



# City of Beaumont

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

Case No. PLW2020-0547  
Receipt No. RO111261  
Fee \$ 3,847.28  
Date Paid 9/14/20  
*Inv. 9933*

## BOND EXONERATION APPLICATION

Bond Type:  Performance  Maintenance  Final Monument Inspection  Other: \_\_\_\_\_

1. Contact's Name Rick Rush Phone (951) 529-7795

2. Contact's Address 1250 Corona Pointe Court Suite 600 Corona, CA 92879  
City/State/Zip

5. Contact's E-mail rick.e.rush@sbcglobal.net

3. Developer Name Pardee Homes Phone (951) 529-7795  
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address Same As Above City/St/Zip

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

Bond #929640151  
Monument Bond Tract 31469-8  
106 Numbered Lots, 7 Lettered Lots (113 Total Lots) \$3,847.28

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.

Rick Rush *Rick E. Rush* 09/02/2020  
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.

Rick Rush *Rick E. Rush* 09/02/2020  
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.

Rick Rush

  
Print Name and Sign – Contact/Applicant

09/02/2020

Date

Basic Gov (Sales Force) # \_\_\_\_\_  
File # \_\_\_\_\_

**AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS  
FOR TRACT MAP OR PARCEL MAP OR PLOT PLAN  
(~~Tract Map/Parcel Map/Plot Plan No. 31469-8~~)**

THIS SECURITY AGREEMENT is made by and between CITY OF BEAUMONT (“CITY”) and PARDEE HOMES, a CALIFORNIA 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 # 31469-8~~ (“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 Sundance PA36 TR#31469-8  
Survey Monumentation

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 \_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

DEVELOPER

By  \_\_\_\_\_  
Jeff Chambers

October 20, 2016  
Date

Title: VP Community Development

Address: Pardee Homes  
1250 Corona Pointe Court, Suite 600  
Corona, CA 92879

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

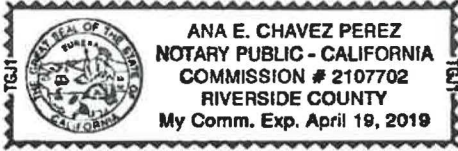
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Riverside )  
On October 20, 2016 before me, Ana E. Chavez Perez, Notary Public,  
*Date Here Insert Name and Title of the Officer*  
personally appeared Jeff Chambers  
*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 [Handwritten Signature]  
*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: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  Partner —  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_



Basic Gov (Sales Force) # \_\_\_\_\_  
File # \_\_\_\_\_

**EXHIBIT "A"**

**PERFORMANCE BOND**

WHEREAS, the City Council of the City of Beaumont, State of California, and \_\_\_\_\_  
Pardee Homes (hereinafter designated as "Principal") have entered into  
Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan,  
dated \_\_\_\_\_, 20\_\_\_\_, whereby Principal agrees to install and complete certain designated  
public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. Sundance, PA36 TR #31469-8  
which is hereby incorporated herein and made a part hereof; and Survey Monumentation

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 The Continental Insurance Company,  
as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal  
sum of Seventy Two Thousand and No/100 dollars (\$ 72,000.00 ) 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 October 18, 2016.

PRINCIPAL:

Pardee Homes

By [Signature]

Title Jeff Chambers  
VP Community Development

SURETY:

The Continental Insurance Company

By [Signature]

Title Janina Monroe, Attorney-In-Fact

# ALL- PURPOSE CERTIFICATE OF 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.

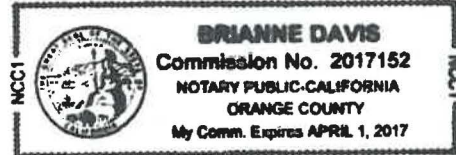
State of California )  
 County of Orange )  
 On OCT 18 2016 before me, Brianne Davis, Notary Public  
(Here insert name and title of the officer)

personally appeared Janina Monroe,  
 who proved to me on the basis of satisfactory evidence to be the person(s) whose  
 name(s) is/are ~~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.

Brianne Davis  
 Notary Public Signature (Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT  
Bond NO. 929640151  
(Title or description of attached document)  
(Title or description of attached document continued)  
 Number of Pages 1 Document Date 10/18/16

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer  
(Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, ~~is/are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT**

**Know All Men By These Presents**, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

**Janina Monroe, Tom Mc Call, Paul Boucher, Individually**

of Los Angeles, CA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

**- In Unlimited Amounts -**

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

**In Witness Whereof**, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 15th day of July, 2016.

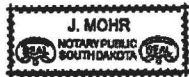


The Continental Insurance Company

*Paul T. Bruflat*  
Paul T. Bruflat Vice President

State of South Dakota, County of Minnehaha, ss:

On this 15th day of July, 2016, before me personally came Paul T. Bruflat to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.



My Commission Expires June 23, 2021

*J. Mohr*  
J. Mohr Notary Public

**CERTIFICATE**

I, D. Bult, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this \_\_\_\_\_ day of OCT 18 2016, \_\_\_\_\_.



The Continental Insurance Company

*D. Bult*  
D. Bult Assistant Secretary

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

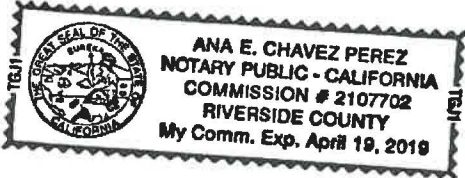
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Riverside )  
On October 20, 2016 before me, Ana E. Chavez Perez, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Jeff Chambers  
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 [Handwritten Signature]  
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: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  Partner —  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

Bond No. 929640151  
Premium is included in the cost  
of the Performance Bond

**EXHIBIT "B"**

**PAYMENT BOND**

WHEREAS, the City Council of the City of Beaumont, State of California, and Pardee Homes (hereafter designated as "the Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated \_\_\_\_\_, 20\_\_\_\_, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. Sundance PA36 TR #31469-8 Survey Monumentation 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 Seventy Two Thousand and No/100 dollars (\$ 72,000.00 ), 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 October 18, 20 16.

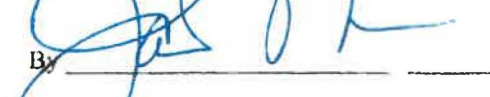
PRINCIPAL:

Pardee Homes

By   
Title Jeff Chambers  
VP Community Development

SURETY:

The Continental Insurance Company

By   
Title Janina Monroe, Attorney-In-Fact

# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

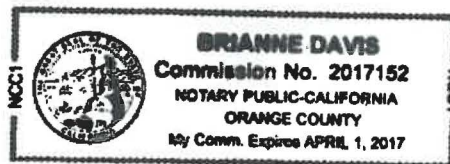
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
 County of Orange }  
 On OCT 18 2015 before me, Brianne Davis, Notary Public  
(Here insert name and title of the officer)  
 personally appeared Janina Monroe,  
 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.

Brianne Davis  
 Notary Public Signature (Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT  
Bond NO. 929640151  
(Title or description of attached document)  
(Title or description of attached document continued)  
 Number of Pages 1 Document Date 10/18/14

**CAPACITY CLAIMED BY THE SIGNER**

Individual (s)  
 Corporate Officer  
 \_\_\_\_\_  
(Title)  
 Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

- This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
  - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
  - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
  - Print the name(s) of document signer(s) who personally appear at the time of notarization.
  - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /see ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
  - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
  - Signature of the notary public must match the signature on file with the office of the county clerk.
    - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
    - ❖ Indicate title or type of attached document, number of pages and date.
    - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
  - Securely attach this document to the signed document with a staple.

**POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT**

**Know All Men By These Presents**, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

**Janina Monroe, Tom Mc Call, Paul Boucher, Individually**

of Los Angeles, CA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

**- In Unlimited Amounts -**

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

**In Witness Whereof**, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 15th day of July, 2016.



The Continental Insurance Company

*Paul T. Bruflat*  
Paul T. Bruflat Vice President

State of South Dakota, County of Minnehaha, ss:

On this 15th day of July, 2016, before me personally came Paul T. Bruflat to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.



My Commission Expires June 23, 2021

*J. Mohr*  
J. Mohr Notary Public

**CERTIFICATE**

I, D. Bult, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this \_\_\_\_\_ day of **OCT 18 2016**.



The Continental Insurance Company

*D. Bult*  
D. Bult Assistant Secretary

**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.

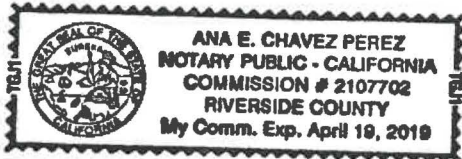
State of California )  
County of Riverside )

On October 20, 2016 before me, Ana E. Chavez Perez, Notary Public,  
*Date Here Insert Name and Title of the Officer*  
personally appeared Jeff Chambers  
*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: [Handwritten Signature]  
*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: \_\_\_\_\_





TRACT 31469-8  
M.B. 453/25-31

SHEET 1 OF 12 SHEETS



SCALE: 1"=200'

**LEGEND**



INDICATES SHEET NO.



PARCEL 'A'  
14-LLA-003  
DOC. NO. 2015-0026643  
REC. 01/22/2015



*Christopher L. Alberts*

CHRISTOPHER L. ALBERTS L.S. 8508

11/12/2020  
DATE

**Michael Baker**

**INTERNATIONAL**

75410 Gerald Ford Dr., Palm Desert, CA 92211  
Phone: (760) 346-7481 · MBAKERINTL.COM

**MONUMENT TIE SHEET**

L.S. NO. 8508  
DATE: 11/12/2020

TRACT NO. 31469-8  
M.B. 453/25-31

SCALE: 1"=200'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 152404

# TRACT 31469-8

## M.B. 453/25-31

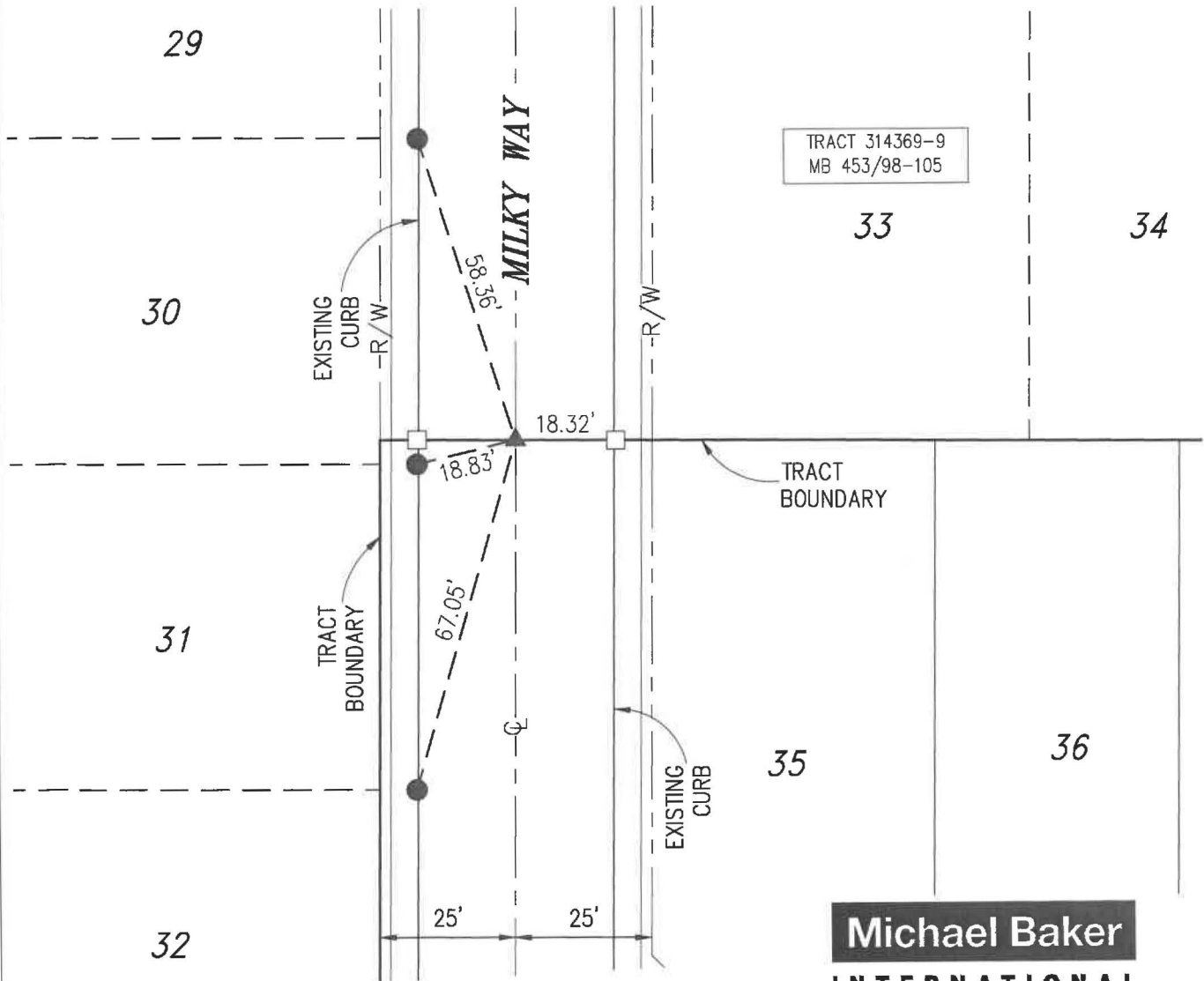
SHEET 2 OF 12 SHEETS

**LEGEND**

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-8, M.B. 453/25-31.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-8, M.B. 453/25-31.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



**Michael Baker**  
**INTERNATIONAL**

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### MONUMENT TIE SHEET

L.S. NO. 8508  
DATE: 11/12/2020

TRACT NO. 31469-8  
M.B. 453/25-31

SCALE: 1"=30'  
JOB NO. 152404

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

# TRACT 31469-8

## M.B. 453/25-31

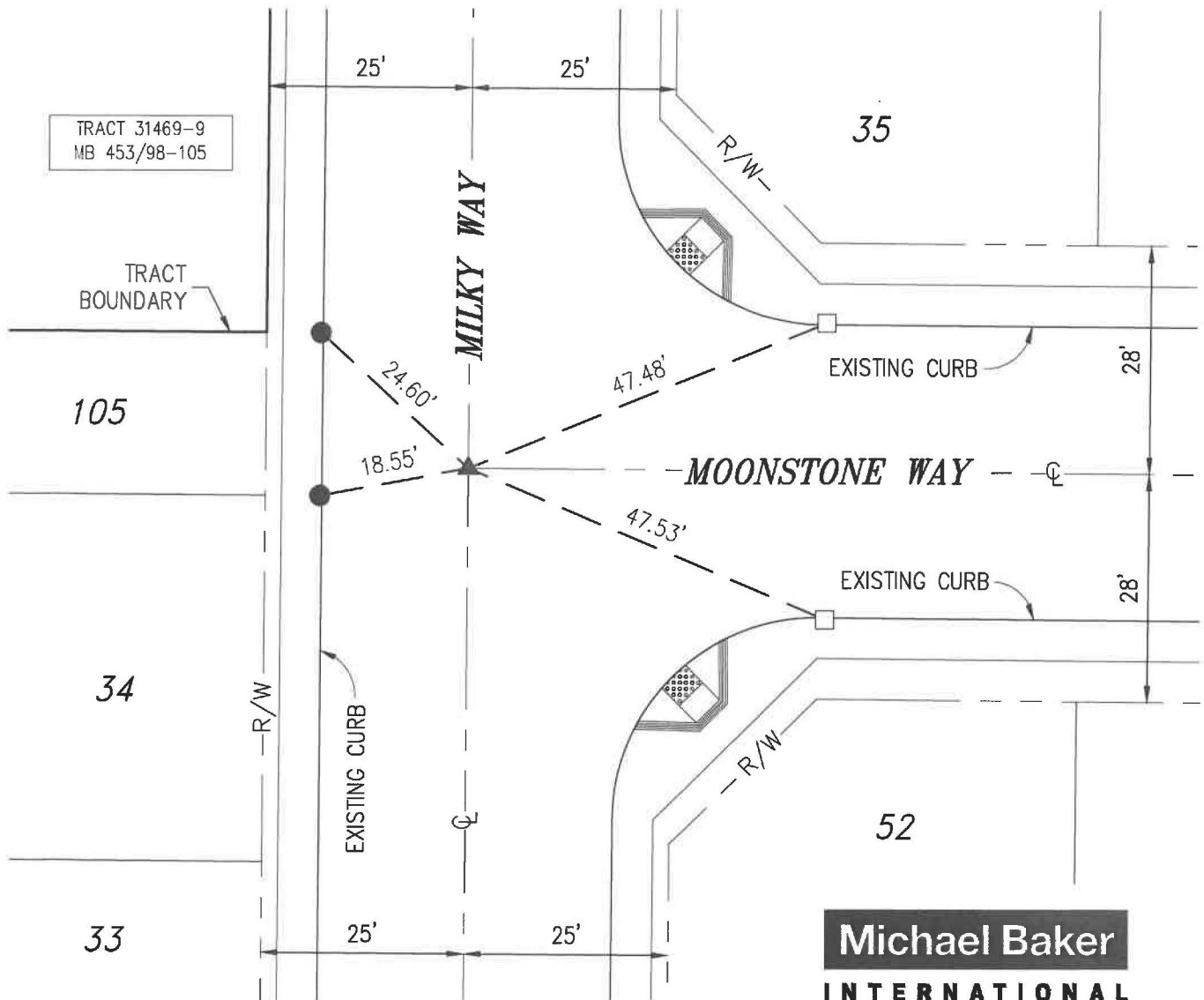
SHEET 3 OF 12 SHEETS

**LEGEND**

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-8, M.B. 453/25-31.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-8, M.B. 453/25-31.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=20'



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**INTERNATIONAL**

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### MONUMENT TIE SHEET

L.S. NO. 8508  
DATE: 11/12/2020

TRACT NO. 31469-8  
M.B. 453/25-31

SCALE: 1"=20'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 152404

# TRACT 31469-8

SHEET 4 OF 12 SHEETS

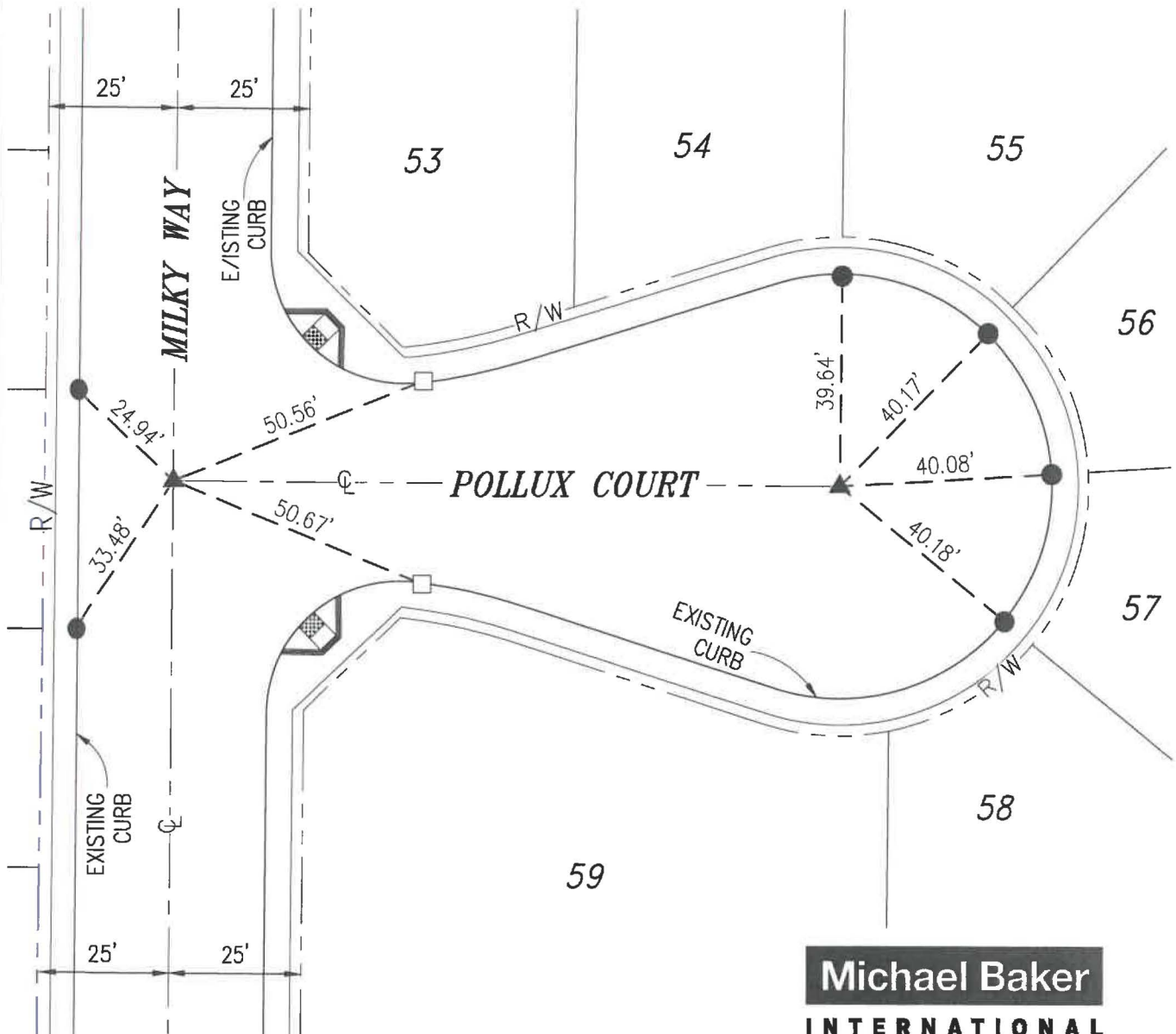
M.B. 453/25-31

**LEGEND**

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-8, M.B. 453/25-31.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-8, M.B. 453/25-31.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



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## MONUMENT TIE SHEET

L.S. NO. 8508  
 DATE: 11/12/2020

TRACT NO. 31469-8  
 M.B. 453/25-31

SCALE: 1"=30'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 152404

# TRACT 31469-8

## M.B. 453/25-31

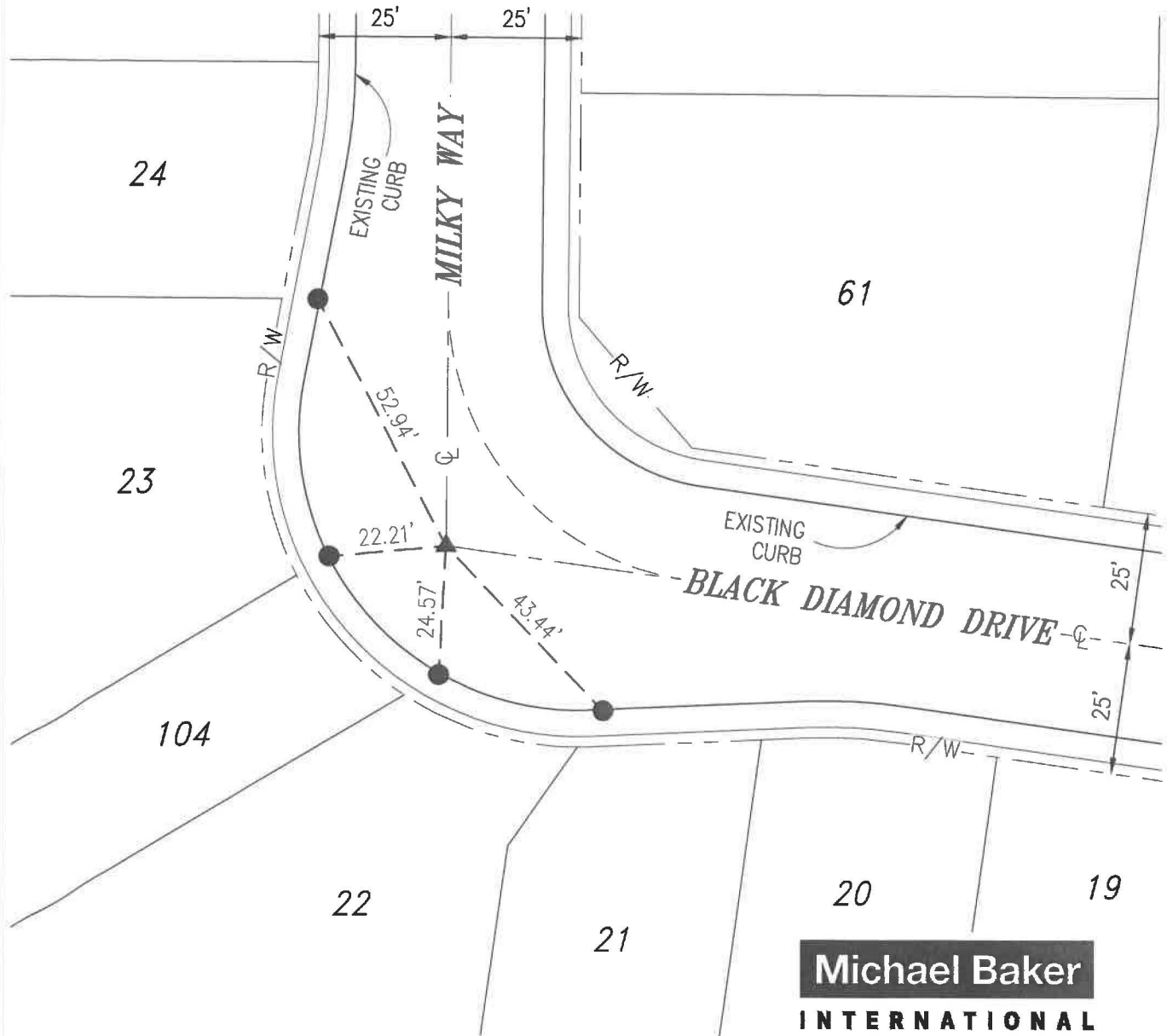
SHEET 5 OF 12 SHEETS

**LEGEND**

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-8, M.B. 453/25-31.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-8, M.B. 453/25-31.



SCALE: 1"=30'



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### MONUMENT TIE SHEET

L.S. NO. 8508  
 DATE: 11/12/2020

TRACT NO. 31469-8  
 M.B. 453/25-31

SCALE: 1"=30'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 152404

# TRACT 31469-8

## M.B. 453/25-31

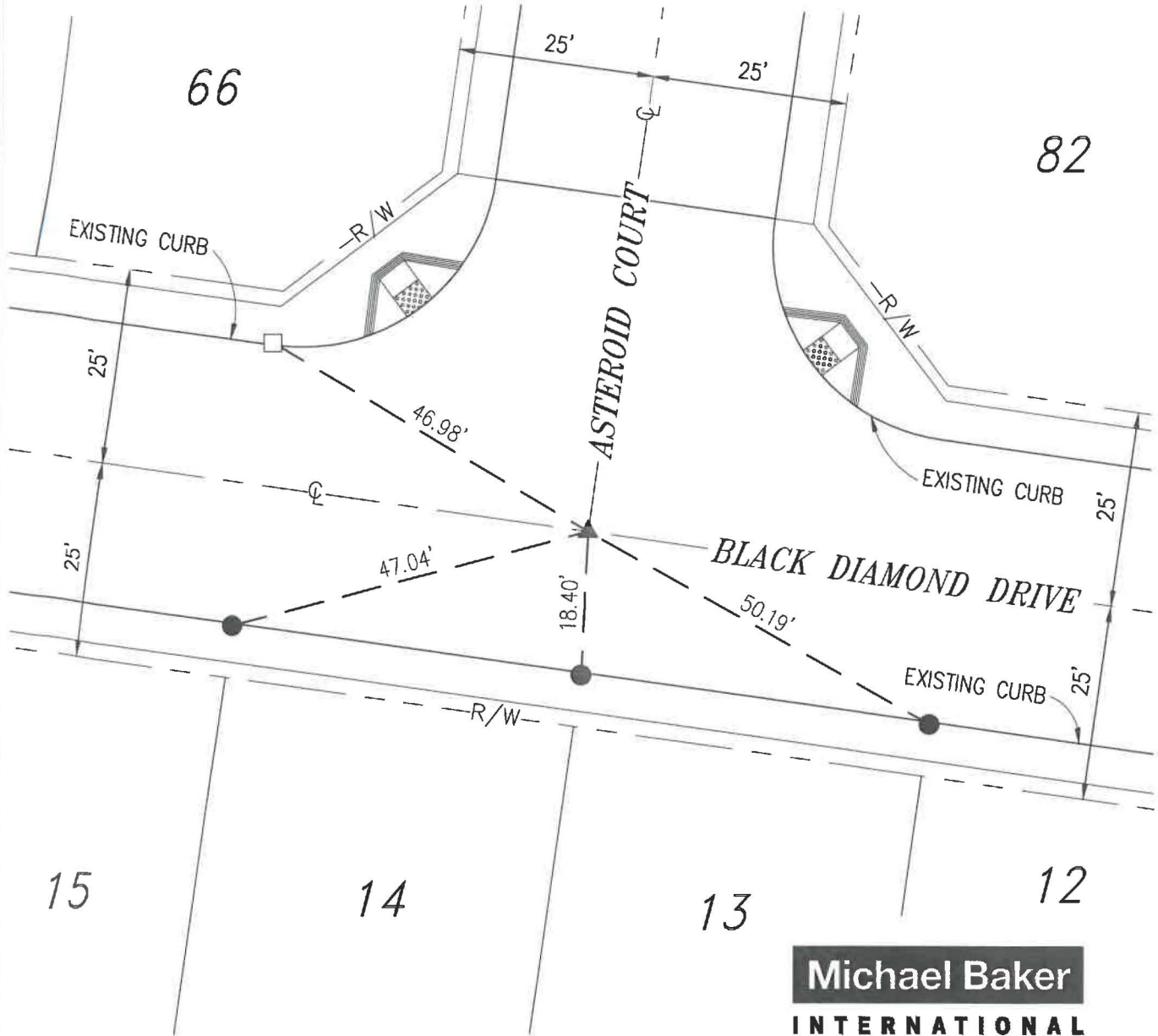
SHEET 6 OF 12 SHEETS

**LEGEND**

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-8, M.B. 453/25-31.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-8, M.B. 453/25-31.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=20'



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L.S. NO. <u>8508</u> DATE: <u>11/12/2020</u>	<b>MONUMENT TIE SHEET</b> TRACT NO. 31469-8 M.B. 453/25-31	SCALE: <u>1"=20'</u> JOB NO. <u>152404</u>
ENGINEERING DEPARTMENT		CITY OF BEAUMONT

# TRACT 31469-8

## M.B. 453/25-31

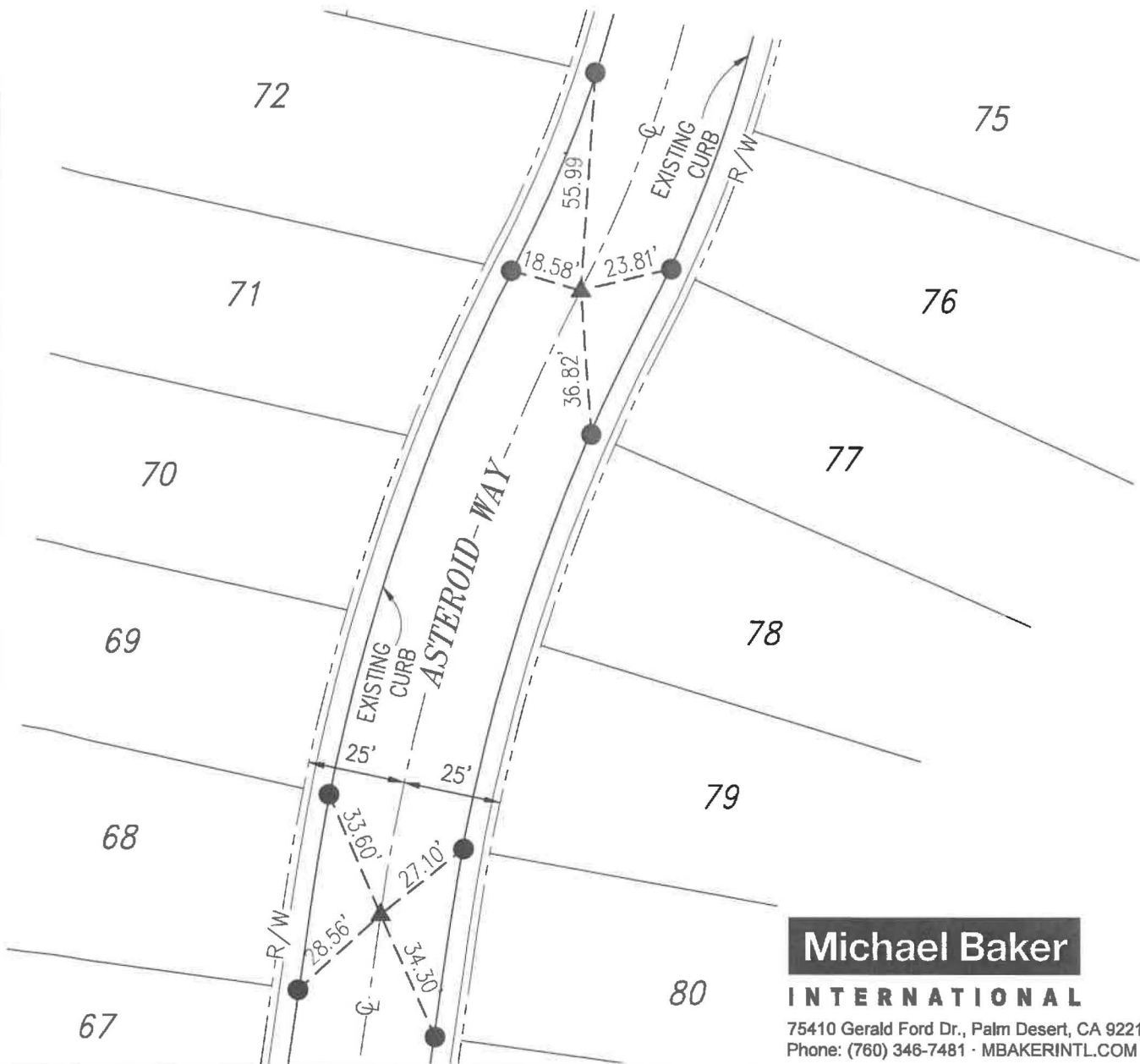
SHEET 7 OF 12 SHEETS

**LEGEND**

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-8, M.B. 453/25-31.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-8, M.B. 453/25-31.



SCALE: 1"=40'



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### MONUMENT TIE SHEET

L.S. NO. 8508  
 DATE: 11/12/2020

TRACT NO. 31469-8  
 M.B. 453/25-31

SCALE: 1"=40'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 152404



# TRACT 31469-8

SHEET 8 OF 12 SHEETS

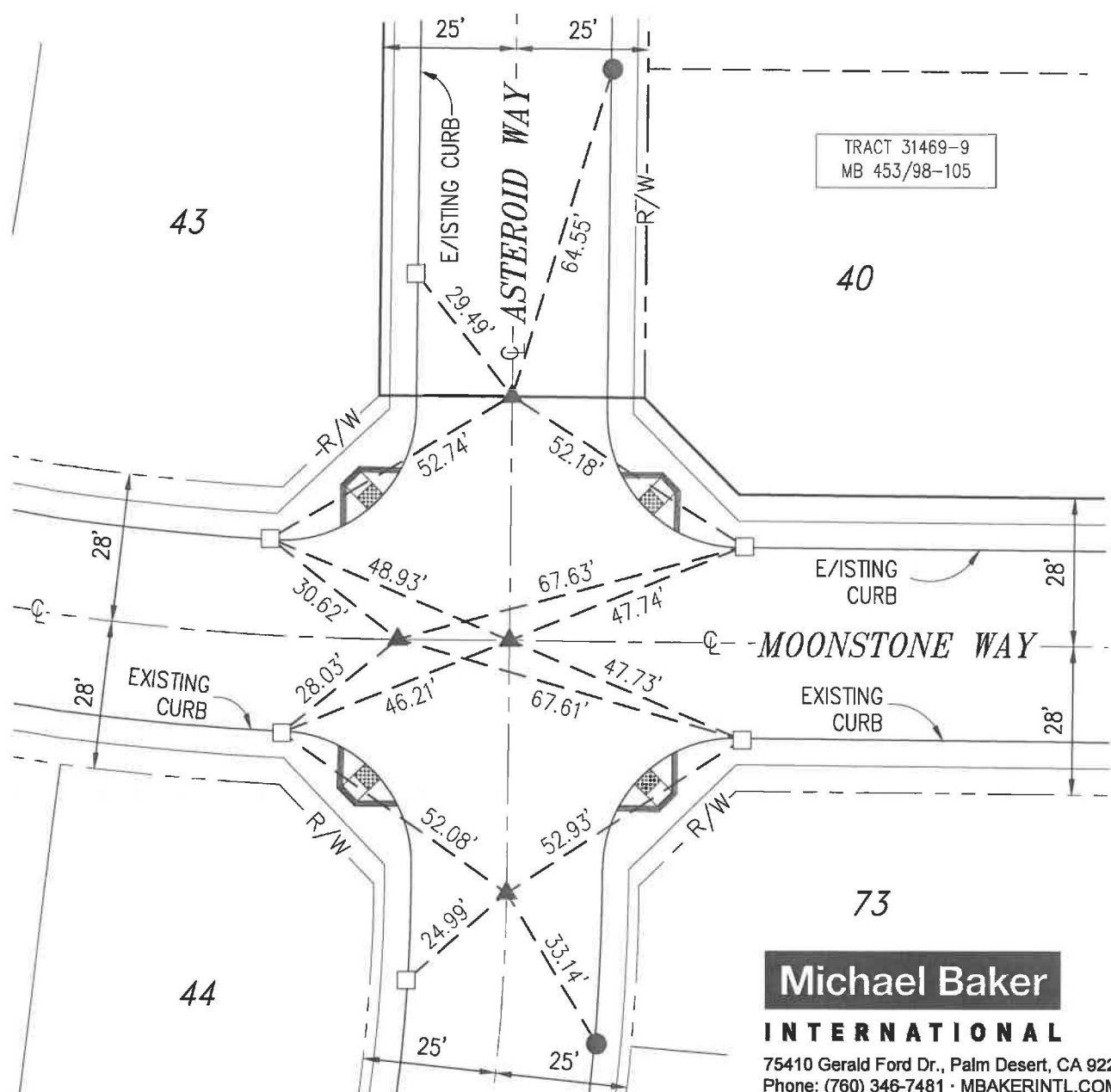
M.B. 453/25-31

**LEGEND**

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-8, M.B. 453/25-31.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-8, M.B. 453/25-31.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



**Michael Baker**  
**INTERNATIONAL**  
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## MONUMENT TIE SHEET

L.S. NO. 8508  
 DATE: 11/12/2020

TRACT NO. 31469-8  
 M.B. 453/25-31

SCALE: 1"=30'  
 JOB NO. 152404

ENGINEERING DEPARTMENT CITY OF BEAUMONT

# TRACT 31469-8

## M.B. 453/25-31

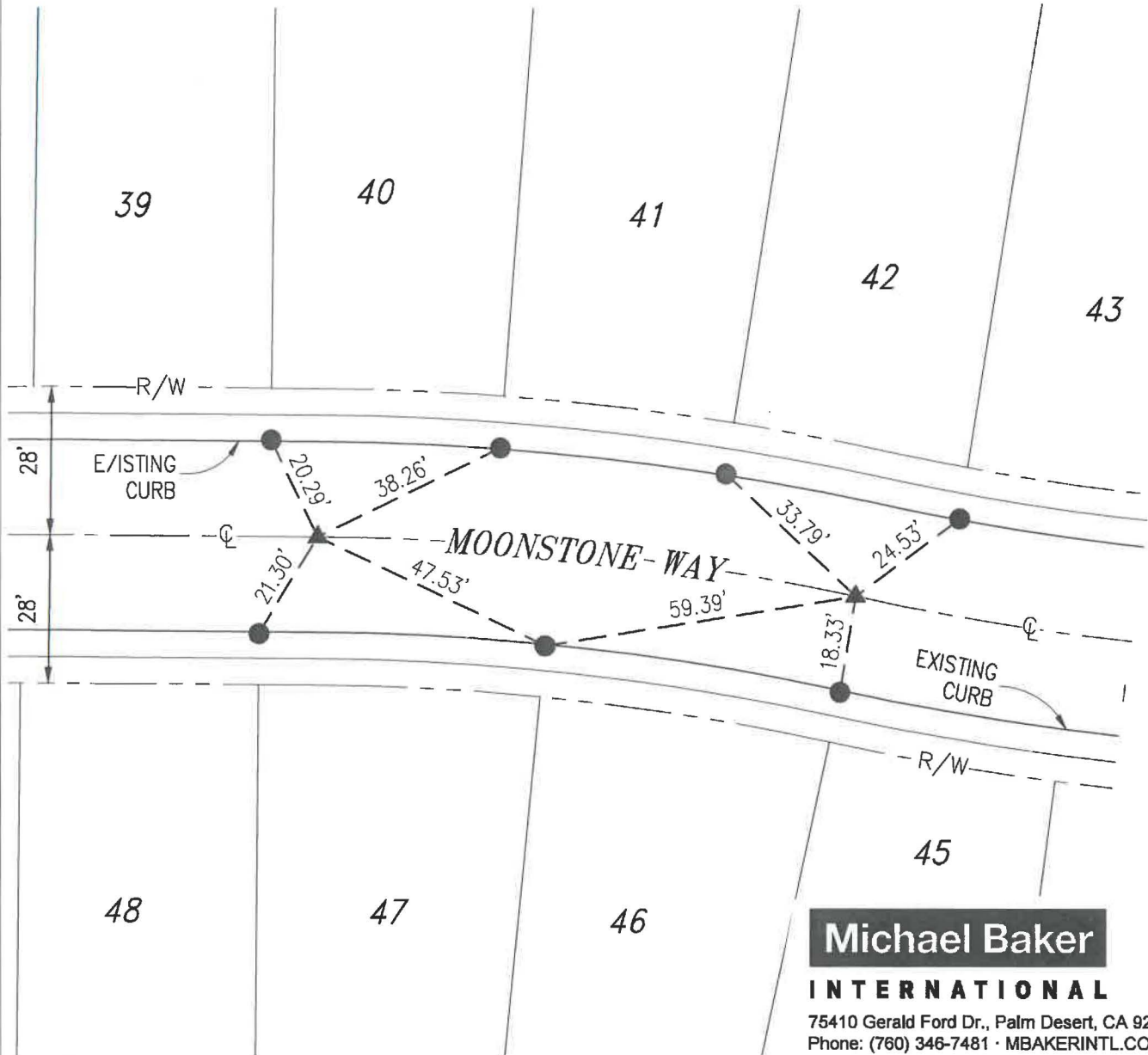
SHEET 9 OF 12 SHEETS

**LEGEND**

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-8, M.B. 453/25-31.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-8, M.B. 453/25-31.



SCALE: 1"=30'



**Michael Baker**  
**INTERNATIONAL**  
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L.S. NO. <u>8508</u> DATE: <u>11/12/2020</u>	<b>MONUMENT TIE SHEET</b> TRACT NO. 31469-8 M.B. 453/25-31	SCALE: <u>1"=30'</u> JOB NO. <u>152404</u>
ENGINEERING DEPARTMENT		CITY OF BEAUMONT

# TRACT 31469-8

## M.B. 453/25-31

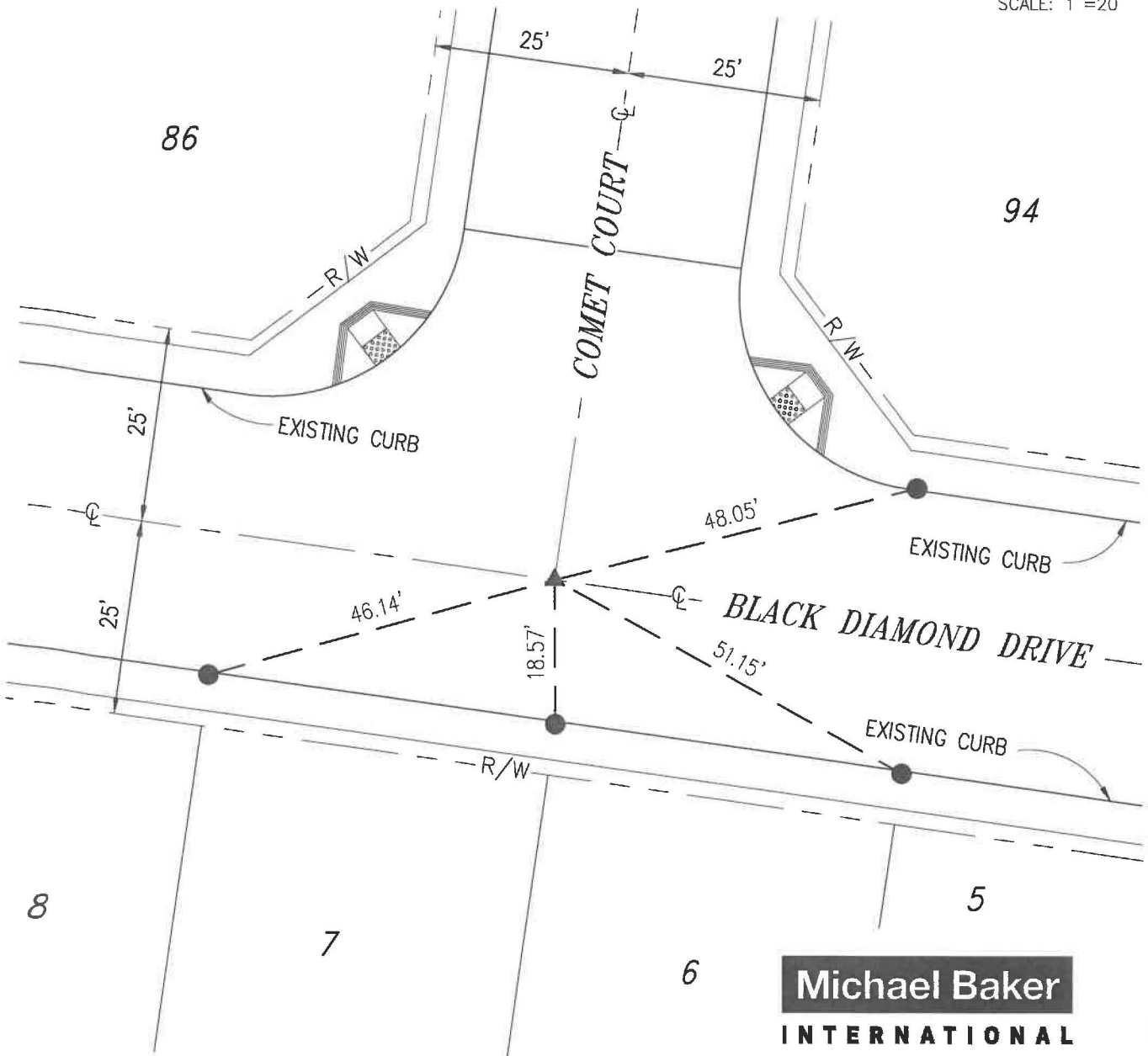
SHEET 10 OF 12 SHEETS

**LEGEND**

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-8, M.B. 453/25-31.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-8, M.B. 453/25-31.



SCALE: 1"=20'



**Michael Baker**  
**INTERNATIONAL**

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### MONUMENT TIE SHEET

L.S. NO. 8508  
 DATE: 11/12/2020

TRACT NO. 31469-8  
 M.B. 453/25-31

SCALE: 1"=20'  
 JOB NO. 152404

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

# TRACT 31469-8

## M.B. 453/25-31

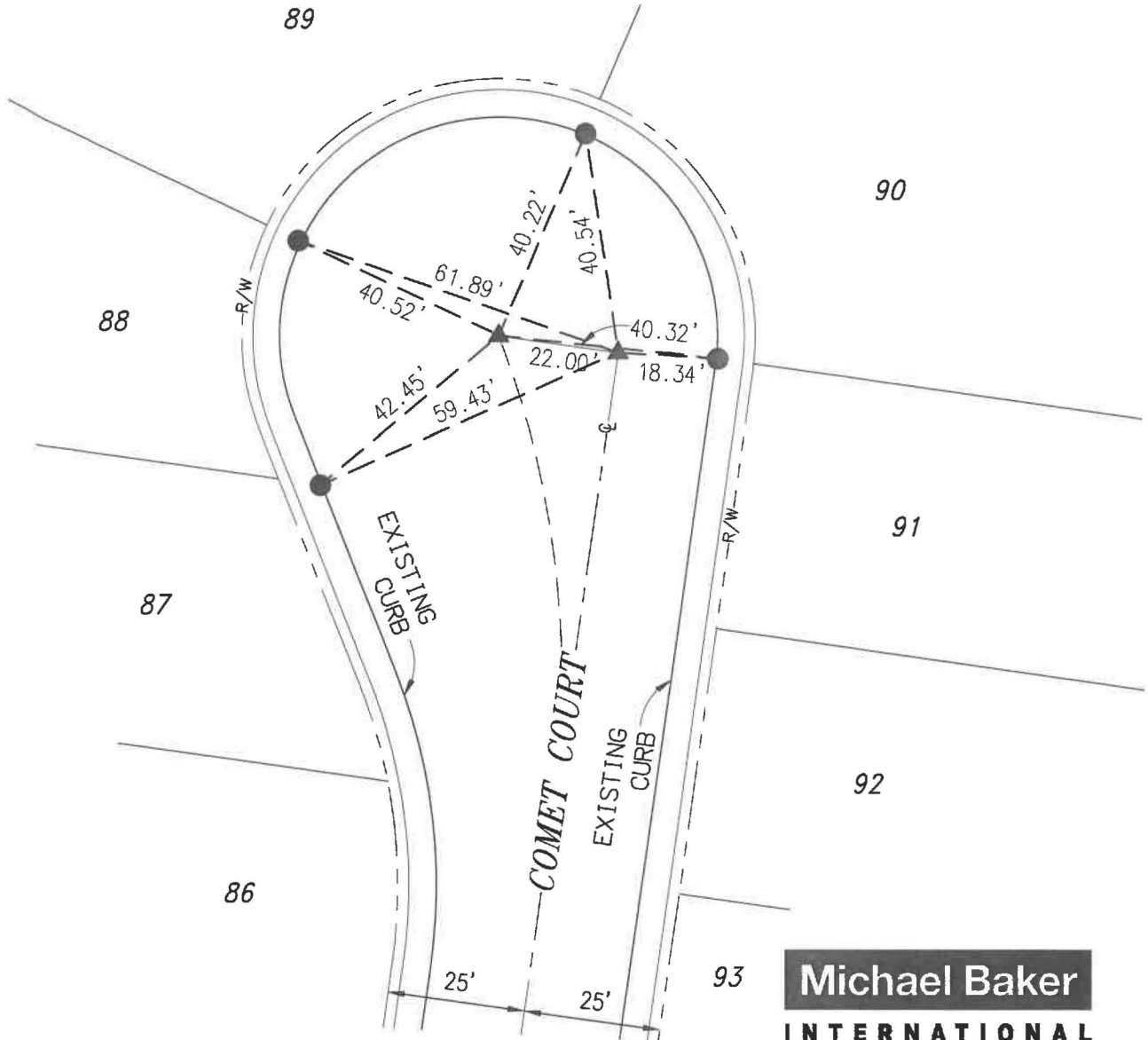
SHEET 11 OF 12 SHEETS

**LEGEND**

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-8, M.B. 453/25-31.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-8, M.B. 453/25-31.



SCALE: 1"=30'



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### MONUMENT TIE SHEET

L.S. NO. 8508  
 DATE: 11/12/2020

TRACT NO. 31469-8  
 M.B. 453/25-31

SCALE: 1"=30'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 152404

# TRACT 31469-8

## M.B. 453/25-31

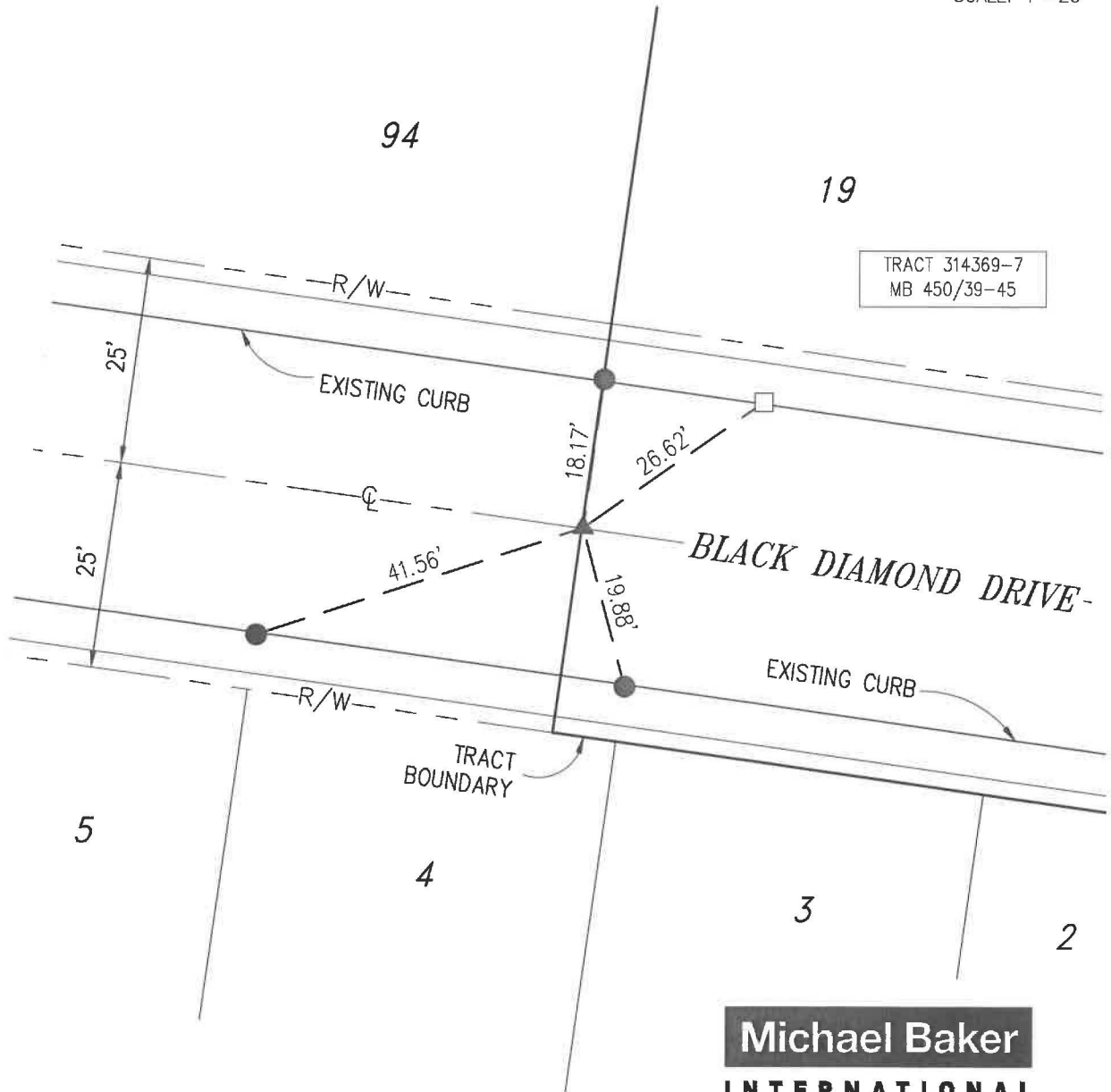
SHEET 12 OF 12 SHEETS

**LEGEND**

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-8, M.B. 453/25-31.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-8, M.B. 453/25-31.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB



SCALE: 1"=20'



**Michael Baker**  
**INTERNATIONAL**

75410 Gerald Ford Dr., Palm Desert, CA 92211  
Phone: (760) 346-7481 · MBAKERINTL.COM

### MONUMENT TIE SHEET

TRACT NO. 31469-8  
M.B. 453/25-31

L.S. NO. 8508  
DATE: 11/12/2020

SCALE: 1"=20'  
JOB NO. 152404

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

**THIS SUBDIVISION CONTAINS:**

106 NUMBERED LOTS  
7 LETTERED LOTS  
113 LOTS TOTAL  
19.61 ACRES GROSS

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31469-8

BEING A SUBDIVISION OF PORTIONS OF LOTS 7, 10 AND 'C' OF TRACT NO. 35575 ON FILE IN BOOK 427, PAGES 71 THROUGH 76, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

**Michael Baker  
INTERNATIONAL**

**RECORDER'S STATEMENT**

FILED THIS 11<sup>th</sup> DAY OF November, 2016 AT  
5:00 P.M. IN BOOK 453 OF MAPS AT PAGES  
25-31, AT THE REQUEST OF THE  
CITY CLERK, CITY OF BEAUMONT,  
NO. 2016-0515470  
FEE \$ 22.00  
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: William, DEPUTY  
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT 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 PARDEE HOMES, A CALIFORNIA CORPORATION, IN APRIL OF 2016. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET WITHIN ONE YEAR FROM ACCEPTANCE OF IMPROVEMENTS BY CITY COUNCIL AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED August 29, 2016

Christopher Lee Alberts  
CHRISTOPHER LEE ALBERTS, L.S. 8508



**CITY SURVEYOR'S STATEMENT**

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP 31469, ~~RECORDED~~ AS FILED, AMENDED, AND APPROVED BY THE CITY COUNCIL ON OCTOBER 14, 2014, THE EXPIRATION DATE BEING AUGUST 17, 2029, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED 10/20, 2016

Jan S. Fairton  
JAN S. FAIRTON, CITY SURVEYOR  
L.S. 8207



**BEAUMONT CITY COUNCIL CERTIFICATE**

THE CITY OF BEAUMONT, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES TRACT NO. 31469-8 AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREIN FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES. THE CITY COUNCIL DECLARES THAT THE ACCEPTANCE OF THE OFFERS IS TO REST TITLE IN THE CITY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES, BUT THAT SAID ROADS SUBJECT TO IMPROVEMENTS SHALL NOT BECOME PART OF THE CITY MAINTAINED ROAD SYSTEM UNTIL ACCEPTED BY THE CITY PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE.

THE EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES OVER LOT "A" (CHERRY AVENUE), LOT "B" (MOONSTONE WAY), LOT "C" (POLLYX COURT), LOT "D" (ASTERIOD WAY), LOT "E" (COMET COURT), LOT "F" (MILKY WAY) AND LOT "G" (BLACK DIAMOND DRIVE).

LOT 106, IN FEE SIMPLE, FOR DRAINAGE, TRAIL AND LANDSCAPE MAINTENANCE PURPOSES IS ACCEPTED, SUBJECT TO IMPROVEMENTS.

THE EASEMENTS FOR DRAINAGE PURPOSES OVER LOTS 104 AND 105 ARE ACCEPTED, SUBJECT TO IMPROVEMENTS.

THE EASEMENT FOR PUBLIC UTILITY PURPOSES SHOWN AS "S" PUE" OVER LOTS 1 THROUGH 105, INCLUSIVE, IS ACCEPTED, SUBJECT TO IMPROVEMENTS.

DATED Nov 3, 2016

[Signature]  
CITY CLERK, CITY OF BEAUMONT,  
RIVERSIDE COUNTY, CALIFORNIA

**SIGNATURE OMISSIONS NOTE**

PURSUANT TO SECTION 9436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- 1) RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 1913, IN BOOK 371, PAGE 177, OF DEEDS (CANNOT BE LOCATED FROM THE RECORD).
- 2) SOUTHERN CALIFORNIA INVESTMENT COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPES AND OTHER CONDUITS, RECORDED SEPTEMBER 4, 1893 IN BOOK 4, PAGE 335 OF DEEDS (CANNOT BE LOCATED FROM THE RECORD.)
- 3) CITY OF BEAUMONT, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND MAINTENANCE THEREOF, RECORDED FEBRUARY 19, 2015 AS INSTRUMENT NO. 2015-0087454 OF OFFICIAL RECORDS.

**OWNER'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY 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.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES: WE HEREBY DEDICATE TO THE CITY OF BEAUMONT AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES OVER LOT "A" (CHERRY AVENUE), LOT "B" (MOONSTONE WAY), LOT "C" (POLLYX COURT), LOT "D" (ASTERIOD WAY), LOT "E" (COMET COURT), LOT "F" (MILKY WAY) AND LOT "G" (BLACK DIAMOND DRIVE). THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE SIMPLE FOR PUBLIC PURPOSES: WE HEREBY DEDICATE IN FEE SIMPLE TO THE CITY OF BEAUMONT, LOT 106 FOR DRAINAGE, TRAIL AND LANDSCAPE MAINTENANCE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: WE HEREBY DEDICATE TO THE CITY OF BEAUMONT, AN EASEMENT OVER LOTS 104 AND 105 FOR DRAINAGE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE EASEMENTS DESIGNATED AS "S" PUE" OVER LOTS 1 THROUGH 105, INCLUSIVE, THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES.

WE HEREBY RETAIN FOR LANDSCAPE MAINTENANCE AND TRAIL PURPOSES, LOTS 103 THROUGH 105, INCLUSIVE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

PARDEE HOMES, A CALIFORNIA CORPORATION

Patrick Emanuel  
PATRICK EMANUEL  
VICE PRESIDENT

Michael C. Taylor  
MICHAEL C. TAYLOR  
DIVISION PRESIDENT

**NOTARY ACKNOWLEDGEMENT**

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 RIVERSIDE ) SS.  
ON Sept 19, 2016 BEFORE ME, Ana E. Chavez Perez, A NOTARY PUBLIC  
(INSERT NAME)

PERSONALLY APPEARED Patrick Emanuel and Michael C. Taylor  
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 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

[Signature]  
SIGNATURE

Ana E. Chavez Perez  
PRINT NAME

MY COMMISSION EXPIRES 4/19/19 COMMISSION #: 2107702

MY PRINCIPAL PLACE OF BUSINESS IS RIVERSIDE COUNTY.

**SOILS REPORT NOTE**

PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31469, DATED JANUARY 19, 2007, AS PROJECT NO. 1061442-10, WAS PREPARED BY LGC INLAND, INC. AS REQUIRED BY SECTIONS 17953 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND AS REQUIRED BY SECTION 86434.5 OF THE CALIFORNIA GOVERNMENT CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

**TAX COLLECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES-OR-SPECIAL-ASSESSMENTS-COLLECTED-AS-TAXES ~~WHICH ARE NOT YET PAYABLE, WHOSE ARE ESTIMATED TO BE \$~~ This certification ~~includes my Supplemental Tax Assessments not yet extended.~~  
DATED: November 16, 2016 DON KENT COUNTY TAX COLLECTOR

BY: Don Kent DEPUTY

**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 BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
COUNTY TAX COLLECTOR

BY: Angela Harber-Hew  
CLERK OF THE BOARD OF SUPERVISORS

**NOTARY ACKNOWLEDGEMENT**

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 \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.  
ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC  
(INSERT NAME)

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 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

SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES \_\_\_\_\_

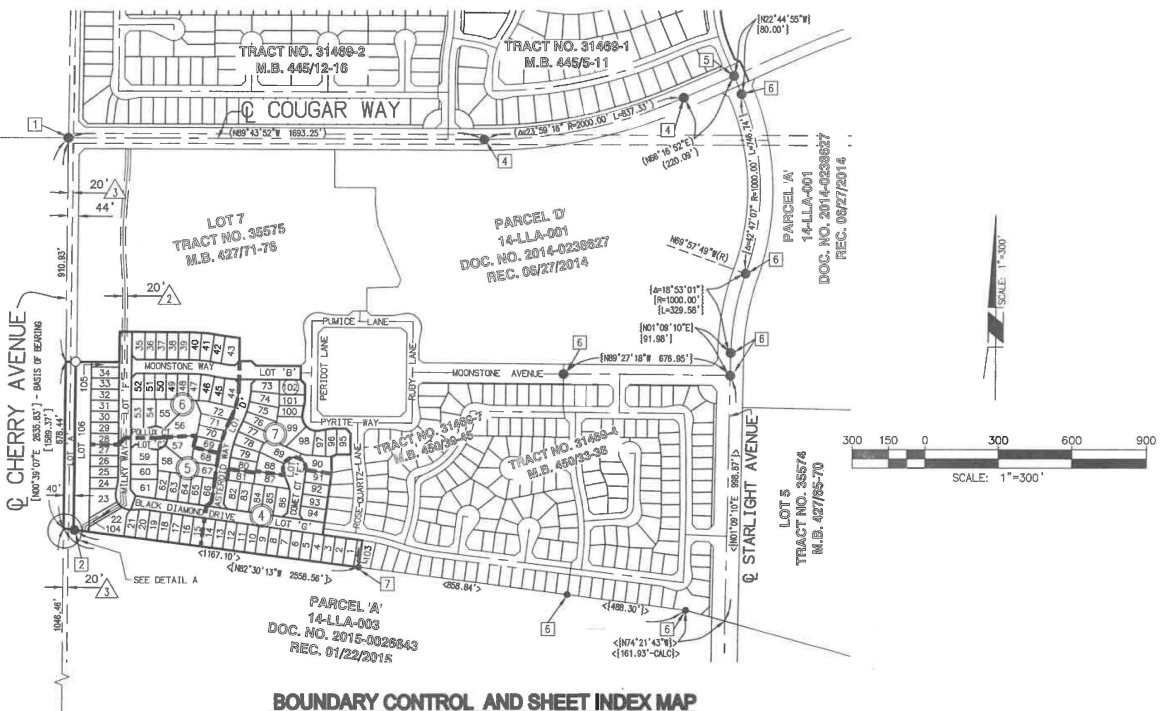
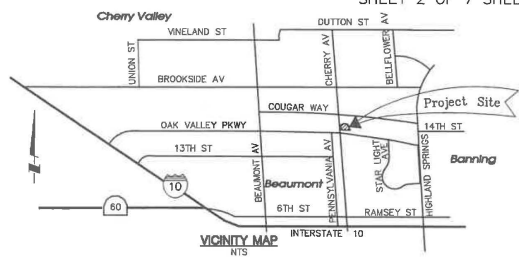
MY PRINCIPAL PLACE OF BUSINESS IS \_\_\_\_\_ COUNTY.

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31469-8

BEING A SUBDIVISION OF PORTIONS OF LOTS 7, 10 AND 'C' OF TRACT NO. 35575 ON FILE IN BOOK 427, PAGES 71 THROUGH 76, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

**Michael Baker  
INTERNATIONAL**

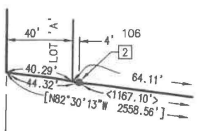


### BOUNDARY CONTROL AND SHEET INDEX MAP

# INDICATES SHEET NUMBER

#### EASEMENT NOTES:

- 1. INDICATES 5' EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF, AS INDICATED HEREON.
- 2. INDICATES 20' EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF, RECORDED FEBRUARY 19, 2015 AS INSTRUMENT NO. 2015-0067454, O.R.
- 3. INDICATES 20' EASEMENT FOR STREET AND INCIDENTAL PURPOSES AS SHOWN ON MAP RECORDED IN MB 10/2, O.R.



DETAIL A  
NO SCALE

#### SURVEYOR'S NOTES:

1. ( ) - DENOTES RECORD DATA PER TRACT NO. 31469-1, FILED IN MAP BOOK 445, PAGES 5 THROUGH 11, INCLUSIVE, RECORDS OF THE COUNTY OF RIVERSIDE, AND MEASURED, UNLESS OTHERWISE NOTED.
2. { } - DENOTES RECORD DATA PER TRACT NO. 31469-4, FILED IN MAP BOOK 450, PAGES 33 THROUGH 38, INCLUSIVE, RECORDS OF THE COUNTY OF RIVERSIDE, AND MEASURED, UNLESS OTHERWISE NOTED.
3. [ ] - DENOTES RECORD DATA PER TRACT NO. 35575, FILED IN MAP BOOK 427, PAGES 71 THROUGH 76, INCLUSIVE, RECORDS OF THE COUNTY OF RIVERSIDE, AND MEASURED, UNLESS OTHERWISE NOTED.
4. < > - DENOTES RECORD DATA PER TRACT NO. 31469-7, FILED IN MAP BOOK 450, PAGES 39 THROUGH 45, INCLUSIVE, RECORDS OF THE COUNTY OF RIVERSIDE, AND MEASURED, UNLESS OTHERWISE NOTED.
5. SET 1" IRON PIPE TAGGED "L.S. 8508", FLUSH; OR LEAD, TACK AND TAG "L.S. 8508", FLUSH, IN CONCRETE AT ALL REAR LOT CORNERS, REAR AND SIDE LOT ANGLE POINTS AND ENDS OF CURVE. IN LIEU OF FRONT CORNERS AND LOT CORNERS WHICH ABUT A STREET, SET LEAD, TACK AND TAG "L.S. 8508" IN CONCRETE ON A 6.75' OFFSET INSIDE THE STREET RIGHT-OF-WAY ON SIDE LOT LINES PRODUCED.
6. IN LIEU OF FRONT LOT CORNERS FOR LOTS 35 THROUGH 52, INCLUSIVE, SET LEAD, TACK AND TAG "L.S. 8508" IN CONCRETE ON A 9.75' OFFSET INSIDE THE STREET RIGHT-OF-WAY ON SIDE LOT LINES PRODUCED.
7. SET 1" IRON PIPE TAGGED "L.S. 8508", FLUSH; OR LEAD, TACK AND TAG "L.S. 8508", FLUSH, IN CONCRETE.
8. SET COPPERWELD MONUMENT STAMPED "L.S. 8508", FLUSH.
9. DENOTES FOUND MONUMENT AS NOTED AND REFERENCED HEREON:
  1. FOUND 1" IRON PIPE, NO TAG, DN. 0.4", PER TRACT NO. 35575, MB 427/71-76. ACCEPTED AS W 1/4 CORNER OF SEC. 35. SET TAG STAMPED "L.S. 8508".
  2. FOUND 1" IRON PIPE W/TAG "LS 7930", FLUSH IN GROUND PER TRACT NO. 35575, MB 427/71-76. ACCEPTED AS SW CORNER OF LOT 10.
  3. FOUND 1" IRON PIPE WITH PIN IN CONCRETE, NO TAG, DN. 0.6" PER TRACT NO. 35575, MB 427/71-76. ACCEPTED AS CENTERLINE INTERSECTION OF CHERRY AVENUE AND OAK VALLEY PARKWAY AND THE S/W CORNER OF SECTION 35. SET TAG STAMPED "L.S. 8508".
  4. COPPERWELD MONUMENT STAMPED "LS 8508" TO BE SET PER TRACT NO. 31470-1, MB 444/47-49.
  5. COPPERWELD MONUMENT STAMPED "LS 8508" TO BE SET PER TRACT NO. 31469-1, MB 445/5-11.
  6. COPPERWELD MONUMENT STAMPED "LS 8508" OR 1" IRON PIPE TAGGED "L.S. 8508" OR LEAD, TACK AND TAG "L.S. 8508" TO BE SET PER TRACT NO. 31469-4, M.B. 450/33-38.
  7. COPPERWELD MONUMENT STAMPED "LS 8508" OR 1" IRON PIPE TAGGED "L.S. 8508" OR LEAD, TACK AND TAG "L.S. 8508" TO BE SET PER TRACT NO. 31469-7, M.B. 450/39-45.

**BASIS OF BEARINGS NOTE**  
THE BEARINGS OF N00°39'07"E ALONG THE CENTERLINE OF CHERRY AVENUE AS SHOWN ON TRACT MAP NO. 35575, M.B. 427/71-76, RECORDS OF RIVERSIDE COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

453  
 27

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31469-8

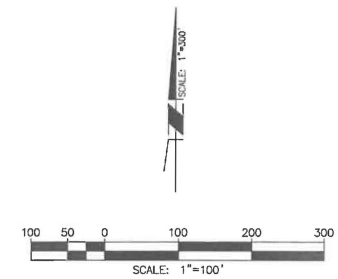
BEING A SUBDIVISION OF PORTIONS OF LOTS 7, 10 AND 'C' OF TRACT NO. 35575 ON FILE IN BOOK 427, PAGES 71 THROUGH 76, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

**Michael Baker**  
 INTERNATIONAL

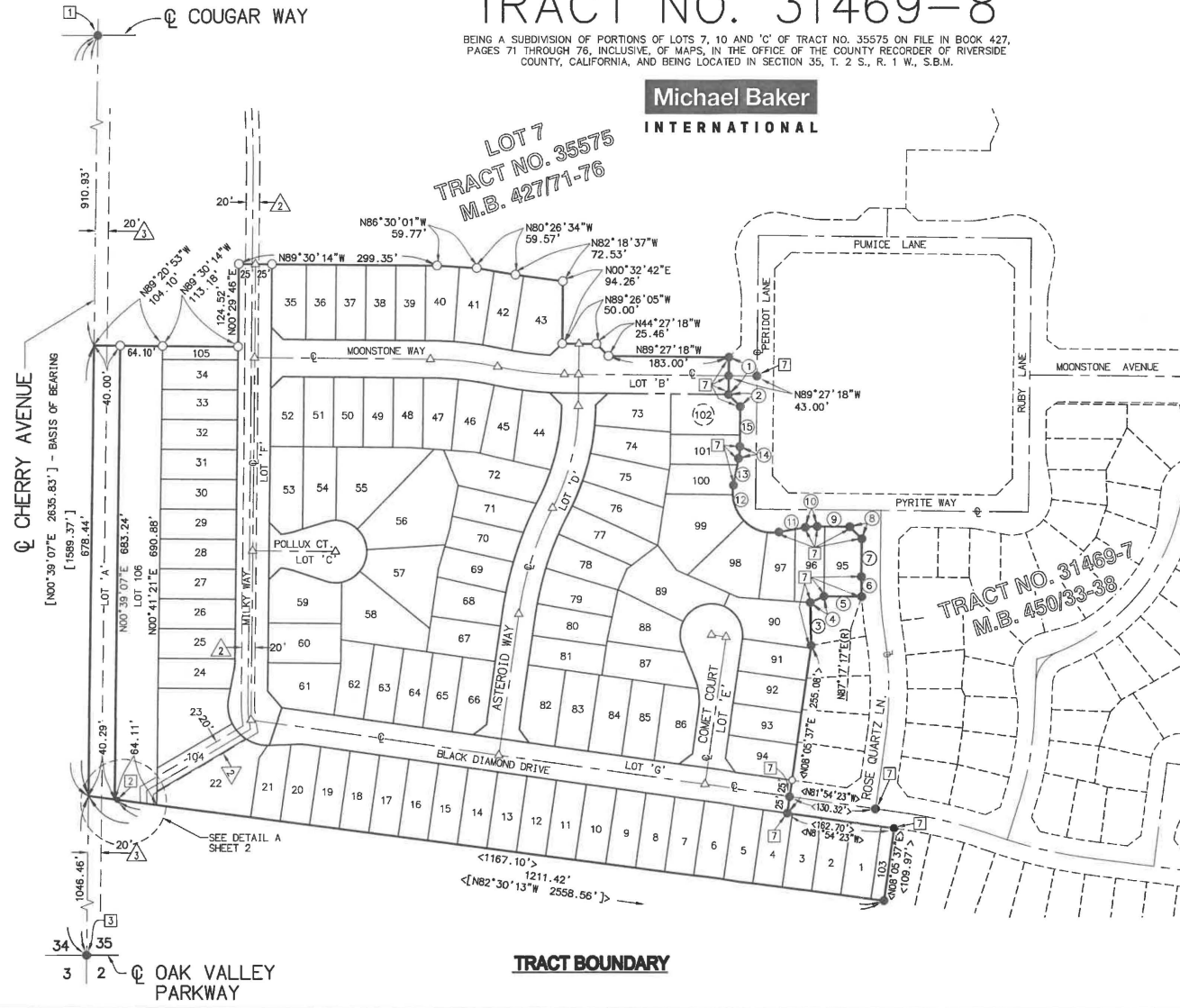
**LOT 7**  
**TRACT NO. 35575**  
**M.B. 42771-76**

**TRACT NO. 31469-7**  
**M.B. 45033-38**

DATA TABLE			
NO.	BEARINGS/DELTA	LENGTH	RADIUS
1	<N00°32'36"E	56.00'>	---
2	<N44°27'18"W	25.46'>	---
3	<N01°17'48"W	64.86'>	---
4	<N65°36'16"E	23.16'>	---
5	<N89°27'18"W	56.52'>	---
6	<S03°15'25"	30.01'>	528.00'>
7	<N00°32'42"E	57.00'>	---
8	<N44°27'18"W	25.46'>	---
9	<N89°27'18"W	49.40'>	---
10	<S10°23'19"	18.13'>	100.00'>
11	<N80°09'23"E	40.81'>	---
12	<S110°46'39"	118.01'>	60.00'>
13	<N10°58'02"E	40.91'>	---
14	<S10°23'20"	18.13'>	100.00'>
15	<N00°32'42"W	60.07'>	---



- NOTE:**  
 SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, SURVEYOR NOTES, MONUMENT NOTES, VICINITY MAP AND BASIS OF BEARINGS.
- EASEMENT NOTES:**
- ▲ INDICATES 5' EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF, AS INDICATED HEREON.
  - △ INDICATES 20' EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF, RECORDED FEBRUARY 19, 2015 AS INSTRUMENT NO. 2015-0067454, O.R.
  - ③ INDICATES 20' EASEMENT FOR STREET AND INCIDENTAL PURPOSES AS SHOWN ON MAP RECORDED IN MB 10/2, O.R.



**TRACT BOUNDARY**

CHERRY AVENUE  
 [N00°39'07"E 2635.83'] - BASIS OF BEARING  
 [1589.37']  
 678.44'

OAK VALLEY PARKWAY

SEE DETAIL A SHEET 2

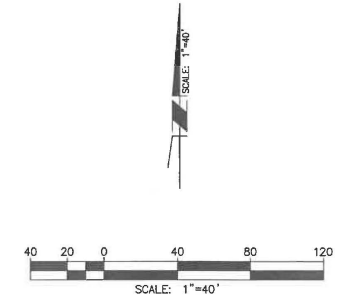
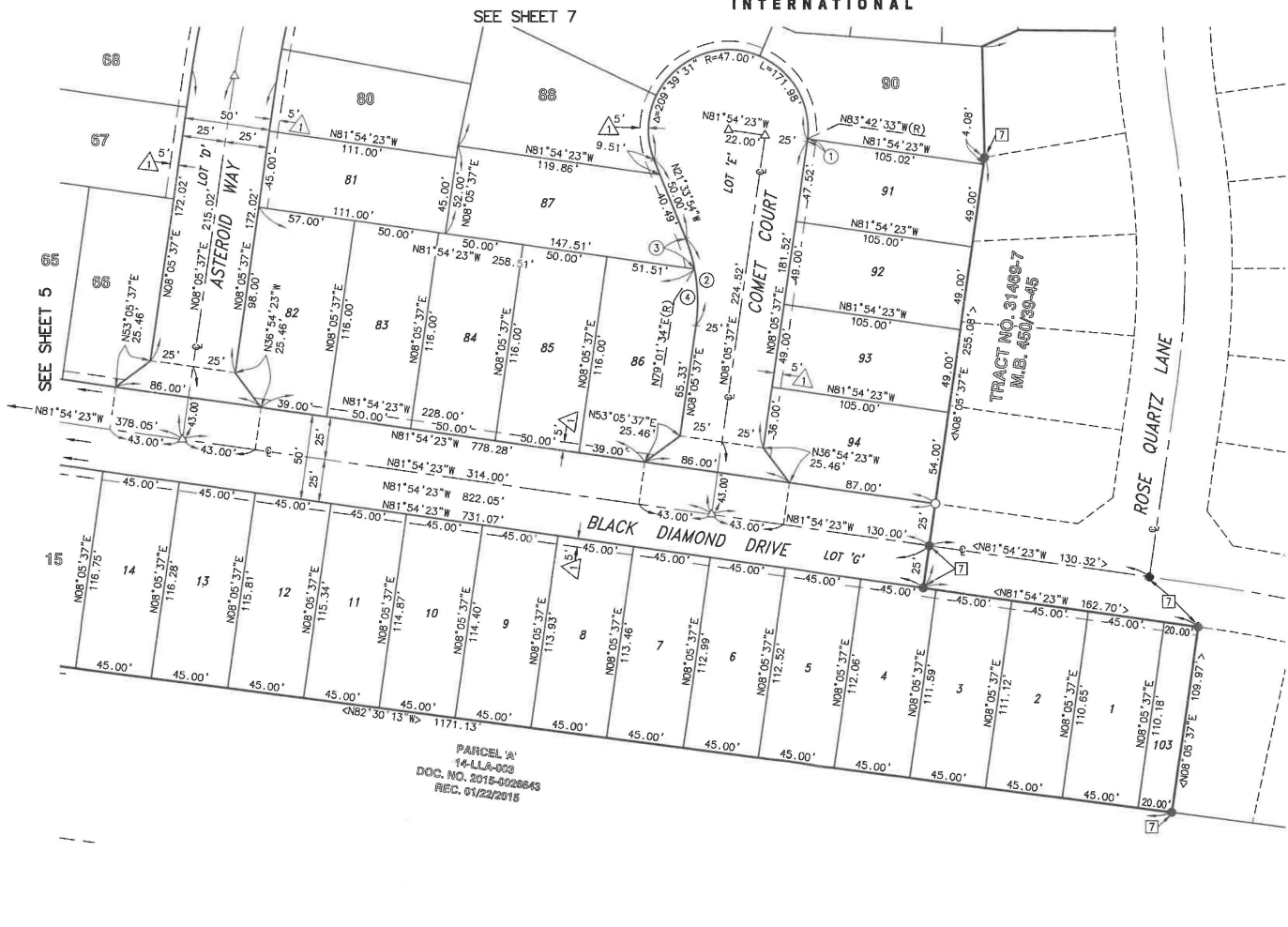


IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31469-8

BEING A SUBDIVISION OF A PORTION OF LOTS 7, 10 AND 'C' OF TRACT NO. 35575 ON FILE IN BOOK 427, PAGES 71 THROUGH 76, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

**Michael Baker**  
INTERNATIONAL



DATA TABLE			
NO	BEARING/DELTA	LENGTH	RADIUS
1	Δ=01°48'11"	1.48'	47.00'
2	Δ=29°39'31"	51.76'	100.00'
3	Δ=10°35'28"	18.48'	100.00'
4	Δ=19°04'03"	33.28'	100.00'

**NOTE:**  
SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX, MAP, SURVEYOR NOTES, MONUMENT NOTES, VICINITY MAP AND BASIS OF BEARINGS.

**EASEMENT NOTES:**  
 ▲ INDICATES 5' EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF, AS INDICATED HEREON.  
 ▲ INDICATES 20' EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF, RECORDED FEBRUARY 19, 2015 AS INSTRUMENT NO. 2015-0067454, O.R.

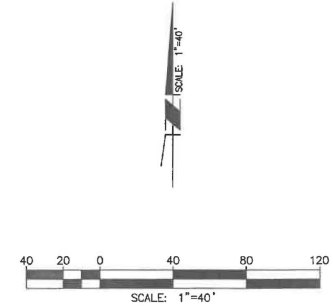
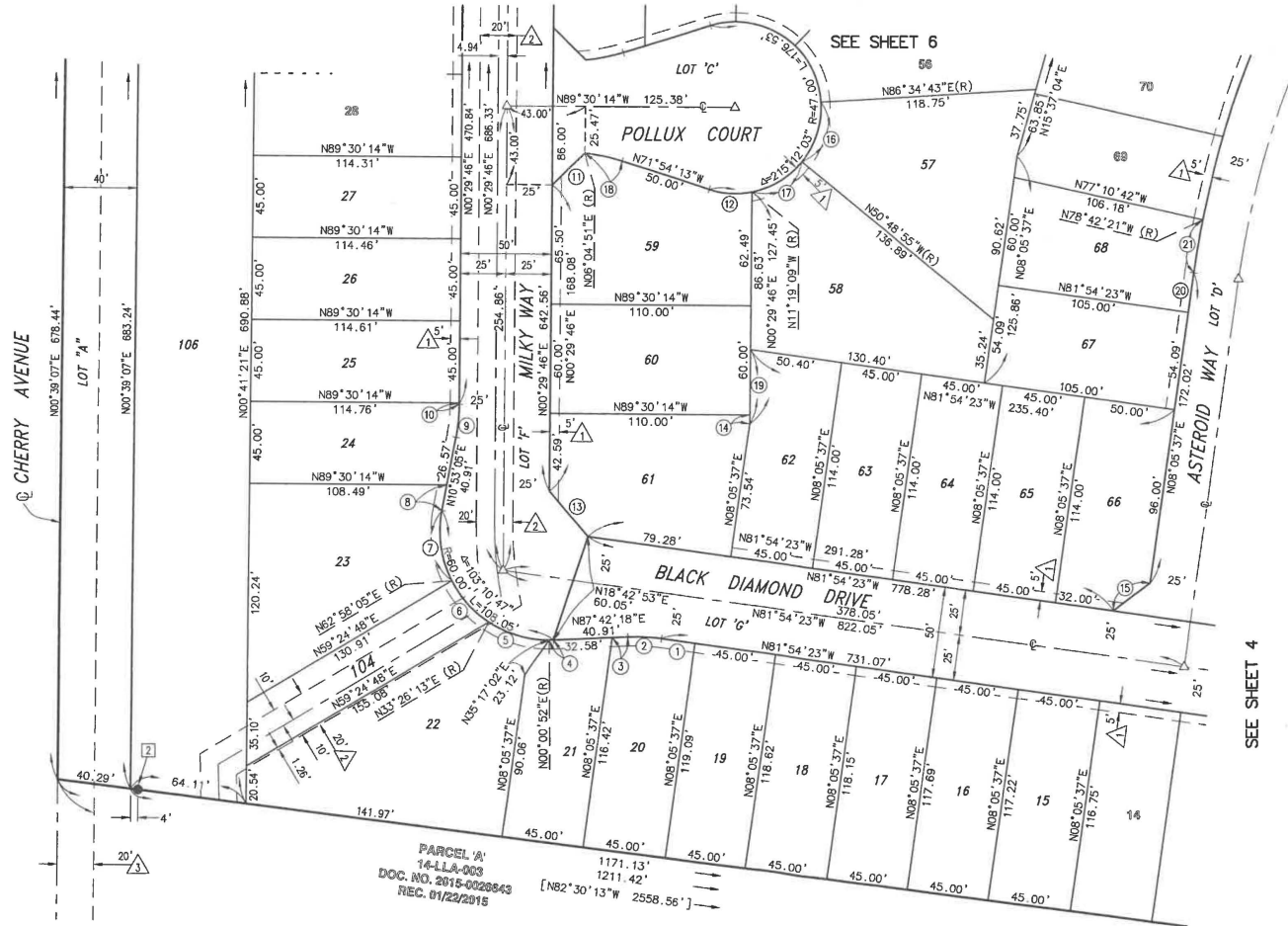
153  
29

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31469-8

BEING A SUBDIVISION OF PORTIONS OF LOTS 7, 10 AND 'C' OF TRACT NO. 35575 ON FILE IN BOOK 427, PAGES 71 THROUGH 76, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

**Michael Baker  
INTERNATIONAL**



DATA TABLE			
NO.	BEARING/DELTA	LENGTH	RADIUS
1	N81°54'23"W	18.78'	---
2	Δ=10°23'19"	18.13'	100.00'
3	N87°42'18"E	8.33'	---
4	Δ=02°18'34"	2.42'	60.00'
5	Δ=33°24'56"	24.13'	60.00'
6	Δ=29°31'52"	30.92'	60.00'
7	Δ=37°55'00"	39.71'	60.00'
8	N10°53'05"E	14.34'	---
9	Δ=10°23'19"	18.13'	100.00'
10	N00°29'46"E	0.84'	---
11	N46°15'42"E	25.12'	---
12	Δ=29°24'56"	24.13'	47.00'
13	N40°42'19"W	32.94'	---
14	N00°29'46"E	4.95'	---
15	N53°05'37"E	25.46'	---
16	Δ=42°36'22"	34.95'	47.00'
17	Δ=39°29'46"	32.40'	47.00'
18	Δ=12°00'56"	20.97'	100.00'
19	N00°29'46"E	40.82'	---
20	N08°05'37"E	21.94'	---
21	Δ=03°12'02"	29.33'	525.00'

**NOTE:**

SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, SURVEYOR NOTES, MONUMENT NOTES, VICINITY MAP AND BASIS OF BEARINGS.

**EASEMENT NOTES:**

- △ INDICATES 5' EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF, AS INDICATED HEREON.
- △ INDICATES 20' EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF, RECORDED FEBRUARY 19, 2015 AS INSTRUMENT NO. 2015-0087454, O.R.
- △ INDICATES 20' EASEMENT FOR STREET AND INCIDENTAL PURPOSES AS SHOWN ON MAP RECORDED IN MB 10/2, O.R.

453  
 30

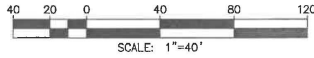
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31469-8

BEING A SUBDIVISION OF PORTIONS OF LOTS 7, 10 AND 'C' OF TRACT NO. 35575 ON FILE IN BOOK 427, PAGES 71 THROUGH 76, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

**Michael Baker**  
 INTERNATIONAL

LOT 7  
 TRACT NO. 35575  
 M.B. 427/71-76



DATA TABLE			
NO.	BEARING/Delta	LENGTH	RADIUS
1	N44°30'14"W	25.46'	---
2	N89°30'14"W	8.84'	---
3	Δ=03°47'05"	34.88'	528.00'
4	Δ=04°44'07"	43.64'	528.00'
5	Δ=03°12'27"	29.56'	528.00'
6	Δ=01°52'40"	15.47'	472.00'
7	Δ=07°07'48"	58.74'	472.00'
8	N46°20'39"E	25.11'	---
9	Δ=18°03'40"	99.30'	315.00'
10	N43°32'29"W	25.87'	---
11	Δ=04°29'35"	41.41'	528.00'
12	Δ=04°42'22"	43.37'	528.00'
13	Δ=00°05'31"	0.85'	528.00'
14	Δ=06°36'16"	54.41'	472.00'
15	Δ=05°07'23"	42.20'	472.00'
16	N89°30'14"W	10.86'	---
17	N45°29'46"E	25.46'	---
18	N77°10'42"W	5.37'	---
19	N76°50'10"W	8.21'	---
20	N85°58'19"W	11.74'	---
21	N85°49'38"W	17.04'	---
22	N45°18'10"W	25.87'	---
23	Δ=12°00'56"	20.97'	100.00'
24	N72°53'44"E	12.06'	---
25	N72°53'44"E	50.00'	---
26	Δ=17°36'02"	14.44'	47.00'
27	Δ=43°28'34"	35.66'	47.00'
28	Δ=42°36'23"	34.95'	47.00'
29	N15°37'04"E	63.85'	---
31	N85°49'38"W	14.15'	---
32	Δ=09°04'00"	49.85'	315.00'
33	Δ=00°34'28"	5.26'	525.00'
34	Δ=05°14'03"	47.96'	525.00'
35	Δ=05°09'40"	47.29'	525.00'
36	Δ=05°07'54"	47.02'	525.00'
37	N85°49'38"W	48.80'	---
38	Δ=11°43'39"	108.07'	528.00'
39	Δ=09°00'28"	74.21'	472.00'
40	Δ=11°43'39"	102.34'	500.00'
41	Δ=11°40'43"	101.92'	500.00'
42	Δ=11°40'43"	107.62'	528.00'
43	Δ=11°43'39"	96.61'	472.00'
44	N82°18'37"W	72.53'	---
45	N80°28'34"W	59.57'	---
46	N88°30'01"W	59.77'	---
47	N08°05'37"E	11.77'	---
48	Δ=02°23'15"	22.00'	528.00'

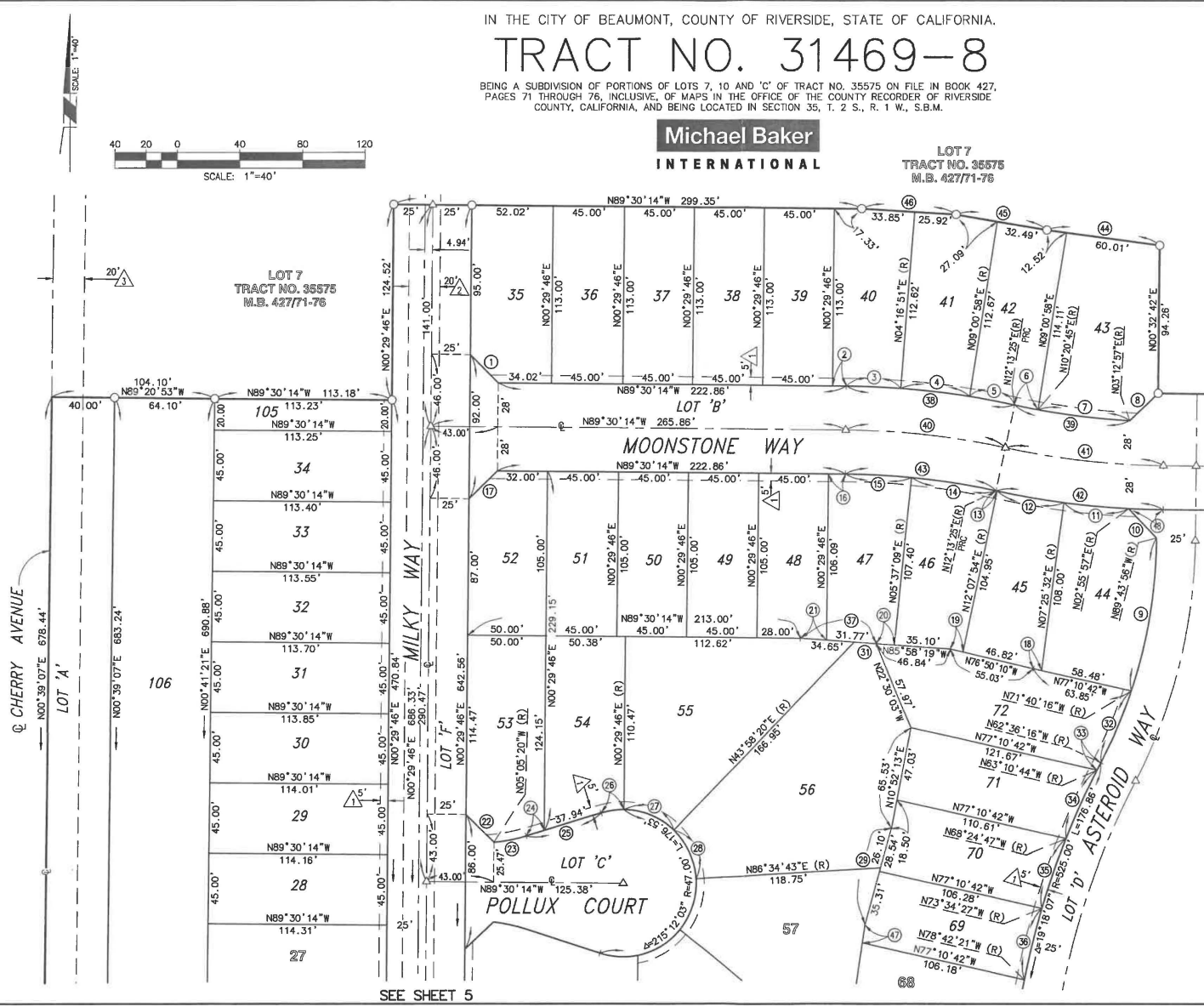
SEE SHEET 7

**NOTE:**

SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, SURVEYOR NOTES, MONUMENT NOTES, VICINITY MAP AND BASIS OF BEARINGS.

**EASEMENT NOTES:**

- ⚠ INDICATES 5' EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF, AS INDICATED HEREON.
- ⚠ INDICATES 20' EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF, RECORDED FEBRUARY 19, 2015 AS INSTRUMENT NO. 2015-0067454, O.R.
- ⚠ INDICATES 20' EASEMENT FOR STREET AND INCIDENTAL PURPOSES AS SHOWN ON MAP RECORDED IN MB 10/2, O.R.



SEE SHEET 5

2016-0515470  
original

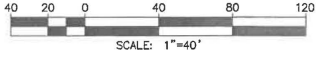
453  
51

SHEET 7 OF 7 SHEETS

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31469-8

BEING A SUBDIVISION OF PORTIONS OF LOTS 7, 10 AND 'C' OF TRACT NO. 35575 ON FILE IN BOOK 427, PAGES 71 THROUGH 76, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.



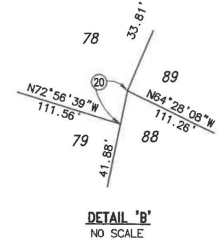
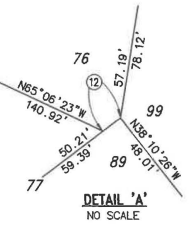
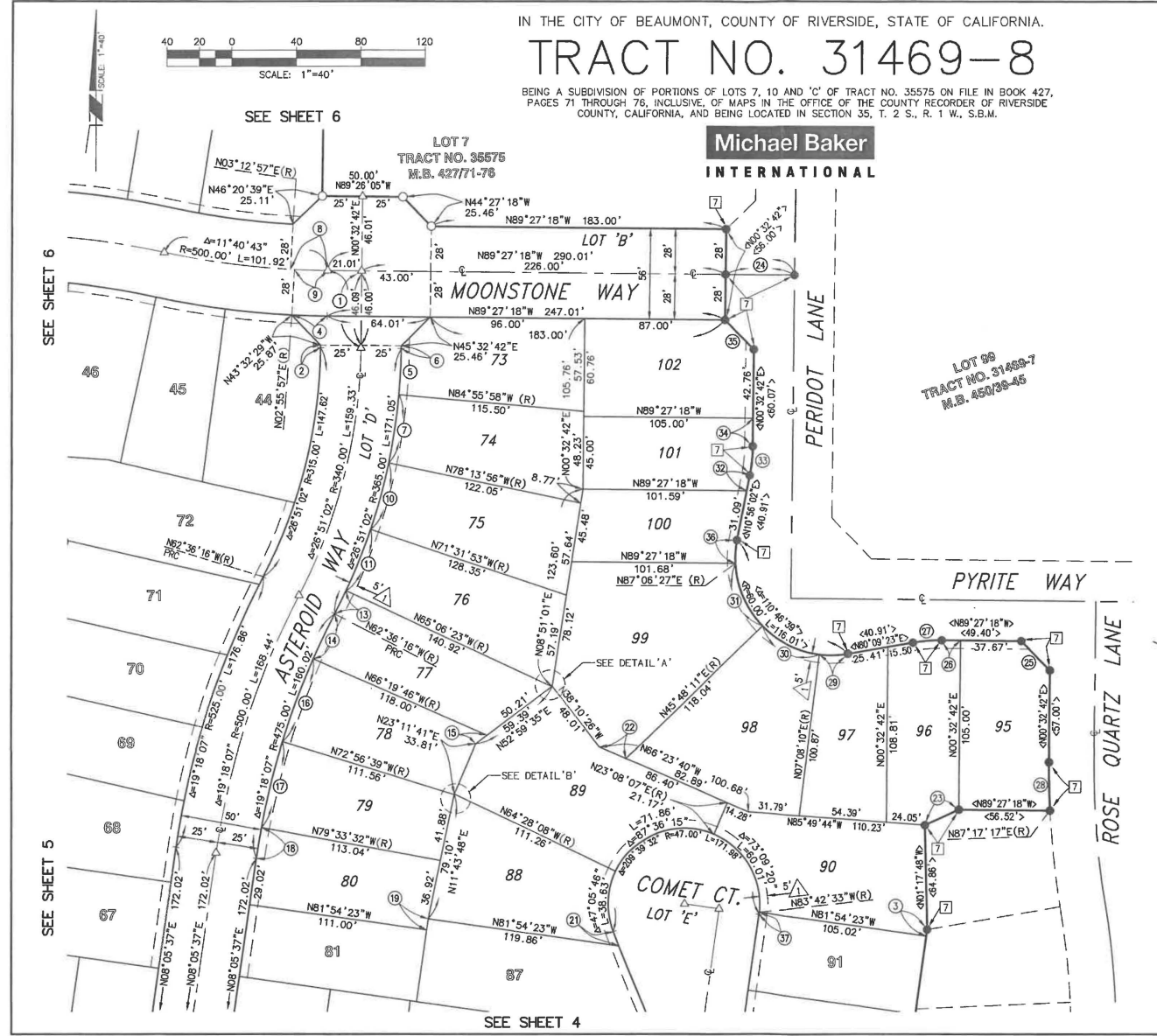
**Michael Baker  
INTERNATIONAL**

DATA TABLE			
NO	BEARING/Delta	LENGTH	RADIUS
1	N00°32'42"E	46.83'	---
2	N00°32'42"E	1.52'	---
3	N08°05'37"E	4.08'	---
4	Δ=02°23'15"	22.00'	528.00'
5	Δ=04°31'20"	28.81'	365.00'
6	N00°32'42"E	1.65'	---
7	Δ=06°42'02"	42.69'	365.00'
8	Δ=02°40'15"	500.00'	23.31'
9	Δ=02°23'15"	500.00'	20.83'
10	Δ=06°42'03"	42.69'	365.00'
11	Δ=06°25'30"	40.93'	365.00'
12	N52°59'35"E	0.28'	---
13	Δ=02°30'07"	15.94'	365.00'
14	Δ=03°43'30"	30.88'	475.00'
15	N52°59'35"E	8.90'	---
16	Δ=06°36'53"	54.84'	475.00'
17	Δ=06°36'53"	54.84'	475.00'
18	Δ=02°20'51"	19.46'	475.00'
19	N08°05'37"E	7.00'	---
20	N11°43'48"E	0.30'	---
21	N21°33'54"W	9.51'	---
22	N66°23'40"W	17.78'	---
23	ΔN65°36'16"E	23.16' >	---
24	N89°27'18"W	43.00'	---
25	ΔN44°27'18"W	25.46' >	---
26	N89°27'18"W	11.73'	---
27	Δ=10°23'19"	18.13'	100.00' >
28	Δ=03°15'25"	30.01'	528.00' >
29	Δ=16°58'47"	17.78'	60.00'
30	Δ=38°40'01"	40.49'	60.00'
31	Δ=41°18'16"	43.25'	60.00'
32	N10°56'02"E	9.82'	---
33	Δ=10°23'20"	18.13'	100.00' >
34	N00°32'42"E	17.31'	---
35	ΔN44°27'18"W	25.46' >	---
36	Δ=13°49'35"	14.48'	60.00'
37	Δ=01°48'11"	1.48'	47.00'

SEE SHEET 6

SEE SHEET 5

SEE SHEET 4



**NOTE:**  
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**EASEMENT NOTES:**  
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 ▲ INDICATES 20' EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF, RECORDED FEBRUARY 19, 2015 AS INSTRUMENT NO. 2015-0067454, O.R.