

Recording Requested By:

City of Beaumont

When Recorded Mail To:

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

OFFER OF DEDICATION NO. 2024-D-003

JSJ PROPERTY HOLDINGS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Property Owner(s)

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

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

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

DEPARTMENT USE ONLY

Print Name: LAKHBIR KAUR SONDH, MANAGER

Title/Company (if applicable):

Signature:

Lakhbir Kaur Sondh

(See Attached Notary)

This Offer of Dedication No. 2024-D-003 is approved

By:

Title:

Date:

J. S. Fahrion
City Supervisor
7/31/2025

SURVEY DEPARTMENT APPROVAL

MAIL TAX STATEMENTS TO:



ACKNOWLEDGMENT

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

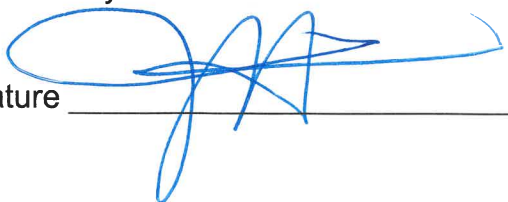
State of California
County of Riverside

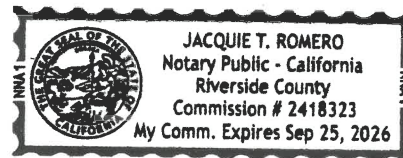
On 7/3/25 before me, Jacquie T. Romero Notary Public
(here insert name and title of the officer)
personally appeared Jay S. Fahrion

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(Seal)

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Los Angeles }

On 06/06/2025 before me, A. Nicole Martinez (Notary),
(Here insert name and title of the officer)

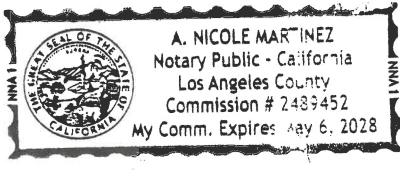
personally appeared Lakhbir Kaur Sondh,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature (Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

JSJ Property Holdings, LLC.
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 06/06/2025

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

- This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
 - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
 - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
 - Print the name(s) of document signer(s) who personally appear at the time of notarization.
 - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
 - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
 - Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
 - Securely attach this document to the signed document with a staple.

EXHIBIT "A" LEGAL DESCRIPTION
OFFER OF DEDICATION NO. 2024-D-003

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ALL THAT CERTAIN PORTION OF LAND IN BLOCK 92 AS SHOWN BY AMENDED MAP OF THE TOWN OF BEAUMONT, ON FILE IN BOOK 6, PAGES 16 AND 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

A STRIP OF LAND, 14 FEET WIDE, ALONG THE EASTERLY LOT LINES OF LOTS 2 AND 3 IN BLOCK 92 OF AMENDED MAP OF THE TOWN OF BEAUMONT AS SHOWN ON FILE IN BOOK 6, PAGES 16 AND 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2;

THENCE SOUTHERLY ALONG THE EASTERLY LOT LINES OF SAID LOTS 2 AND 3, 335.67 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT RECORDED 2-20-1963 AS INST. No. 1963-17662, OFFICIAL RECORDS;

THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 14.00 FEET TO A POINT ON LINE; A DISTANCE OF 14.00 FEET TO A LINE PARALLEL WITH AND 14.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) THE EAST LINE OF SAID LOTS 2 AND 3;

THENCE NORTHERLY ALONG SAID PARALLEL LINE 335.50 FEET MORE OR LESS TO A POINT ON THE NORTHERLY LINE OF SAID LOT 2;

THENCE EASTERLY ALONG SAID NORTH LINE OF SAID LOT 2, 14.00 FEET TO THE TRUE POINT OF BEGINNING.

AREA = 4698 Square Feet, 0.108 Acres More or Less

SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS, RIGHT-OF-WAY AND EASEMENTS OF RECORD IF ANY.

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

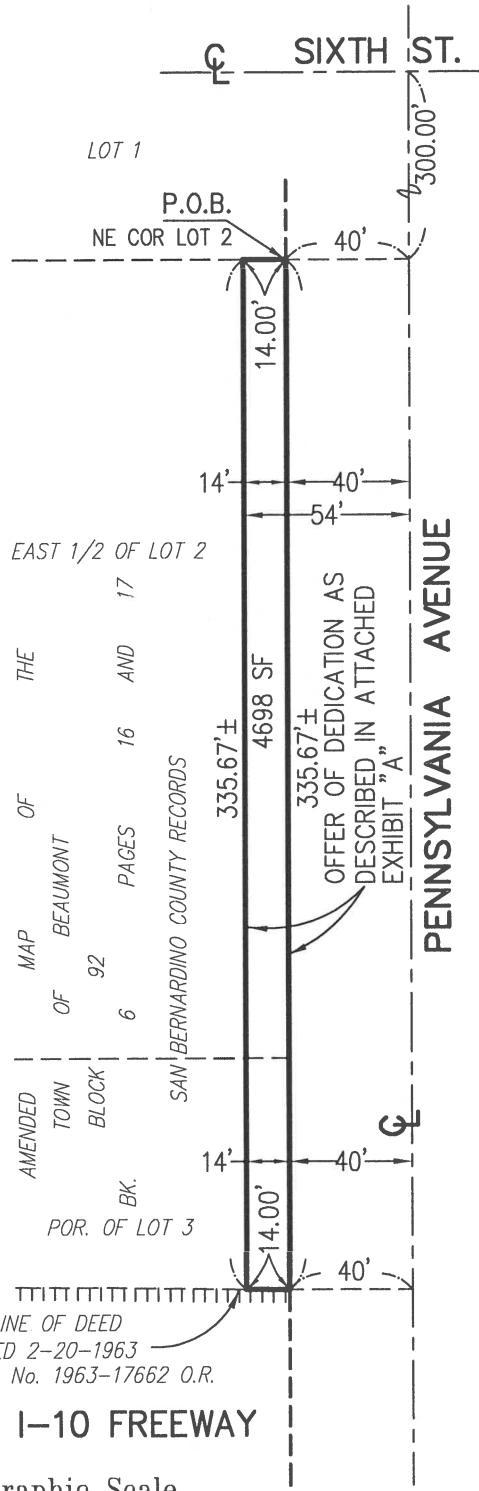
PREPARED BY:
SPB ENGINEERING, INC.
1391 WINDEMERE LANE
TUSTIN, CA. 92780
(714)931-0912

UNDER THE SUPERVISION OF:

Inderjit Chauhan 5-5-2025
INDER JIT CHAUHAN DATE

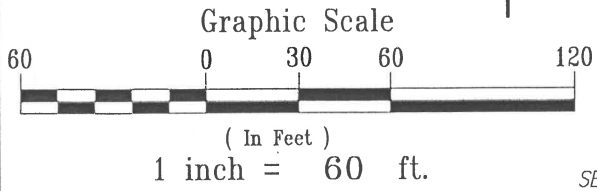


"EXHIBIT "B" – MAP
OFFER OF DEDICATION NO. 2024-D-003



LEGEND:

- P.O.B. POINT OF BEGINNING
- SF SQUARE FEET
- ☉ CENTERLINE
- ||||| INDICATES RESTRICTED ACCESS PER DEED RECORDED 2-20-1963 AS INST. No. 1963-17662 O.R.



DATE PREPARED:
 04-17-2025

SHEET 1 OF 1 SHEETS