

RECORDING REQUESTED BY:

WHEN RECORDED RETURN TO, AND  
MAIL TAX STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223  
Attention: City Manager, City Clerk

APN(s): 419-020-065

Space Above This Line Reserved for Recorder's Use

The undersigned declares the DOCUMENTARY TRANSFER  
TAX is \$0.00

\_\_\_\_\_ Computed on the consideration or value of property  
conveyed, OR

\_\_\_\_\_ Computed on the consideration or full value less liens  
and/or \_\_\_\_\_ encumbrances remaining at time of sale.

CITY OF BEAUMONT

UNINCORPORATED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):  
This conveyance is to a governmental entity.  
(Rev. & Tax. Code Section 11922)

**GRANT DEED**

FOR VALUE RECEIVED, TRI POINTE HOMES IE-SD, INC., a California corporation (the "Grantor"), hereby grants to CITY OF BEAUMONT, a municipal corporation organized and existing under the laws and Constitution of the State of California (the "Grantee"), that certain real property situated in the City of Beaumont, County of Riverside, California, described as follows (the "Property"):

See legal description attached hereto as Exhibit "A" and depiction attached hereto as Exhibit "B".

SUBJECT TO:

1. Real property taxes and assessments.
2. All other covenants, conditions, restrictions, reservations, rights, rights of way, easements, encumbrances, liens and title matters of record or visible from an on-site inspection of the Property and all matters which an accurate survey of the Property would disclose.

[SIGNATURE PAGE TO FOLLOW]



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PW 2025 - 0328**

Lot 88 of Tract No. 31468-3 in the City of Beaumont, County of Riverside, State of California, as shown on map filed in Book 398, Pages 72 through 85, inclusive, of Maps, in the Office of the County Recorder of said County of Riverside, lying within Section 2, Township 3 South, Range 1 West, San Bernardino Base and Meridian.

**CONTAINING:** 23.91 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.



Christopher L. Alberts, PLS 8508

2/03/2026

Date



P:\PDATA\210075\Admin\Legals\210075-EX-003.docx

**MICHAEL BAKER INTERNATIONAL**  
40810 County Center Drive, Suite 200  
Temecula, CA 92591


December 17, 2025  
210075

# EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION  
PW 2025 - 0328



**LEGEND**

- (X) INDICATES RECORD DATA PER TRACT 31468-3, M.B. 398/72-85.
-  LOT 88 CONTAINS: ±23.91 ACRES

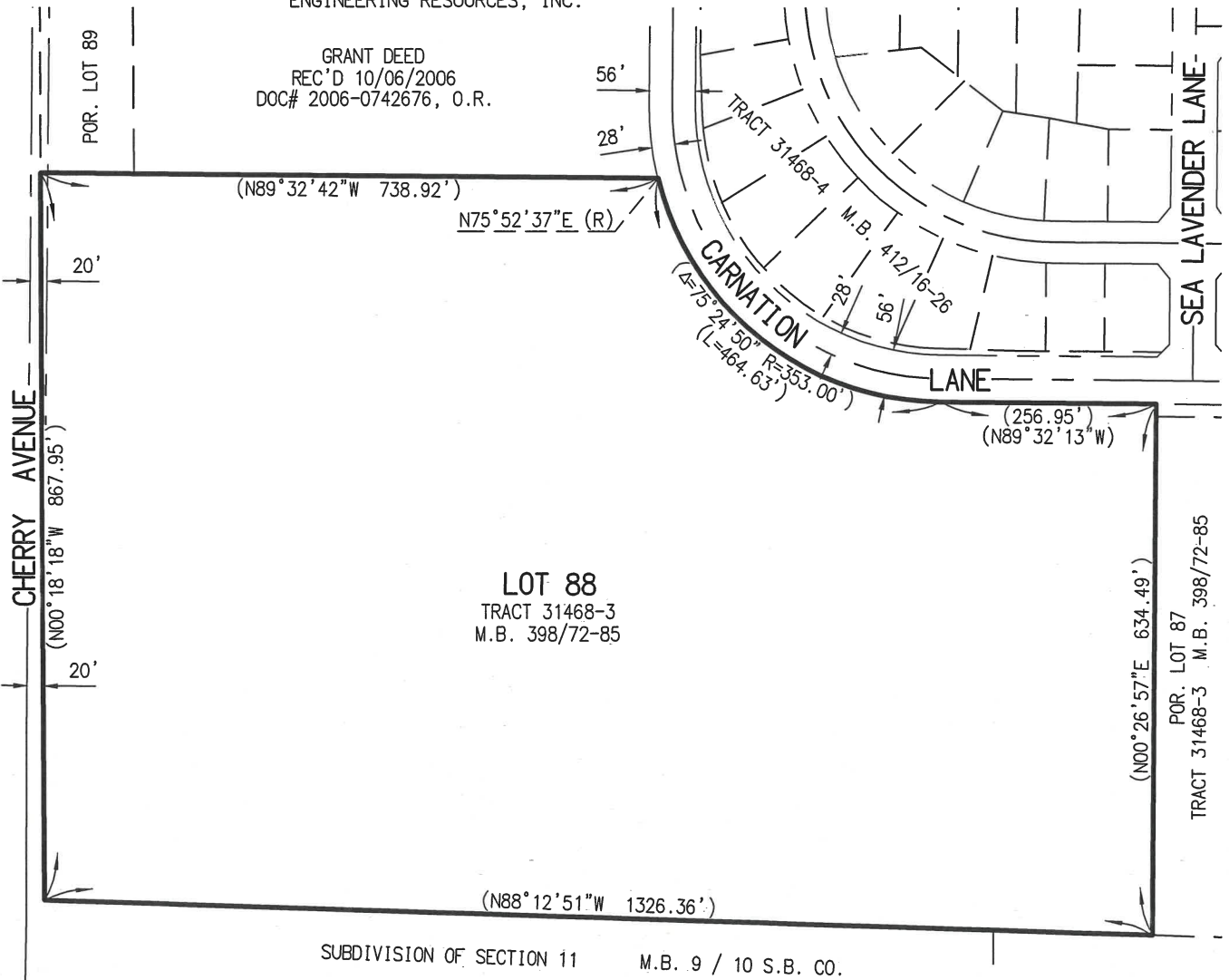
APPROVED:

*Robert C. Ollerton* 2-26-26

ROBERT C. OLLERTON, PLS 7731 ENGINEERING RESOURCES, INC. DATE



GRANT DEED  
REC'D 10/06/2006  
DOC# 2006-0742676, O.R.



**LOT 88**  
TRACT 31468-3  
M.B. 398/72-85

SUBDIVISION OF SECTION 11 M.B. 9 / 10 S.B. CO.



SCALE: 1"=200'

SHEET 1 OF 1 SHEETS

**Michael Baker**  
**INTERNATIONAL**

MICHAEL BAKER INTERNATIONAL  
 CLOSURE REPORT  
 DATE: 12/17/2025 AT 5:09 PM  
 PROJECT: 210075  
 DESCRIPTION: PW25-0328  
 CREATED BY: DANNY MARQUEZ

TRAVERSE OF:		LOT 88			
BEARING	DISTANCE		NORTHING	EASTING	
	STARTING	AT	2283889.526	6346339.140	
N 00 26 57 E	634.49'	TO	2284523.996	6346344.114	
N 89 32 13 W	256.95'	TO	2284526.073	6346087.173	
N 00 27 47 E (R)	353.00'	TO	2284879.061	6346090.025	
DELTA = 75 24 50		RADIUS =	353.00'	LENGTH =	464.63'
CHORD = N 51 49 48 W			431.81'	TANGENT =	272.90'
S 75 52 37 W (R)	353.00'	TO	2284792.930	6345747.692	
N 89 32 42 W	738.92'	TO	2284798.798	6345008.795	
S 00 18 18 E	867.95'	TO	2283930.860	6345013.416	
S 88 12 51 E	1326.36'	TO	2283889.526	6346339.131	

ERROR OF CLOSURE      NORTH = 0.00032166      EAST = 0.00887467  
 BEARING      S 87 55 27 E      DISTANCE = 0.0089  
 AREA = 1,041,481.63 SF      23.909 ACRES  
 PERIMETER = 4,289.30'      PRECISION = 1 : 483002