

RECORDING REQUESTED BY:

WHEN RECORDED RETURN TO, AND
MAIL TAX STATEMENTS TO:

City of Beaumont
550 East 6th Street
Beaumont, CA 92223
Attention: City Manager, City Clerk

APN(s): 419-020-080

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

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

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

CITY OF BEAUMONT
 UNINCORPORATED

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 - 0326

That Portion of Lot 96 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.

EXCEPTING THEREFROM that portion lying within Tract No. 37426 in the City of Beaumont, County of Riverside, State of California, as shown on map filed in Book 466, Pages 22 through 26, inclusive, of Maps, in the Office of the County Recorder of said County of Riverside.

CONTAINING: 0.27 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-002.docx

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

January 22, 2026
210075

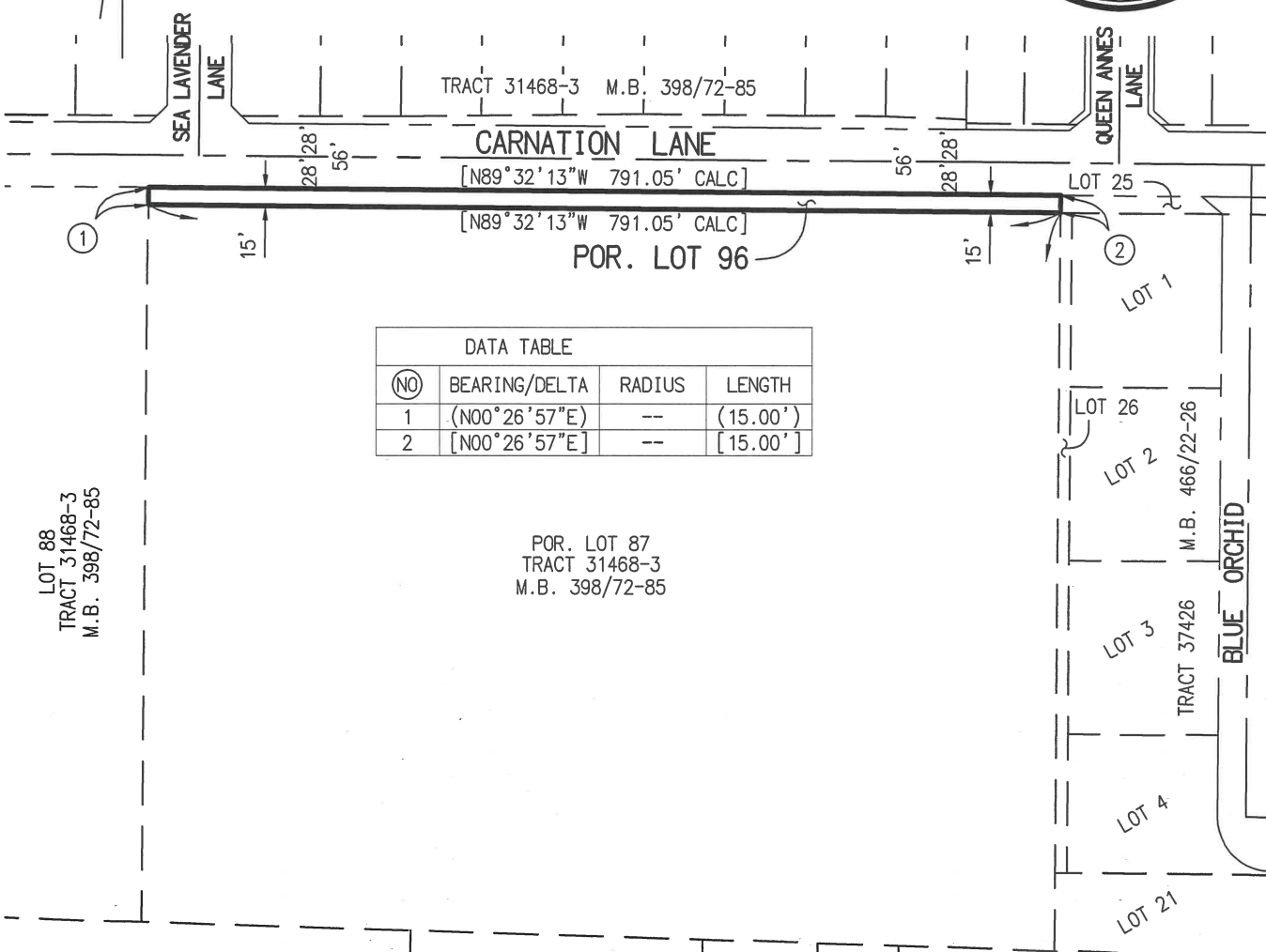
EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION
PW 2025 - 0326



LEGEND

- (X) INDICATES RECORD DATA PER TRACT 31468-3, M.B. 398/72-85.
- [X] INDICATES RECORD DATA PER TRACT 37426, M.B. 466/22-26.
- PORTION OF LOT 96 CONTAINS: ±0.27 ACRE

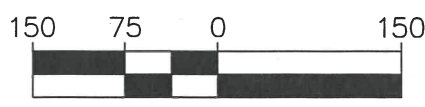


DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
1	(N00°26'57"E)	--	(15.00')
2	[N00°26'57"E]	--	[15.00']

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

APPROVED:
Robert C. Ollerton 2-26-26

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



SCALE: 1"=150'

SHEET 1 OF 1 SHEETS
Michael Baker
INTERNATIONAL

JN: 210075-EX-002
SEC. 2, T.3S., R.1.W, S.B.M.

P:\PDATA\210075\CADD\MAPPING\EXHIBITS\210075-EX-002.DWG MARQUEZ, DANIEL 1/22/2026 3:03 PM

MICHAEL BAKER INTERNATIONAL
CLOSURE REPORT
DATE: 12/17/2025 AT 5:02 PM
PROJECT: 210075
DESCRIPTION: PW25-0326
CREATED BY: DANNY MARQUEZ

TRAVERSE OF:		PORTION LOT 96		
BEARING	DISTANCE		NORTHING	EASTING
	STARTING	AT	2284523.998	6346344.115
S 89 32 13 E	791.05'	TO	2284517.605	6347135.139
S 00 26 57 W	15.00'	TO	2284502.605	6347135.022
N 89 32 13 W	791.05'	TO	2284508.998	6346343.998
N 00 26 57 E	15.00'	TO	2284523.998	6346344.115

ERROR OF CLOSURE NORTH = 0.00000000 EAST = 0.00000000
BEARING N 90 00 00 E DISTANCE = 0.0000
AREA = 11,865.75 SF 0.272 ACRES
PERIMETER = 1,612.10' CLOSURE ERROR: 0.0000