

**RECORDING REQUESTED BY:**

CITY OF BEAUMONT

**WHEN RECORDED MAIL TO:**

CITY CLERK  
CITY OF BEAUMONT  
550 E. 6th Street  
Beaumont, CA 92223

*SPACE ABOVE THIS LINE FOR RECORDER'S USE*

DOCUMENTARY TRANSFER TAX \$ -0-  
(Cal. Rev & Tax Code §11922)

OFFICIAL BUSINESS ENTITLED TO FREE RECORDATION  
(Cal. Govt. Code §§ 6103 and 27383)

The undersigned Grantor  
Signature of Declarant or Agent determining tax – Firm Name

**EASEMENT DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is acknowledged, **RSI COMMUNITIES-CALIFORNIA LLC**, a Delaware limited liability company ("**Grantor**"), hereby grants to **THE CITY OF BEAUMONT**, a municipal corporation of the State of California ("**Grantee**"), its personnel, contractors, successors and assigns, nonexclusive easements over portions of certain real property in the City of Beaumont, County of Riverside, State of California, as follows:

1. For maintenance of the storm drain line by the Grantee, its officers, agents, employees, and persons under contract with it, over and across the easement area located on a portion of Lot 9 of Tract No. 27971-8, as described in more detail on *Exhibit "A"* and as approximately depicted on *Exhibit "B,"* both of which are attached hereto and made a part hereof by this reference.

DATED: 1/12/22 RSI COMMUNITIES- CALIFORNIA LLC,  
a Delaware limited liability company,

By: [Signature]  
Print Name: Kimberly Kraft  
Title: Authorized Signatory

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
**"Grantor"**

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, 2022, before me, Crystal Rose Nash, Notary Public  
(here insert name and title of the officer)

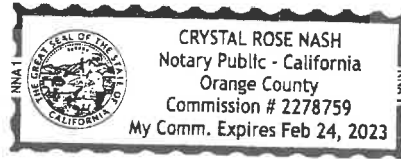
personally appeared Kimberly Kraft

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]  
Signature (Seal)



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 \_\_\_\_\_

On \_\_\_\_\_, \_\_\_\_\_, before me, \_\_\_\_\_  
(here insert name and title of the officer)

personally appeared \_\_\_\_\_

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 (Seal)

**EXHIBIT "A"**  
**TO**  
**EASEMENT DEED**  
**LEGAL DESCRIPTION OF EASEMENT AREA**

**EXHIBIT "A"**  
**DRAINAGE EASEMENT**

THAT PORTION OF LOT 9 OF TRACT NO. 27971-8, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 444, PAGES 20 THROUGH 24, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, INCLUDED WITHIN A STRIP OF LAND, 20.00 FEET WIDE, THE SOUTHWESTERLY LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST SOUTHERLY CORNER OF SAID LOT 9;

**THENCE**, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9, NORTH 57°22'44" WEST, 105.31 FEET TO THE WESTERLY CORNER OF SAID LOT 9.

THE NORTHEASTERLY LINE OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED TO TERMINATE SOUTHEASTERLY AT THE SOUTHEASTERLY LINE OF SAID LOT 9 AND NORTHWESTERLY AT THE NORTHWESTERLY LINE OF LOT 9.

ALSO AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD, IF ANY.



PREPARED BY: STANTEC CONSULTING  
UNDER THE DIRECTION OF:

*Minh A. Le*

MINH A. LE, P.L.S. 8543

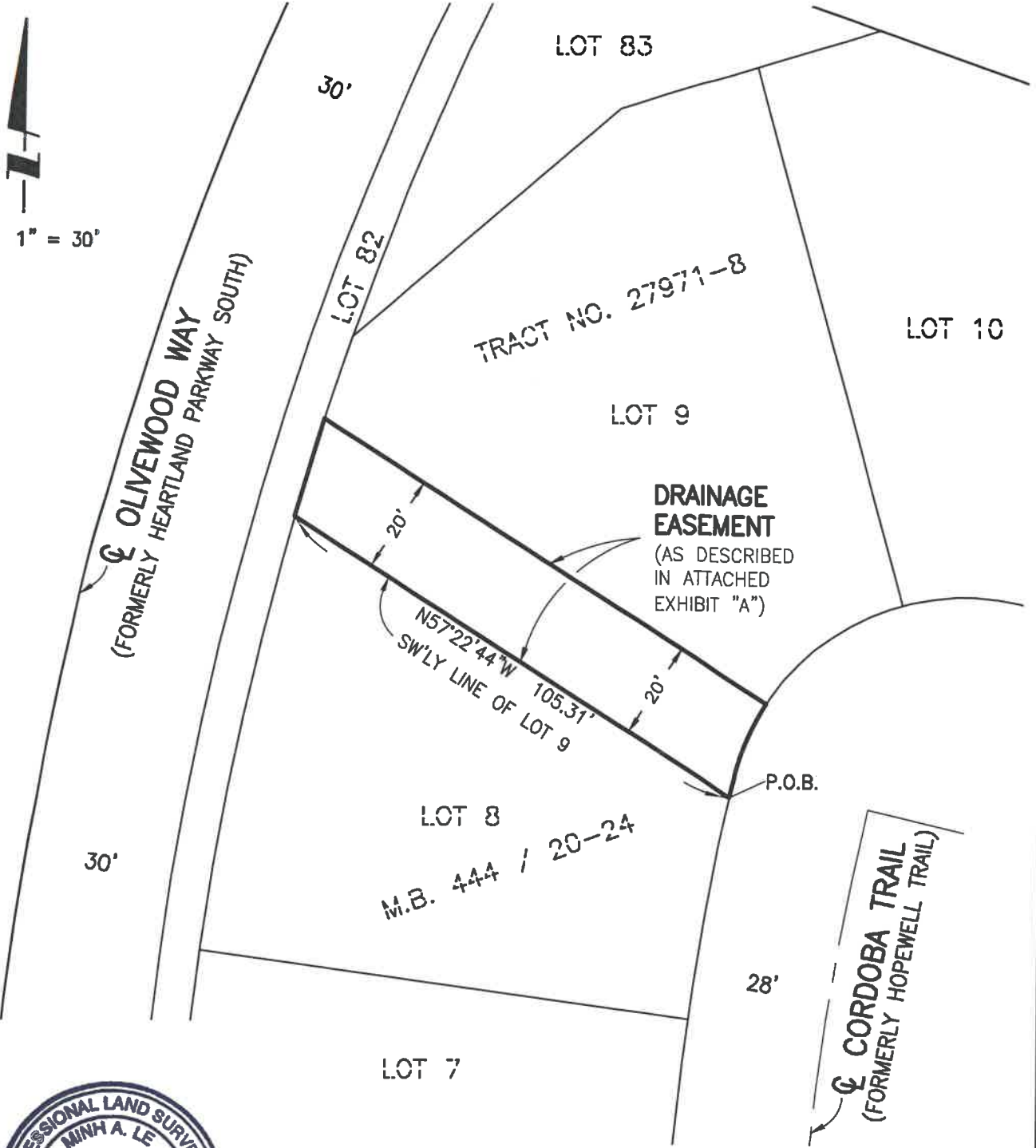
DECEMBER 14, 2021  
J.N. 2042 495812

**EXHIBIT "B"**  
**TO**  
**EASEMENT DEED**  
**DEPICTION OF EASEMENT AREA**

# EXHIBIT "B"

SHEET 1 OF 1

A PORTION OF LOT 9 OF TRACT NO. 27971-8, M.B. 444 / 20-24,  
IN SECTION 6, T. 3 S., R. 1 W., S.B.M.  
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**DRAINAGE EASEMENT**



SCALE: 1" = 30'



*Minh A. Le*  
MINH A. LE, P.L.S. 8543



**Stantec**

735 Carnegie Drive Suite 280  
San Bernardino CA 92408-3588  
909-335-6116 stantec.com

J.N. 2042 495812

DATE: 12/14/21

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CITY OF BEAUMONT  
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(Cal. Rev & Tax Code §11922)

*SPACE ABOVE THIS LINE FOR RECORDER'S USE*

OFFICIAL BUSINESS ENTITLED TO FREE RECORDATION  
(Cal. Govt. Code §§ 6103 and 27383)

The undersigned Grantor  
Signature of Declarant or Agent determining tax – Firm Name

**EASEMENT DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is acknowledged, **OLIVEWOOD COMMUNITY ASSOCIATION**, a California nonprofit mutual benefit corporation ("*Grantor*"), hereby grants to **THE CITY OF BEAUMONT**, a municipal corporation of the State of California ("*Grantee*"), its personnel, contractors, successors and assigns, nonexclusive easements over portions of certain real property in the City of Beaumont, County of Riverside, State of California, as follows:

1. For maintenance of the storm drain line by the Grantee, its officers, agents, employees, and persons under contract with it, over and across the easement area located on a portion of Lot 82 of Tract No. 27971-8, as described in more detail on *Exhibit "A"* and as approximately depicted on *Exhibit "B,"* both of which are attached hereto and made a part hereof by this reference.

DATED: 1/12/22

OLIVEWOOD COMMUNITY ASSOCIATION,  
a California nonprofit mutual benefit corporation,

By: [Signature]  
Print Name: Kimberly Kraft  
Title: President

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: **"Grantor"**

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, 2022, before me, Crystal Rose Nash, Notary Public  
(here insert name and title of the officer)

personally appeared Kimberly Kraft

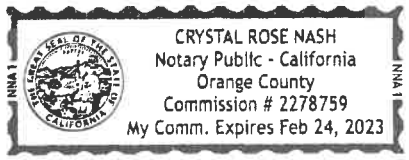
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

[Handwritten Signature]  
Signature

(Seal)



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 \_\_\_\_\_

On \_\_\_\_\_, \_\_\_\_\_, before me, \_\_\_\_\_  
(here insert name and title of the officer)

personally appeared \_\_\_\_\_

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.

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WITNESS my hand and official seal.

\_\_\_\_\_  
Signature

(Seal)



**EXHIBIT "A"**  
**TO**  
**EASEMENT DEED**  
**LEGAL DESCRIPTION OF EASEMENT AREA**

**EXHIBIT "A"**  
**DRAINAGE EASEMENT**

THAT PORTION OF LOT 82 OF TRACT NO. 27971-8, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 444, PAGES 20 THROUGH 24, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, INCLUDED WITHIN A STRIP OF LAND, 20.00 FEET WIDE, THE SOUTHWESTERLY LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST WESTERLY CORNER OF LOT 9 OF SAID TRACT NO. 27971-8, BEING A POINT ON THE EASTERLY LINE OF SAIS LOT 82;

**THENCE**, ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 9, NORTH 57°22'44" WEST, 8.35 FEET TO THE WESTERLY LINE OF SAID LOT 82.

THE NORTHEASTERLY LINE OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED TO TERMINATE SOUTHEASTERLY AT THE EASTERLY LINE OF SAID LOT 82 AND NORTHWESTERLY AT SAID WESTERLY LINE OF LOT 82.

ALSO AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD, IF ANY.



PREPARED BY: STANTEC CONSULTING  
UNDER THE DIRECTION OF:

A handwritten signature in black ink, appearing to read "Minh A. Le".

MINH A. LE, P.L.S. 8543

DECEMBER 14, 2021  
J.N. 2042 495812

**EXHIBIT "B"**  
**TO**  
**EASEMENT DEED**  
**DEPICTION OF EASEMENT AREA**

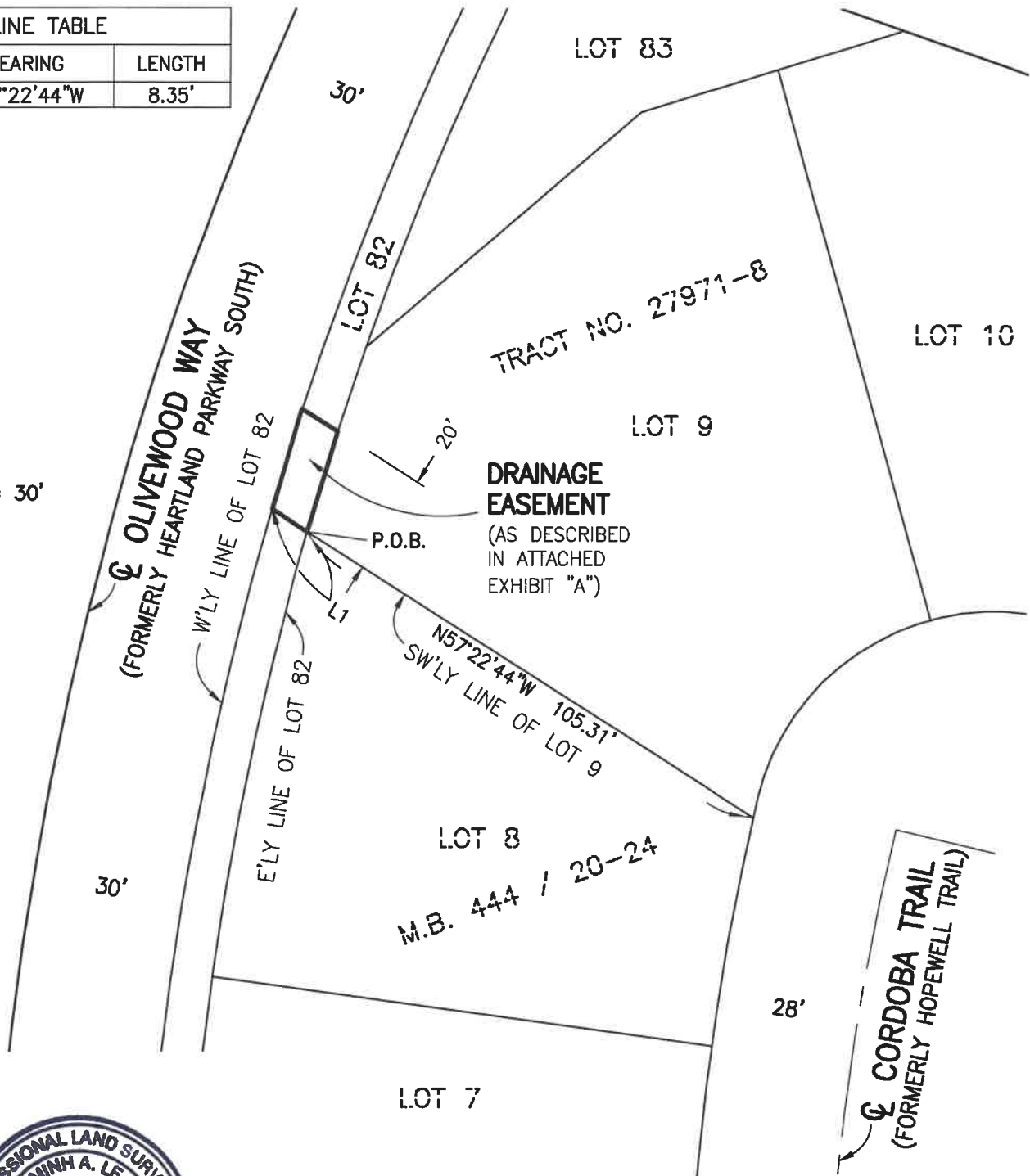
# EXHIBIT "B"

A PORTION OF LOT 82 OF TRACT NO. 27971-8, M.B. 444 / 20-24,  
 IN SECTION 6, T. 3 S., R. 1 W., S.B.M.  
 IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**DRAINAGE EASEMENT**

LINE TABLE		
NO.	BEARING	LENGTH
L1	N57°22'44"W	8.35'



SCALE: 1" = 30'



*Minh A. Le*

MINH A. LE, P.L.S. 8543



**Stantec**

735 Carnegie Drive Suite 280  
 San Bernardino CA 92408-3588  
 909-335-6116 stantec.com

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The undersigned Grantor  
Signature of Declarant or Agent determining tax -- Firm Name

**EASEMENT DEED**

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1. For maintenance of the storm drain line by the Grantee, its officers, agents, employees, and persons under contract with it, over and across the easement area located on a portion of Lot 16 of Tract No. 27971-12, as described in more detail on *Exhibit "A"* and as approximately depicted on *Exhibit "B,"* both of which are attached hereto and made a part hereof by this reference.

DATED: 4/21/21

RSI COMMUNITIES- CALIFORNIA LLC,  
a Delaware limited liability company,

By: [Signature]  
Print Name: Kimberly Kraft  
Title: Authorized signatory

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**"Grantor"**

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STATE OF CALIFORNIA  
COUNTY OF Orange

On January 12, 2022, before me, Crystal Rose Nash, Notary Public  
(here insert name and title of the officer)

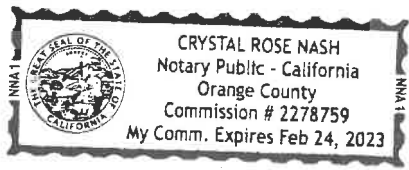
personally appeared Kimberly Kraft

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]  
Signature (Seal)



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STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

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(here insert name and title of the officer)

personally appeared \_\_\_\_\_

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.

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WITNESS my hand and official seal.

\_\_\_\_\_  
Signature (Seal)

**EXHIBIT "A"**  
**TO**  
**EASEMENT DEED**  
**LEGAL DESCRIPTION OF EASEMENT AREA**

**EXHIBIT "A"**  
**DRAINAGE EASEMENT**

THAT PORTION OF LOT 16 OF TRACT NO. 27971-12, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 444, PAGES 41 THROUGH 44, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, INCLUDED WITHIN A STRIP OF LAND, 20.00 FEET WIDE, THE NORTHERLY LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEASTERLY CORNER OF SAID LOT 16;

**THENCE**, ALONG THE NORTHERLY LINE OF SAID LOT 16, NORTH 83°45'07" WEST, 100.81 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 16.

THE SOUTHERLY LINE OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED TO BEGIN AT THE EASTERLY LINE OF SAID LOT 16 AND TO END AT THE NORTHWESTERLY LINE OF SAID LOT 16.

ALSO AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD, IF ANY.



PREPARED BY: STANTEC CONSULTING  
UNDER THE DIRECTION OF:

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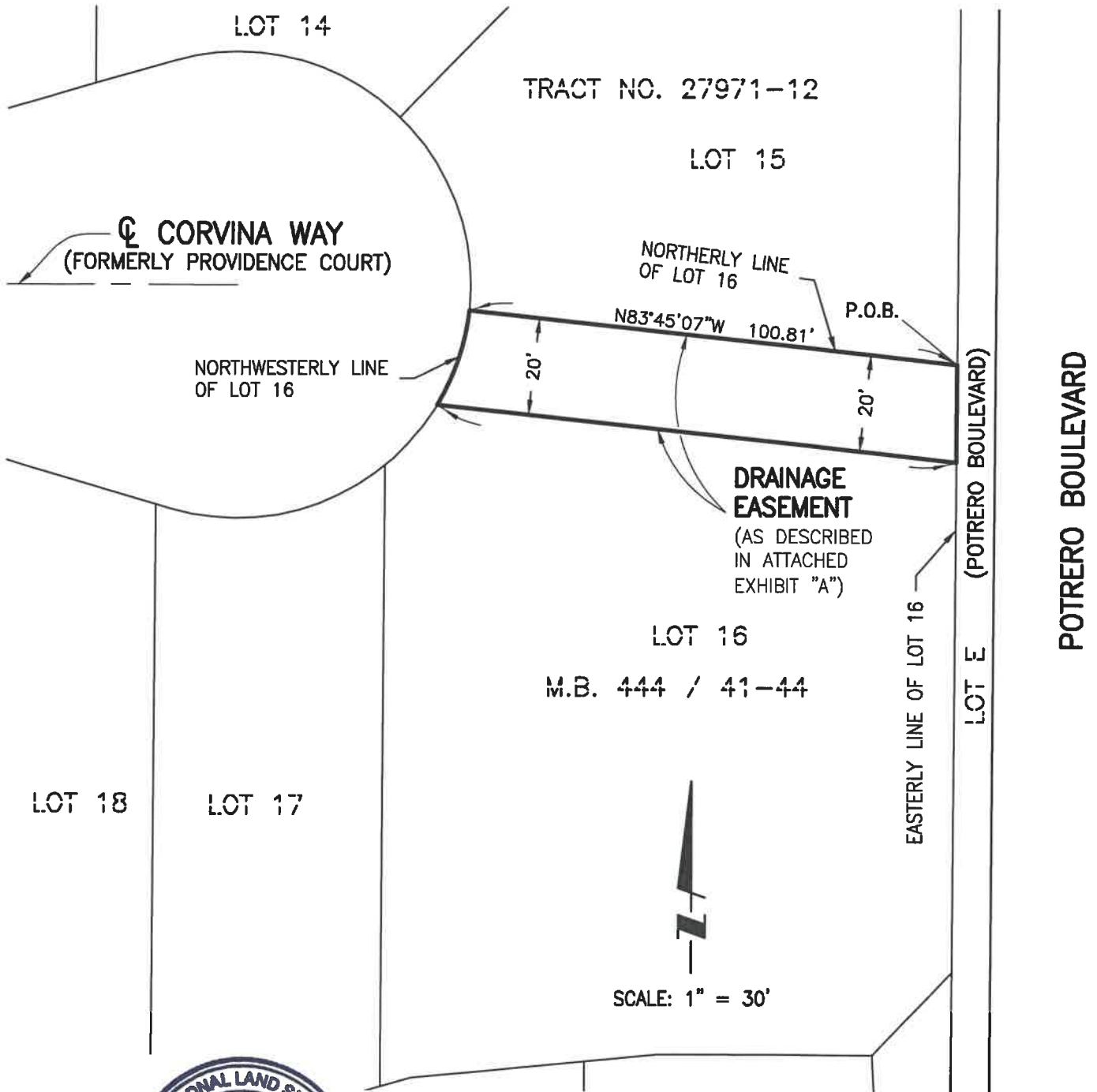


**EXHIBIT "B"**  
**TO**  
**EASEMENT DEED**  
**DEPICTION OF EASEMENT AREA**

# EXHIBIT "B"

A PORTION OF LOT 16 OF TRACT NO. 27971-12, M.B. 444 / 41-44,  
IN SECTION 6, T. 3 S., R. 1 W., S.B.M.  
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

## DRAINAGE EASEMENT



*Minh A. Le*  
MINH A. LE, P.L.S. 8543



**Stantec**

735 Carnegie Drive Suite 280  
San Bernardino CA 92408-3588  
909-335-6116 stantec.com