

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. 2025-M-003

**Tri Pointe Homes IE-SD, Inc., a California corporation
(formerly Pardee Homes, a California corporation)**

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: Michael C. Taylor, Division President
Title/Company (if applicable): Tri Pointe Homes IE-SD, INC.

Signature: *[Handwritten Signature]*

(See Attached Notary)

This Offer of Dedication No. 2025-M-003 is approved

By: *Robert C. Ollerton*

Title: CITY SURVEYOR

Date: 1-20-26

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.

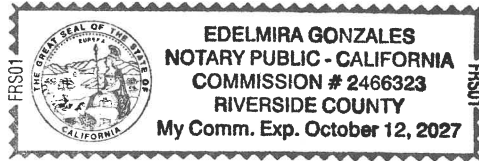
State of California
County of Riverside)

On 01/06/2026 before me, Edelmira Gonzales / Notary Public
(insert name and title of the officer)

personally appeared Michael C. Taylor,
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 Edelmira Gonzales (Seal)

EXHIBIT "A"
LEGAL DESCRIPTION
CHAMPIONS DRIVE RIGHT-OF-WAY
OFFER OF DEDICATION NO. 2025-M-003

That portion of Section 31 and Section 32, Township 2 South, Range 1 West, San Bernardino Meridian, in the City of Beaumont, County of Riverside, State of California, described as follows:

COMMENCING at the center section corner of said Section 31;

Course 0 Thence along the North-South Center Section line of said Section 31, South 00°38'23" West 10.04 feet to the Southwest corner of Lot 1, as shown on Tract Map 36955, per map recorded in Book 455, Pages 94 through 98, inclusive, of Maps in the Office of said Riverside County Recorder, and to the **TRUE POINT OF BEGINNING**;

Thence along the northerly right of way line of Champions Drive, as shown on said Tract Map 36955 the following six (6) courses:

Course 1 Thence South 89°37'21" East 848.57 feet to the beginning of a tangent curve concave northerly and having a radius of 956.00 feet;

Course 2 Thence along said curve easterly 10.62 feet through a central angle of 00°38'11";

Course 3 Thence tangent from said curve North 89°44'28" East 798.92 feet to the beginning of a tangent curve concave southerly and having a radius of 1153.00 feet;

Course 4 Thence along said curve easterly 284.05 feet through a central angle of 14°06'54";

Course 5 Thence tangent from said curve South 76°08'38" East 181.14 feet to the beginning of a tangent curve concave northwesterly and having a radius of 691.00 feet;

Course 6 Thence along said curve easterly 751.73 feet through a central angle of 62°19'54" to the northeasterly line of Parcel "B" of Lot Line Adjustment No. LLA 07-03 recorded as Instrument No. 2008-0054736 of Official Records in the Office of the County Recorder of said Riverside County;

Course 7 Thence along said northeasterly line of Parcel "B", North 43°27'11" West 23.10 feet to an angle point thereon, and to the southwesterly right-of-way of Desert Lawn Drive, as shown on said Tract Map 36955;

Course 8 Thence along said southwesterly line, South 49°19'25" East 84.79 feet, to the Northerly line of Lot "A" (Champions Drive) of Tract Map 30748-1, per map recorded in Book 358, Pages 19 through 25, inclusive, of Maps in the Office of said Riverside County Recorder;

Thence along said Northerly line of Lot "A", the following five (5) courses:

Course 9 Thence South 46°11'53" West 64.60 feet to the beginning of a tangent curve concave northwesterly and having a radius of 750.00 feet;

Course 10 Thence along said curve westerly 786.39 feet through a central angle of 60°04'33";

Course 11 Thence tangent from said curve North 73°43'34" West 103.19 feet to the beginning of a tangent curve concave southerly and having a radius of 1100.00 feet;

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- Course 12 Thence along said curve westerly 305.18 feet through a central angle of 15°53'45";
- Course 13 Thence tangent from said curve North 89°37'21" West 1671.08 feet to the westerly line of the southeast quarter of said Section 31;
- Course 14 Thence along said westerly line of the southeast quarter of said Section 31, North 00°38'23" East 44.00 feet to the **TRUE POINT OF BEGINNING**.

CONTAINS: 3.40 Acres, more or less.

EXHIBIT "B" attached hereto and by this reference made a part hereof.

This description was prepared by me or under my direction.



1-06-2026

Christopher L. Alberts, P.L.S. 8508

Date

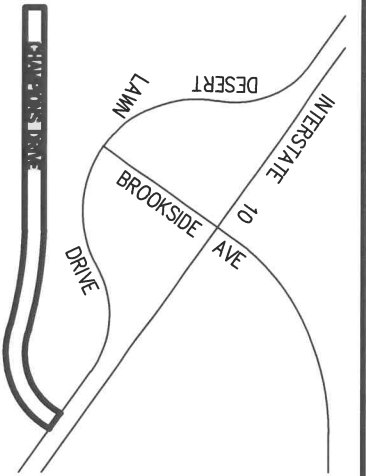


MICHAEL BAKER INTERNATIONAL
75-410 Gerald Ford Drive, Suite 100
Palm Desert, CA 92211

January 6, 2026
180138

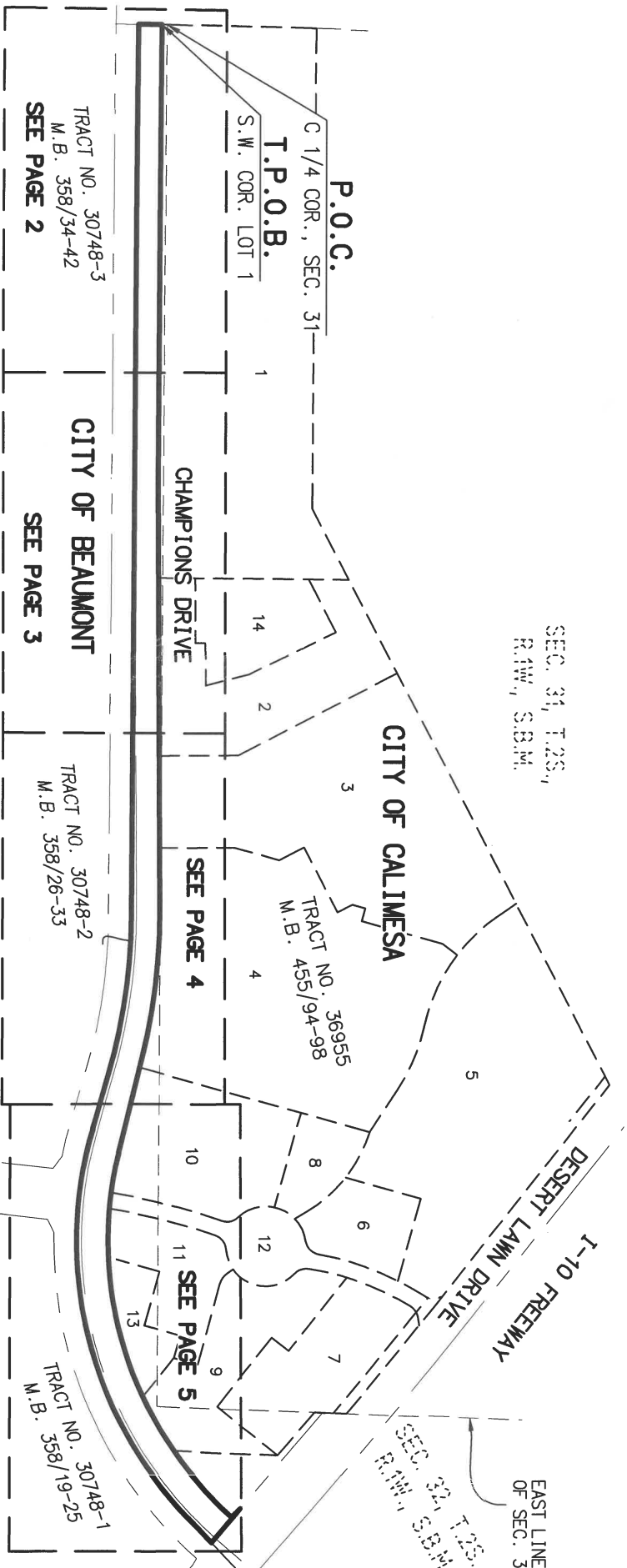
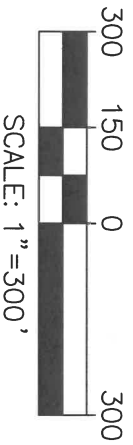
EXHIBIT "B"
CHAMPIONS DRIVE RIGHT-OF-WAY
OFFER OF DEDICATION NO. 2025-M-003

SHEET INDEX MAP



N.T.S.

VICINITY MAP



NOTE
 CONTAINS: ±3.40 ACRES

LEGEND:
 [X] - COURSE NUMBER
 P.O.C. - POINT OF COMMENCEMENT
 T.P.O.B. - TRUE POINT OF BEGINNING

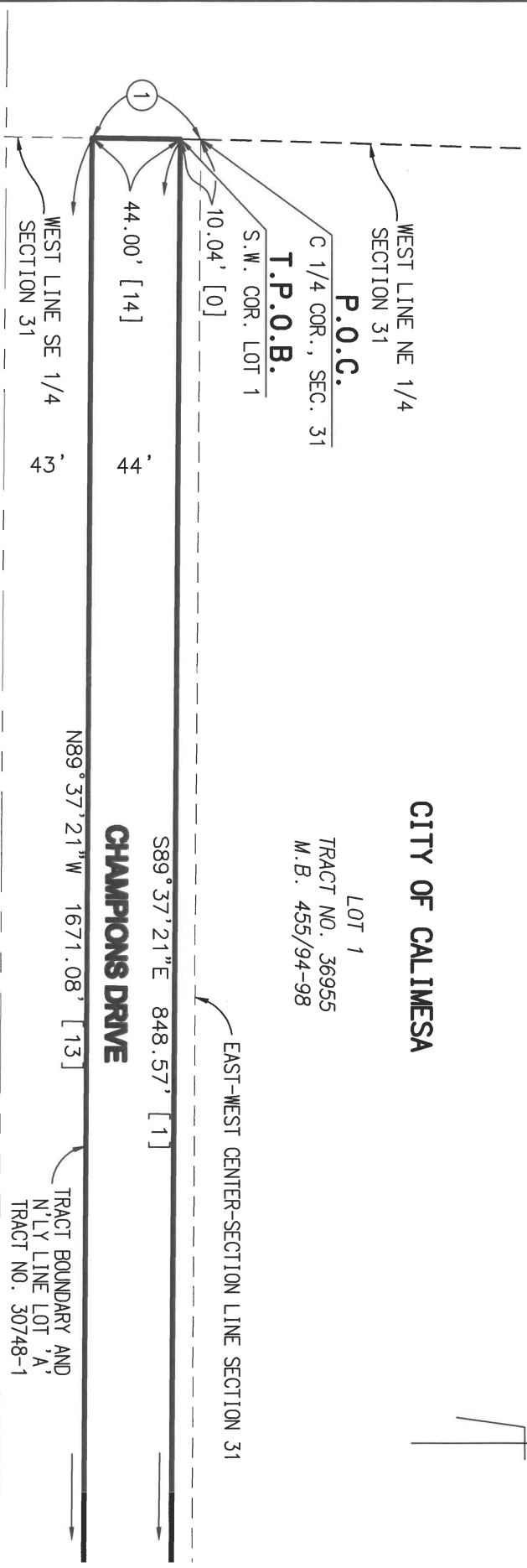
Michael Baker
INTERNATIONAL

EXHIBIT "B"
CHAMPIONS DRIVE RIGHT-OF-WAY
OFFER OF DEDICATION NO. 2025-M-003

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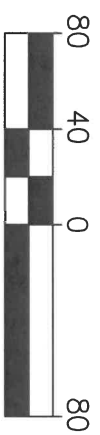
- [X] - COURSE NUMBER
- P.O.C. - POINT OF COMMENCEMENT
- T.P.O.B. - TRUE POINT OF BEGINNING

DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
1	N00°38'23"E	--	54.04'



TRACT NO. 30748-3
M.B. 358/34-42

CITY OF BEAUMONT



Michael Baker

INTERNATIONAL

SEC. 31 AND 32, T.2S., R.1W., S.B.M.

SEE PAGE 3

EXHIBIT "B"
CHAMPIONS DRIVE RIGHT-OF-WAY
OFFER OF DEDICATION NO. 2025-M-003

CITY OF CALIMESA

LOT 3
 TRACT NO. 36955
 M.B. 455/94-98

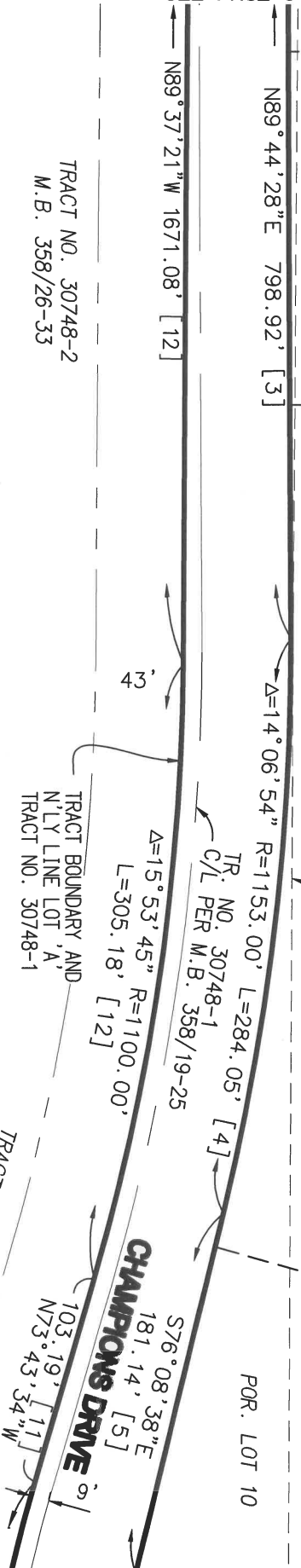
LOT 4
 TRACT NO. 36955
 M.B. 455/94-98

POR. LOT 10
 TRACT NO. 36955
 M.B. 455/94-98



EAST-WEST CENTER-SECTION LINE SECTION 31

SEE PAGE 3



LEGEND
 [X] COURSE NUMBER



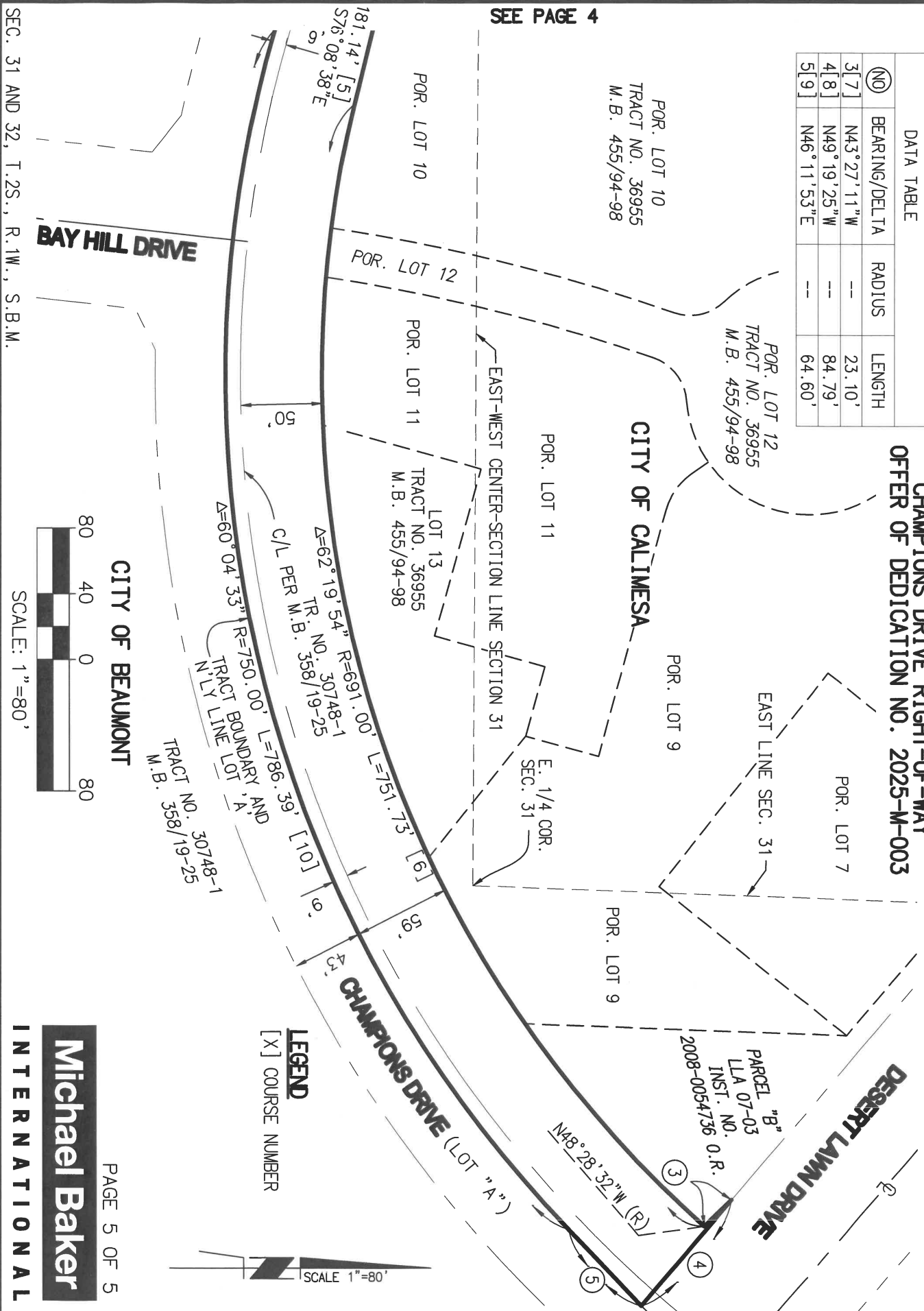
SCALE: 1"=80'

SEE PAGE 5

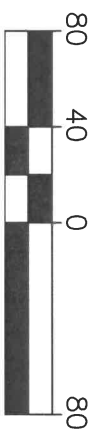
EXHIBIT "B"
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DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
3[7]	N43°27'11"W	--	23.10'
4[8]	N49°19'25"W	--	84.79'
5[9]	N46°11'53"E	--	64.60'

SEE PAGE 4



CITY OF BEAUMONT



SCALE: 1"=80'

LEGEND
 [X] COURSE NUMBER



SEC. 31 AND 32, T.2S., R.1W., S.B.M.