGREEMENT APPLIES ONLY TO THE EXTENT THAT YOU
PERFORM WORK UNDER A WRITTEN CONTRACT THAT REQUIRES YOU
TO OBTAIN THIS AGREEMENT FROM US.

THE ADDITIONAL PREMIUM FOR THIS ENDORSEMENT SHALL BE
2.00% OF THE TOTAL POLICY PREMIUM.

SCHEDULE

<u>PERSON OR ORGANIZATION</u>	<u>JOB DESCRIPTION</u>
ANY PERSON OR ORGANIZATION FOR WHOM THE NAMED INSURED HAS AGREED BY WRITTEN CONTRACT TO FURNISH THIS WAIVER	BLANKET WAIVER OF SUBROGATION

NOTHING IN THIS ENDORSEMENT CONTAINED SHALL BE HELD TO VARY, ALTER, WAIVE
OR EXTEND ANY OF THE TERMS, CONDITIONS, AGREEMENTS, OR LIMITATIONS OF THIS
POLICY OTHER THAN AS STATED. NOTHING ELSEWHERE IN THIS POLICY SHALL BE
HELD TO VARY, ALTER, WAIVE OR LIMIT THE TERMS, CONDITIONS, AGREEMENTS OR
LIMITATIONS OF THIS ENDORSEMENT.

COUNTERSIGNED AND ISSUED AT SAN FRANCISCO: FEBRUARY 10, 2025

2572

AUTHORIZED REPRESENTATIVE

PRESIDENT AND CEO

additional premium or to exercise our right of cancellation or nonrenewal in accordance with applicable state insurance laws or regulations.

V. UNINTENTIONAL FAILURE TO NOTIFY OR REPORT ENDORSEMENT

1. **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS, 2.a. Duties In The Event Of Occurrence, Offense, Claim Or Suit** is amended to add the following:

In the event that an insured reports an injury to its Workers Compensation carrier or handles the injury as a qualified workers compensation self-insurer, and you do not notify us of such injury or the accident out of which such injury arose, and this injury or accident later develops into a claim covered by this policy, the unintentional failure by you to report such injury or accident to us as soon as practicable as an “occurrence” which may result in a claim, shall not be deemed a violation of this condition. You must, however, give us written notice as soon as possible after becoming aware that the injury or accident could develop into a liability claim.

W. LIBERALIZATION

1. The following is added to **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

Liberalization

After the issuance of this policy, if we adopt a change in our forms or rules which would broaden the coverage provided by any form that is a part of this policy without a premium charge, the broader coverage will apply to this policy. This extension is effective upon the approval of such broader coverage in your state.

X. BLANKET WAIVER OF SUBROGATION

1. The following is added to **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

Waiver of Subrogation

We waive any right of recovery we may have against any person or organization because of payments we make for injury or damage arising out of premises owned or occupied or rented or loaned to you; ongoing operations performed by you or on your behalf, done under a contract with that person or organization; “your work”; or “your products”. We waive this right where you have agreed to do so as part of a written contract, executed by you prior to loss.

Y. EXTENSION OF COVERAGE – BODILY INJURY

The definition of “bodily injury” in **SECTION V – DEFINITIONS**, Item 3. is deleted in its entirety and replaced by the following:

3. “Bodily injury” means bodily injury, sickness, or disease sustained by a person. This includes mental anguish, mental injury, shock, fright, or death resulting from the bodily injury.

Z. COVERAGE TERRITORY

The definition of “coverage territory” **SECTION V – DEFINITIONS**, Item 4. is deleted in its entirety and replaced by the following:

4. “Coverage territory” means anywhere in the world with the exception of any country or jurisdiction which is subject to trade or other economic sanction or embargo by the United States of America.