

RECORDING REQUESTED BY
AND WHEN RECORDED
RETURN TO AND MAIL TAX
STATEMENTS TO:

City of Beaumont
C/o City Clerk
550 East 6th Street
Beaumont, CA 92223

SPACE ABOVE THIS LINE RECORDER'S USE

APN 418-240-010



Transfer Tax Not Applicable: R&T Code 11922

Exempt from Recording Fees: Gov. Code 27383

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **LOMA LINDA UNIVERSITY** ("Grantor"), hereby GRANTS to the **CITY OF BEAUMONT**, a municipal corporation of the State of California ("Grantee"), for public street and highway purposes, the following described real property in the City of Beaumont, County of Riverside, State of California, together with (i) all rights, privileges and appurtenances belonging or appertaining thereto and (ii) all right, title and interest of Grantor in and to any street or alley, opened or proposed, abutting such real property:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND PLAT AS EXHIBIT "B" AND MADE A PART HEREOF BY THIS REFERENCE.

SIGNATURE OF RECORD OWNER(S) (MUST BE NOTARIZED)	OFFER OF DONATION IS APPROVED BY
Rodney Neal Name Senior VP of Finance / Loma Linda University Title/ Company	Lloyd White Mayor, City of Beaumont
 Signature 4/13/22 Date	Signature Date
Kevin Fischer Name Assistant Secretary / Loma Linda University Title/ Company	Attest: Steven Mehlman Name
 Signature 4.13.22 Date	Signature Date

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.

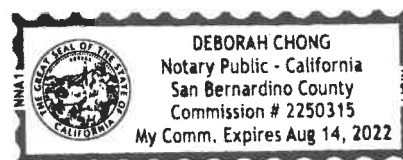
State of California)
County of San Bernardino)

On April 13, 2022, before me Deborah Chong, notary public, personally appeared Rodney Neal and Kevin Fischer who proved to me on the basis of satisfactory evidence to be the person(s) who 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: Deborah Chong



(Seal)

EXHIBIT "A"
CITY OF BEAUMONT
GRANT OF DEDICATION

APN: 418-240-010

GRANTOR: LOMA LINDA UNIVERSITY

LEGAL DESCRIPTION

BEING IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, **THAT PORTION** OF LOT 2, BLOCK 121 OF MAP BOOK 6, PAGE 16, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF PENNSYLVANIA AVENUE AND SECOND STREET;

THENCE ALONG THE CENTERLINE OF SECOND STREET, SOUTH 89°52'32" EAST 40.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE CENTERLINE OF SECOND STREET, SOUTH 89°52'32" EAST 534.60 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 2;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 2, NORTH 00°05'50" EAST 39.00 FEET;

THENCE NORTH 89°52'32" WEST 501.29 FEET, SAID LINE BEING PARALLEL WITH THE CENTERLINE OF SECOND STREET;

THENCE NORTH 44°53'21" WEST 33.23 FEET TO A LINE 50.00 FEET EASTERLY AND PARALLEL TO THE CENTERLINE OF PENNSYLVANIA AVENUE;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°05'50" EAST 496.95 FEET TO THE NORTHERLY LINE OF SAID LOT 2,

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2, 10.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF PENNSYLVANIA AVENUE;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF PENNSYLVANIA AVENUE, SOUTH 00°05'50" WEST 560.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A": GRANT OF DEDICATION

APN: 418-240-010

CONTAINING: 2,175 S.F., MORE OR LESS.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

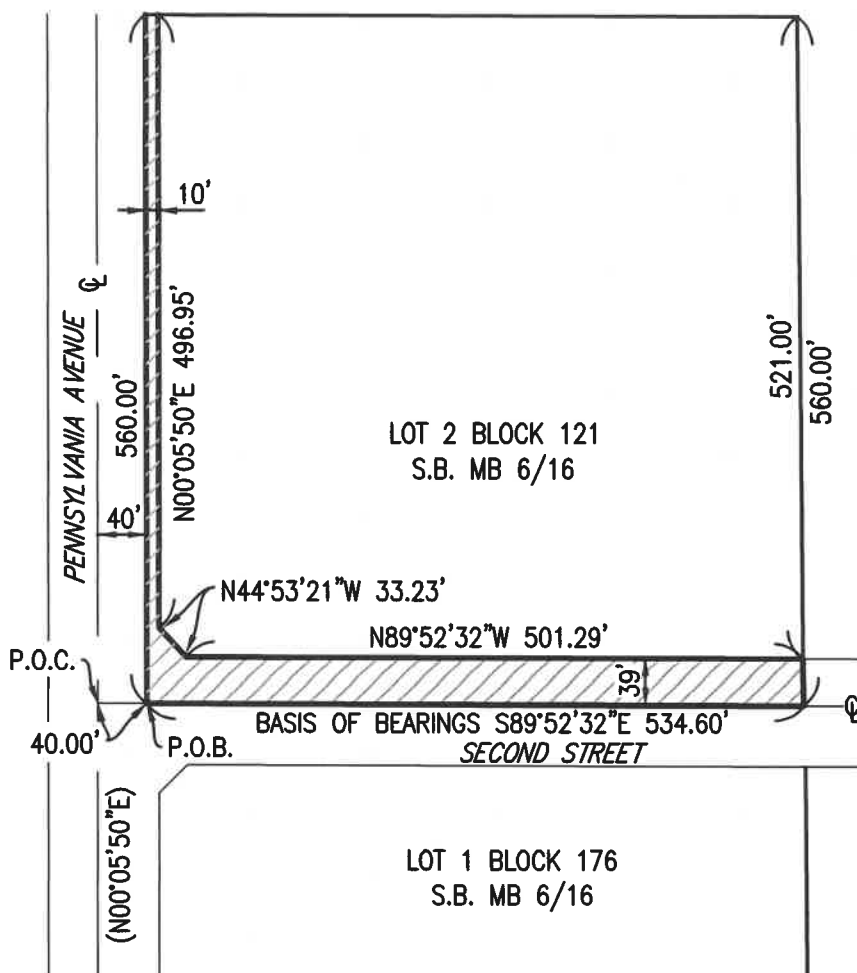
THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

A handwritten signature in black ink, appearing to read "Andrew J. Riecken", is written over a horizontal line.

ANDREW J. RIECKEN P.L.S. 9603

DATE: 2/25/2022

EXHIBIT "B"



PREPARED UNDER MY DIRECTION

Andrew J. Riecken

ANDREW J. RIECKEN, P.L.S.

DATE: 2/25/2022

BASIS OF BEARINGS

THE BEARINGS HEREON ARE BASED ON THE CENTERLINE OF SECOND STREET AS SHOWN IN PM NO. 31948 OF MB 212/11-17.

BEING N89°52'32"W

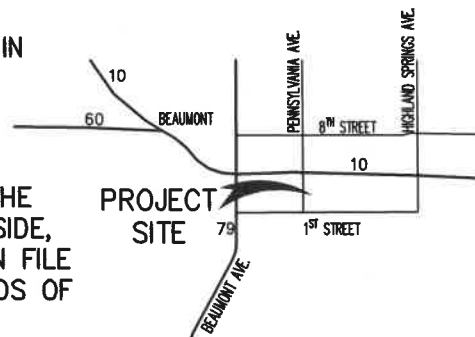
PROPERTY DESCRIPTION

A PORTION OF LOT 2, BLOCK 121, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 6, PAGE 16 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

LEGEND

() INDICATES RECORD DATA PER PM NO. 31948

INDICATES PROPOSED DEDICATION (2,175 S.F.)



VICINITY MAP
N.T.S.

APN: 418-240-010

SEC. 11, T.3S. R.1W. SBM

CITY OF BEAUMONT RIVERSIDE COUNTY, CALIFORNIA	INST. NO.	DATE:	RA-
	APPROVALS		SCALE: N.T.S.
	ENGINEERING		DRAWN BY: A. RIECKEN
GRANT OF DEDICATION — PROPERTY OF: LOMA LINDA UNIVERSITY	REAL PROPERTY	DATE: 2/25/2021	C.O. SHT. 1 OF 1