



***First American Title***™  
**HOMEBUILDER SERVICES**

1250 Corona Pointe Court, Suite 200, Corona, CA 92879  
Toll Free (877) 659-4502 - Fax (909) 477-6055


**First American Title Insurance Company**, a California corporation,

HEREBY CERTIFIES THAT ACCORDING TO THE RECORDS OF A VENDOR SERVICE,  
THE ATTACHED LIST CONTAINS THE NAMES AND ADDRESSES OF ALL PERSONS  
TO WHOM ALL PROPERTY IS ASSESSED AS THEY APPEAR ON THE LATEST  
AVAILABLE ASSESSMENT ROLL, OF THE OWNERS OF THE COUNTY OF RIVERSIDE  
WITHIN THE AREA DESCRIBED AND FOR A RADIUS OF 300 FOOT EXTENTION FROM  
THE EXTERIOR BOUNDARIES OF THE PROPERTY LEGALLY DESCRIBED AS: TRACT  
38926, NORMAN ROAD, BEAUMONT, CA

APN: 408-080-004 AND 408-080-005

Dated: SEPTEMBER 4, 2025

Prepared By: Debbie Garcia

  
1001 Galaxy Way, Suite # 315  
Concord, CA 94520

Phone: 925-201-6607, Cell 209-918-5542

Limitation of Liability for Informational Report

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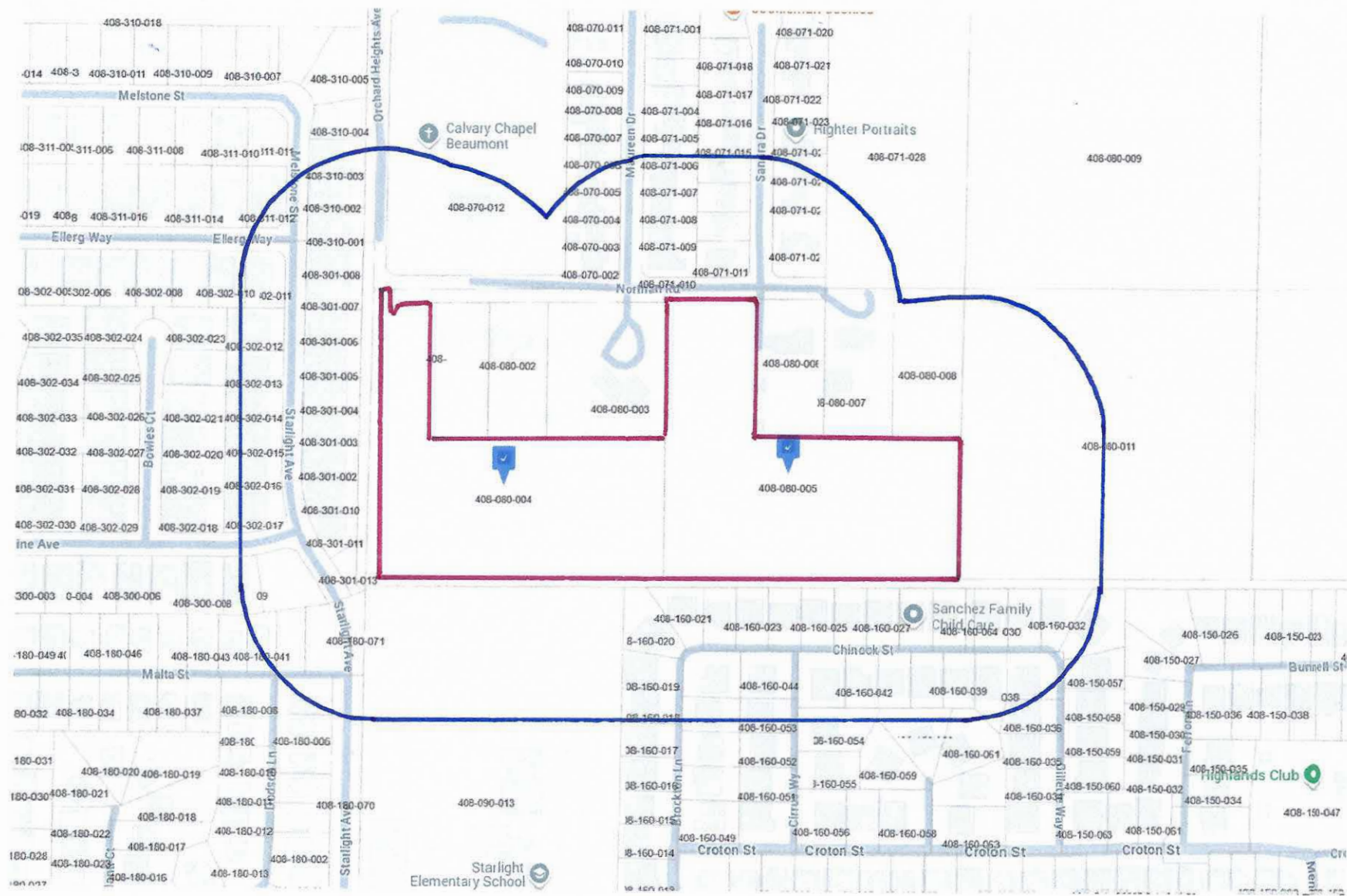
*First American Title Insurance Company*

By:  Chief Executive Officer

Attest:   
Ruben Castro - Vice President - Southern California Regional Director



*First American Title Company*



7/8" = 300'

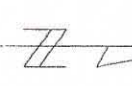
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT CORRELATE WITH LOCAL LOT-SPILL OR BUILDING SITE ORDINANCES.

MAR 03 2008

POR.N.35 T.2S., R.1W  
CITY OF BEAUMONT

T. R. A. 002-034  
002-062  
056-004

408-08  
406-19



1" = 200'  
ANGLE = 0



ASSESSOR'S MAP BK408 PG.08  
Riverside County, Calif.

400

DATA: MB 38/89 CHERRY HIGHLAND EST. NO. 1  
MB 6/53

PM 47/76 PARCEL MAP NO. 10529  
PM 53/81 PARCEL MAP NO. 11623  
NB 10/2 ORCHARD HEIGHTS TRACT

Feb 2008

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSURED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAP NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

APR 21 2009

POR. N 35 T 2S R 1W  
CITY OF BEAUMONT

TRA 002-034  
056-004

408-07  
406-18



ASSESSOR'S MAP BK408 PG.07  
Riverside County, Calif.

J Morgan

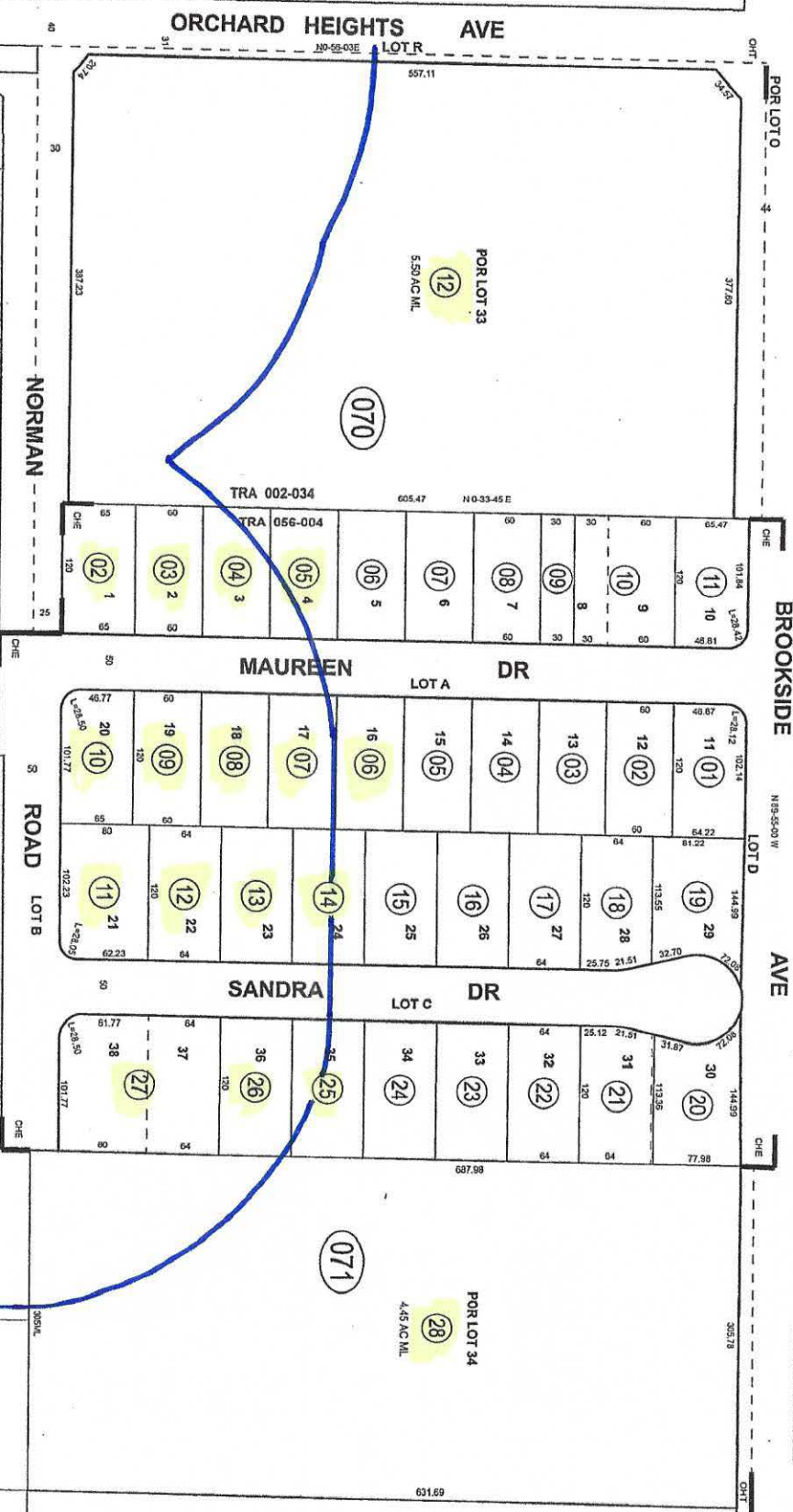
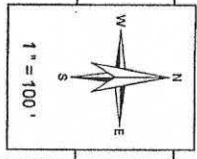
Data  
MIS 633

BK 402 Pg 09	BK 402 Pg 23	BK 402 Pg 30	BK 402 Pg 31
BK 408 Pg 07			
BK 408 Pg 08			

MIS 101 / 2 ORCHARD HEIGHTS TRACT  
MIS 381 / 99 CHERRY HIGHLAND EST. NO. 1

April 2009

Scale  
48309 10'-1 1/2" = 1" = 100'

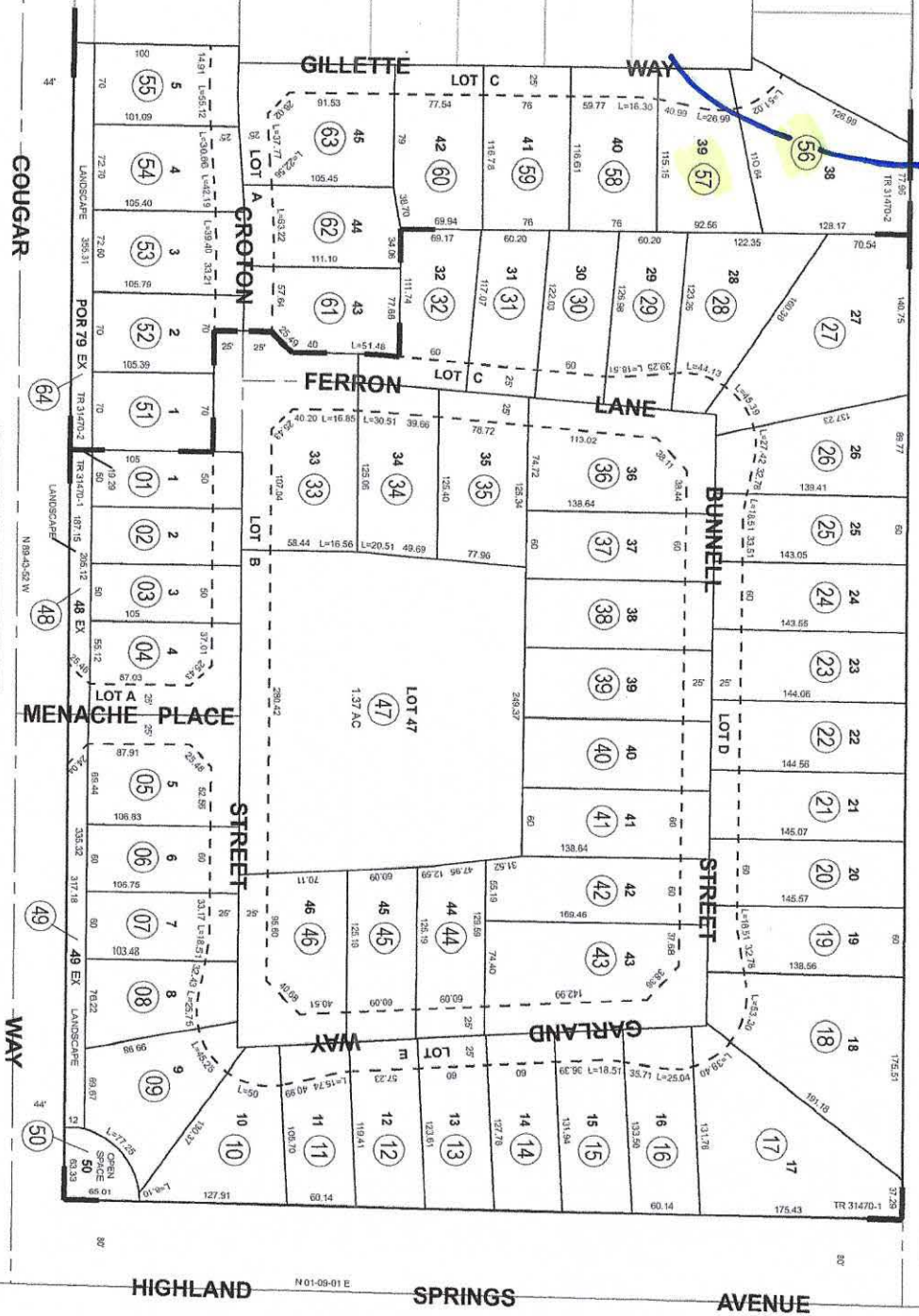


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PAREL MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

SEC. 35, T.2S., R.1W.  
CITY OF BEAUMONT

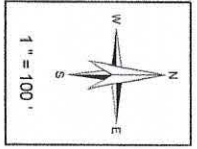
TR.A. 002-051

408-15  
408-09



**Legend**

- Lot Lines
- Right-Of-Way
- - - Old Lot Lines
- - - - - Easements O.W.
- ..... Other Easements
- Landscape
- Subdivision Tie Mark



ASSESSOR'S MAP BK 408 PG. 15  
Riverside County, Calif.

J.Fernandez

Pg 08  
Pg 16  
Pg 15  
Pg 12  
Pg 09

Map Reference \*  
MB 44447 - 49 TRACT MAP NO. 31470-1  
MB 44450 - 53 TRACT MAP NO. 31470-2

Apr 2015

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSORS' PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 35, T.2S., R.1W.  
CITY OF BEAUMONT

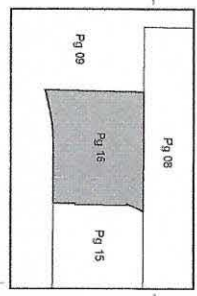
TRA 002-051

408-16  
408-09



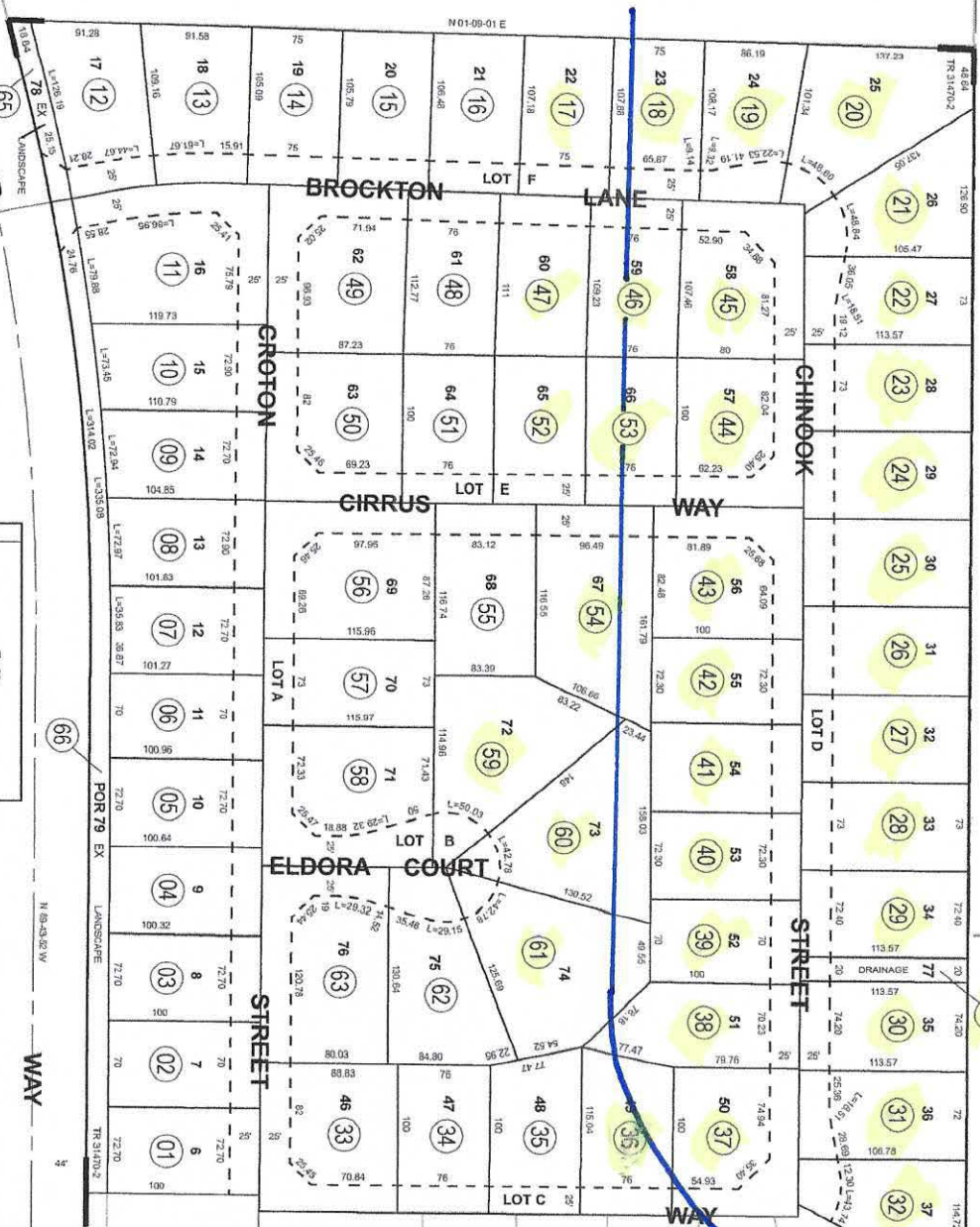
ASSESSOR'S MAP BK 408 PG. 16  
Riverside County, Calif.

J.Fernandez



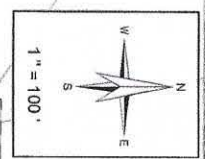
Map Reference  
MB 444/50 - 53 TRACT MAP NO. 31470-2

Apr 2015



**Legend**

- - - - - Easement
- - - - - Right-of-Way
- - - - - Old Lot Lines
- - - - - Reference R O W
- - - - - Other Easements
- - - - - Lease Area
- - - - - Subdivision Tie Line

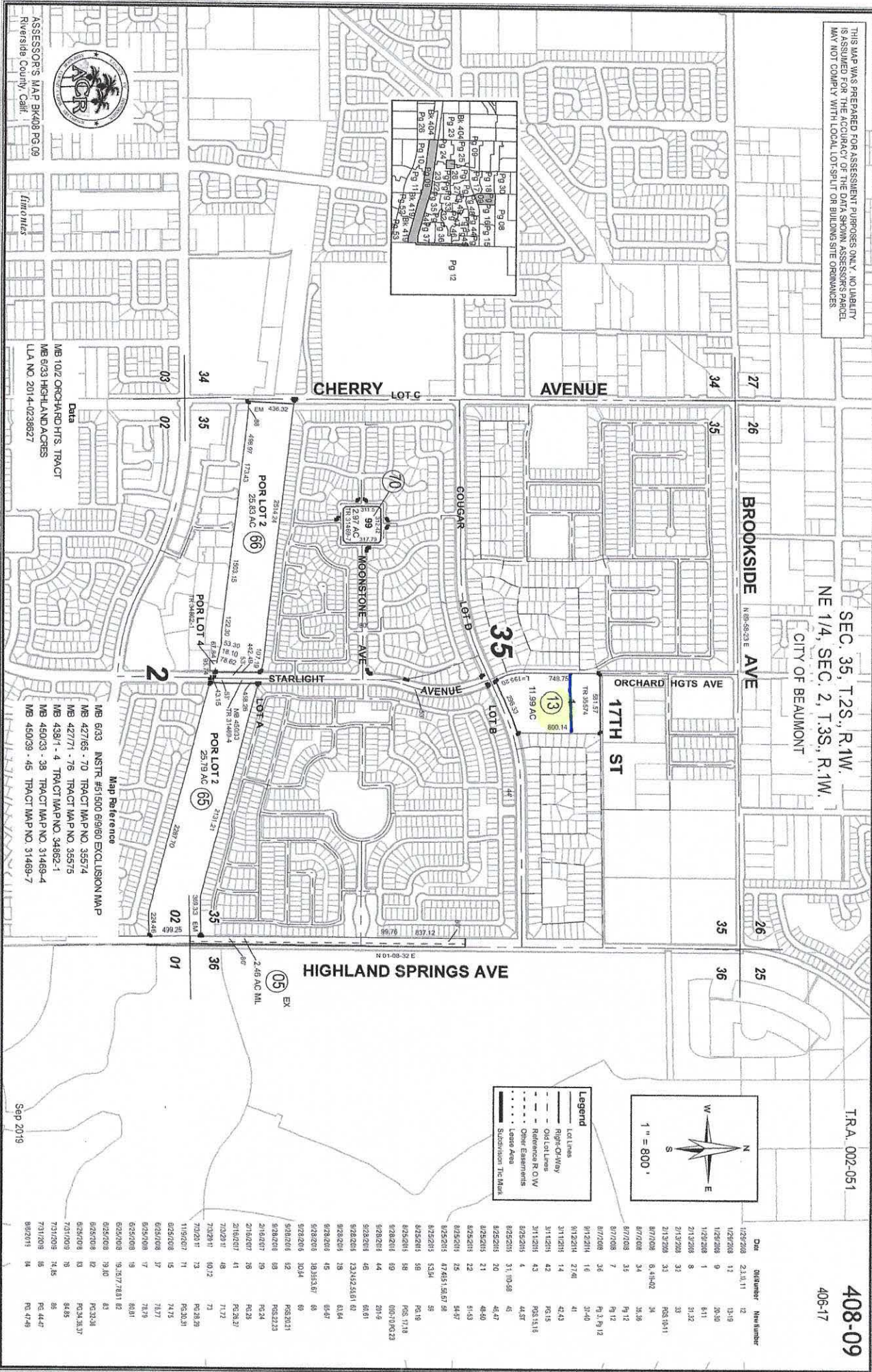


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSORS PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 35, T.2S, R.1W.  
NE 1/4, SEC. 2, T.3S, R.1W.  
CITY OF BEAUMONT

TRA. 002-051

408-09  
406-17



ASSESSOR'S MAP BK408 PG.09  
Riverside County, Calif.

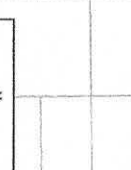


MB 102Z ORCHARD HTS. TRACT  
LLA NO. 2014-0238627

Map Reference  
MB 633 INSTR 451500 6/6/60 EXCLUSION MAP  
MB 427765 - 70 TRACT MAP NO. 35574  
MB 427771 - 75 TRACT MAP NO. 35575  
MB 43911 - 4 TRACT MAP NO. 34862-1  
MB 45003 - 38 TRACT MAP NO. 31469-4  
MB 450039 - 45 TRACT MAP NO. 31469-7

Map Reference  
MB 633 INSTR 451500 6/6/60 EXCLUSION MAP  
MB 427765 - 70 TRACT MAP NO. 35574  
MB 427771 - 75 TRACT MAP NO. 35575  
MB 43911 - 4 TRACT MAP NO. 34862-1  
MB 45003 - 38 TRACT MAP NO. 31469-4  
MB 450039 - 45 TRACT MAP NO. 31469-7

Sep 2019



Legend

- Lot Lines
- Right-of-Way
- Old Lot Lines
- Reference R.O.W.
- Other Easements
- Subdivision Tract Map

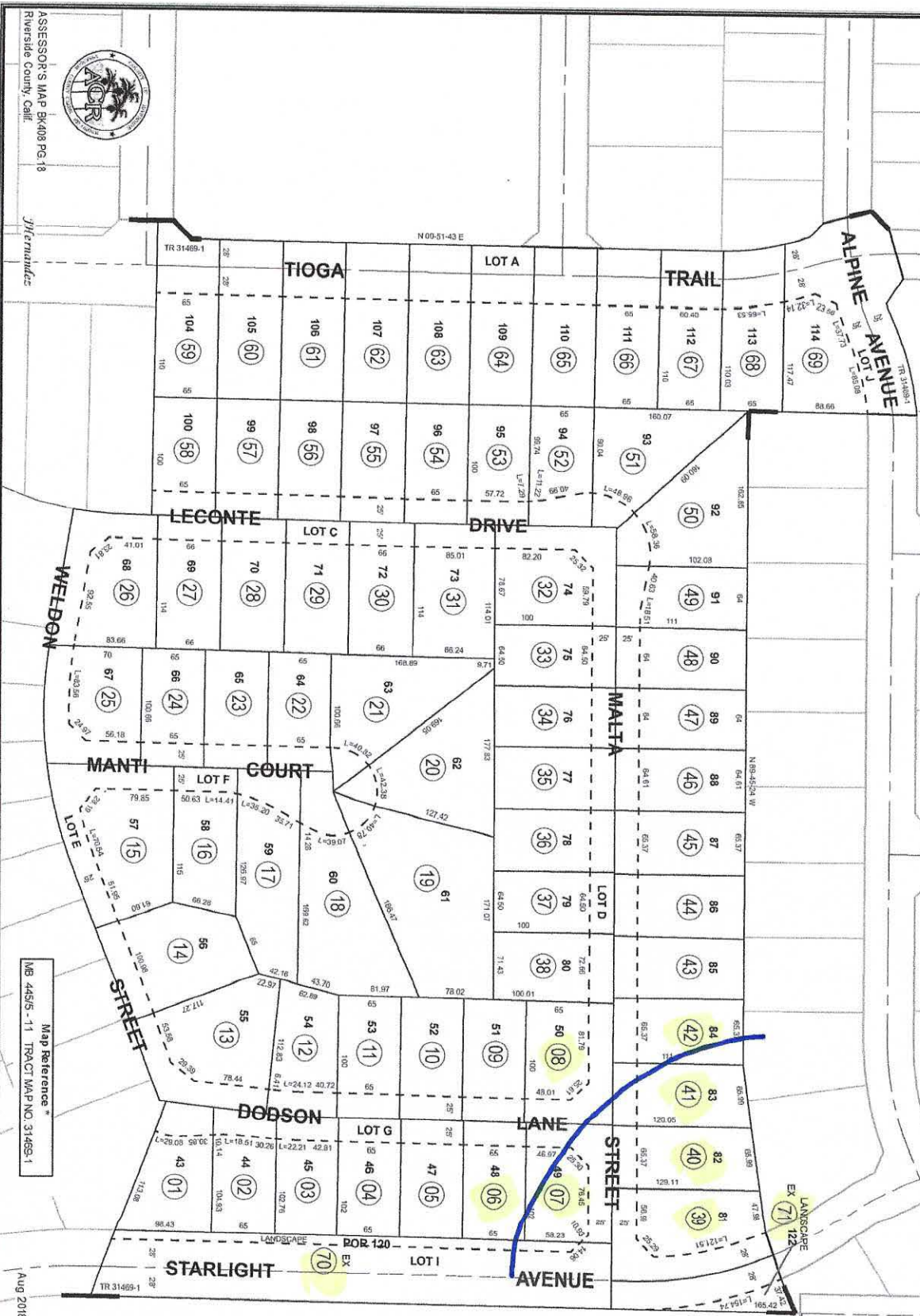
Date	Old Number	New Number
1/28/2008	231,111	12
1/28/2008	112	13-19
1/28/2008	9	20-30
1/28/2008	1	61-1
2/13/2008	8	31-32
2/13/2008	31	33
2/13/2008	31	35-10-11
6/7/2008	6,416-2	34
6/7/2008	34	35-36
6/7/2008	35	19-12
6/7/2008	7	19-12
6/7/2008	36	19, 3, 19-12
6/12/2011	16	37-40
6/12/2011	27-6	41
3/11/2015	14	42-43
3/11/2015	42	75-15
3/11/2015	43	75-15, 15
6/28/2015	4	45-57
6/28/2015	31, 10-55	45-47
6/28/2015	20	46-50
6/28/2015	21	46-50
6/28/2015	22	51-53
6/28/2015	25	54-57
6/28/2015	47, 45, 15, 57, 59	55
6/28/2015	53-54	55
6/28/2015	58	56, 16
6/28/2015	59	70-5, 17, 18
6/28/2016	60	70-5, 17, 18
6/28/2016	44	20-14
6/28/2016	45	60-61
6/28/2016	73, 3, 15, 51, 61, 62	61, 64
6/28/2016	38	61, 64
6/28/2016	45	65-67
6/28/2016	38, 35, 51, 67	68
6/28/2016	30, 44	69
6/28/2016	42	70-24
2/19/2017	39	70-24
2/19/2017	26	70-24
2/19/2017	41	70-24, 27
7/12/2011	48	71, 71, 72
7/12/2011	10, 12	71
7/12/2011	13	70-24, 26
11/9/2017	71	70-24, 26
6/25/2008	15	74, 75
6/25/2008	37	74, 77
6/25/2008	7	74, 79
6/25/2008	19	80-81
6/25/2008	30, 37, 70, 81, 82	82
6/25/2008	79, 80	83
6/25/2008	42	70-13, 34
6/25/2008	33	70-13, 35, 37
7/31/2009	35	84, 85
7/31/2009	36	86
7/31/2009	37	79-17, 20, 8
8/9/2015	38	79-17, 20, 8

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSORS PAGES MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 35, T.2S., R.1W.  
CITY OF BEAUMONT

T.R.A. 002-051

408-18  
408-09



ASSESSOR'S MAP BK408 PG.18  
Riverside County, Calif.

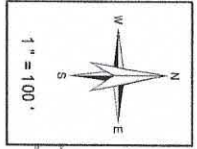


Map Reference  
NB 44515 - 11 TRACT MAP NO. 31469-1

Aug 2018

Pg 29	Pg 30	Pg 08
Pg 21	Pg 16	Pg 09
Pg 19	Pg 17	

**Legend**  
 --- Lot Lines  
 --- Right-Of-Way  
 --- Old Lot Lines  
 --- Reference R O W  
 --- Other Easements  
 --- Lease Area  
 --- Subdivision Tie Mark

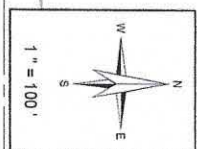


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NW 1/4, SEC. 35, T.2S., R.1W.  
CITY OF BEAUMONT

T.R.A. 002-051

408-30  
408-09



**Legend**

- Lot Lines
- Right-of-Way
- Old Lot Lines
- Reference to O/W
- Other Easements
- Lease Area
- Subdivision To Be Made

Pg 29	Pg 31
Pg 21	Pg 07
Pg 18	Pg 08
Pg 09	Pg 30



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAP NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES

NW, SEC. 35, T.2S., R.1W.  
CITY OF BEAUMONT

T.R.A. 002-051

408-31  
408-09

BROOKSIDE

LOT A

AVENUE

MELSTONE

LOT B

STREET

ELLERG

LOT C

WAY

STARLIGHT AVENUE

ORCHARD HEIGHTS AVENUE



ASSESSOR'S MAP BK408 PG 31  
Riverside County, Calif.



JHernandez

Pg 29	Bk 402 Pg 27	Bk 402 Pg 28	Bk 402 Pg 29
Pg 30	Pg 31	Pg 07	Pg 08

Map Reference \*  
NB 456/1 - 10 TRACT MAP NO. 31469-6

Dec 2017

408-070-002  
Eun Ko  
11117 Maureen Dr  
Cherry Valley, CA 92223-5535

408-070-003  
Thomas & Mary Heninger  
11105 Maureen Dr  
Cherry Valley, CA 92223-5535

408-070-004  
Oran & Rose Laclair  
40765 Dakota Trl  
Cherry Valley, CA 92223-5466

408-070-012  
Calvary Chapel Beaumont  
1780 Orchard Heights Ave  
Beaumont, CA 92223-3205

408-071-006  
Donald Allison  
11076 Maureen Dr  
Cherry Valley, CA 92223-5560

408-071-007  
Cassandra & Louis Means  
11084 Maureen Dr  
Cherry Valley, CA 92223-5560

408-071-008  
Margaret M Maher Rlt 2011  
11092 Maureen Dr  
Cherry Valley, CA 92223-5560

408-071-009  
Irmgard & Robert Tucker  
11104 Maureen Dr  
Cherry Valley, CA 92223-5514

408-071-010  
Ivar Johnson Iii & Lucinda Johnson  
11116 Maureen Dr  
Cherry Valley, CA 92223-5514

408-071-011  
Douglas & Roxann Durbin  
40646 Norman Rd  
Cherry Valley, CA 92223-5564

408-071-012  
Thomas Madison  
11101 Sandra Dr  
Cherry Valley, CA 92223-5570

408-071-013  
Steven & Jaquelyn Feaster  
11089 Sandra Dr  
Cherry Valley, CA 92223-5570

408-071-014  
Raymond & Denise Martin  
11077 Sandra Dr  
Cherry Valley, CA 92223-5570

408-071-025  
Robert & Sheila Wines  
11076 Sandra Dr  
Cherry Valley, CA 92223-5570

408-071-026  
Michael & Brenda Bruce  
40678 High St  
Cherry Valley, CA 92223-4926

408-071-027  
Charles & Carma Naylor  
40690 Norman Rd  
Cherry Valley, CA 92223-6006

408-071-028  
Victor Hovsepian Trust  
2317 Via Olivera  
Palos Verdes Estates, CA 90274-2881

408-080-001  
Randy & Jane Cowles  
40543 Norman Rd  
Cherry Valley, CA 92223-5510

408-080-002  
Laurin Martinson  
40581 Norman Rd  
Cherry Valley, CA 92223-5510

408-080-003  
Karim Toursarkissian & Jennifer Bond  
40601 Norman Rd  
Cherry Valley, CA 92223-5563

408-080-004  
Mv 20296  
Po Box 9559  
Alta Loma, CA 91701-8474

408-080-006  
Gregory & Anna Smith  
40685 Norman Rd  
Cherry Valley, CA 92223-5563

408-080-007  
Ryan & Janeth Schroeder  
40675 Norman Rd  
Cherry Valley, CA 92223-5563

408-080-008  
Cybele Lin  
101 S New Ave  
Monterey Park, CA 91755-3032

408-080-009  
Nina Miller & Clark Billingsley  
5950 Fremont Cir  
Camarillo, CA 93012-4336

408-090-013  
Beaumont Unified School Dist  
Po Box 187  
Beaumont, CA 92223-0187

408-150-056  
Chuck & Vivian Chantakrivat  
1690 Gillette Way  
Beaumont, CA 92223-3229

408-150-057  
Biao Zhang  
1682 Gillette Way  
Beaumont, CA 92223-3229

408-160-017  
Alfredo Medina & Erika Zaragoza  
1679 Brockton Ln  
Beaumont, CA 92223-3230

408-160-018  
Christopher Polk Ii  
1685 Brockton Ln  
Beaumont, CA 92223-3231

408-160-019  
Kenneth & Brenda Brown  
1691 Brockton Ln  
Beaumont, CA 92223-3231

408-160-020  
Jesus Delao  
1695 Brockton Ln  
Beaumont, CA 92223-3231

408-160-021  
Alfredo & Herlinda Garcia  
1570 Chinook St  
Beaumont, CA 92223-3233

408-160-022  
James & Amber Weisz  
1576 Chinook St  
Beaumont, CA 92223-3233

408-160-023  
Gabriel & Angela Avina  
1580 Chinook St  
Beaumont, CA 92223-3233

408-160-024  
Louis & Melodee Harcourt  
1584 Chinook St  
Beaumont, CA 92223-3233

408-160-025  
Elizabeth Omoniyi  
1588 Chinook St  
Beaumont, CA 92223-3233

408-160-026  
Cathy Adams  
1590 Chinook St  
Beaumont, CA 92223-3233

408-160-027  
Scott & Desiree Kimball  
1592 Chinook St  
Beaumont, CA 92223-3233

408-160-028  
Martin & Alma Sanchez  
1594 Chinook St  
Beaumont, CA 92223-3233

408-160-029  
Janna Gilleland  
1596 Chinook St  
Beaumont, CA 92223-3233

408-160-030  
Anthony Mora & Tina Smith  
1602 Chinook St  
Beaumont, CA 92223-3243

408-160-031  
Andrew Bagley  
1606 Chinook St  
Beaumont, CA 92223-3243

408-160-032  
Danielle York  
1610 Chinook St  
Beaumont, CA 92223-3243

408-160-036  
Travis & Nicole Hickey  
1679 Gillette Way  
Beaumont, CA 92223-3229

408-160-037  
Gerardo Rivera  
1681 Gillette Way  
Beaumont, CA 92223-3229

408-160-038  
Tyrone Yorke Sr & Loretta Yorke  
1601 Chinook St  
Beaumont, CA 92223-3243

408-160-039  
Lixia Mccarty & The L L M Living Tr  
1 Shadow Gln  
Irvine, CA 92620-0204

408-160-040  
Marvin & Andrea Lodevico  
1595 Chinook St  
Beaumont, CA 92223-3233

408-160-041  
Jorge Torres & Angelica Miranda  
1593 Chinook St  
Beaumont, CA 92223-3233

408-160-042  
Matthew & Francesca De La Rionda  
1591 Chinook St  
Beaumont, CA 92223-3233

408-160-043  
Timothy Gaeta  
1589 Chinook St  
Beaumont, CA 92223-3233

408-160-044  
Edgardo Gomez  
1693 Cirrus Way  
Beaumont, CA 92223-3232

408-160-045  
Roberta Hopewell & Richard Hougland  
1690 Brockton Ln  
Beaumont, CA 92223-3231

408-160-046  
Nemia Villa  
1684 Brockton Ln  
Beaumont, CA 92223-3231

408-160-047  
Chuda & Ritu Basnet  
1680 Brockton Ln  
Beaumont, CA 92223-3231

408-160-052  
Jose & Ivette Munguia  
1677 Cirrus Way  
Beaumont, CA 92223-3232

408-160-054  
David Pesko Jr  
1680 Cirrus Way  
Beaumont, CA 92223-3232

408-160-059  
Lorraine Ngwazini & The Ngwazini FamTr  
1675 Eldora Ct  
Beaumont, CA 92223-3228

408-160-060  
Bo Bao Living Trust  
1677 Eldora Ct  
Beaumont, CA 92223-3228

408-160-061  
Carlos & Iliana Munoz  
1680 Eldora Ct  
Beaumont, CA 92223-3228

408-160-064  
Sundance North  
1250 Corona Pointe Ct # 400  
Corona, CA 92879-2099

408-180-006  
Corita Moore & Corita Graves  
1640 Dodson Ln  
Beaumont, CA 92223-3218

408-180-007  
Doyle Jones Jr & Lillian Jones  
1644 Dodson Ln  
Beaumont, CA 92223-3218

408-180-008  
David & Lisa Vessup  
1641 Dodson Ln  
Beaumont, CA 92223-3218

408-180-039  
Homes Pardee  
19540 Jamboree Rd Ste 300  
Irvine, CA 92612-8452

408-180-040  
Homes Pardee  
19540 Jamboree Rd  
Irvine, CA 92612-8448

408-180-041  
The Yarick Whitmore Family Tr  
1432 Malta St  
Beaumont, CA 92223-3217

408-180-042  
Christina & Ian Opp  
1430 Malta St  
Beaumont, CA 92223-3217

408-180-070  
Sundance North Community Assn  
2603 Main St Ste 500  
Irvine, CA 92614-4261

408-180-071  
City Of Beaumont  
550 E 6th St  
Beaumont, CA 92223-2253

408-300-009  
Sean Dickinson Jr & Christina Dickinson  
1485 Alpine Ave  
Beaumont, CA 92223-3250

408-301-002  
Thomas Forster & Imelda Rojas Forster  
1712 Starlight Ave  
Beaumont, CA 92223-3248

408-301-003  
Michael & Nancy Schweitzer  
1720 Starlight Ave  
Beaumont, CA 92223-3248

408-301-004  
Amelia Obal  
1728 Starlight Ave  
Beaumont, CA 92223-3248

408-301-005  
Jose & Carissa Villasenor  
1736 Starlight Ave  
Beaumont, CA 92223-3248

408-301-006  
Bobbi & Matthew Burnett  
1744 Starlight Ave  
Beaumont, CA 92223-3248

408-301-007  
Dawn & Gary Cox  
1750 Starlight Ave  
Beaumont, CA 92223-3248

408-301-008  
Emilio Tayag  
1758 Starlight Ave  
Beaumont, CA 92223-3248

408-301-010  
Julie L Nicholson 1999 Trust  
1708 Starlight Ave  
Beaumont, CA 92223-3248

408-301-011  
Gabriela & Lorenzo Aguirre  
1704 Starlight Ave  
Beaumont, CA 92223-3248

408-301-013  
City Of Beaumont  
Po Box 158  
Beaumont, CA 92223-0158

408-302-010  
Cole & Brittany Christie  
1481 Ellerg Way  
Beaumont, CA 92223-3246

408-302-011  
Charles A Clifford 2024 Revoc Tr  
1487 Ellerg Way  
Beaumont, CA 92223-3246

408-302-012  
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