

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): 419-211-009

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 - 0329

The Easterly 170 feet of Lot 9, in Block 1, as shown by map of subdivision of Section 11, Township 3 South, Range 1 West, San Bernardino Base and Meridian, in the City of Beaumont, County of Riverside, State of California, on file in Book 9, Page10 of Maps, in the office of the County Recorder of San Bernardino County, California.

EXCEPTING THEREFROM the Easterly 70 feet thereof.

CONTAINING: 0.37 Acre, 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-005.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 - 0329

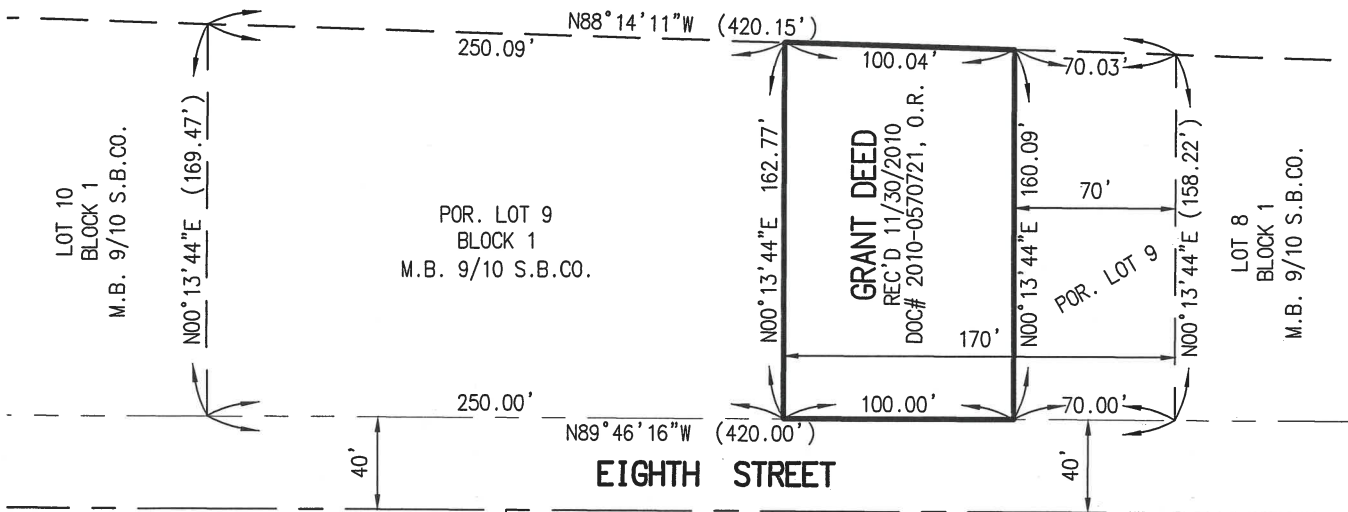


LEGEND

- (x) INDICATES RECORD DATA PER, M.B. 9/10 S.B.CO.
-  PORTION OF LOT 9 CONTAINS: ±0.37 ACRE



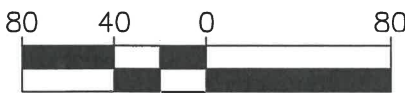
POR. LOT 87
TRACT 31468-3
M.B. 398/72-85



APPROVED:

Robert C. Ollerton 2-26-26

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



SCALE: 1"=80'

SHEET 1 OF 1 SHEETS

Michael Baker
INTERNATIONAL

JN: 210075-EX-005
SEC. 11, T.3S., R.1.W, S.B.M.

MICHAEL BAKER INTERNATIONAL
 CLOSURE REPORT
 DATE: 12/17/2025 AT 5:15 PM
 PROJECT: 210075
 DESCRIPTION: PW25-0329
 CREATED BY: DANNY MARQUEZ

TRAVERSE OF:		PORTION LOT 9		
BEARING	DISTANCE		NORTHING	EASTING
	STARTING	AT	2280304.983	6346809.975
S 89 46 16 E	100.00'	TO	2280304.584	6346909.974
N 00 13 44 E	160.09'	TO	2280464.673	6346910.613
N 88 14 11 W	100.04'	TO	2280467.751	6346810.621
S 00 13 44 W	162.77'	TO	2280304.983	6346809.970

ERROR OF CLOSURE NORTH = 0.00063696 EAST = 0.00411600
 BEARING N 81 12 11 E DISTANCE = 0.0042
 AREA = 16,143.31 SF 0.371 ACRES
 PERIMETER = 522.90' PRECISION = 1 : 125546