



City of Beaumont

550 E. 6th Street
Beaumont, CA 92223
(951) 769-8520
www.ci.beaumont.ca.us

Case No. PL2020-0560
Receipt No. RD1118333
Fee \$ 484.43 / 3,000 Insp
Date Paid 10/9/20

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name Cosbey Watson Phone 310-907-6999

2. Contact's Address 500 S. Sepulveda Blvd. Suite 304, Manhattan Beach, CA 90266
City/State/Zip

5. Contact's E-mail cwatson@richdevelopment.com

3. Developer Name Beaumont Highland Springs, LLC Phone 310-547-3326
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address 1000 N. Western Ave. suite 200 San Pedro, CA 90732
City/St/Zip

5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):

~~Security for Improvements for Tract Map 37045. \$188,277.40~~

6. **CERTIFICATION OF ACCURACY AND COMPLETENESS:** I hereby certify that to the best of my knowledge the information in this application and all attached answers and exhibits are true, complete, and correct.

Cosbey Watson Cosbey Watson 10-5-2020
Print Name and Sign – Contact/Applicant Date

7. Contractor shall indemnify, defend, and hold harmless the City and its officers, officials, employees and volunteers from and against any and all liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with contractor's performance of work hereunder or its failure to comply with any of its obligations for which this Bond exoneration is requested, except for such loss or damage which was caused by the active negligence of the City.

Print Name and Sign – Contact/Applicant Date

8. Developer/Contractor has completed all the following items prior to requesting release or has included them in the application.

- Remove and replace concrete and AC as needed where lifting.
- Provide AC crack fill as needed. Crack fill/seal shall be hot asphaltic emulsion.
- Provide Type II slurry coat for all road surfaces.
- Restore/Verify pavement striping/markings.
- Restore/Verify blue dots and signage as needed.
- Clean and camera sewer. Provide report and video copy of camera survey.
- Provide all final geotechnical reports.
- Provide Engineers' certification for line and grade within Right-of-Way.
- Provide Landscape Architects Certification as required.

Cosbey Watson

Cosbey Watson

10-5-2020

Print Name and Sign – Contact/Applicant

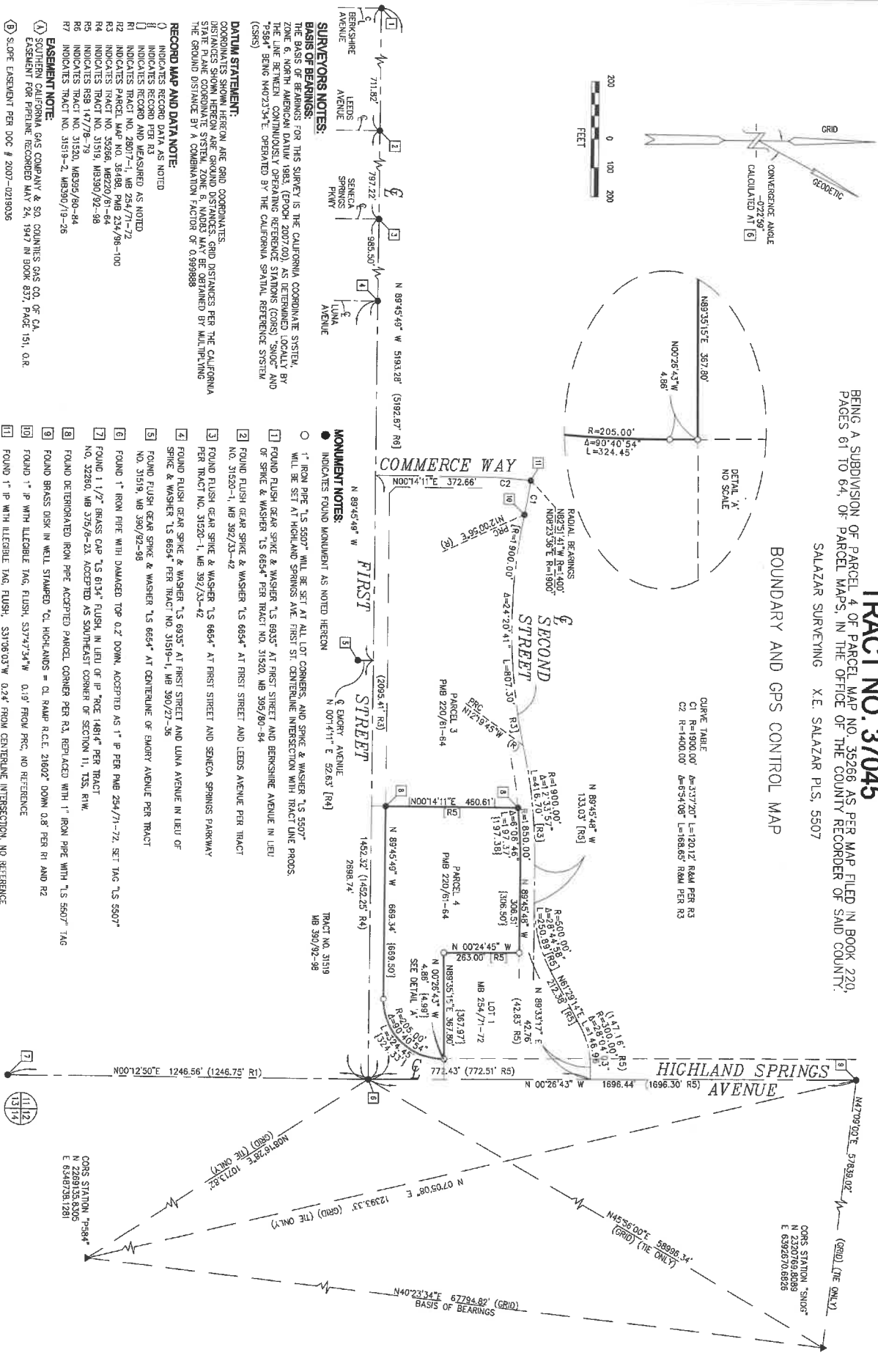
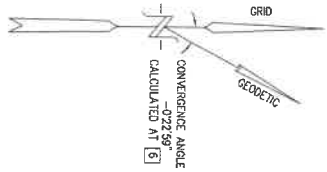
Date

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
TRACT NO. 37045

BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP NO. 35266 AS PER MAP FILED IN BOOK 220,
 PAGES 61 TO 64, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SALAZAR SURVEYING X.E. SALAZAR PLS. 5507

BOUNDARY AND GPS CONTROL MAP



CURVE TABLE

C1	R=1900.00'	Δ=3°57'20"	L=120.12'	RAM PER R3
C2	R=1400.00'	Δ=5°54'08"	L=168.85'	RAM PER R3

SURVEY NOTES:

THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM (2011) AS DETERMINED LOCALLY BY THE LINE BETWEEN CONTIGUOUSLY OPERATING "P844" BEING MAG2334"E OPERATED BY THE CALIFORNIA SPATIAL REFERENCE SYSTEM (CSRS)

DATUM STATEMENT:

COORDINATES SHOWN HEREON ARE GRID COORDINATES. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. GRID DISTANCES PER THE CALIFORNIA SPATIAL REFERENCE SYSTEM (CSRS) VALUES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A CONVERSION FACTOR OF 0.999988

RECORD MAP AND DATA NOTE:

- 1 INDICATES RECORD DATA AS NOTED
- 2 INDICATES RECORD PER R3
- 3 INDICATES RECORD AND MEASURED AS NOTED
- 4 INDICATES PARCEL MAP NO. 35498, PMB 234/76-100
- 5 INDICATES PARCEL MAP NO. 35266, MB220/61-64
- 6 INDICATES TRACT NO. 31519, MB390/92-98
- 7 INDICATES TRACT NO. 31520, MB390/92-98
- 8 INDICATES TRACT NO. 31519, MB390/92-98
- 9 INDICATES TRACT NO. 31520, MB390/92-98

EASEMENT NOTE:

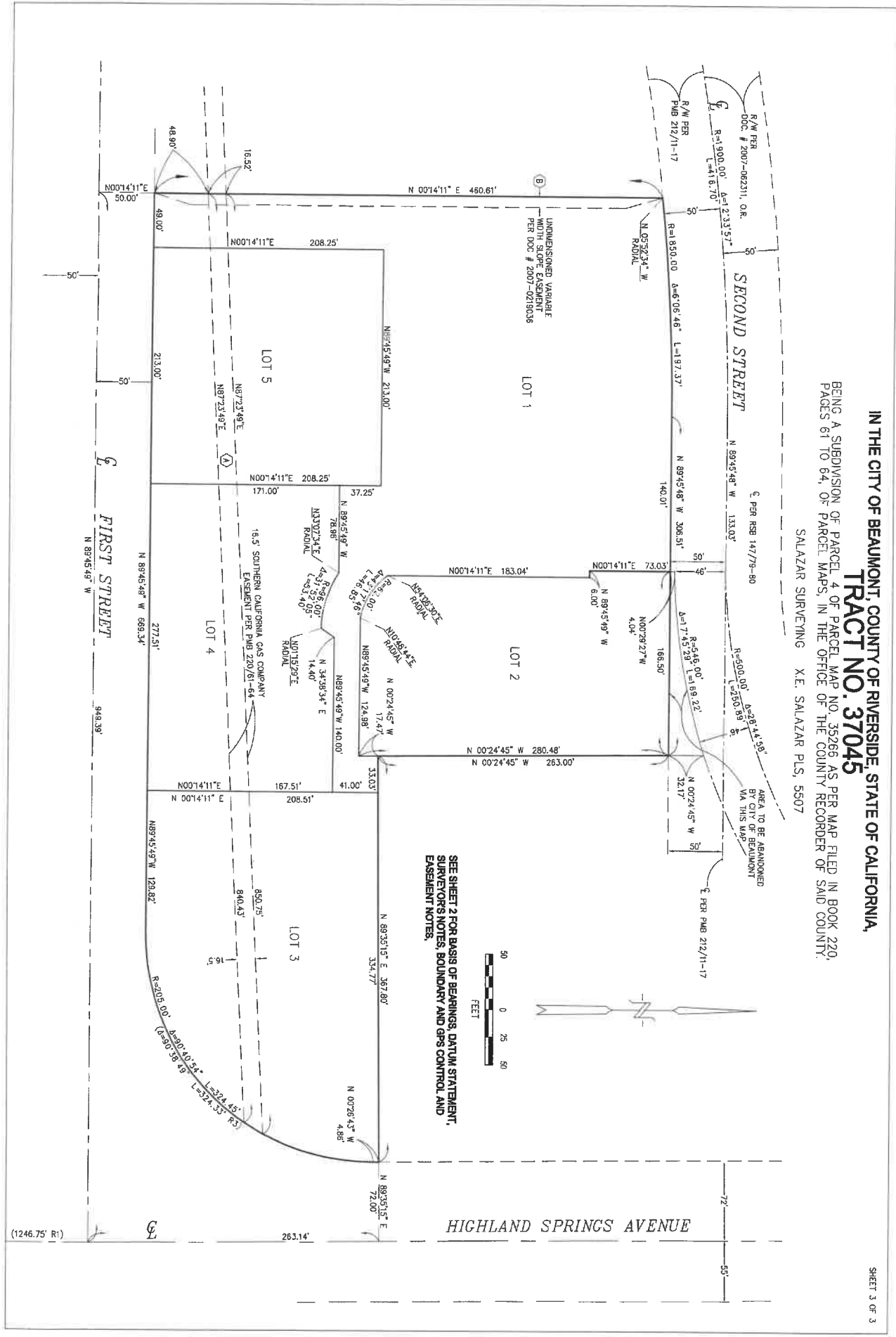
- 10 SOUTHERN CALIFORNIA GAS COMPANY & SO. COUNTIES GAS CO. OF CA. EASEMENT FOR PRELIM. RECORDED MAP 24, 1947 IN BOOK 837, PAGE 151, O.R.
- 11 SLOPE EASEMENT PER DOC # 2007-0219036

MONUMENT NOTES:

- 1 INDICATES FOUND MONUMENT AS NOTED HEREON
- 2 1" IRON PIPE "1S 5507" WILL BE SET AT ALL LOT CORNERS, AND SPIKE & WASHER "1S 5507" WILL BE SET AT HIGHLAND SPRINGS AVE. FIRST ST. CENTERLINE INTERSECTION WITH TRACT LINE PRODS.
- 3 FOUND FLUSH GEAR SPIKE & WASHER "1S 6935" AT FIRST STREET AND BERSHIRE AVENUE IN LIEU OF SPIKE & WASHER "1S 6934" PER TRACT NO. 31520, MB 390/80-84
- 4 FOUND FLUSH GEAR SPIKE & WASHER "1S 6654" AT FIRST STREET AND LEEDS AVENUE PER TRACT NO. 31520-1, MB 392/33-42
- 5 FOUND FLUSH GEAR SPIKE & WASHER "1S 6935" AT FIRST STREET AND SENeca SPRINGS PARKWAY PER TRACT NO. 31520-1, MB 392/33-42
- 6 FOUND FLUSH GEAR SPIKE & WASHER "1S 6935" AT FIRST STREET AND LUNA AVENUE IN LIEU OF SPIKE & WASHER "1S 6654" PER TRACT NO. 31519-1, MB 390/27-36
- 7 FOUND 1.127" BRASS CAP "1S 6134" IN LIEU OF 1" IP PER PMB 254/71-72. SET TAG "1S 5507" NO. 32260, MB 376/6-23. ACCEPTED AS SOUTHWEST CORNER OF SECTION 11, T3S, R1W.
- 8 FOUND DETERIORATED IRON PIPE ACCEPTED PARCEL CORNER PER R3, REPLACED WITH 1" IRON PIPE WITH "1S 5607" TAG
- 9 FOUND BRASS DISK IN WELL STAMPED "CL HIGHLANDS = CL RAMP R.C.E. 21602" DOWN 0.8" PER R1 AND R2
- 10 FOUND 1" IP WITH ILLEGIBLE TAG, FLUSH, S37°47'34"W 0.9' FROM PRC. NO REFERENCE
- 11 FOUND 1" IP WITH ILLEGIBLE TAG, FLUSH, S31°06'03"W 0.24' FROM CENTERLINE INTERSECTION, NO REFERENCE

**IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
TRACT NO. 37045**

BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP NO. 35286 AS PER MAP FILED IN BOOK 220,
PAGES 61 TO 64, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
SALAZAR SURVEYING X.E. SALAZAR PLS, 5507



SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT,
SURVEYOR'S NOTES, BOUNDARY AND GPS CONTROL AND
EASEMENT NOTES.

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
TRACT NO. 37045

BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP NO. 35266 AS PER MAP FILED IN BOOK 220,
PAGES 61 TO 64, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SALAZAR SURVEYING X.E. SALAZAR LS5597 JUNE, 2017

OWNERS STATEMENT:

WE HEREBY STATE THAT WE ARE OWNERS OF THE LAND INCCLUDED WITHIN THE SUBDIVISION SHOWN HEREON THAT WE HAVE READ THE FOREGOING INSTRUMENT AND HAVE CONSENTED TO PASS A CLEAR TITLE TO SAID LAND, THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

LOMA UNDA UNIVERSITY, A CORPORATION

BY: _____

RODNEY NEAL

TITLE: _____

BY: _____

KEMM FISHER

TITLE: _____

NOTARY 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 _____)

PERSONALLY APPEARED BEFORE ME, _____ NOTARY PUBLIC

WHO SIGNED THE FOREGOING INSTRUMENT AND WHOSE NAME(S) ARE SUBSCRIBED TO THE INSTRUMENT AND WHOSE NAME(S) ARE SUBSCRIBED TO THE SAME IN HIS/HERS/THEIR AUTHORIZED CAPACITIES, 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.

WITNESS MY HAND

SIGNATURE _____

PRINT NAME _____

NOTARY PUBLIC, STATE OF CALIFORNIA

MY COMMISSION EXPIRES _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS _____

ABANDONMENT NOTE

PURSUANT TO THE PROVISIONS OF SECTION 6644 AND 66499.0.3 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS INSTRUMENT CONSTITUTES AN ABANDONMENT OF A PORTION OF THE SECOND STREET RIGHT OF WAY SHOWN ON PARCEL MAP NO. 35266, PAGES 220/61-64, AS OUTLINED ON SHEET 3 OF THIS MAP.

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66439(a)(3)(A) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

SOUTHERN CALIFORNIA GAS COMPANY AN UNDIVIDED 3/4 INTEREST AND SOUTHERN CALIFORNIA GAS CO. OF CALIFORNIA AND UNDIVIDED 1/4 INTEREST HOLDERS OF AN EASEMENT FOR PRELIMINARY RECORDED MAY 24, 1947 IN BOOK 837, PAGE 151, O.R.

TAX COLLECTORS CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

CASH OR SURETY BOND

BY: _____

DEPUTY _____

DATED _____

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE _____ 2017

CASH OR SURETY BOND

BY: _____

DEPUTY _____

DATED _____

NOTARY 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 _____)

PERSONALLY APPEARED BEFORE ME, _____ NOTARY PUBLIC

WHO SIGNED THE FOREGOING INSTRUMENT AND WHOSE NAME(S) ARE SUBSCRIBED TO THE INSTRUMENT AND WHOSE NAME(S) ARE SUBSCRIBED TO THE SAME IN HIS/HERS/THEIR AUTHORIZED CAPACITIES, 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.

WITNESS MY HAND

SIGNATURE _____

PRINT NAME _____

NOTARY PUBLIC, STATE OF CALIFORNIA

MY COMMISSION EXPIRES _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS _____

SURVEYORS STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LOMA UNDA UNIVERSITY ON MARCH 22, 2016. I HAVE PERSONALLY EXAMINED THE FIELD DATA AND FOUND THE MONUMENTS INDICATED, OR THAT THEY WERE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED _____

XICOTENCAL E. SALAZAR LS 5597
LICENSE EXPIRES SEPTEMBER 30, 2018

CITY SURVEYORS STATEMENT:

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. THE EXPIRATION DATE BEING APRIL 18, 2019, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED _____

ROBERT C. OLLETON, CITY SURVEYOR, LS7731

BEAUMONT CITY COUNCIL CERTIFICATE:

THE CITY OF BEAUMONT, STATE OF CALIFORNIA BY ITS CITY COUNCIL, HEREBY APPROVES TRACT MAP NO. 37045.

DATED _____

CITY CLERK, CITY OF BEAUMONT,
RIVERSIDE COUNTY, CALIFORNIA

RECORDER'S STATEMENT:
FILED THIS _____ DAY OF _____, 2017
AT _____ M. OF MAPS, AT PAGES _____
IN BOOK _____ OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
THE CITY OF BEAUMONT.
BY: _____
NO. _____
FEE: \$ _____

PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER
BY: _____ DEPUTY
SUBDIVISION GUARANTEED BY:
CHICAGO TITLE COMPANY

Basic Gov (Sales Force) # 17-4299
File # 3152

**AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS
FOR TRACT MAP OR PARCEL MAP OR PLOT PLAN
(Tract Map/Parcel Map/Plot Plan No. 37045)**

THIS SECURITY AGREEMENT is made by and between CITY OF BEAUMONT (“CITY”) and Beaumont Highland Springs, LLC, a California limited liability company (“DEVELOPER”).

RECITALS

A. DEVELOPER has applied to the CITY for permission to develop certain real property, pursuant to Tract Map/Parcel Map/Plot Plan # _____, (“Map”). DEVELOPER has also asked the CITY to accept the dedication of the street or streets and other proposed public rights-of-way, parks and recreation facilities, and easements as depicted on the Map and to otherwise approve the Map so that it may be recorded as required by law; and

B. The CITY requires, as a condition precedent to the acceptance and approval of the Map and the dedication of the public rights-of-way and easements depicted thereon, that such rights-of-way be improved with (for example) grading, paving, curbs, gutters, sidewalks, street lights, stormdrains, sanitary sewers and appurtenances thereto, street name signs, survey monuments, electrical and telecommunications, water pipes, water mains, fire hydrants and appurtenances thereto, and landscaping, including any warranty work for all such improvements (collectively, “Improvements”); and

C. The Improvements have not yet been constructed and completed and it is the purpose of this Security Agreement to set forth the terms and conditions by which the DEVELOPER shall guarantee that such Improvements shall be constructed and completed within the time set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the acceptance of the DEVELOPER’s offer of dedication and the approval of the Map for filing and recording as provided and required by law, the CITY and the DEVELOPER hereby agree as follows:

1. Provision of Improvements. DEVELOPER shall provide, at the DEVELOPER’s sole cost and expense, all necessary labor and materials to complete the construction of the Improvements depicted on the Map and described in the conditions of approval of the Map within one (1) year of the date of this Security Agreement.

2. Inspection by the CITY. The CITY shall inspect, at the DEVELOPER’s sole cost and expense, all of the work, labor and materials performed and provided by the DEVELOPER in connection with the Improvements.

3. Compliance with Plans and Specifications. The Improvements shall be constructed and installed in strict accordance with the CITY-approved plans and specifications.

4. Security for Performance. Concurrently with the execution of this Security Agreement by DEVELOPER, DEVELOPER shall deliver to the CITY a performance bond issued by a corporate surety in substantially the form attached hereto as **Exhibit "A"**, in an amount that is not less than 100% of the total estimated cost of the Improvements and any warranty therefor. The performance bond shall be issued by an "admitted" corporate surety insurer authorized to do business in the State of California and the surety insurer shall have an A.M. Best rating of at least "A, XV". The surety insurer shall have assets exceeding its liabilities in the amount equal to or in excess of the amount of the bond, and the bond shall not be in excess of 10% of the surety insurer's assets. The security or bond shall also insure against any and all defects in the Improvements for a period of not less than one full year after the date of acceptance thereof by the CITY. The bond shall be duly executed and shall meet all the requirements of Section 995.660 of the California Code of Civil Procedure.

5. Security for Contractors, Subcontractors, Laborers and Materialmen. The DEVELOPER shall also provide a payment bond issued by a corporate surety for the security of laborers and materialmen, which bond or bonds shall be in substantially the form attached hereto as **Exhibit "B"** and made a part hereof. The amount of the bond(s) shall be no less than 100% of the total estimated amount needed to secure payment to the contractor, to the subcontractors, and to the persons furnishing labor, materials, or equipment to them for the Improvements. The laborers and materialmen bond shall be provided by an "admitted" corporate surety insurer authorized to transact surety insurance in the State of California with an A.M. Best rating of "A, XV", and with assets exceeding its liabilities in the amount equal to or in excess of the amount of the bond, and the bond shall not be in excess of 10% of the surety insurer's assets. The bond shall be duly executed and shall meet all the requirements of Section 995.660 of the California Code of Civil Procedure.

6. General Liability and Worker's Compensation Insurance. The DEVELOPER shall, before commencing any work, obtain commercial general liability insurance (primary) of not less than \$2,000,000.00 per occurrence for all coverages and \$2,000,000.00 general aggregate. The CITY and its employees and agents shall be added as additional insureds. Coverage shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance, primary or excess, available to the CITY or any employee or agent of the CITY. Coverage shall not be limited to the vicarious liability or supervisory role of any additional insured. Coverage shall contain no contractors' limitation endorsement. There shall be no endorsement or modification limiting the scope of coverage for liability arising from pollution, explosion, collapse, underground property damage or employment-related practices. Such insurance shall not prohibit the DEVELOPER, and its employees or agents, from waiving the right of subrogation prior to a loss. The DEVELOPER waives its right of subrogation against the CITY. Unless otherwise approved by the CITY, the DEVELOPER's insurance shall be written by insurers authorized to do business in the State of California and with a minimum A.M. Best rating of "A, XV." Self-insurance shall not be considered to comply with these insurance specifications. The DEVELOPER agrees to require all contractors, subcontractors and other parties hired for the Improvements to purchase and maintain insurance of the types specified

herein, naming as additional insureds all of the parties to this Security Agreement. The DEVELOPER shall, before commencing any work, obtain Worker's Compensation Insurance in an amount required by law and, failing to do so, the CITY may procure such insurance at the cost of the DEVELOPER.

7. Comprehensive Commercial General and Automobile Liability Insurance. The DEVELOPER, before commencing any work shall, at its own expense, maintain comprehensive commercial general and automobile liability insurance issued by a California-admitted surety company with an A.M. Best rating of no less than "A, XV" for \$2,000,000 per occurrence. Coverage shall be for the entire duration of the permitted activities. Such liability insurance policy shall name, by endorsement, the City as an additional insured.

8. Indemnification. Notwithstanding the provisions of Government Code, Section 66474.9 or any other statutes of similar import, and to the full extent permitted by law, the DEVELOPER shall defend, indemnify and hold harmless the CITY, its employees, agents, officials and attorneys, from and against any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind or nature, whether actual, alleged or threatened, reasonable attorneys' fees, court costs, interest, expert witness fees and any other costs or expenses of any kind whatsoever, without restriction or limitation, incurred in relation to, as a consequence of, or arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part, to the Map, the Improvements, this Agreement, or any matter related to the same; provided, however, that the indemnification to be provided by DEVELOPER to the CITY pursuant to the terms of this paragraph shall not be applicable where the aforementioned liability, claim, suit, action, etcetera, is the result of the sole negligence or sole willful misconduct of the CITY.

9. Procedure for Release of Performance Bond Security. The security furnished by the DEVELOPER shall be released in whole or in part in the following manner:

a. Security shall be released upon final completion and acceptance of the Improvements. If the security furnished by the DEVELOPER is a documentary evidence of security, such as a surety bond, the CITY shall release the documentary evidence and return the original to the Surety upon final completion and acceptance of the Improvements. In the event the CITY is unable to return the original documentary evidence to the Surety, the security shall be released by written notice sent by certified mail to the DEVELOPER and to the Surety within 30 days of the City's acceptance of the Improvements. The written notice shall contain a statement that the work for which security was furnished has been completed and accepted, a description of the Improvements, and the notarized signature of an authorized CITY official.

b. At such time as the DEVELOPER believes that the work for which the security was required is complete and makes payment of a partial exoneration fee of \$350 to the CITY, the DEVELOPER shall notify the CITY in writing of the completed work, including a list of work completed. Upon receipt of the written notice, the CITY shall have 45 days to review and comment or approve the completion of the Improvements. If the CITY does not agree that all work has been completed in accordance with the plans

and specifications for the Improvements, it shall supply a list of all remaining work to be completed.

c. Within 45 days of receipt of the CITY's list of remaining work, the DEVELOPER may then provide cost estimates for all remaining work for review and approval by the CITY.

d. Upon receipt of the cost estimates, the CITY shall then have 45 days to review, comment, and approve, modify or disapprove those cost estimates. The CITY shall not be required to engage in this process of partial release more than once between the start of work and the completion and acceptance of all work.

e. The DEVELOPER shall complete the works of Improvement until all remaining items are accepted by the CITY. Upon completion of the Improvements, the DEVELOPER shall be notified in writing by the CITY within 45 days and, within 45 days of the date of the CITY's notice, the release of any remaining performance security shall be made within 60 days of the recording of the Notice of Completion.

10. Procedure for Release of Payment Bond Security. Security securing the payment to the contractor, his or her subcontractors and persons furnishing labor, materials or equipment may, after passage of the time within which mechanic's liens and stop notices are required to be recorded and after acceptance of the Improvements, be reduced by Surety to an amount equal to the total claimed by all claimants for whom mechanic's liens and stop notices have been recorded and notice thereof given in writing to the CITY, and if no claims have been recorded, the security may be released in full.

11. Security for One-Year Warranty Period. The release procedures described in paragraphs 9 and 10 above shall not apply to any required guarantee and warranty period nor to the amount of the performance bond security deemed necessary by the CITY for the guarantee and warranty period nor to costs and reasonable expenses and fees, including reasonable attorneys' fees.

12. Binding Effect. This Security Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their legal representatives and their successors and assigns.

13. Authority to Execute. The DEVELOPER hereby warrants and represents to the CITY that the individual signing this Security Agreement on behalf of the DEVELOPER is vested with the unconditional authority to do so pursuant to, and in accordance with, all applicable legal requirements, and has the authority bind the DEVELOPER hereto.

14. No Assignment. The DEVELOPER may not assign this Security Agreement, or any part thereof, to another without the prior written consent of the CITY.

15. Attorneys' Fees. In the event of legal action to enforce or interpret this Agreement or any of its provisions, the prevailing party shall be entitled, in addition to any other form of relief, to recover its reasonable attorneys' fees and costs of suit.

16. Execution in Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but which together shall constitute a single agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the dates listed below.

CITY OF BEAUMONT

By *Marcy Caswell*
Mayor

June 21, 2018
Date

DEVELOPER BEAUMONT HIGHLAND SPRINGS, LLC

By *[Signature]*
Joseph W. Rich

1.25.2018
Date

Title: Manager

Address: 1000 N Western Avenue, Suite 200
San Pedro, CA 90732

EXHIBIT "B"

PAYMENT BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and Beaumont Highland Springs, LLC (hereafter designated as "the Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated October 24, 20 17, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 37045, which is hereby incorporated herein and made a part hereof; and

WHEREAS, under the terms of the said agreement, the Principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the City of Beaumont to secure the claims to which reference is made in Section 8000, et seq., of the Civil Code of the State of California.

NOW, THEREFORE, the Principal and the undersigned as corporate surety, are held firmly bound unto the City of Beaumont and all contractors, subcontractors, laborers, materialmen, and other persons employed in the performance of the said agreement and referred to at Section 8000, et seq., of the Civil Code in the sum of One Hundred Eighty Eight Thousand Two Hundred Seventy Seven and 40/100 dollars (\$188,277.40), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Section 8000, et seq., of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the agreement or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on January 12, _____, 20 18.

PRINCIPAL: Beaumont Highland Springs, LLC

SURETY: SureTec Insurance Company

By _____
Title _____

By Andrew Sysyn
Title Andrew Sysyn, Attorney-in-Fact

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Orange)

On January 12, 2018 before me, Pamela R. Goetsch, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Andrew Sysyn
Name(s) of Signer(s)

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 Pamela R. Goetsch
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

Andrew Sysyn, Pamela Goetsch

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for, providing the bond penalty does not exceed

Five Million and 00/100 Dollars (\$5,000,000.00)

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment shall continue in force until 12/31/2019 and is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted at a meeting held on 20th of April, 1999.)

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 29th day of March, A.D. 2017.

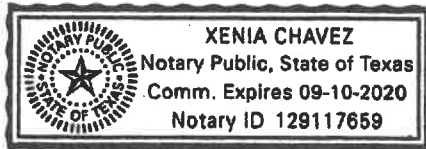
SURETEC INSURANCE COMPANY

By: [Signature]
John Knox Jr., President

State of Texas ss:
County of Harris



On this 29th day of March, A.D. 2017 before me personally came John Knox Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.



[Signature]
Xenia Chavez, Notary Public
My commission expires September 10, 2020

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this 12th day of January 2018, A.D.

[Signature]
M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:00 am and 5:00 pm CST.

EXHIBIT "A"

PERFORMANCE BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and Beaumont Highland Springs, LLC (hereinafter designated as "Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated October 24; 2017 whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 37045, which is hereby incorporated herein and made a part hereof; and

WHEREAS, Principal is required under the terms of the said agreement to furnish a bond for the faithful performance of said agreement.

NOW, THEREFORE, we, the Principal and SureTec Insurance Company, as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of One Hundred Eighty Eight Thousand Two Hundred Seventy Seven and 40/100 dollars (\$188,277.40) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided, on his or their part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City, its officers, agents and employees as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment therein rendered.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on January 12, 2018.

PRINCIPAL: Beaumont Highland

SURETY: SureTec Insurance Company

Springs, LLC

By _____

Title _____

By _____

Title Andrew Sysyn, Attorney-in-Fact

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Orange)

On January 12, 2018 before me, Pamela R. Goetsch, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Andrew Sysyn
Name(s) of Signer(s)

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 Pamela R. Goetsch
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

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Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

Andrew Sysyn, Pamela Goetsch

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for, providing the bond penalty does not exceed

Five Million and 00/100 Dollars (\$5,000,000.00)

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment shall continue in force until 12/31/2019 and is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted at a meeting held on 20th of April, 1999.)

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 29th day of March, A.D. 2017.

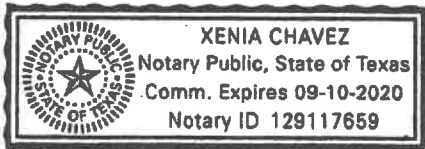
SURETEC INSURANCE COMPANY

By: [Signature]
John Knox Jr., President



State of Texas ss:
County of Harris

On this 29th day of March, A.D. 2017 before me personally came John Knox Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.



[Signature]
Xenia Chavez, Notary Public
My commission expires September 10, 2020

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this 12th day of January, 2018, A.D.

[Signature]
M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:00 am and 5:00 pm CST.

GENERAL NOTES:

- 1. THIS PLAN SUPERSEDES ALL OTHER PLANS PREVIOUSLY APPROVED BY THE CITY OF BEAUMONT REGARDING IMPROVEMENTS SHOWN ON THIS SET OF PLANS.
2. APPROVAL OF THIS PLAN DOES NOT LESSEN OR WAIVE ANY PORTION OF THE BEAUMONT MUNICIPAL CODE, RESOLUTION OF CONDITIONAL APPROVAL, CITY STANDARDS OR OTHER ADDITIONAL DOCUMENTS LISTED HEREIN AS THEY MAY PERTAIN TO THIS PROJECT. THE ENGINEER IN RESPONSIBLE CHARGE SHALL REVISE THESE PLANS WHEN NON-COMFORMANCE IS DISCOVERED.
3. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER OR ENGINEER-OF-WORK FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS AND OMISSIONS DISCOVERED DURING CONSTRUCTION. ALL PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
4. A RIGHT-OF-WAY PERMIT FROM BUILDING & SAFETY DEPARTMENT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. PRIOR TO PERMIT ISSUANCE, A CERTIFICATE OF INSURANCE MUST BE FILED NAMING THE CITY OF BEAUMONT AS AN ADDITIONAL INSURED ON THE PERMITTEE'S POLICY IN THE MINIMUM AMOUNT OF \$1,000,000.00 FOR EACH OCCURRENCE OF LIABILITY. THE INSURANCE COMPANY WRITING THE POLICY MUST HAVE A RATING OF "A-" OR BETTER AND A SIZE CATEGORY OF CLASS VI OR BETTER AS ESTABLISHED BY "BESTS" KEY RATING GUIDE.
5. NO WORK SHALL BE COMMENCED UNTIL ALL PERMITS HAVE BEEN OBTAINED FROM THE CITY AND OTHER APPROPRIATE AGENCIES.
6. REVISION OF THESE PLANS MAY BE REQUIRED IF THE PROPOSED IMPROVEMENTS ARE NOT CONSTRUCTED PRIOR TO THE DEADLINE DATE OF THE IMPROVEMENT AGREEMENT.
7. NO REVISIONS WILL BE MADE TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER, NOTED WITHIN THE REVISION BLOCK, ON THE APPROPRIATE SHEET OF THE PLANS AND TITLE SHEET.
8. ORIGINAL DRAWINGS SHALL BECOME THE PROPERTY OF THE CITY UPON BEING SIGNED BY THE CITY ENGINEER.
9. THE ORIGINAL DRAWING SHALL BE REVISED TO REFLECT AS-BUILT CONDITIONS BY THE ENGINEER-OF-WORK PRIOR TO FINAL ACCEPTANCE OF THE WORK BY THE CITY.
10. ACCESS FOR FIRE AND OTHER EMERGENCY VEHICLES SHALL BE MAINTAINED TO THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
11. WHERE TRENCHES ARE WITHIN CITY EASEMENTS, A SOILS REPORT COMPRISED OF:
A. SUMMARY SHEET.
B. LABORATORY WORK SHEETS.
C. COMPACTION CURVES SHALL BE SUBMITTED BY A PROFESSIONAL ENGINEER OF THE STATE OF CALIFORNIA, PRINCIPALLY DOING BUSINESS IN THE FIELD OF APPLIED SOIL MECHANICS. THE SOILS REPORT WILL BE SUBMITTED TO THE CITY ENGINEERING INSPECTOR WITHIN TWO (2) WORKING DAYS OF COMPLETION OF FIELD TESTS. THE WRITTEN FIELD COMPACTION REPORT(S) SHALL BE IMMEDIATELY SUBMITTED TO THE CITY ENGINEERING INSPECTOR UPON COMPLETION OF THE FIELD TESTS.
12. A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE SITE PRIOR TO THE BEGINNING OF WORK AND SHALL BE ATTENDED BY ALL REPRESENTATIVES RESPONSIBLE FOR CONSTRUCTION, INSPECTION, SUPERVISION, TESTING AND ALL OTHER ASPECTS OF THE WORK. THE CONTRACTOR SHALL SCHEDULE THE MEETING BY CALLING THE INSPECTION LINE AT (951) 572-3224 AT LEAST FIVE (5) WORKING DAYS PRIOR TO SCHEDULING.
13. ALL INSPECTION REQUESTS OTHER THAN FOR THE PRE-CONSTRUCTION MEETING WILL BE MADE BY CALLING THE BUILDING & SAFETY INSPECTION REQUEST LINE AT (951) 572-3224. INSPECTION REQUESTS MUST BE RECEIVED PRIOR TO 2:00 PM ON THE DAY BEFORE THE INSPECTION IS NEEDED. INSPECTIONS WILL BE MADE THE NEXT WORK DAY UNLESS YOU REQUEST OTHERWISE. REQUESTS MADE AFTER 2:00 PM WILL BE SCHEDULED FOR TWO (2) FULL WORK DAYS LATER.
14. THE OWNER AND/OR APPLICANT THROUGH THE DEVELOPER AND/OR CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
15. THE CONTRACTOR SHALL CONFORM TO LABOR CODE SECTION 6705 BY SUBMITTING A DETAIL PLAN TO THE CITY ENGINEER AND/OR CONCERNED AGENCY SHOWING THE DESIGN OF SHORING, BRACING, SLOPE OR OTHER PROVISIONS TO BE MADE OF WORKER PROTECTION FROM THE HAZARD OF CAVING GROUND DURING THE EXCAVATION OF SUCH TRENCH OR TRENCHES FOR DURING THE PIPE INSTALLATION THEREIN. THIS PLAN MUST BE PREPARED FOR ALL TRENCHES FIVE FEET (5') OR MORE IN DEPTH AND APPROVED BY THE CITY ENGINEER AND/OR CONCERNED AGENCY PRIOR TO EXCAVATION. IF THE PLAN VARIES FROM THE SHORING SYSTEM STANDARDS ESTABLISHED BY THE CONSTRUCTION SAFETY ORDERS, TITLE 8, CALIFORNIA ADMINISTRATIVE CODE, THE PLANS SHALL BE PREPARED BY A REGISTERED ENGINEER AT THE CONTRACTOR'S EXPENSE. A COPY OF THE O.S.H.A. EXCAVATION PERMIT MUST BE SUBMITTED TO THE INSPECTOR PRIOR TO EXCAVATION.
16. IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED WITHIN ANY WORK ZONE DURING CONSTRUCTION, OPERATIONS WILL CEASE IMMEDIATELY AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER. OPERATIONS WILL NOT RESTART UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
17. ALL OPERATIONS CONDUCTED AT THE SITE OR ADJACENT THERETO SHALL ADHERE TO THE NOISE ORDINANCE SET FORTH BY THE CITY MUNICIPAL CODE. ALL OPERATIONS SHALL BE LIMITED BY THE NOISE ORDINANCE TO THE LEVEL OF DECIBELS SPECIFIED FOR THE AREA AND TIME PERIOD. CONSTRUCTION ACTIVITIES WILL BE LIMITED TO THE PERIOD BETWEEN 7:00 AM AND 6:00 PM EACH DAY, MONDAY THROUGH FRIDAY, UNLESS OTHERWISE PERMITTED.
18. ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL TWO FULL WORKING DAYS PRIOR TO BEGINNING OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEBRIS OR DAMAGE OCCURRING ALONG THE HAUL ROUTE OR ADJACENT STREETS AS A RESULT OF THE GRADING OPERATIONS.
19. NO BLASTING SHALL COMMENCE WITHOUT A CITY ENGINEER-APPROVED BLASTING PROGRAM AND A BLASTING PERMIT.
20. THE EXISTENCE AND LOCATION OF UTILITY STRUCTURES AND FACILITIES SHOWN ON THE CONSTRUCTION PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. ATTENTION IS CALLED TO THE POSSIBLE EXISTENCE OF OTHER UTILITY FACILITIES OR STRUCTURES NOT SHOWN OR IN A LOCATION DIFFERENT FROM THAT SHOWN ON THE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN ON THE PLANS AND ANY OTHER EXISTING FACILITIES OR STRUCTURES NOT SHOWN.
21. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES (ABOVEGROUND AND UNDERGROUND) WITHIN THE PROJECT SITE SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT THE REVISIONS OF THE CONSTRUCTION PLANS IF IT IS FOUND THAT THE ACTUAL LOCATIONS ARE IN CONFLICT WITH THE PROPOSED WORK.
22. THE CONTRACTOR SHALL NOTIFY AFFECTED UTILITY COMPANIES (SEE BELOW) AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO STARTING CONSTRUCTION NEAR THEIR FACILITIES AND SHALL COORDINATE WORK WITH A COMPANY REPRESENTATIVE.
UNDERGROUND SERVICE ALERT (800) 422-4133
SOUTHERN CALIFORNIA EDISON (800) 409-2385
AT&T (800) 892-0123
TIME WARNER CABLE (714) 340-2225
COX COMMUNICATIONS (951) 423-3913
23. IN ACCORDANCE WITH THE CITY STORM WATER STANDARDS, ALL STORM DRAIN INLETS CONSTRUCTED BY THIS PLANS SHALL INCLUDE "STENCILS" BE ADDED TO PROHIBIT WASTE DISCHARGE DOWNSTREAM. STENCILS SHALL BE ADDED TO THE SATISFACTION OF THE CITY ENGINEER.
24. EXISTING SURVEY MONUMENTS SHALL BE PROTECTED & PERPETUATED IN PLACE. DISTURBED OR DESTROYED MONUMENTS SHALL BE RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR IN COMPLIANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

STREET NOTES:

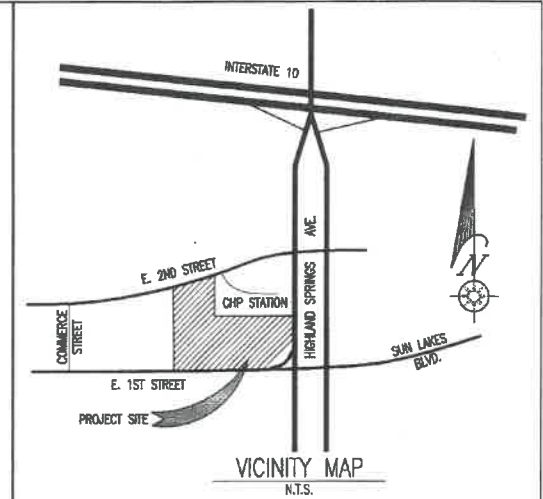
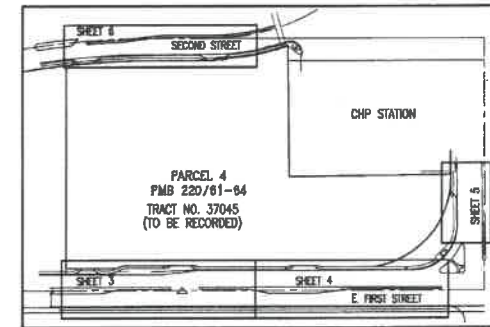
- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING OF THE PROPOSED WORK AREA & RELOCATION COSTS OF ALL EXISTING UTILITIES. THIS INCLUDES UNDERGROUNDING OF EXISTING OVERHEAD LINES ALONG THE PROJECT FRONTAGE AS REQUIRED BY THE CONDITIONS OF APPROVAL. PERMITTEE MUST INFORM CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION BY CALLING (951) 789-8520.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, GREENBOOK, LATEST EDITION AND THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS & SPECIFICATIONS "LATEST EDITION", COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS.
3. ALL UNDERGROUND FACILITIES, WITH LATERALS SHALL BE IN PLACE PRIOR TO PAVING THE STREET SECTION INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS AND STORM DRAIN.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL & MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED WITH APPROVED STREET PLAN FOR REVIEW TO THE PERMITS SECTION OR INSPECTION SECTION (FOR MAP CASES) PRIOR TO OBTAINING AN ENCROACHMENT PERMIT.
5. ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THESE PRIVATE FACILITIES ARE IMPLIED OR INTENDED BY CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT.
6. THE DEVELOPER SHALL INSTALL STREET NAME SIGNS CONFORMING TO R.C.T.D. STD. NO. 816.
7. ALL STREET SECTION ARE TENTATIVE. ADDITIONAL SOIL TESTS SHALL BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE R.C.T.D. STANDARD NO. 401 IF EXPANSIVE SOILS ARE ENCOUNTERED.
8. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461. IF CONSTRUCTION CENTERLINE DIFFERS, PROVIDE A TIE TO EXISTING CENTERLINE OF RIGHT-OF-WAY. PRIOR TO ROAD CONSTRUCTION, SURVEY MONUMENTS INCLUDING CENTERLINE MONUMENTS, TIE POINTS, PROPERTY CORNERS AND BENCH MARKS SHALL BE REFERENCED OUT AND CORNER RECORDS FILED WITH THE COUNTY SURVEYOR PURSUANT TO SECTION 8771 OF THE BUSINESS & PROFESSIONAL CODE. SURVEY POINTS DESTROYED DURING CONSTRUCTION SHALL BE RESET, AND A SECOND CORNER RECORD FILED FOR THOSE POINTS PRIOR TO COMPLETION AND ACCEPTANCE OF THE IMPROVEMENTS.
9. ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD, RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTIONS 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
10. PRIME COAT IS REQUIRED PRIOR TO PAVING ALL GRADES IN EXCESS OF TEN PERCENT.
11. CONSTRUCTION PROJECTS DISTURBING MORE THAN ONE ACRE MUST OBTAIN A N.P.D.E.S. (NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB), PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
13. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO SUPPLY TO THE RIVERSIDE COUNTY FLOOD CONTROL (RCFC) FOR PERMITS WHEN ANY DRAIN PIPE NEEDS TO BE CONNECTED WITH A RCFC FACILITY AND ADD PERMITTEE'S ON THE PLAN.
14. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN STATE RIGHT-OF-WAY.
15. CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO COUNTY STANDARDS NO. 208 AND/OR 207, AS DIRECTED IN THE FIELD.
16. STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN PER CITY OF BEAUMONT'S APPROVED STREET LIGHTING SPECIFICATIONS.
17. FOR ALL DRIVEWAY RECONSTRUCTION BEYOND RIGHT-OF-WAY, PROOF OF DRIVEWAY OWNER NOTIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.
18. INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE NO. 461 AND THE COMPREHENSIVE LANDSCAPING GUIDELINES.
19. THE DEVELOPER SHALL HAVE GEOTECHNICAL/SOILS ENGINEERING FIRM OBSERVE TRENCHING, BACKFILLING AND SOIL COMPACTION OF ALL UTILITY TRENCHES WITHIN ALL EASEMENT AND ROADS RIGHT-OF-WAY. TWO SETS OF COMPACTION REPORTS CERTIFYING THAT WORKS WERE DONE IN CONFORMANCE TO STANDARDS AND GEOTECHNICAL REPORT SHALL BE SUBMITTED AFTER EACH UTILITY TRENCH IS COMPLETED AND CERTIFIED. COMPACTION REPORT MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AT LEAST TWO (2) WORKING DAYS BEFORE AGGREGATE BASE MATERIALS ARE PLACED ON SITE.

NOTE:

- 1. APPROVAL OF THESE PLANS APPLIES ONLY WITHIN THE JURISDICTION OF THE CITY OF BEAUMONT.
2. TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
3. THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM WITH CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.
4. SIDEWALK AND DRIVEWAY APPROACHES WILL BE POURED/CONSTRUCTED ONLY AFTER DRIVEWAY LOCATIONS ARE DETERMINED.

STREET IMPROVEMENT PLANS

CENTERPOINTE COMMERCIAL CENTER
1620 E. FIRST STREET, BEAUMONT, CA
FIRST STREET WEST OF HIGHLAND SPRINGS AVE.
HIGHLAND SPRINGS AVE. (DRIVEWAY NORTH OF 1ST ST.)
SECOND STREET WEST OF PASEO BEAUMONT



UTILITY COMPANIES table listing contact information for Electric (Southern California Edison), Gas (Southern California Gas Co.), Telephone (Verizon), Cable (Time Warner Cable), Water (Beaumont Cherry Valley Water District), and Sewer (City of Beaumont).

SYMBOLS LEGEND

SYMBOLS LEGEND table defining symbols for centerline, property line, flowline, finish surface, fire hydrant, water valve, power pole, etc.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL I: PARCEL 4 OF PARCEL MAP NO. 35266, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILE DIN BOOK 220, PAGES 61 TO 64, OR PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL II: LOT A OF PARCEL MAP 31948, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 212, PAGES 11 THROUGH 17, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH WOULD PASS BY OPERATION OF LAW, WITH THE CONVEYANCE OF SAID LAND.

APN: 419-280-075

WDD NO: 8 33C380437

SHEET INDEX

SHEET INDEX table mapping sheet numbers to details and typical sections for the project.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR(S):

- 1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF AND ANY DAMAGE TO THESE LINES OR STRUCTURES.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
3. QUANTITIES SHOWN HEREON ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING FOR CONSTRUCTION.
4. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREIN. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

GENERAL STANDARDS OF CONSTRUCTION

UNLESS OTHERWISE NOTED ON THE PLANS, ALL WORK SHALL CONFORM TO WITH FOLLOWING STANDARD SPECIFICATIONS AND DRAWINGS:

GENERAL STANDARDS OF CONSTRUCTION

- 1. COUNTY OF RIVERSIDE, COUNTY ROAD IMPROVEMENTS STANDARDS & SPECIFICATION (RCTD STD.)
2. LATEST REGIONAL SUPPLEMENT TO "GREEN BOOK" LATEST EDITION, SSPWC
3. RIVERSIDE COUNTY FLOOD CONTROL DISTRICT AND WATER CONSERVATION DISTRICT
4. STANDARD PROVISIONS
5. CALIFORNIA DEPARTMENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES", LATEST EDITION.

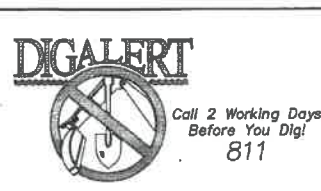
"DECLARATION OF RESPONSIBLE CHARGE"

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF BEAUMONT DOES NOT RELIEVE ME AS ENGINEER OF WORK OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

FIRM: ANPAK ENGINEERING, LLC
ADDRESS: 25876 THE OLD ROAD #178
CITY, ST.: STEVENSON RANCHO, CA 91381
TELEPHONE: (861) 425-1547
BY: JAMSHED L. YAZDANI, P.E., RCE 53785, EXP. 6-30-19 DATE: 6-20-17

QUANTITY ESTIMATES

QUANTITY ESTIMATES table listing items such as REMOVE AC DIKE, REMOVE AC PAVEMENT, REMOVE CONCRETE CURB & GUTTER, etc., with units and quantities.



BENCHMARK: COUNTY OF RIVERSIDE BENCHMARK 400 (NCS D015401) DESCRIBED BY NCS 'N' BANNING, AT THE NORTHWEST BRIDGE ABUTMENT FOR SOUTHERN PACIFIC RAILROAD OVER HIGHLAND SPRINGS AVE., 60 FEET WEST OF THE CENTERLINE OF HIGHLAND SPRINGS AVE., 20 FEET (6.1 M) NORTH OF THE NORTH RAIL OF RAILROAD, FOUND 3 1/4 INCH IRON STANDARD ALUMINUM DISK SET FLUSH IN CONCRETE ABUTMENT NWD 88/1995 ADJUSTMENT ELEVATION = 2573.37 (NVD08)

REVISIONS table with columns for BY, MARK, DESCRIPTION, APPR, DATE, CITY.

ANPAK ENGINEERING, LLC
ENGINEERS - PLANNERS - SURVEYORS
25876 THE OLD ROAD #178
STEVENSON RANCHO, CA 91381
E-mail: anpakengineering@gmail.com
J. Yazdani
ENGINEER OF WORK
R.C.E. 53785

SEAL: JAMSHED L. YAZDANI, CIVIL ENGINEER, STATE OF CALIFORNIA, No. C59795, EXP. 6-30-19

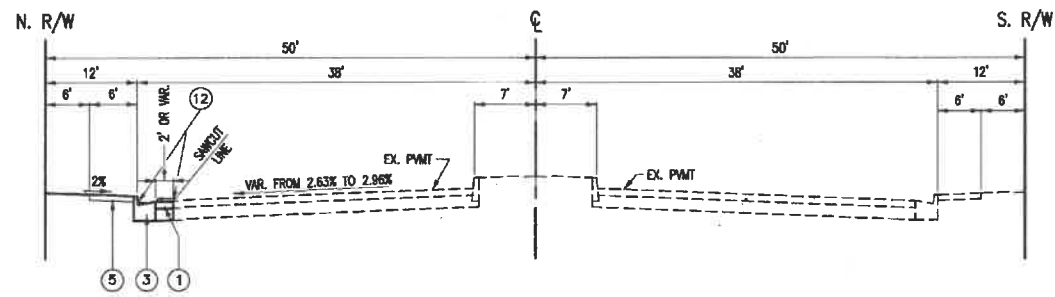
DESIGN BY: JY
DRAWN BY: SW
CHECKED BY: JY
SCALE: AS SHOWN
DATE:
JOB NUMBER: 9886

Reviewed By: [Signature] Date: 12/1/17
Recommended for Approval By: [Signature] Date: 12/1/17
Approved By: [Signature] Date: 12/20/17
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
IMPROVEMENT PLANS FOR:
CENTERPOINTE COMMERCIAL CENTER
1620 E. FIRST STREET
BEAUMONT, CA
PROJECT NO. 15-PP-03
STREET IMPROVEMENT PLAN - TITLE SHEET

SHEET 1 OF 6 SHEETS
FILE NO: 3152

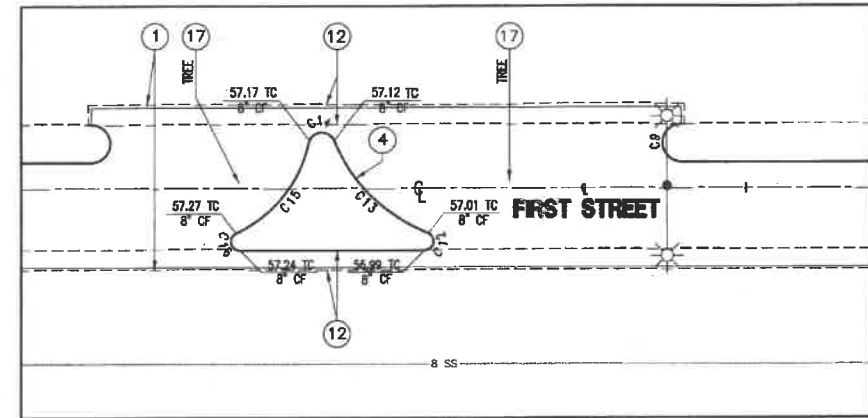
15-43-17



TYPICAL SECTION
FIRST STREET
FROM STA 58+89.68 TO STA 59+71.68
(NOT TO SCALE)

CONSTRUCTION NOTES

- ① CONSTRUCT 4.5" A.C. PAVEMENT OVER 14" C.A.B.
- ② CONSTRUCT 5" A.C. PAVEMENT OVER 7.5" C.A.B.
- ③ CONSTRUCT TYPE A-B CONCRETE CURB & GUTTER PER RIVERSIDE COUNTY STD. 201.
- ④ CONSTRUCT 8" TYPE "D" CURB PER RIVERSIDE COUNTY STD. 204.
- ⑤ CONSTRUCT 4" PCC SIDEWALK PER RIVERSIDE COUNTY STD. 401.
- ⑫ SAWCUT & REMOVE EXISTING A.C. PAVEMENT.
- ⑭ REMOVE EXISTING CONCRETE MEDIAN CURB.
- ⑰ RELOCATE (BY OTHERS)

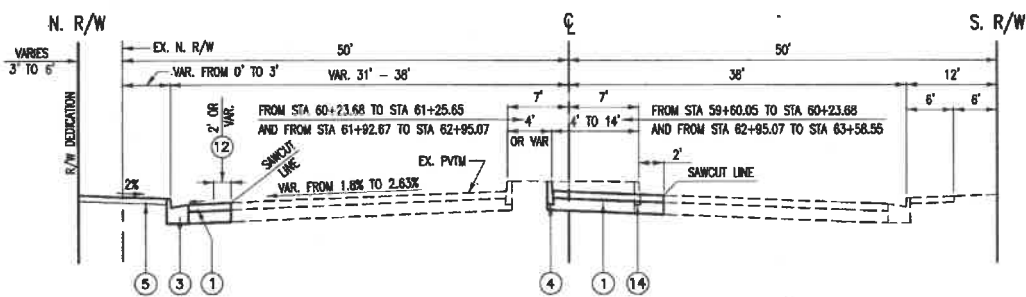


DETAIL "A"
SCALE: 1"=10'

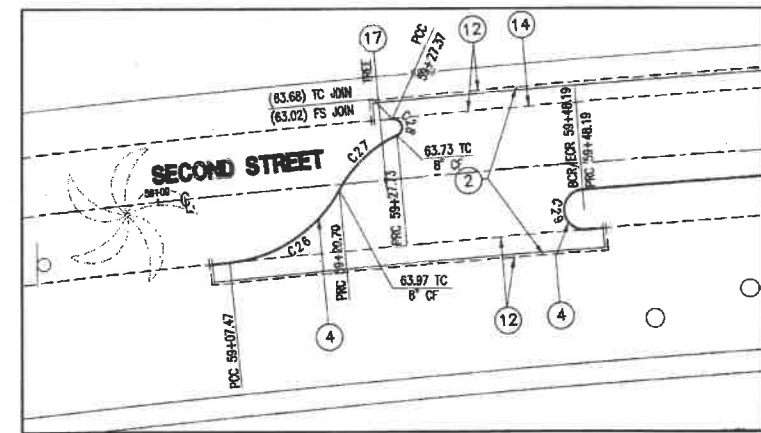
NOTE:
ADD 2500 FT. TO ALL ELEVATIONS

CURVE DATA

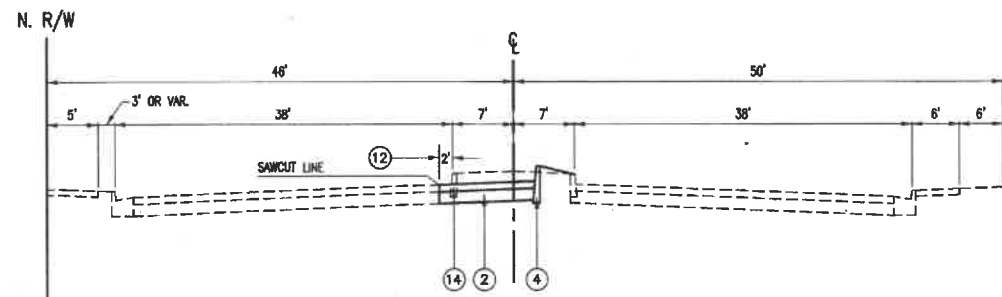
NO.	DELTA	R'	L'	T'
C9	180°00'00"	2.17	6.28	-
C12	157°57'13"	1.00	2.76	5.13
C13	45°11'06"	19.60	15.45	8.15
C14	144°28'15"	1.50	3.78	4.68
C15	51°45'00"	15.19	13.72	7.37
C16	154°30'39"	1.00	2.70	4.42
C26	55°44'43"	18.00	15.57	8.46
C27	35°28'29"	14.75	9.13	4.72
C28	156°16'36"	1.00	2.78	5.47
C29	180°00'00"	2.30	7.23	-



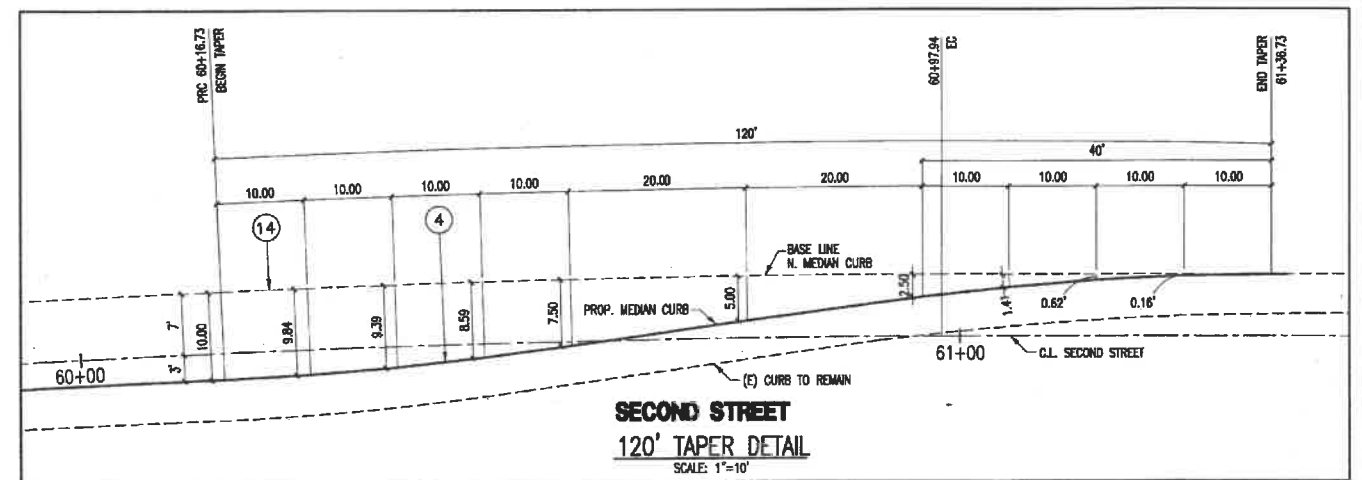
TYPICAL SECTION
FIRST STREET
FROM STA 59+60.05 TO STA 66+77.72
(NOT TO SCALE)



DETAIL "B"
SCALE: 1"=10'



TYPICAL SECTION
SECOND STREET
FROM STA 59+04.21 TO STA 62+75.97
(NOT TO SCALE)



SECOND STREET
120' TAPER DETAIL
SCALE: 1"=10'

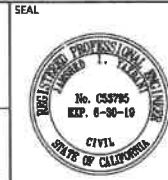


BENCHMARK:
COUNTY OF RIVERSIDE BENCHMARK 400 (NS DIS-401)
DESCRIBED BY NS "N" BANNING, AT THE NORTHWEST BRIDGE ABUTMENT FOR SOUTHERN PACIFIC RAILROAD OVER HIGHLAND SPRINGS AVE., 60 FEET WEST OF THE CENTERLINE OF HIGHLAND SPRINGS AVE., 20 FEET (6.1 M) NORTH OF THE NORTH RAIL OF RAILROAD, FOUND 3 1/4 INCH NAD83 STANDARD ALUMINUM DISK SET FLUSH IN CONCRETE ABUTMENT NAD83/1995 ADJUSTMENT ELEVATION = 2573.37' (NAD83)

BY	MARK	DESCRIPTION	APPR.	DATE
	▲			
	▲			
	▲			
	▲			
	▲			
ENGINEER		REVISIONS		CITY

ANPAK ENGINEERING, LLC
ENGINEERS - PLANNERS - SURVEYORS
25876 THE OLD ROAD #178
STEVENSON RANCH, CA 91381
T: (661) 425-1547
E-mail: anpakengineering@gmail.com

M. Jazdani
11/22/17
DATE



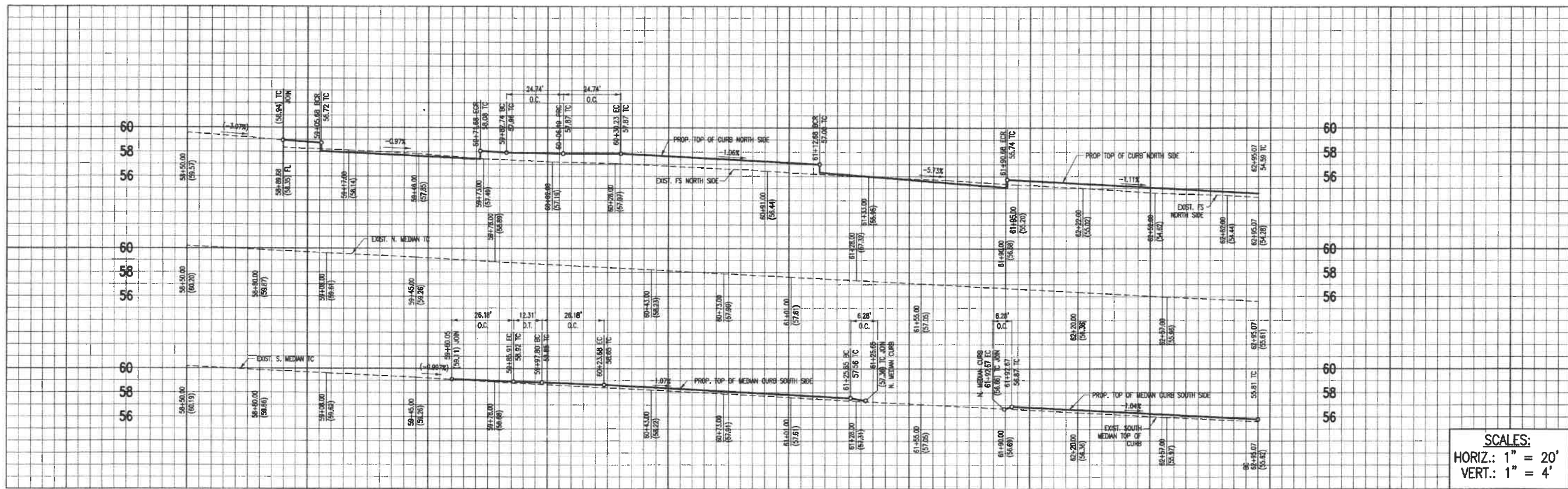
DESIGN BY: JY
DRAWN BY: SE
CHECKED BY: JY
SCALE: AS SHOWN
DATE:
JOB NUMBER: 9986

Reviewed By: *[Signature]* Date: 12/1/17
Recommended for Approval By: *[Signature]* Date: 12/1/17
Approved By: *[Signature]* Date: 12/1/17
City Engineer/Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
IMPROVEMENT PLANS FOR:
2
DETAILS & TYPICAL SECTIONS
PROJECT NO. 15-PP-03
STREET IMPROVEMENT PLAN

SHEET
OF 6 SHEETS
FILE NO. 315a

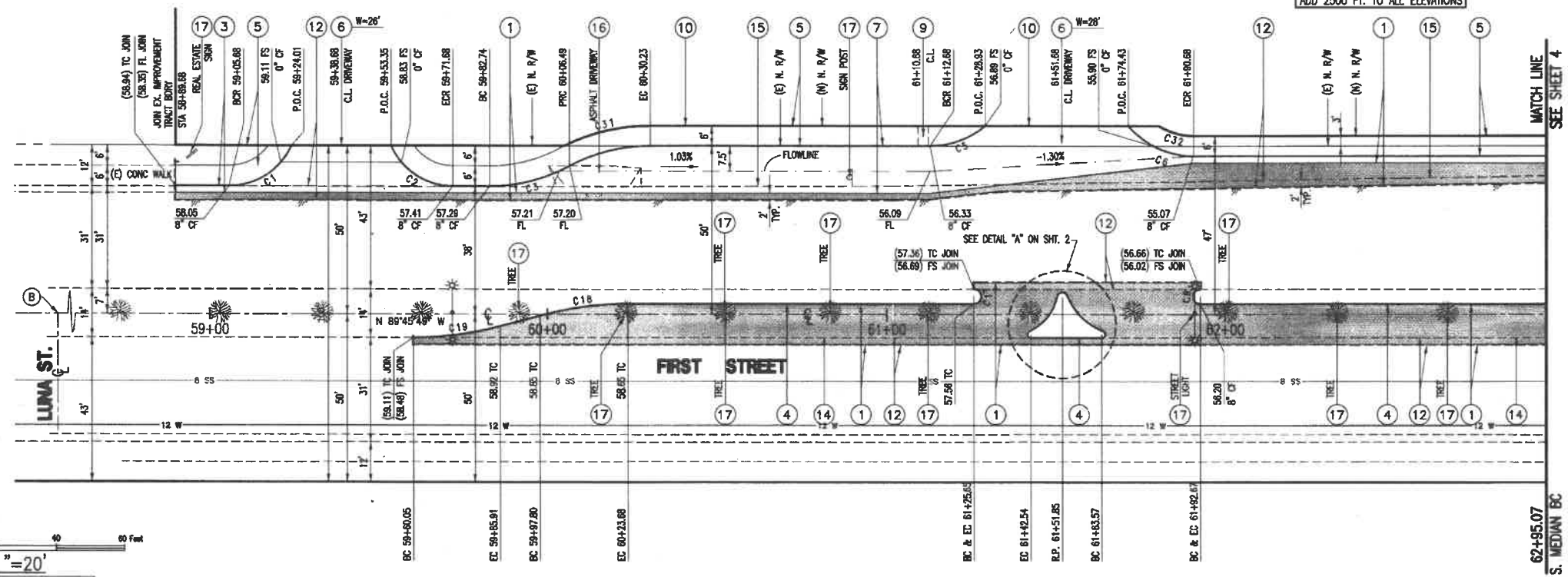


SCALES:
 HORIZ.: 1" = 20'
 VERT.: 1" = 4'

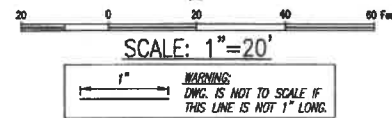
CURVE DATA

NO.	DELTA	R'	L'	T'
C1	66°25'19"	20.00	23.19	13.09
C2	66°25'19"	20.00	23.19	13.09
C3	28°21'11"	50.00	24.74	12.63
C4	28°21'11"	50.00	24.74	12.63
C5	40°32'09"	25.00	17.69	9.23
C6	40°31'31"	25.00	17.68	9.23
C9	180°00'00"	2.00	6.28	-
C17	180°00'00"	2.17	6.83	-
C18	150°00'00"	100.00	26.18	13.17
C19	150°00'00"	100.00	26.18	13.17
C31	26°45'58"	56.00	26.16	13.32
C32	32°38'02"	19.00	10.82	5.56

FOUND SURVEY MONUMENT NOTE:
 (B) FOUND FLUSH GEAR SPIKE & WASHER "LS 6935" AT FIRST STREET AND LUANA AVENUE IN LIEU OF SPIKE & WASHER "LS 6654" PER TRACT NO. 31519-1, MB 390/27-36



- CONSTRUCTION NOTES**
- CONSTRUCT 4.5" PAVEMENT OVER 14" CURB.
 - CONSTRUCT TYPE A-B CONCRETE CURB & GUTTER PER RIVERSIDE COUNTY STD. 201.
 - CONSTRUCT 8" TYPE "D" CURB PER RIVERSIDE COUNTY STD. 204.
 - CONSTRUCT 4" P.C.C. SIDEWALK PER RIVERSIDE COUNTY STD. 401.
 - CONSTRUCT COMMERCIAL DRIVEWAY PER RIVERSIDE COUNTY STD. 207A.
 - CONSTRUCT BUS TURNOUT PER RIVERSIDE COUNTY STD. 814.
 - CONSTRUCT UNDER SIDEWALK DRAIN PER RIVERSIDE COUNTY STD. 309.
 - DEDICATE R/W FOR DRIVEWAY & SIDEWALK.
 - SAWCUT & REMOVE EXISTING A.C. PAVEMENT.
 - REMOVE EXISTING CONCRETE MEDIAN CURB.
 - REMOVE EXISTING A.C. DKE.
 - REMOVE EXISTING A.C. DRIVEWAY.
 - RELOCATE (BY OTHERS).



BENCHMARK:
 COUNTY OF RIVERSIDE BENCHMARK 400 (NCS D54801)
 DESCRIBED BY NCS "IN BANNING, AT THE NORTHWEST BRIDGE ABUTMENT FOR SOUTHERN PACIFIC RAILROAD OVER HIGHLAND SPRINGS AVE., 60 FEET WEST OF THE CENTERLINE OF HIGHLAND SPRINGS AVE., 20 FEET (6.1 M) NORTH OF THE NORTH RAIL OF RAILROAD, FOUND 3 1/4 INCH IRON STANDARD ALUMINUM DISK SET FLUSH IN CONCRETE ABUTMENT NAHD 88/1995 ADJUSTMENT ELEVATION = 2573.57" (NAVD88)

BY	MARK	DESCRIPTION	APPR.	DATE	CITY

ANPAK ENGINEERING, LLC
 ENGINEERS - PLANNERS - SURVEYORS
 25876 THE OLD ROAD #178
 STEVENSON RANCH, CA 91381
 T: (661) 426-1547
 E-mail: anpakengineering@gmail.com

J. J. Jazdani
 ENGINEER OF WORK
 R.C.E. 53795

11/22/17

SEAL

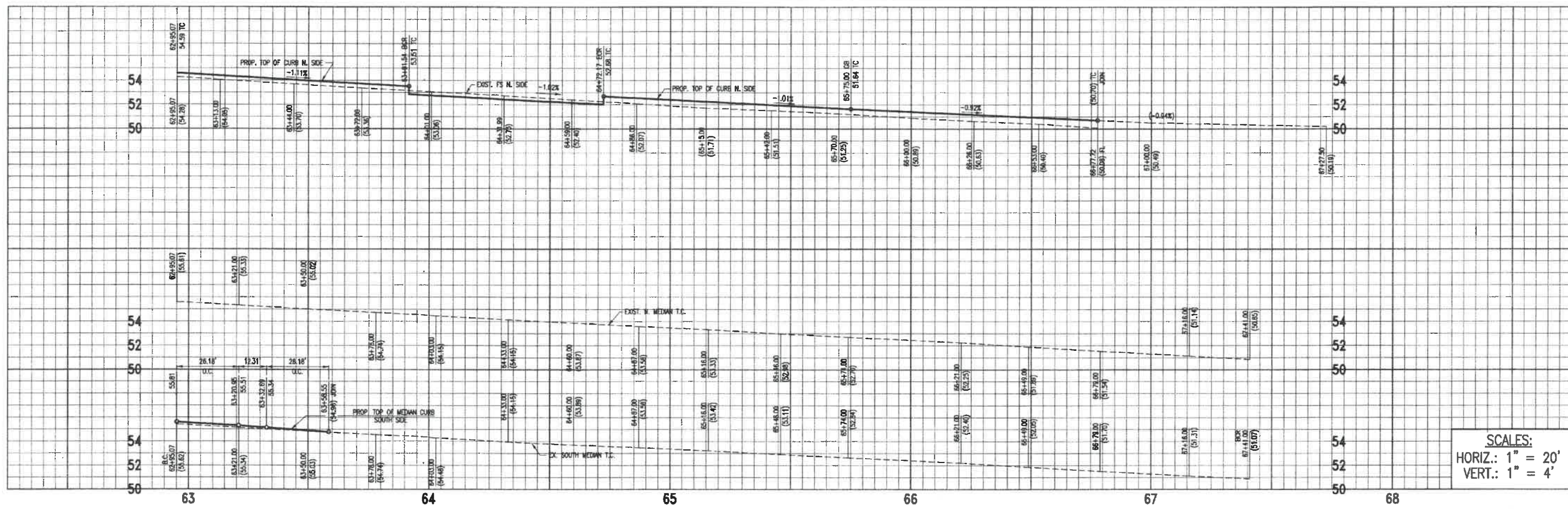
DESIGN BY: JY
 DRAWN BY: SE
 CHECKED BY: JY
 SCALE: AS SHOWN
 DATE: 11/22/17
 JOB NUMBER: 9986

Reviewed By: *[Signature]* Date: 12/17/17
 Recommended for Approved By: *[Signature]* Date: 12/17/17
 Approved By: *[Signature]* Date: 12/24/17
 City Engineer/Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
 IMPROVEMENT PLANS FOR:
FIRST STREET
PLAN & PROFILE
 FROM STA 58+89.68 TO STA 62+95.07
 PROJECT NO. 15-PP-03
 STREET IMPROVEMENT PLAN

SHEET
3
 OF 6 SHEETS
 FILE NO. 3152

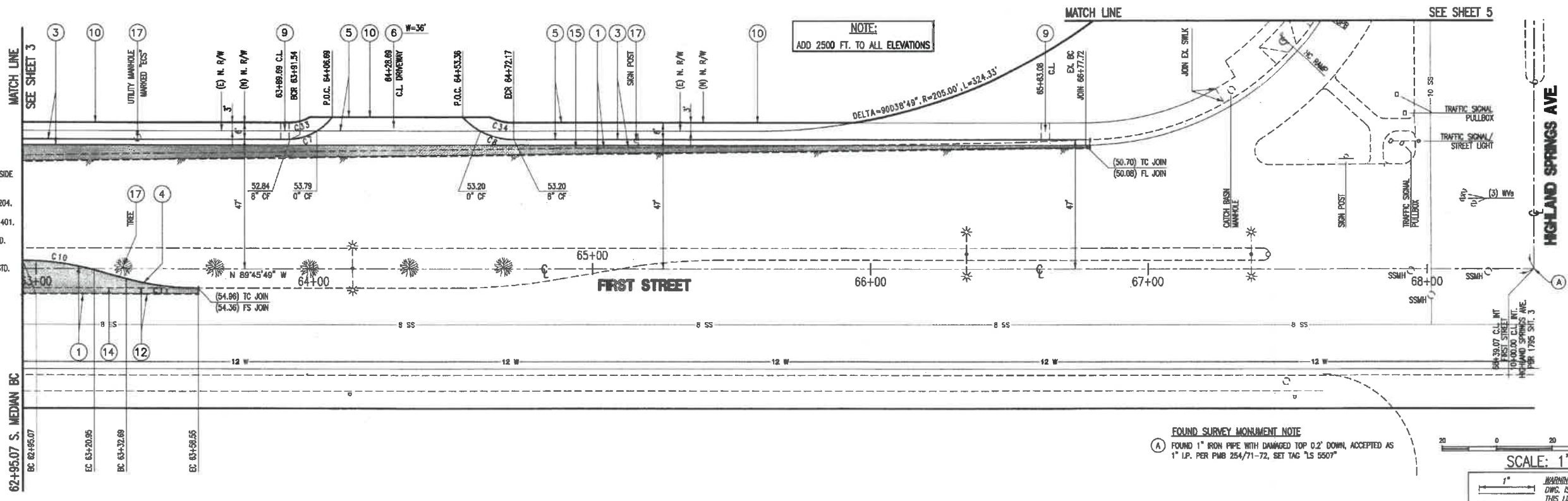


SCALES:
 HORIZ.: 1" = 20'
 VERT.: 1" = 4'

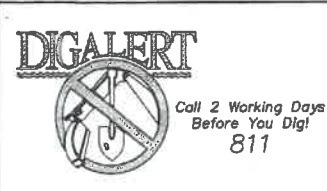
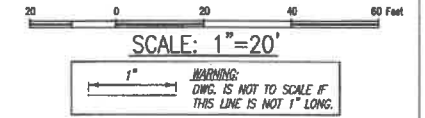
NO.	DELTA	R'	L'	T'
C7	45°33'55"	20.00	15.91	8.40
C8	40°32'09"	25.00	17.69	9.23
C10	15°00'00"	100.00	26.18	13.17
C11	15°00'00"	100.00	26.18	13.17
C33	31°00'10"	14.00	7.50	3.88
C34	26°31'31"	19.00	8.80	4.48
C35	80°49'51"	205.00	209.21	174.56

CONSTRUCTION NOTES

- CONSTRUCT 4.5" PAVEMENT OVER 14" C&G.
- CONSTRUCT TYPE A-B CONCRETE CURB & GUTTER PER RIVERSIDE COUNTY STD. 201.
- CONSTRUCT 8" TYPE "D" CURB PER RIVERSIDE COUNTY STD. 204.
- CONSTRUCT 4" P.C.C. SIDEWALK PER RIVERSIDE COUNTY STD. 401.
- CONSTRUCT COMMERCIAL DRIVEWAY PER RIVERSIDE COUNTY STD. 207A.
- CONSTRUCT UNDER SIDEWALK DRAIN PER RIVERSIDE COUNTY STD. 308.
- DEDICATE R/W FOR DRIVEWAY & SIDEWALK.
- SAWCUT & REMOVE EXISTING A.C. PAVEMENT.
- REMOVE EXISTING CONCRETE MEDIAN CURB.
- REMOVE EXISTING A.C. DIRK.
- RELOCATE (BY OTHERS).



FOUND SURVEY MONUMENT NOTE
 (A) FOUND 1" IRON PIPE WITH DAMAGED TOP 0.2" DOWN, ACCEPTED AS 1" I.P. PER PMB 254/71-72, SET TAG "LS 5507"



BENCHMARK:
 COUNTY OF RIVERSIDE BENCHMARK 400 (NCS 015401)
 DESCRIBED BY NGS "IN BANNING, AT THE NORTHWEST BRIDGE ABUTMENT FOR SOUTHERN PACIFIC RAILROAD OVER HIGHLAND SPRINGS AVE., 80 FEET WEST OF THE CENTERLINE OF HIGHLAND SPRINGS AVE., 20 FEET (6.1 M) NORTH OF THE NORTH RAIL OF RAILROAD, FOUND 3 1/4 INCH MWD STANDARD ALUMINUM DISK SET FLUSH IN CONCRETE ABUTMENT NAD 88/1995 ADJUSTMENT ELEVATION = 2573.37" (NAVD88)

BY	MARK	DESCRIPTION	APPR.	DATE

ANPAK ENGINEERING, LLC
 ENGINEERS - PLANNERS - SURVEYORS
 25876 THE OLD ROAD #178
 STEVENSON RANCHO, CA 91381
 T: (661) 425-1547
 E-mail: anpakengineering@gmail.com

J. J. Azdani
 ENGINEER OF WORK
 R.C.E. 53795
 11/22/17 DATE



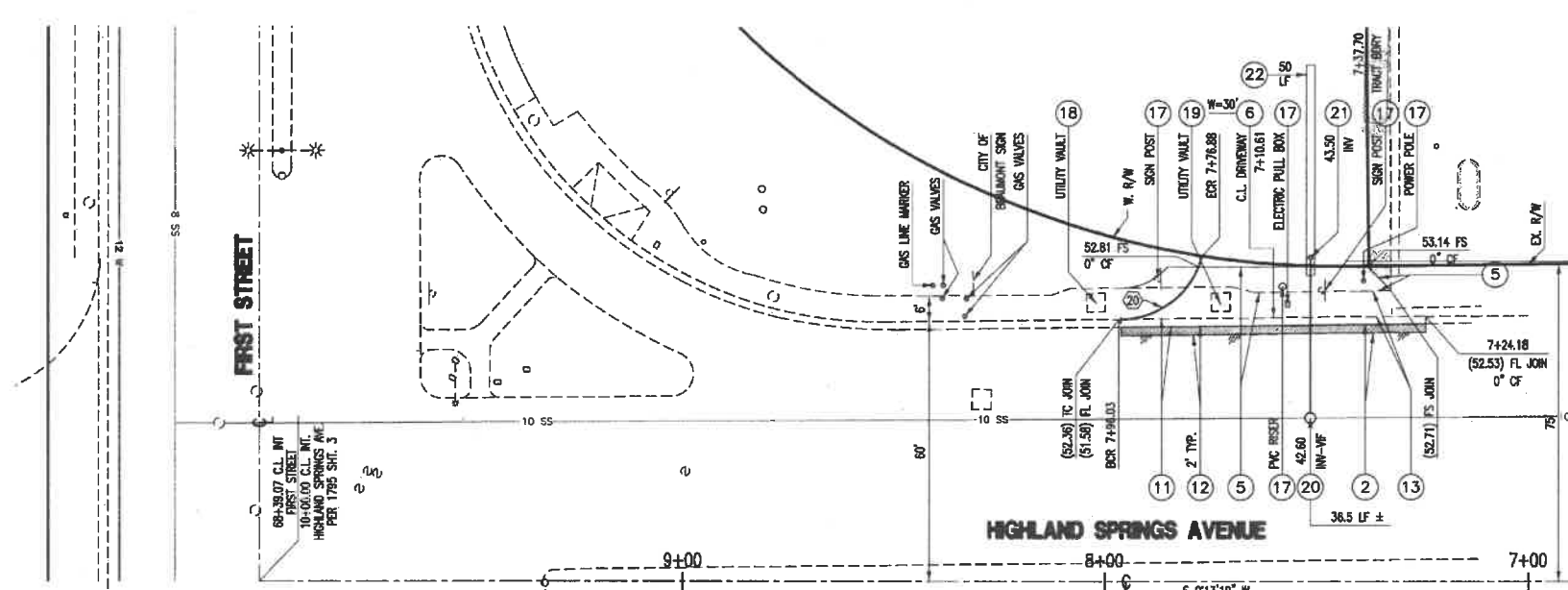
DESIGN BY: JY
 DRAWN BY: SW
 CHECKED BY: JY
 SCALE: AS SHOWN
 DATE:
 JOB NUMBER: 9986

Reviewed By: [Signature] Date: 12/17/17
 Recommended for Approval By: [Signature] Date: 12/17/17
 Approved By: [Signature] Date: 12/17/17
 City Engineer/Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
 IMPROVEMENT PLANS FOR:
FIRST STREET
PLAN & PROFILE
 FROM STA 62+95.07 TO STA 68+79.13
 PROJECT NO. 15-PP-03
 STREET IMPROVEMENT PLAN

SHEET
4
 OF 6 SHEETS
 FILE NO.: 3152

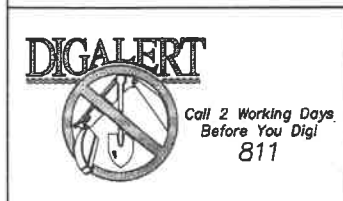
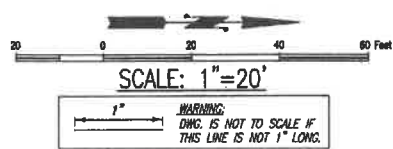


CURVE DATA				
NO.	DELTA	R'	L'	T'
C20	75°33'23"	20.00	26.37	15.50

NOTE:
ADD 2500 FT. TO ALL ELEVATIONS

CONSTRUCTION NOTES

- ② CONSTRUCT 5" A.C. PAVEMENT OVER 7.5" C.A.B.
- ⑤ CONSTRUCT 4" POC SIDEWALK PER RIVERSIDE COUNTY STD. 401.
- ⑥ CONSTRUCT COMMERCIAL DRIVEWAY PER RIVERSIDE COUNTY STD. 207A.
- ⑪ REMOVE EXISTING CONCRETE CURB & GUTTER.
- ⑫ SAWCUT & REMOVE EXISTING A.C. PAVEMENT.
- ⑬ REMOVE EXISTING POC SIDEWALK.
- ⑰ RELOCATE (BY OTHERS).
- ⑱ PROTECT IN PLACE.
- ⑲ ADJUST TO GRADE.
- ⑳ BREAK INTO EXISTING MANHOLE PER A.P.W.A. STD. PLAN NO. 208-2 & CONSTRUCT SEWER HOUSE CONNECTION PER RIVERSIDE COUNTY STD. 600.
- ㉑ CONSTRUCT SEWER CLEANOUT PER RIVERSIDE COUNTY STD. 603.
- ㉒ CONSTRUCT CONCRETE ENCASMENT FOR SEWER PIPE PER BCWD PLATE B.



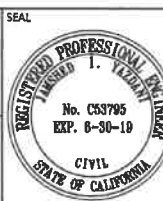
BENCHMARK:
COUNTY OF RIVERSIDE BENCHMARK 400 (NGS DMS401)
DESCRIBED BY NGS "M BANNING AT THE NORTHWEST BRIDGE ABUTMENT FOR SOUTHERN PACIFIC RAILROAD OVER HIGHLAND SPRINGS AVE., 60 FEET WEST OF THE CENTERLINE OF HIGHLAND SPRINGS AVE., 20 FEET (6.1 M) NORTH OF THE NORTH RAIL OF RAILROAD, FOUND 3 1/4 INCH MIND STANDARD ALUMINUM DISK SET FLUSH IN CONCRETE ABUTMENT NAHD 88/1995 ADJUSTMENT ELEVATION = 2573.37 (NAVD88)

BY	MARK	DESCRIPTION	APPR.	DATE
	△			
	△			
	△			
	△			
ENGINEER		REVISIONS		CITY

ANPAK ENGINEERING, LLC
ENGINEERS - PLANNERS - SURVEYORS
25876 THE OLD ROAD #178
STEVENSON RANCH, CA 91381
T: (661) 423-1547
E-mail: anpakengineering@gmail.com

J. J. Zaman
ENGINEER OF WORK
R.C.E. 53792

11/22/17
DATE



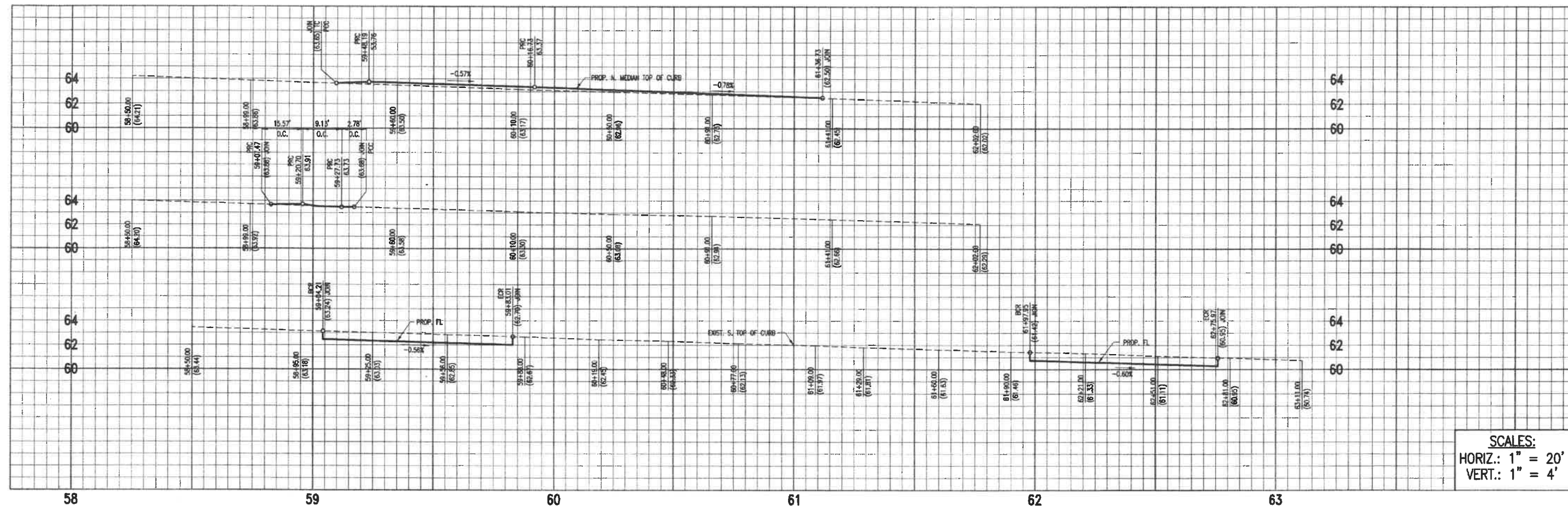
DESIGN BY: JY
DRAWN BY: SW
CHECKED BY: JY
SCALE: AS SHOWN
DATE:
JOB NUMBER: 9886

Reviewed By: *[Signature]* Date: 12/1/17
Recommended for Approval By: *[Signature]* Date: 12/1/17
Approved By: *[Signature]* Date: 12/1/17
City Engineer/Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
IMPROVEMENT PLANS FOR:
**HIGHLAND SPRINGS AVENUE
DRIVEWAY IMPROVEMENT PLAN
NORTH OF FIRST STREET
PROJECT NO. 15-PP-03**
STREET IMPROVEMENT PLAN

SHEET
5
OF 6 SHEETS
FILE NO: 3152



SCALES:
 HORIZ.: 1" = 20'
 VERT.: 1" = 4'

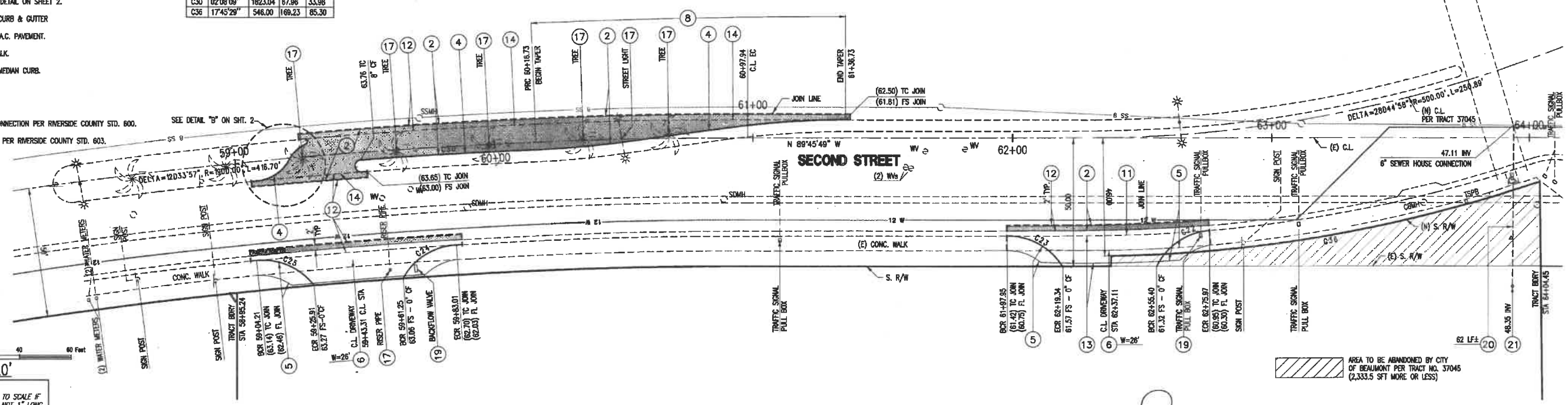
CONSTRUCTION NOTES

- 2) CONSTRUCT 5" A.C. PAVEMENT OVER 7.5" C.A.B.
- 4) CONSTRUCT 6" TYPE "D" CURB PER RIVERSIDE COUNTY STD. 204.
- 5) CONSTRUCT 4" PCC SIDEWALK PER RIVERSIDE COUNTY STD. 401.
- 6) CONSTRUCT COMMERCIAL DRIVEWAY PER RIVERSIDE COUNTY STD. 207A.
- 8) CONSTRUCT 120" TAPER PER DETAIL ON SHEET 2.
- 11) REMOVE EXISTING CONCRETE CURB & GUTTER.
- 12) SAWCUT & REMOVE EXISTING A.C. PAVEMENT.
- 13) REMOVE EXISTING PCC SIDEWALK.
- 14) REMOVE EXISTING CONCRETE MEDIAN CURB.
- 17) RELOCATE (BY OTHERS).
- 18) ADJUST TO GRADE.
- 20) CONSTRUCT SEWER HOUSE CONNECTION PER RIVERSIDE COUNTY STD. 600.
- 21) CONSTRUCT SEWER CLEANOUT PER RIVERSIDE COUNTY STD. 603.

CURVE DATA

NO.	DELTA	R	L	T
C22	59°58'04"	25.00	26.17	14.42
C23	58°40'04"	25.00	25.60	14.05
C24	57°58'54"	25.00	25.31	13.86
C25	57°47'30"	25.00	25.22	13.80
C29	180°00'00"	2.30	7.23	-
C30	02°08'08"	1823.04	67.96	33.98
C36	17°45'29"	546.00	169.23	85.30

NOTE:
 ADD 2500 FT. TO ALL ELEVATIONS



SCALE: 1" = 20'

WARNING:
 DWG. IS NOT TO SCALE IF
 THIS LINE IS NOT 1" LONG.

AREA TO BE ABANDONED BY CITY
 OF BEAUMONT PER TRACT NO. 37045
 (2,333.5 SFT MORE OR LESS)



BENCHMARK:
 COUNTY OF RIVERSIDE BENCHMARK 400 (NGS
 DMS401)
 DESCRIBED BY NGS IN BANNING, AT THE NORTHWEST
 BRIDGE ABUTMENT FOR SOUTHERN PACIFIC RAILROAD
 OVER HIGHLAND SPRINGS AVE., 60 FEET WEST OF
 THE CENTERLINE OF HIGHLAND SPRINGS AVE., 20
 FEET (6.1 M) NORTH OF THE NORTH RAIL OF
 RAILROAD, FOUND 3 1/4 INCH NWD STANDARD
 ALUMINUM DISK SET FLUSH BY CONCRETE ABUTMENT
 NWD 88/1995 ADJUSTMENT ELEVATION = 2573.37
 (NVD088)

BY	MARK	DESCRIPTION	APPR.	DATE

ANPAK ENGINEERING, LLC
 ENGINEERS - PLANNERS - SURVEYORS
 25876 THE OLD ROAD #178
 STEVENSON RANCH, CA 91381
 T: (661) 425-1547
 E-mail: anpakengineering@gmail.com

M. Azadani
 REGISTERED PROFESSIONAL ENGINEER
 No. 053796
 EXP. 6-30-19
 CIVIL
 STATE OF CALIFORNIA

11/22/17
 DATE

Reviewed By: JY
 Checked By: SW
 Approved By: JY
 Date: 12/1/17

Reviewed By: [Signature] Date: 12/1/17
 Recommended for Approval By: [Signature] Date: 12/1/17
 Approved By: [Signature] Date: 12/20/17
 City Engineer/Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
 IMPROVEMENT PLANS FOR:
SECOND STREET
PLAN & PROFILE
 FROM STA 59+04.21 TO STA 62+75.97
 PROJECT NO. 15-PP-03
 STREET IMPROVEMENT PLAN

SHEET
6
 OF 6 SHEETS
 FILE NO: 3152

From: [christopher.sorensen](#)
To: [Suzanne.Foxworth](#)
Subject: RE: PW2020-0560
Date: Wednesday, March 24, 2021 6:44:20 AM
Attachments: [image001.png](#)

Sue,

The punch list items on this bond are now complete and ready to move forward.

CHRIS SORENSEN
Public Works Inspector

City of Beaumont
550 E. 6th Street, Beaumont, Ca 92223
Desk (951) 769-8520 Ext. 381
BeaumontCa.gov
[Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Cosby Watson Jr <cwatson@richdevelopment.com>
Sent: Tuesday, March 23, 2021 9:14 AM
To: christopher.sorensen <csorensen@beaumontca.gov>
Cc: Suzanne Foxworth <SFoxworth@beaumontca.gov>
Subject: RE: PW2020-0560

Thanks Chris, will you release it through Suzanne?

From: christopher.sorensen <csorensen@beaumontca.gov>
Sent: Tuesday, March 23, 2021 7:29 AM
To: Cosby Watson Jr <cwatson@richdevelopment.com>
Subject: RE: PW2020-0560

Cosbey,

Looks good. Thank you.

CHRIS SORENSEN
Public Works Inspector

City of Beaumont

550 E. 6th Street, Beaumont, Ca 92223
Desk (951) 769-8520 Ext. 381
BeaumontCa.gov
[Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Cosby Watson Jr <cwatson@richdevelopment.com>

Sent: Monday, March 22, 2021 1:27 PM

To: christopher sorensen <csorensen@beaumontca.gov>

Subject: FW: PW2020-0560

Good afternoon Chris,

I have attached two photos of the completed concrete work in Beaumont. Can you confirm that this will release our bond.

Thank you for all of your help!

Cosbey





Cosbey
Sent from my iPhone