



City of Beaumont

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

Case No. PW2020-0552
Receipt No. RO111255
Fee \$ 3,769.82
Date Paid 9/14/20

Inv. 9938

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 #PB03010402869
Monument Bond Tract 31469-7
99 Numbered Lots, 11 Lettered Lots (110 Total Lots) \$3,769.82

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 *[Signature]* 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 *[Signature]* 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

09/02/2020

Print Name and Sign – Contact/Applicant

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. 31469-7)**

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 # 31469-7~~ ("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 North PA35B Survey Monuments

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
Jeff Chambers
April 11, 2016
Date

Title: VP Community Development

Address: 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)

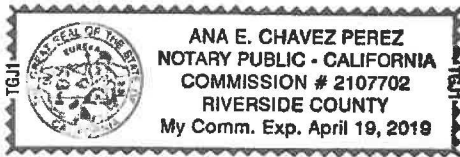
On April 11, 2016 before me, Ana E. Chavez Perez, Notary Public,
Date Here Insert Name and Title of the Officer

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: _____

Basic Gov (Sales Force) # _____
File # _____

EXHIBIT "A"

Bond No: PB03010402869
Premium: \$280.00

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. 31469-7 Sundance North which is hereby incorporated herein and made a part hereof; and PA35B Survey Monuments

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 Philadelphia Indemnity Insurance Company as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of Seventy Thousand and No/100 dollars (\$ 70,000.00) 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.

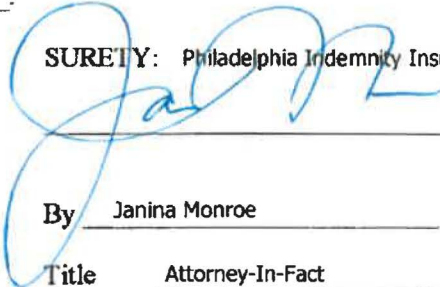
The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of 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 April 8, 2016.

PRINCIPAL: Pardee Homes

SURETY: Philadelphia Indemnity Insurance Company

Jeff Chambers



By Janina Monroe
Title Attorney-In-Fact

By: 
Title VP Community Development

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.

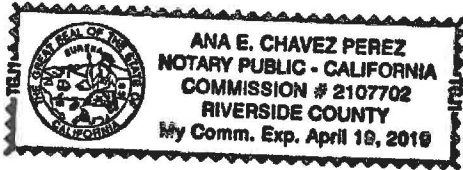
State of California)
County of Riverside)

On April 11, 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: _____

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 April 8, 2016 before me, Brianne Davis, Notary Public
(Here insert name and title of the officer)

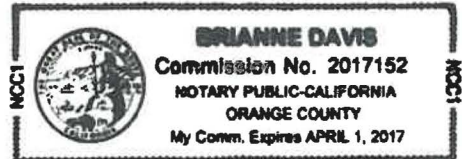
personally appeared Janina Monroe,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by
~~his/her/their~~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

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

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

PHILADELPHIA INDEMNITY INSURANCE COMPANY
231 St. Asaph's Rd., Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: that PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint: JANINA MONROE, THOMAS G. MCCALL, TIMOTHY J. NOONAN AND MICHELLE HAASE OF LOCKTON COMPANIES, LLC

Its true and lawful Attorney(s) in fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$25,000,000.00

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY at a meeting duly called the 1st day of July, 2011.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company to: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with the respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICER THIS 7TH DAY OF FEBRUARY 2013.



(Seal)

Robert D. O'Leary Jr, President & CEO
Philadelphia Indemnity Insurance Company

On this 10th day of June 2013, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.



(Notary Seal)

Notary Public:
residing at: Bala Cynwyd, PA
My commission expires: December 18, 2016

I, Craig P. Keller, Executive Vice President, Chief Financial Officer and Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and this Power of Attorney issued pursuant thereto are true and correct and are still in full force and effect. I do further certify that Robert D. O'Leary Jr., who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY,

APR 08 2016

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this _____ day of _____, 20____.



Craig P. Keller, Executive Vice President, Chief Financial Officer & Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

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. 31469-7 Sundance North PA35B Survey Monuments 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 Thousand and No/100 dollars (\$70,000.00), 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 April 8, 2016

PRINCIPAL: Pardee Homes

Jeff Chambers

By [Signature]

Title VP Community Development

SURETY: Philadelphia Indemnity Insurance Company

[Signature]

By Janina Monroe

Title 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 Riverside)

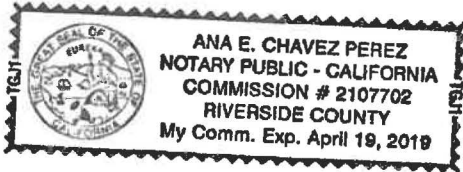
On April 11, 2016 before me, Ana E. Chavez Perez, Notary Public,
Date Here Insert Name and Title of the Officer

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

Signer Is Representing: _____

Signer Is Representing: _____

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 April 8, 2016 before me, Brianne Davis, Notary Public
(Here insert name and title of the officer)

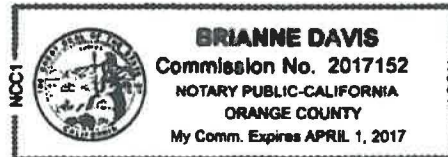
personally appeared Janina Monroe
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

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

PHILADELPHIA INDEMNITY INSURANCE COMPANY
231 St. Asaph's Rd., Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: that PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint: JANINA MONROE, THOMAS G. MCCALL, TIMOTHY J. NOONAN AND MICHELLE HAASE OF LOCKTON COMPANIES, LLC

Its true and lawful Attorney(s) in fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$25,000,000.00

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY at a meeting duly called the 1st day of July, 2011.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company to: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with the respect to any bond or undertaking to which it is attached.

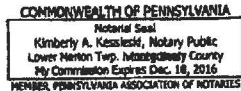
IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICER THIS 7TH DAY OF FEBRUARY 2013.



(Seal)

Robert D. O'Leary Jr., President & CEO
Philadelphia Indemnity Insurance Company

On this 10th day of June 2013, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.



(Notary Seal)

Notary Public:

residing at:

Bala Cynwyd, PA

My commission expires:

December 18, 2016

I, Craig P. Keller, Executive Vice President, Chief Financial Officer and Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and this Power of Attorney issued pursuant thereto are true and correct and are still in full force and effect. I do further certify that Robert D. O'Leary Jr., who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY,

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this APR 08 2016 day of



Craig P. Keller, Executive Vice President, Chief Financial Officer & Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

Michael Baker
INTERNATIONAL

April 6, 2016

JN 146092

City of Beaumont
Public Works Department
550 E 6th Street
Beaumont, CA 92223

Subject: Sundance – Tract 31469-7
Monumentation Estimate

To whom it may concern:

The estimated cost for material and labor to install the survey monuments as shown on Tract Map 31469-7 is \$70,000.

Please contact me at 760-346-7481 should any questions arise regarding this cost estimate.

Sincerely,



Christopher Alberts, PLS 8508
Survey Manager
Palm Desert Office



Michael Baker
INTERNATIONAL

November 12, 2020

JN 152403

City of Beaumont
550 East 6th Street
Beaumont, CA 92223
Attn: City Surveyor

Subject: Tract No. 31469-7, M.B. 450/39-45
PW # 2020-0552
Survey Monumentation

To whom it may concern:

The monuments required for the release of surety bonds on the above referenced tract map have been set in accordance with City requirements. Michael Baker International has been paid for our services to place the monuments as shown on the said tract map. Signed and stamped monument tie sheets and a copy of the final map are enclosed for your use.

If you have any questions on this matter, please contact this office at 760-346-7481.

Sincerely,



Christopher L. Alberts Date
P.L.S. 8508



TRACT 31469-7

M.B. 450/39-45

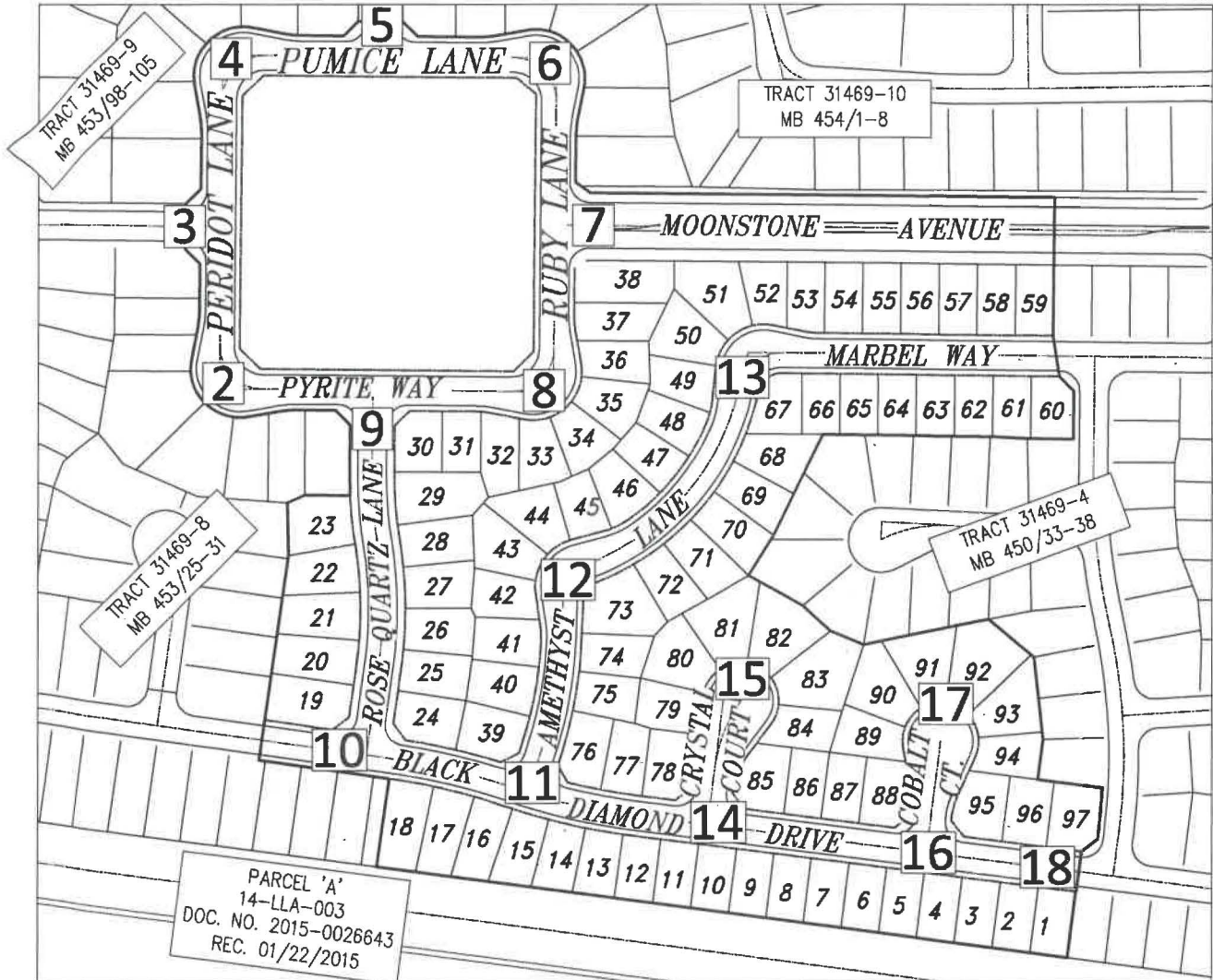
SHEET 1 OF 18 SHEETS



LEGEND

X INDICATES SHEET NO.

SCALE: 1"=200'



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. 31469-7
M.B. 450/39-45

SCALE: 1"=200'
JOB NO. 152403

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

TRACT 31469-7

M.B. 450/39-45

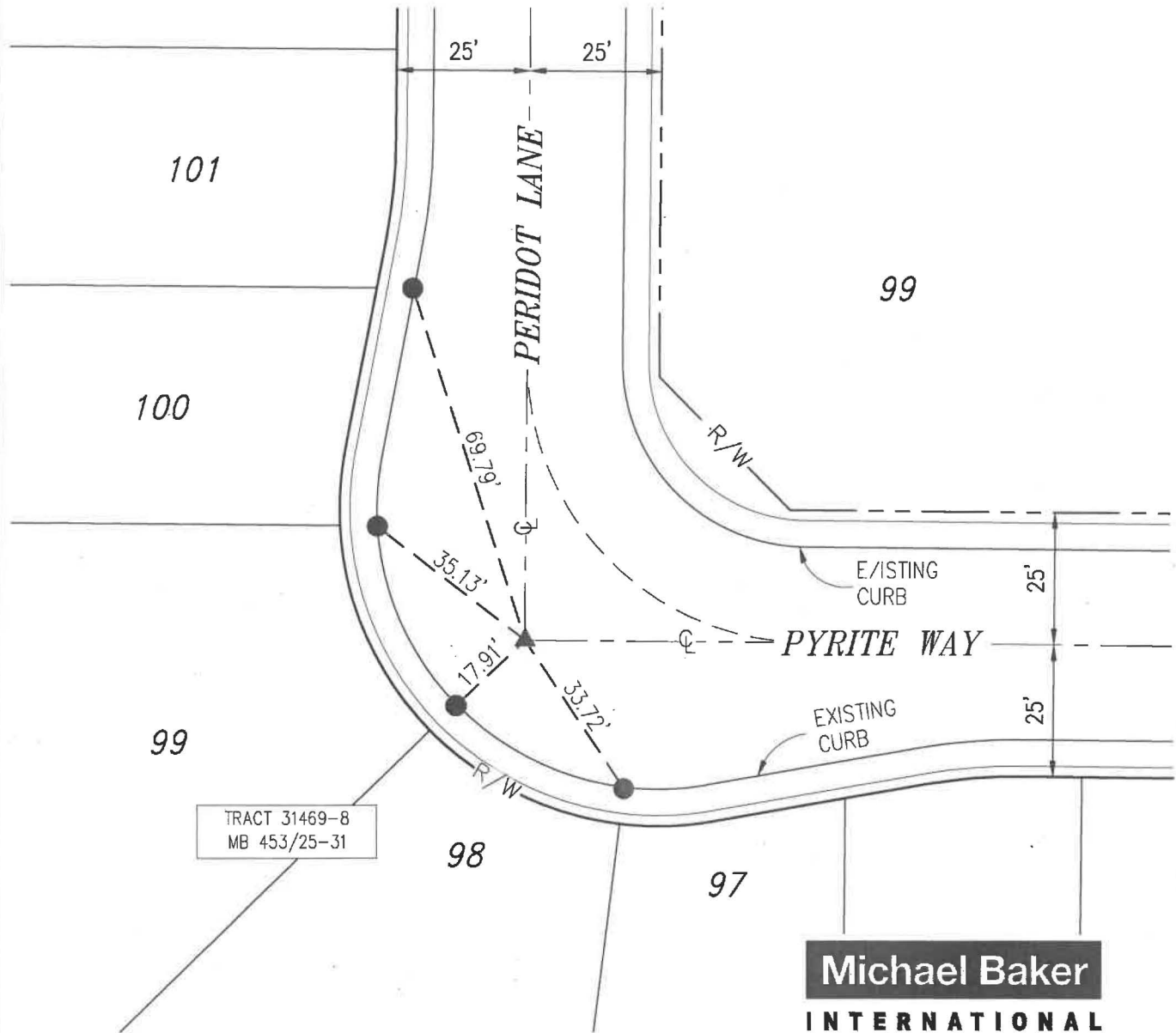
SHEET 2 OF 18 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-7, M.B. 450/39-45.



SCALE: 1"=30'



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. 31469-7
M.B. 450/39-45

SCALE: 1"=30'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 152403

TRACT 31469-7

M.B. 450/39-45

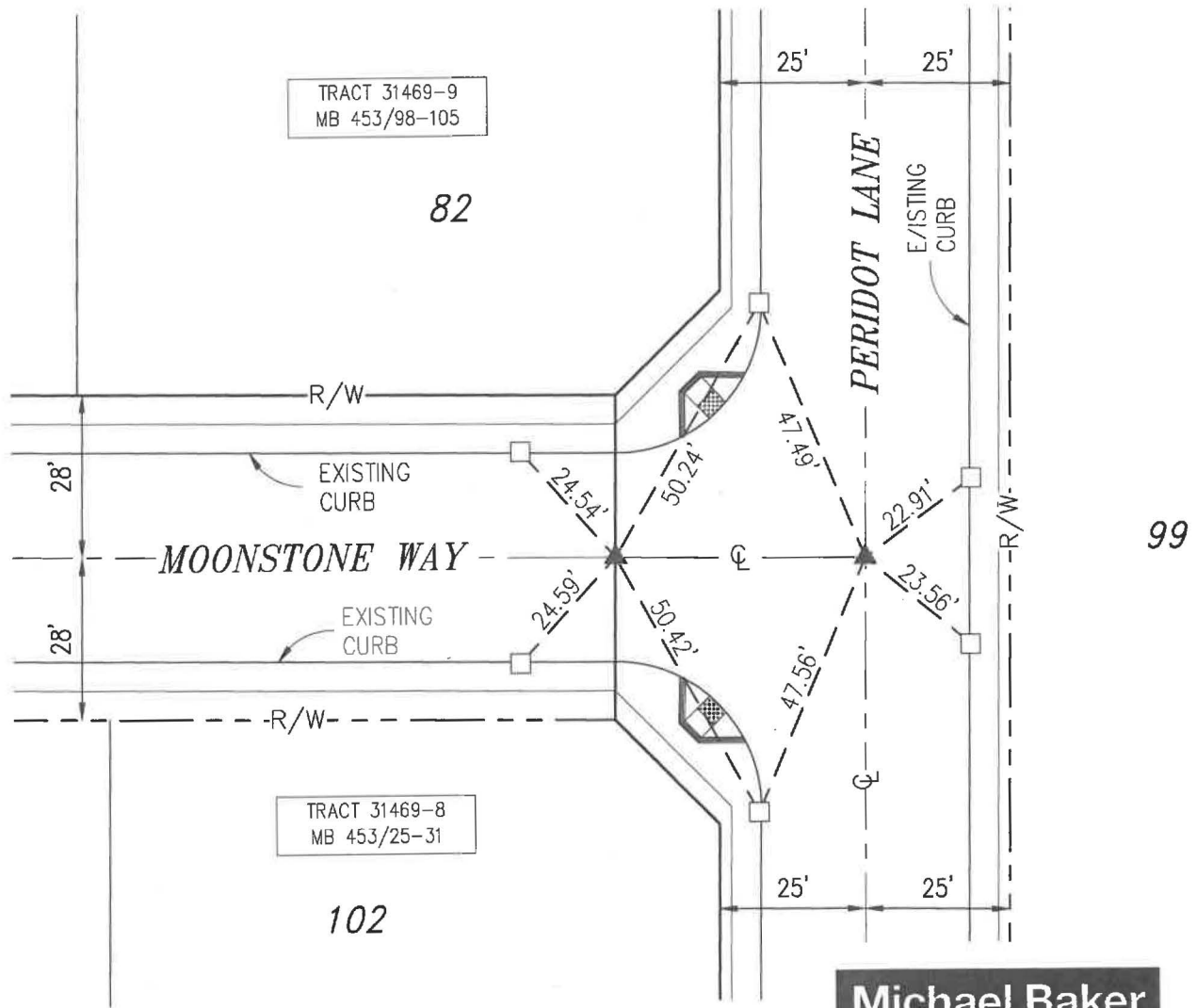
SHEET 3 OF 18 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



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. 31469-7
M.B. 450/39-45

SCALE: 1"=30'
JOB NO. 152403

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

TRACT 31469-7

M.B. 450/39-45

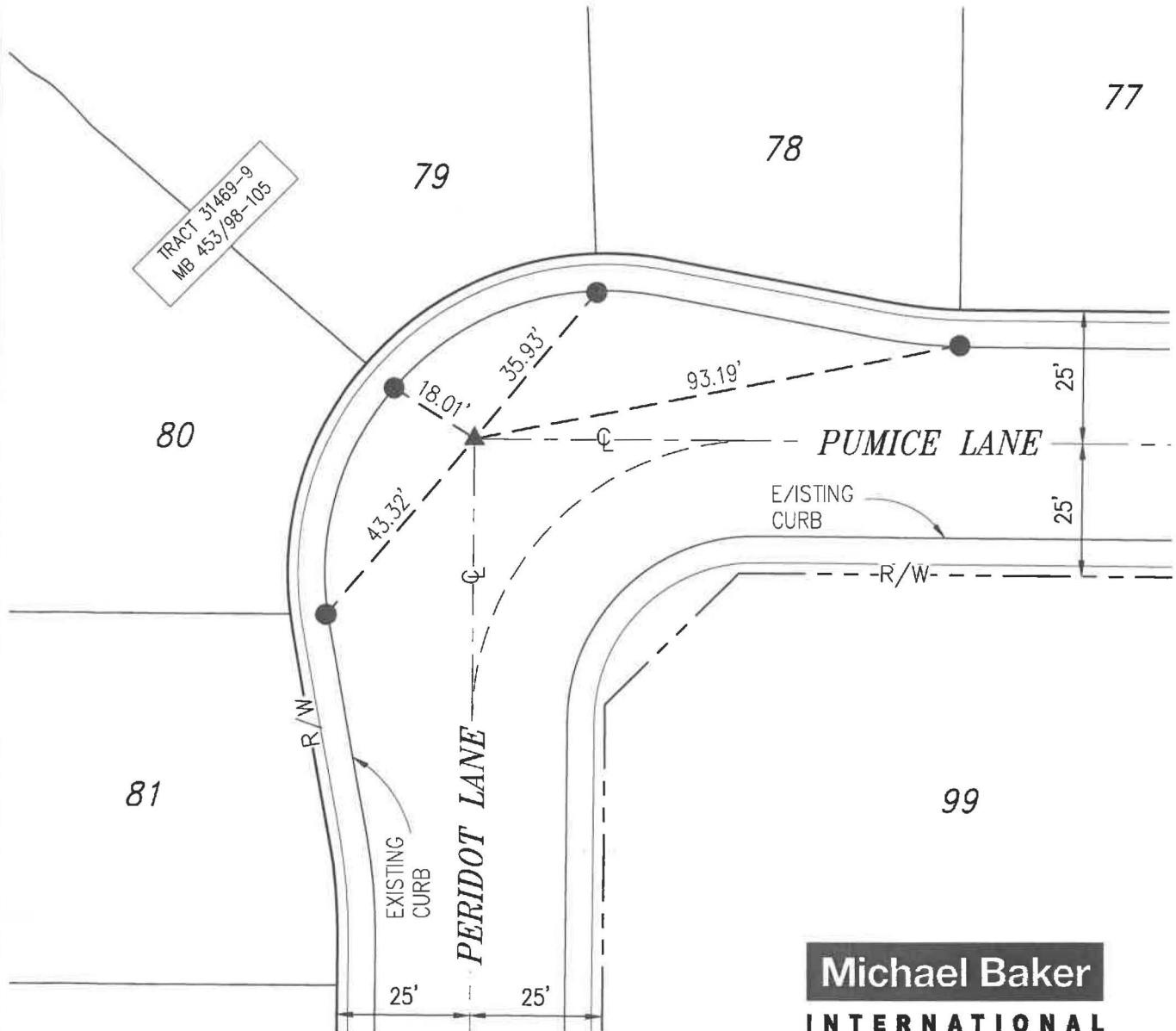
SHEET 4 OF 18 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-7, M.B. 450/39-45.



SCALE: 1"=30'



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. 31469-7
M.B. 450/39-45

SCALE: 1"=30'
JOB NO. 152403

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

TRACT 31469-7
M.B. 450/39-45

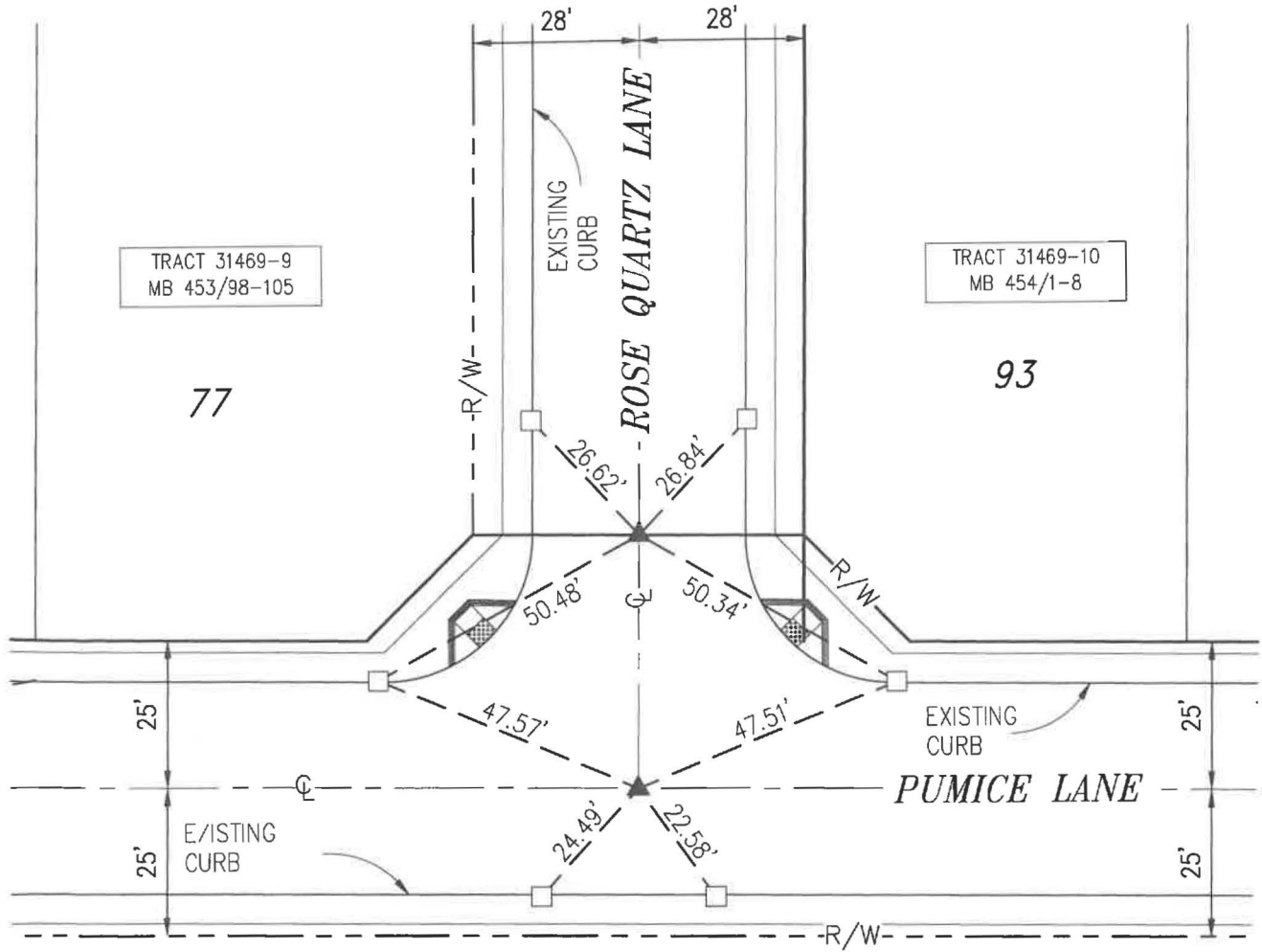
SHEET 5 OF 18 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



99

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. 31469-7
M.B. 450/39-45

SCALE: 1"=30'
JOB NO. 152403

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

TRACT 31469-7

M.B. 450/39-45

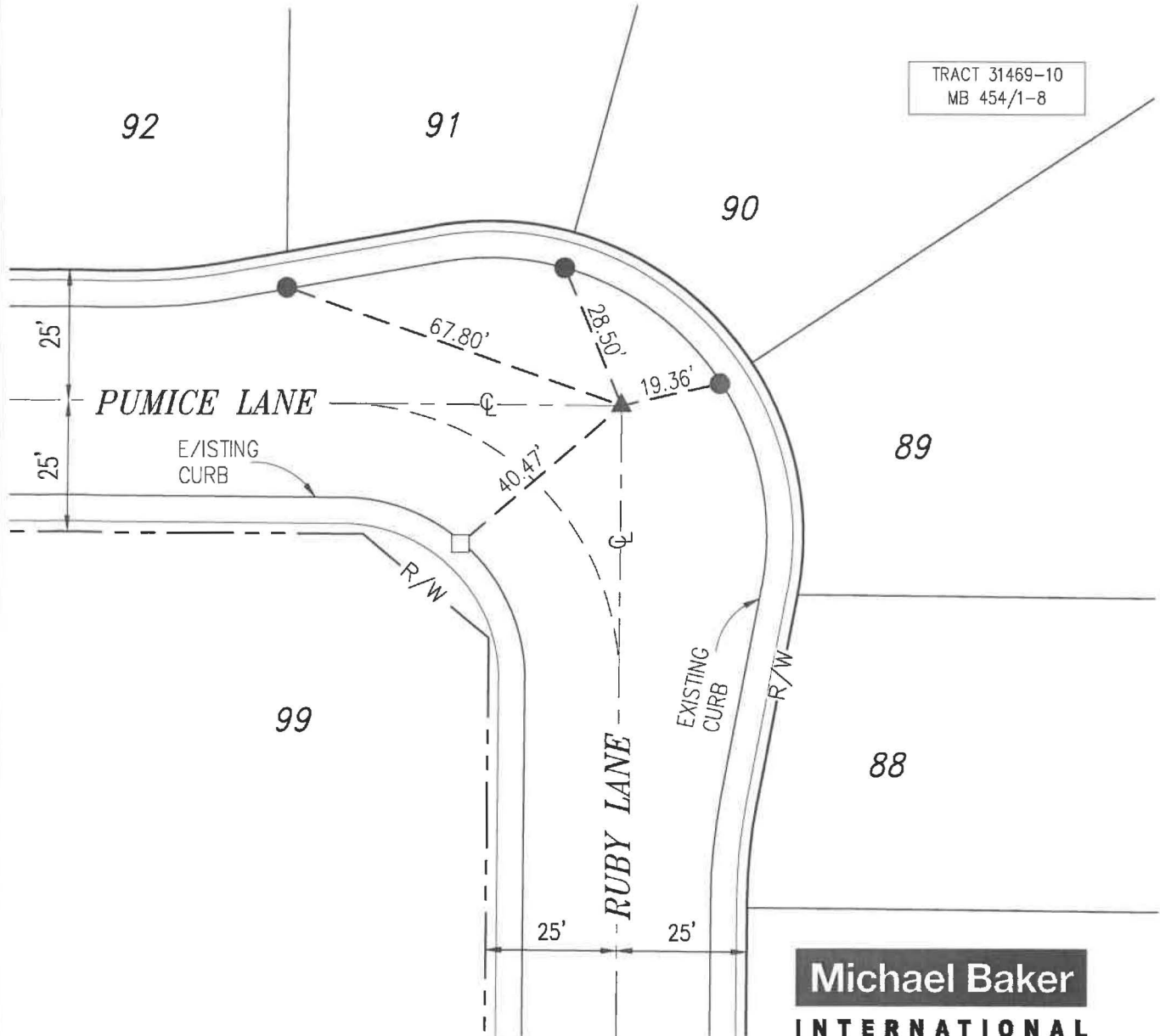
SHEET 6 OF 18 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



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. 31469-7
M.B. 450/39-45

SCALE: 1"=30'
JOB NO. 152403

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

TRACT 31469-7

M.B. 450/39-45

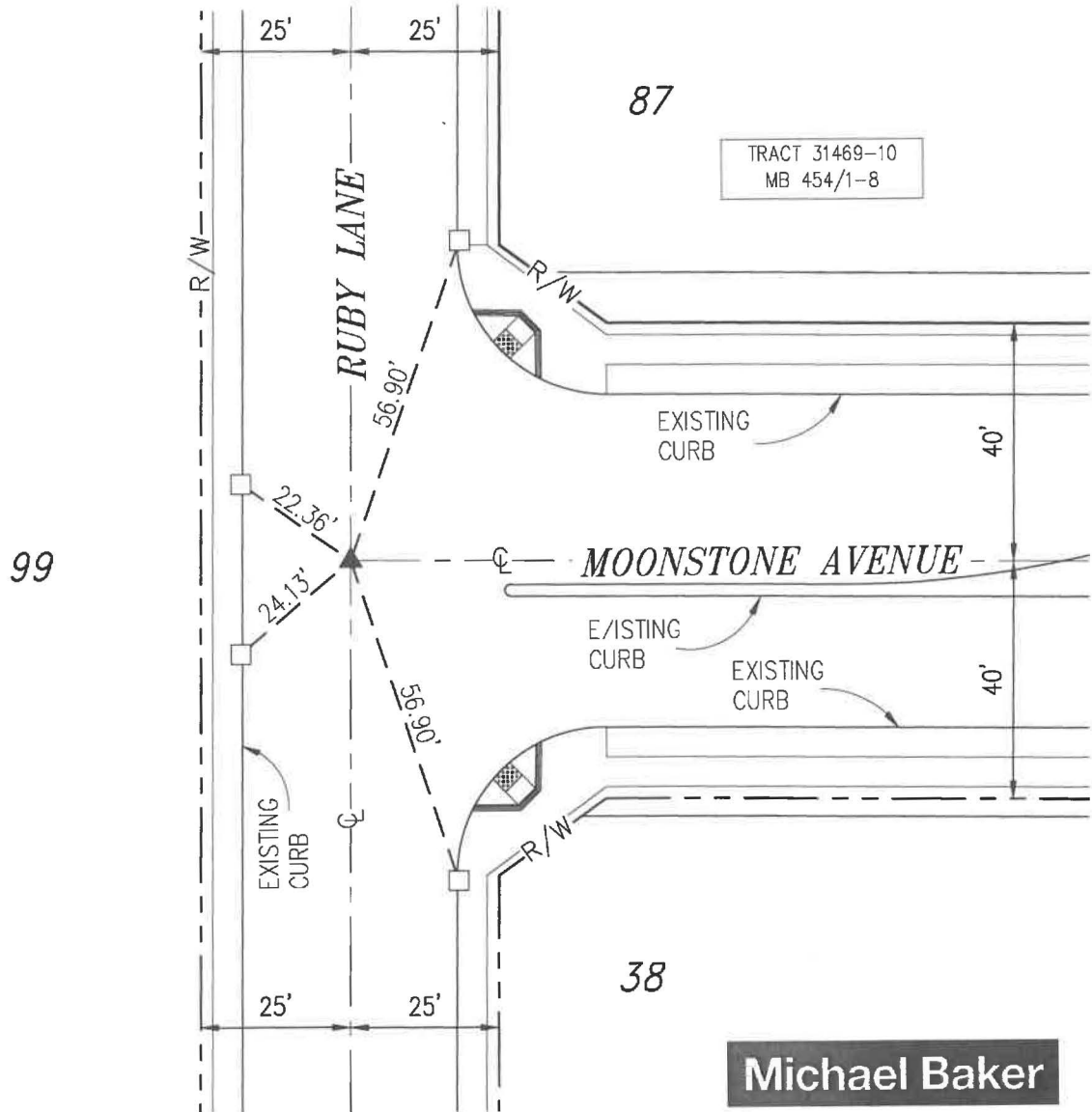
SHEET 7 OF 18 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



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. 31469-7
M.B. 450/39-45

SCALE: 1"=30'
JOB NO. 152403

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

TRACT 31469-7

M.B. 450/39-45

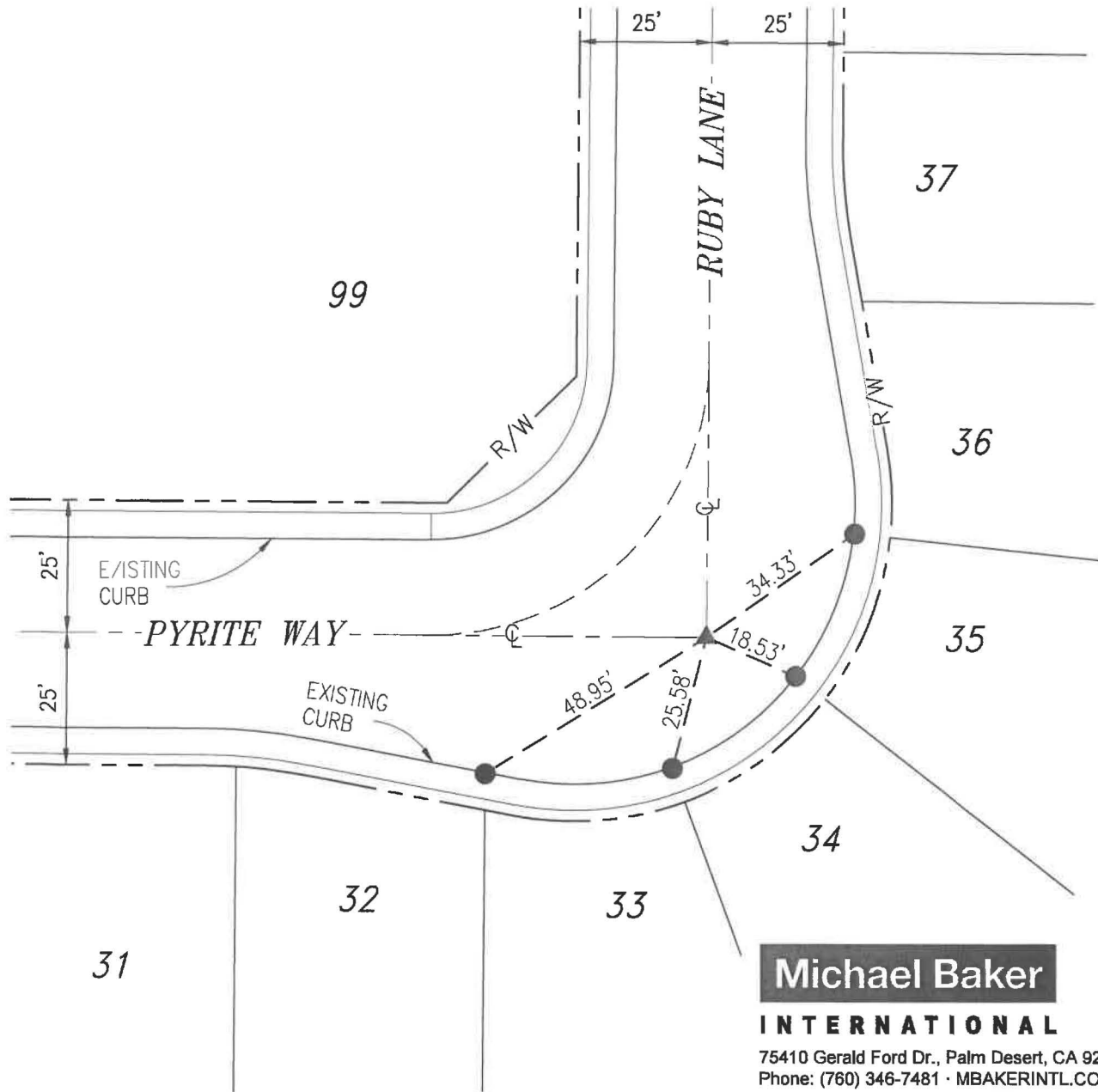
SHEET 8 OF 18 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-7, M.B. 450/39-45.



SCALE: 1"=30'



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. 31469-7
 M.B. 450/39-45

SCALE: 1"=30'
 JOB NO. 152403

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

TRACT 31469-7

M.B. 450/39-45

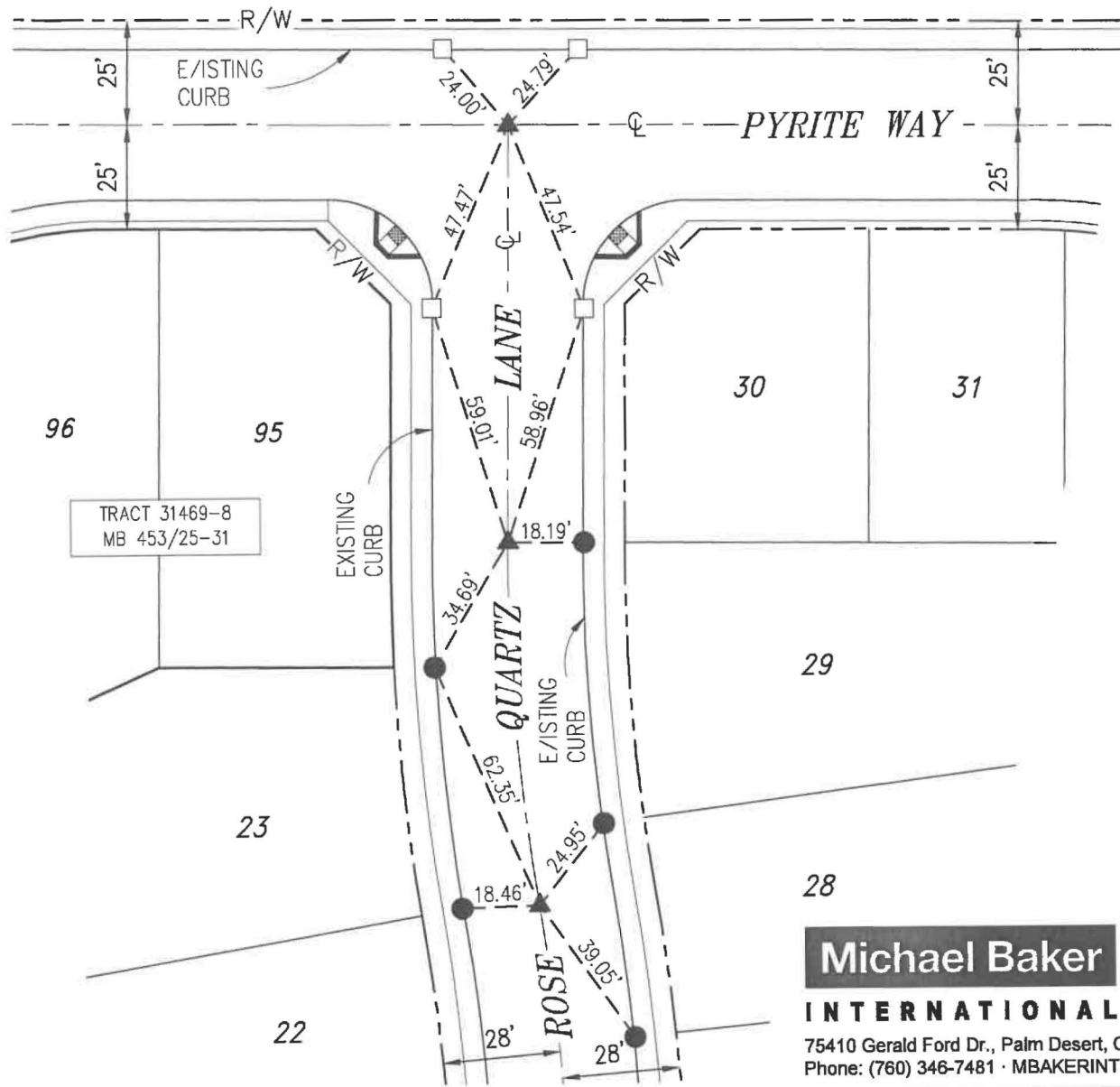
SHEET 9 OF 18 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=40'



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. 31469-7
M.B. 450/39-45

SCALE: 1"=40'
JOB NO. 152403

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

TRACT 31469-7

M.B. 450/39-45

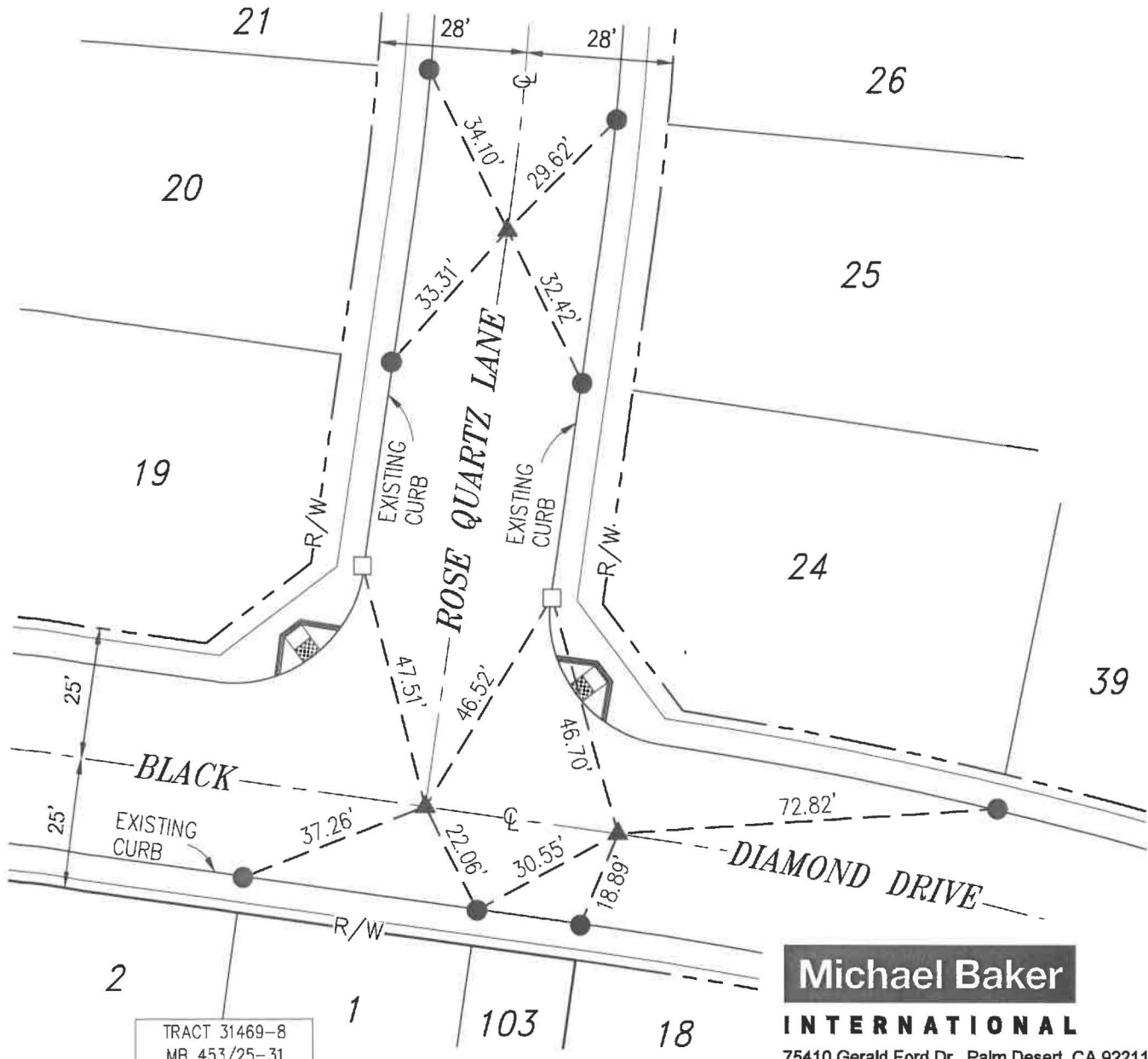
SHEET 10 OF 18 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



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. 31469-7
 M.B. 450/39-45

SCALE: 1"=30'
 JOB NO. 152403

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

TRACT 31469-7

M.B. 450/39-45

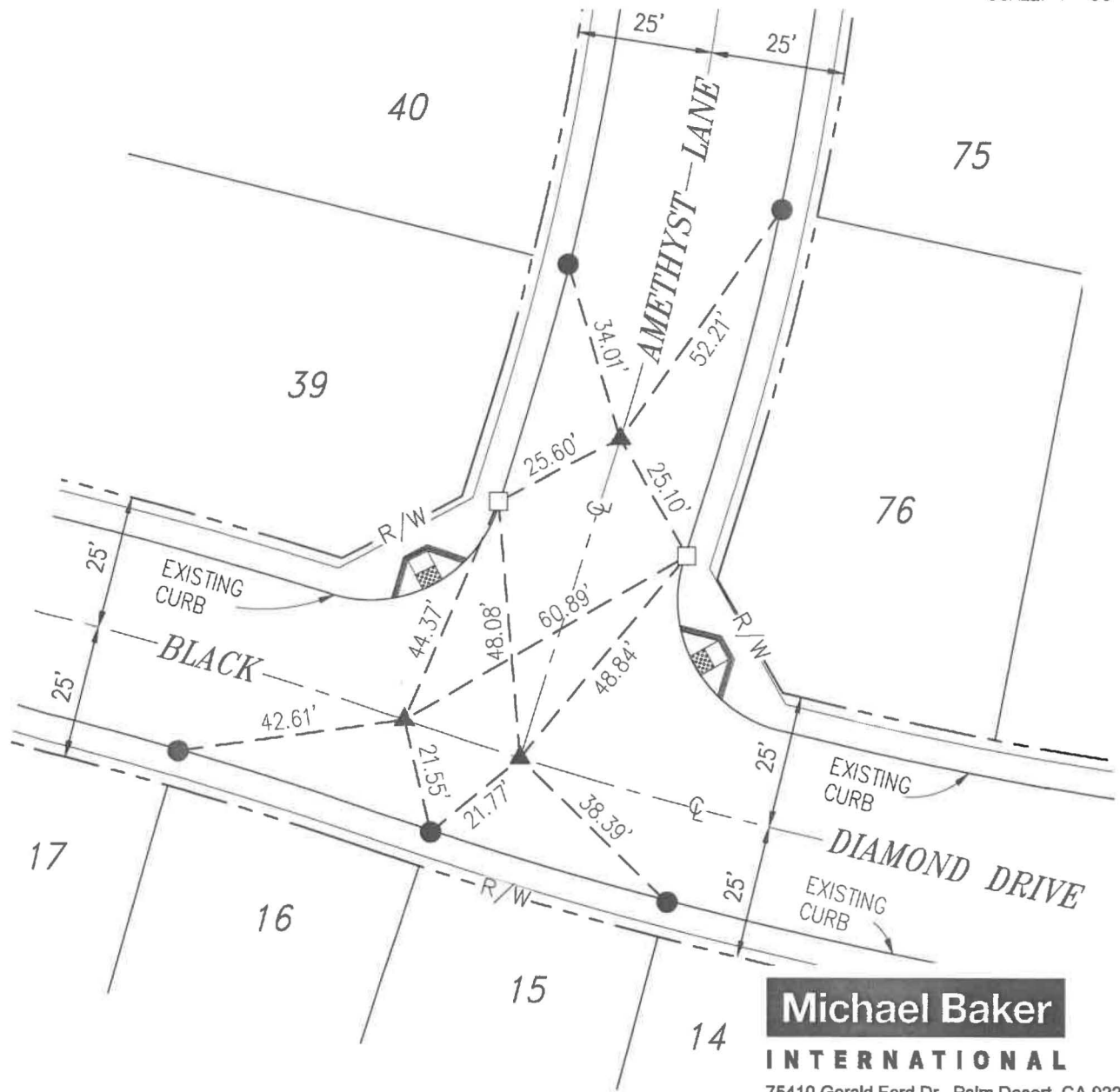
SHEET 11 OF 18 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



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. 31469-7
 M.B. 450/39-45

SCALE: 1"=30'
 JOB NO. 152403

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

TRACT 31469-7

M.B. 450/39-45

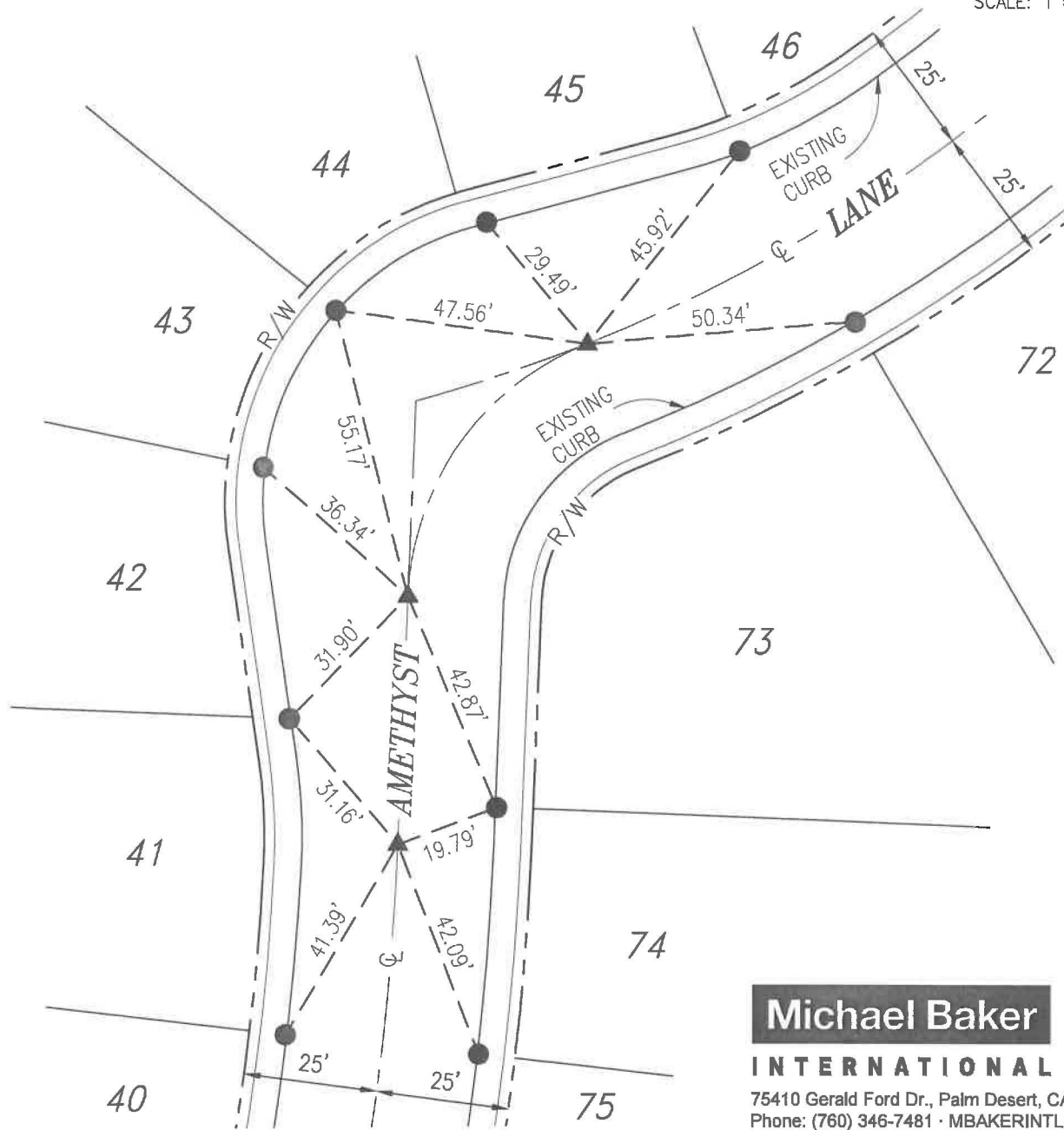
SHEET 12 OF 18 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-7, M.B. 450/39-45.



SCALE: 1"=30'



Michael Baker
INTERNATIONAL

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

MONUMENT TIE SHEET

TRACT NO. 31469-7
M.B. 450/39-45

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

SCALE: 1"=30'
JOB NO. 152403

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

TRACT 31469-7

M.B. 450/39-45

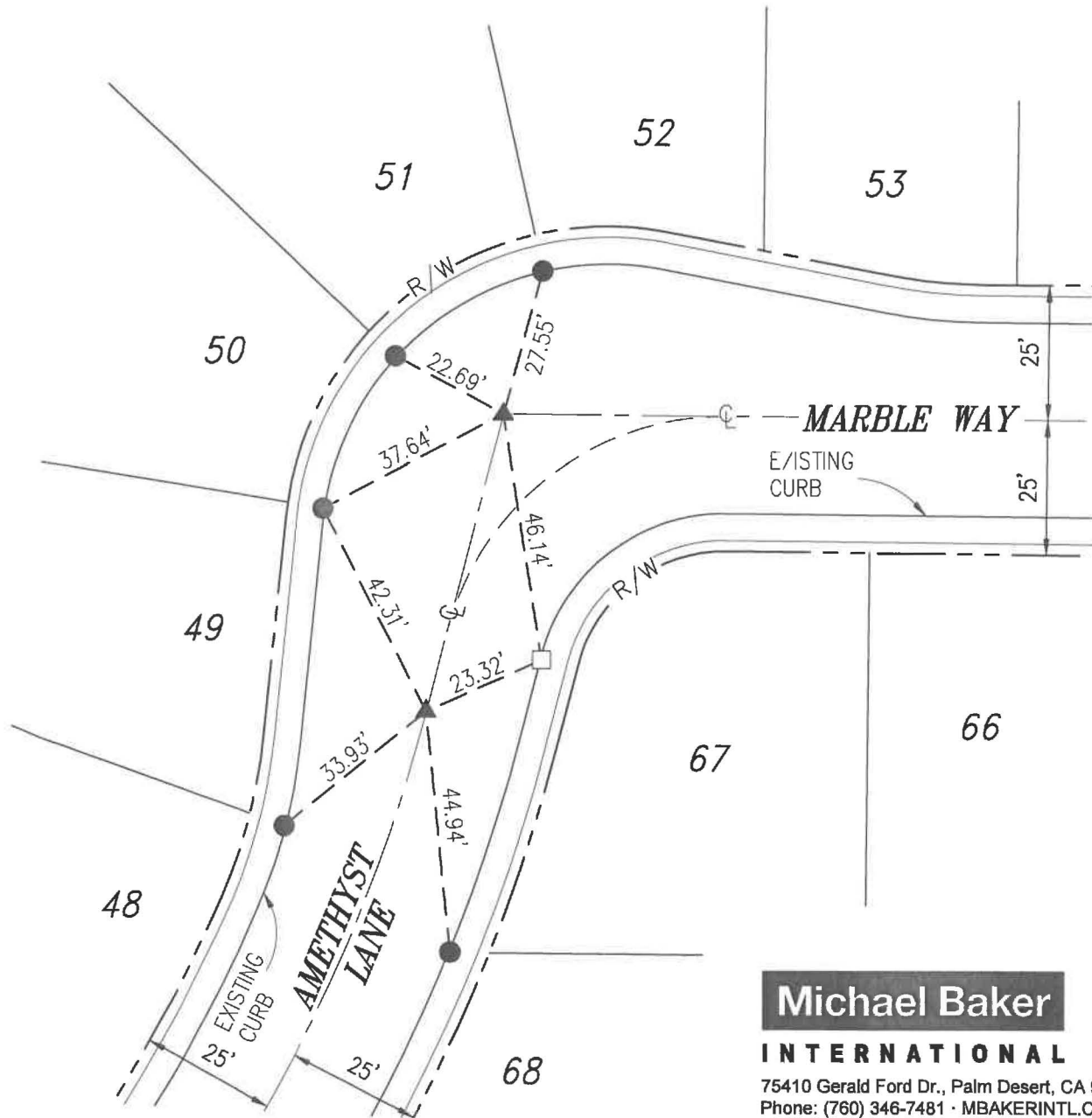
SHEET 13 OF 18 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



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

L.S. NO. <u>8508</u> DATE: <u>11/12/2020</u>	MONUMENT TIE SHEET TRACT NO. 31469-7 M.B. 450/39-45	SCALE: <u>1"=30'</u> JOB NO. <u>152403</u>
ENGINEERING DEPARTMENT		CITY OF BEAUMONT

TRACT 31469-7
M.B. 450/39-45

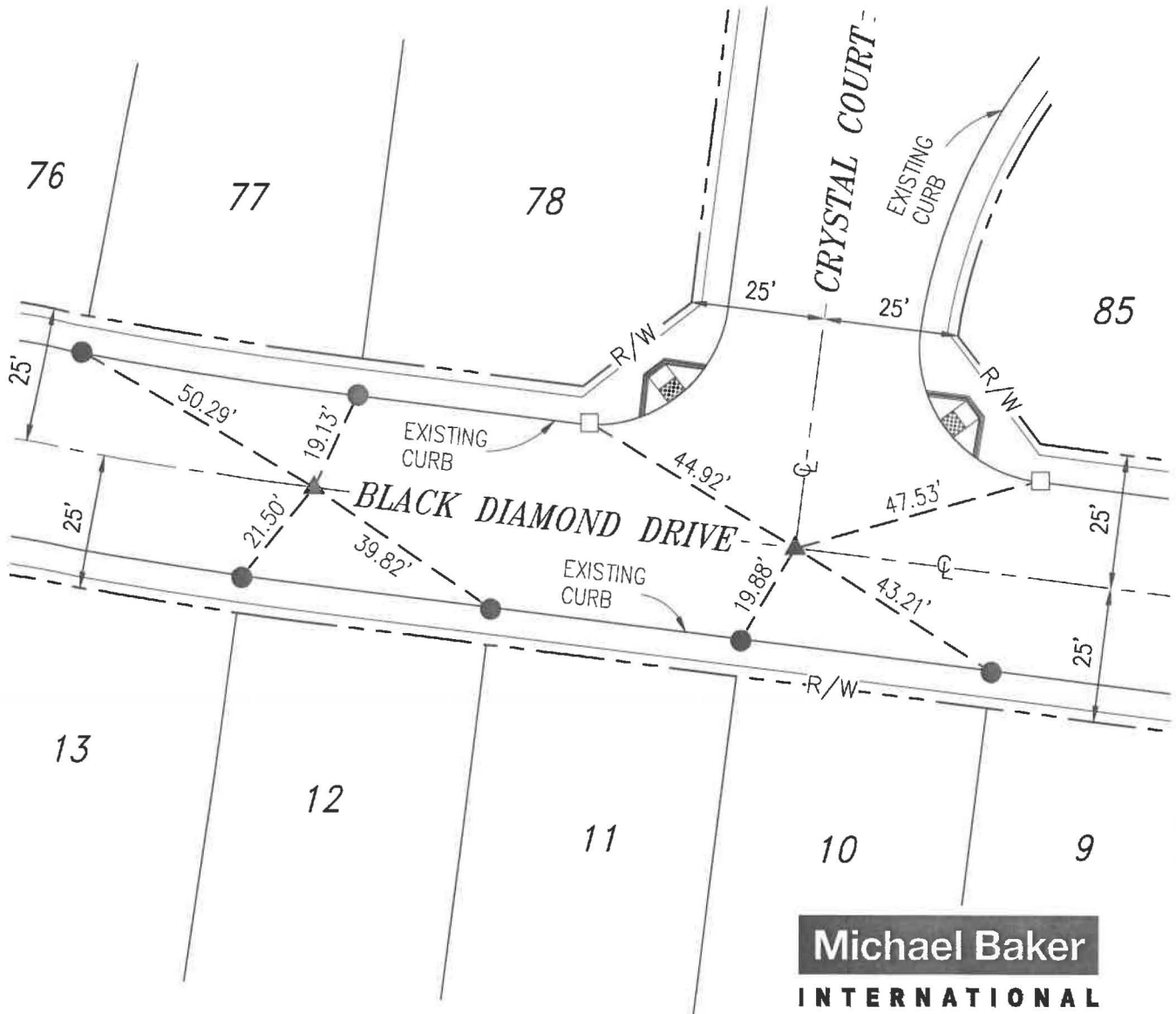
SHEET 14 OF 18 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



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. 31469-7
M.B. 450/39-45

SCALE: 1"=30'
JOB NO. 152403

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

TRACT 31469-7

M.B. 450/39-45

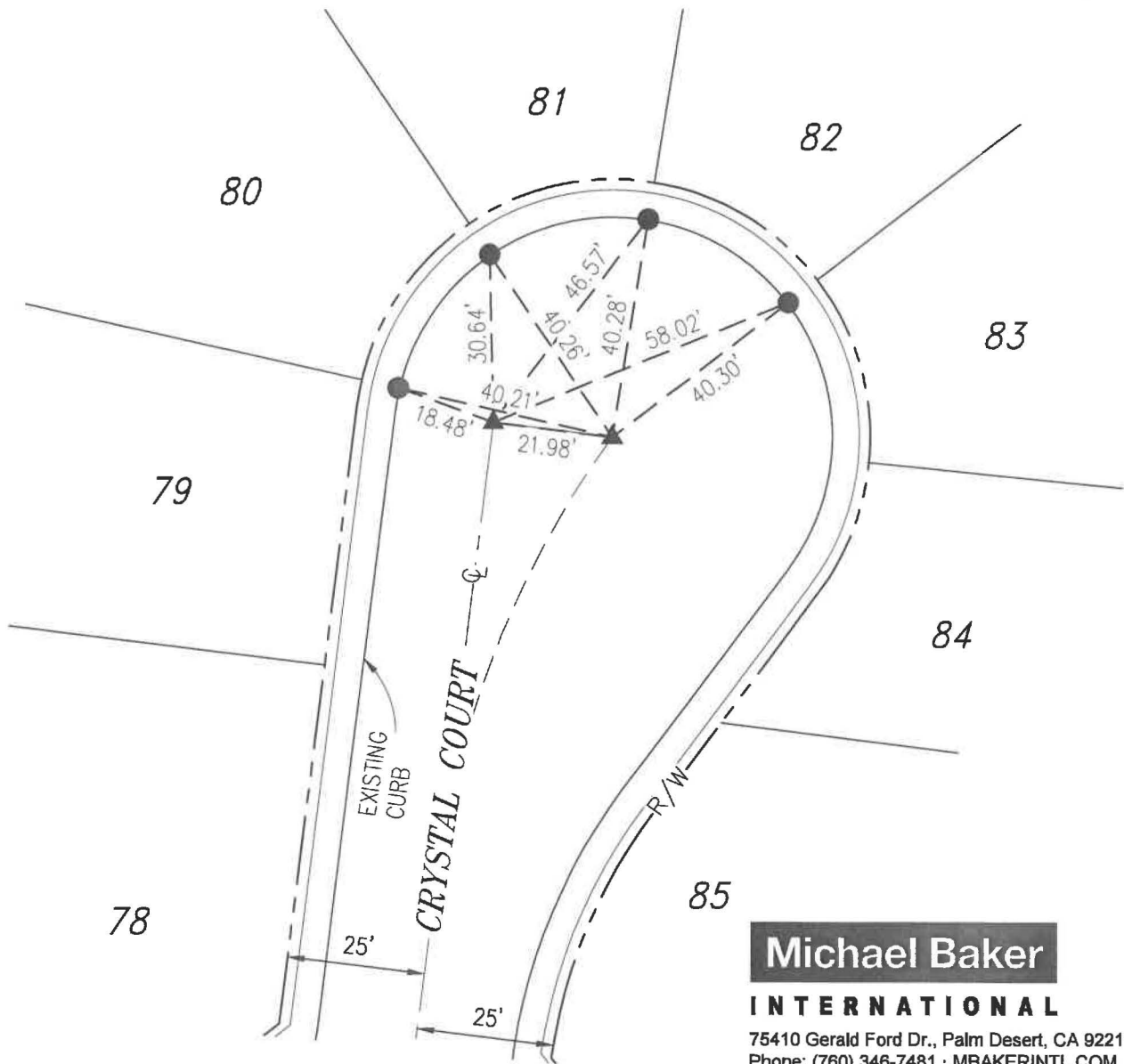
SHEET 15 OF 18 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-7, M.B. 450/39-45.



SCALE: 1"=30'



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. 31469-7
M.B. 450/39-45

SCALE: 1"=30'
JOB NO. 152403

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

TRACT 31469-7

M.B. 450/39-45

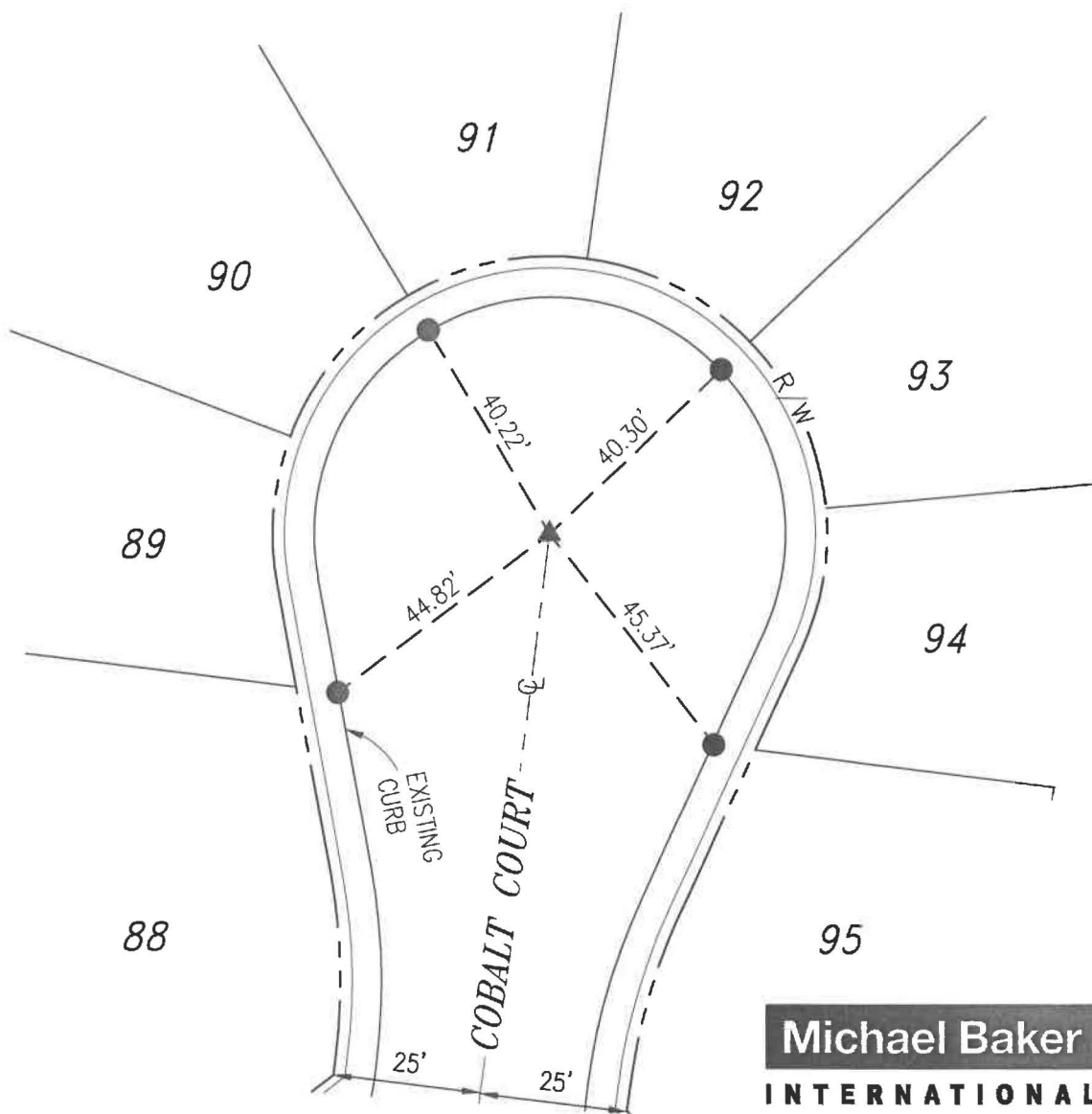
SHEET 17 OF 18 SHEETS

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-7, M.B. 450/39-45.



SCALE: 1"=30'



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. 31469-7
M.B. 450/39-45

SCALE: 1"=30'

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

JOB NO. 152403

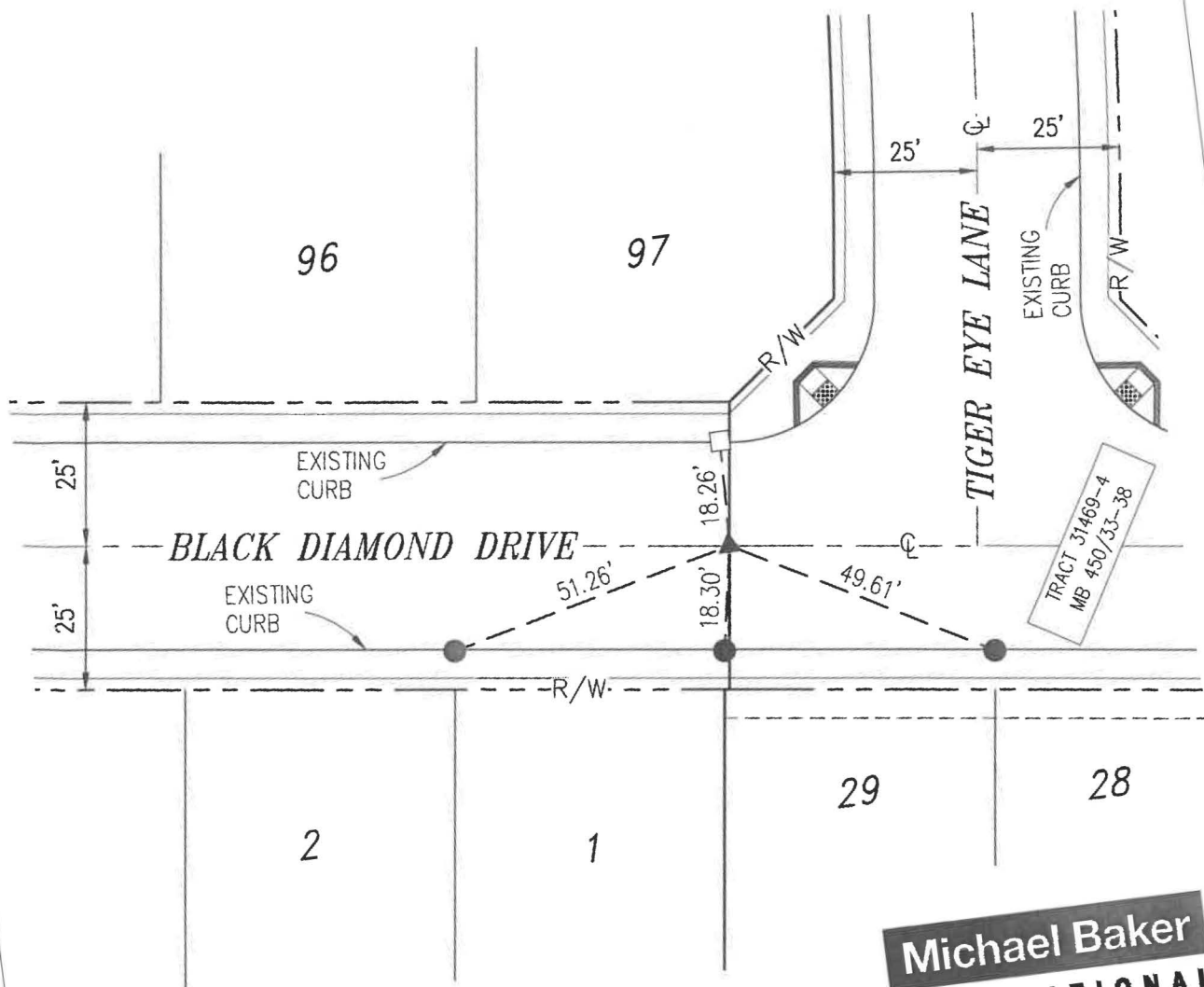
TRACT 31469-7
M.B. 450/39-45

LEGEND

- ▲ INDICATES COPPERWELD MONUMENT STAMPED "LS 8508", FLUSH PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES LEAD, TACK & TAG STAMPED "LS 8508", FLUSH ON TOP OF CURB PER TRACT 31469-7, M.B. 450/39-45.
- INDICATES SET LEAD, TACK & TAG STAMPED "LS 8508 RP", FLUSH ON TOP OF CURB.



SCALE: 1"=30'



Michael Baker INTERNATIONAL

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

MONUMENT TIE SHEET

TRACT NO. 31469-7
M.B. 450/39-45

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

ENGINEERING DEPARTMENT

CITY OF BEAUMONT

SCALE: 1"=30'
JOB NO. 152403

2016-0212302
ORIGINAL

450
39

SHEET 1 OF 7 SHEETS

THIS SUBDIVISION CONTAINS:

99 NUMBERED LOTS
11 LETTERED LOTS
110 LOTS TOTAL
18.80 ACRES GROSS

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 PUBLIC PURPOSES: LOT "A" (MOONSTONE AVENUE), LOT "B" (RUBY LANE), LOT "C" (PYRITE WAY), LOT "D" (ROSE QUARTZ LANE), LOT "E" (BLACK DIAMOND DRIVE), LOT "F" (AMETHYST LANE), LOT "G" (MARBLE WAY), LOT "H" (CRYSTAL COURT), LOT "I" (COBALT COURT) LOT "J" (PERIDOT LANE), AND LOT "K" (PUMICE LANE). THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE EASEMENTS DESIGNATED AS "S" PUE OVER LOTS 1 THROUGH 97, INCLUSIVE, AS SHOWN HEREON. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES.

WE HEREBY RESERVE FOR OPEN SPACE AND LANDSCAPE PURPOSES AND THE MAINTENANCE THEREOF, LOT 99, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RESERVE FOR RECREATION AREA AND OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, LOT 99, 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 February 23, 2016 BEFORE ME, Ana E. Chavez Perez, A NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED Patrick Emanuel and Michael 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/HEY 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

Ana E. Chavez Perez
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 L&C INLAND, INC., AS REQUIRED BY SECTIONS 17903 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND AS REQUIRED BY SECTION 66434.5 OF THE CALIFORNIA GOVERNMENT CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

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

TRACT NO. 31469-7

BEING A SUBDIVISION OF A PORTION OF LOTS 9, 10 AND F AND ALL OF LOTS 11, G, H, I AND J 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, BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

Michael Baker
INTERNATIONAL
SEPTEMBER, 2015

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 NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 3,000.

DATED: MARCH 2, 2016

DON KENT, COUNTY TAX COLLECTOR

BY: *Sue S* DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 3,000 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: MARCH 2, 2016

TOSHI OR SURETY TAX BOND
DON KENT
COUNTY TAX COLLECTOR

BY: *Sue S* DEPUTY

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/HEY 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.

RECORDER'S STATEMENT

FILED THIS 23RD DAY OF MAY, 2016 AT 8:00AM IN BOOK 450 OF MAPS AT PAGES 39-46, AT THE REQUEST OF THE CITY CLERK, CITY OF BEAUMONT, NO. 2016-0212302
FEE \$ 77.00

PETER ALDANI, ASSESSOR-COUNTY CLERK-RECORDER

BY: *Maria Susan J. Abreu* 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 2015. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN PLACE WITHIN ONE YEAR OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: FEBRUARY 10, 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, AS FILED, AMENDED, AND APPROVED BY THE CITY COUNCIL ON MAY 04, 2004, THE EXPIRATION DATE BEING AUGUST 17, 2029, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: 21 APRIL, 2016

Dennis W. Janda
DENNIS W. JANDA, CITY SURVEYOR
L.S. 6339



BEAUMONT CITY COUNCIL CERTIFICATE

THE CITY OF BEAUMONT, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES TRACT NO. 31469-7 AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES. THE CITY COUNCIL DECLARES THAT THE ACCEPTANCE OF THE OFFERS IS TO VEST 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" (MOONSTONE AVENUE), LOT "B" (RUBY LANE), LOT "C" (PYRITE WAY), LOT "D" (ROSE QUARTZ LANE), LOT "E" (BLACK DIAMOND DRIVE), LOT "F" (AMETHYST LANE), LOT "G" (MARBLE WAY), LOT "H" (CRYSTAL COURT), LOT "I" (COBALT COURT), LOT "J" (PERIDOT LANE) AND LOT "K" (PUMICE LANE).

THE EASEMENT FOR PUBLIC UTILITY PURPOSES SHOWN AS "S" PUE OVER LOTS 1 THROUGH 97, INCLUSIVE, IS ACCEPTED, SUBJECT TO IMPROVEMENTS.

DATED: 19 May, 2016

Jeffrey...
CITY CLERK, CITY OF BEAUMONT,
RIVERSIDE COUNTY, CALIFORNIA

SIGNATURE OMISSIONS NOTE

PURSUANT TO SECTION 66436 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).

2016-0212302
ORIGINAL

450
40

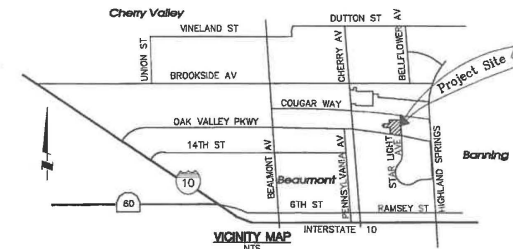
SHEET 2 OF 7 SHEETS

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

TRACT NO. 31469-7

BEING A SUBDIVISION OF A PORTION OF LOTS B, 10 AND F AND ALL OF LOTS 11, G, H, I AND J 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, BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

Michael Baker
INTERNATIONAL
SEPTEMBER, 2015



SURVEYOR'S NOTES:

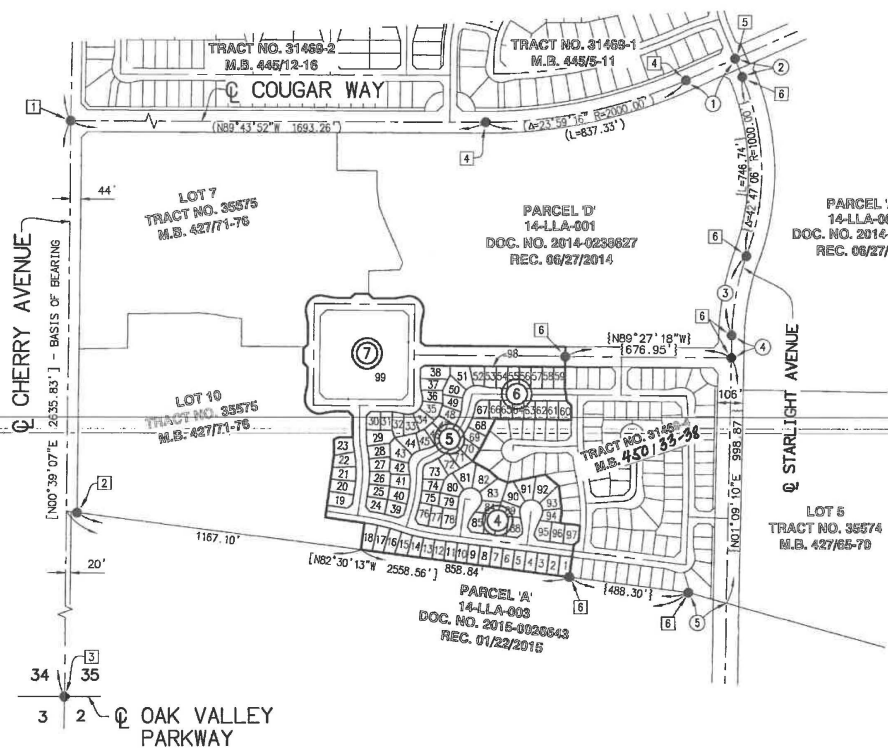
- () - DENOTES RECORD DATA PER TRACT NO. 31469-1, FILED IN MAP BOOK 445, PAGES 5 THROUGH 11, INCLUSIVE, RECORDS OF THE COUNTY OF RIVERSIDE, AND MEASURED, UNLESS OTHERWISE NOTED.
- { } - DENOTES RECORD DATA PER TRACT NO. 31469-4, FILED IN MAP BOOK 440, PAGES 33 THROUGH 38, INCLUSIVE, RECORDS OF THE COUNTY OF RIVERSIDE, AND MEASURED, UNLESS OTHERWISE NOTED.
- [] - 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.
- ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY THE CITY COUNCIL.

- SET 1" IRON PIPE TAGGED "L.S. 8508", FLUSH; OR LEAD, TACK AND TAG "L.S. 8508", FLUSH, IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 8508", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE AT ALL REAR LOT CORNERS, REAR AND SIDE LOT ANGLE POINTS AND ENDS OF CURVE. LOT CORNERS WHICH ABUT A PRIVATE STREET WHICH WILL BE MARKED ON A 0.5' OFFSET INSIDE THE STREET RIGHT-OF-WAY IN CONCRETE BY A LEAD, TACK AND TAG "L.S. 8508" ON SIDE LOT LINES PRODUCED.
- SET 1" IRON PIPE TAGGED "L.S. 8508", FLUSH; OR LEAD, TACK AND TAG "L.S. 8508", FLUSH, IN CONCRETE OR A SPIKE W/BRASS WASHER STAMPED "L.S. 8508", FLUSH, IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE.

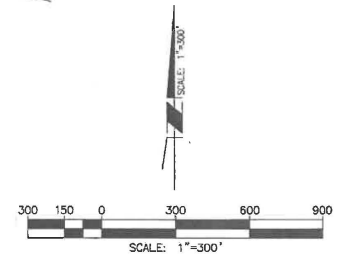
- △ SET COPPERWELD MONUMENT STAMPED "L.S. 8508"
- EXISTING BOUNDARY MONUMENTS THAT ARE DESTROYED DUE TO CONSTRUCTION WILL BE RESET AS STATED ABOVE.
- DENOTES FOUND MONUMENT AS NOTED AND REFERENCED HEREON:
- FOUND 1" IRON PIPE, NO TAG, DN. 0.4", PER TRACT NO. 35575, MB 427/71-76. ACCEPTED AS W 1/4 CORNER OF SEC. 35.
 - 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.
 - 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.
 - COPPERWELD MONUMENT STAMPED "LS 8508" TO BE SET PER TRACT NO. 31470-1, MB 444/47-49.
 - COPPERWELD MONUMENT STAMPED "LS 8508" TO BE SET PER TRACT NO. 31469-1, MB 445/5-11.
 - 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, MB 450/33-38

EASEMENT NOTES:

- △ INDICATES 5' EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF, AS INDICATED HEREON.
- 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).
 - 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).



NO	BEARING/DELTA	LENGTH	RADIUS
(1)	N66°16'52"E	220.09'	---
(2)	N22°44'55"W	80.00'	---
(3)	S16°53'01"W	329.58'	1000.00'
(4)	N01°09'10"E	91.98'	---
5	N74°21'43"W	161.83'-CALC	---



BOUNDARY CONTROL AND SHEET INDEX MAP

③ INDICATES SHEET NUMBER

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.

2016-0212302
ORIGINAL

450
42

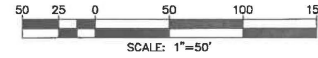
SHEET 4 OF 7 SHEETS

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

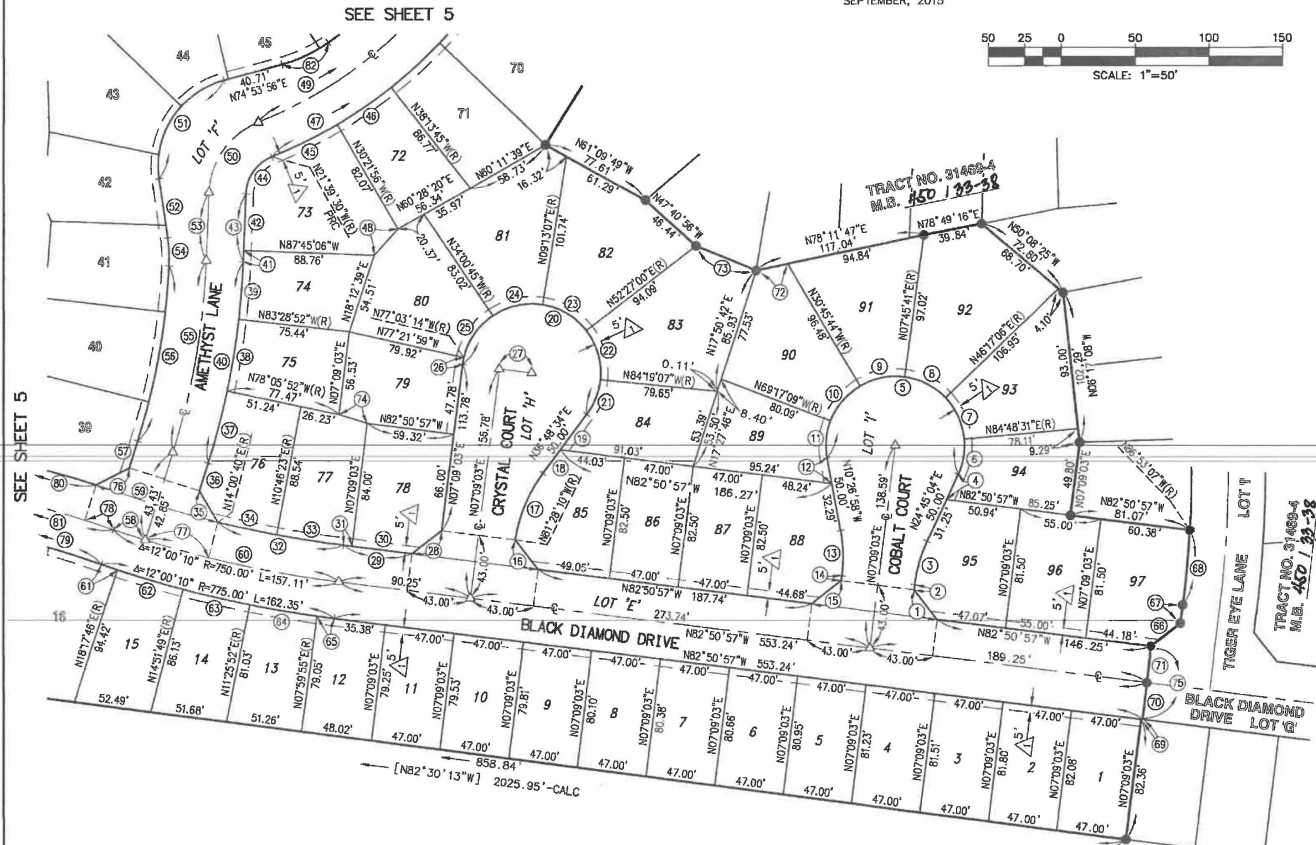
TRACT NO. 31469-7

BEING A SUBDIVISION OF A PORTION OF LOTS 9, 10 AND F AND ALL OF LOTS 11, G, H, I AND J 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, BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

Michael Baker
INTERNATIONAL
SEPTEMBER, 2015



NO	BEARING/Delta	LENGTH	RADIUS
1	N37°50'57"W	25.46'	---
2	N07°09'03"E	3.48'	---
3	S17°35'01"W	30.72'	100.00'
4	N14°45'04"E	18.76'	---
5	S215°12'03"	176.53'	47.00'
6	S29°56'33"	24.96'	47.00'
7	S38°31'25"	31.60'	47.00'
8	S38°51'25"	31.60'	47.00'
9	S38°31'25"	31.60'	47.00'
10	S38°31'25"	31.60'	47.00'
11	S1°09'50"W	25.56'	47.00'
12	N10°28'58"W	17.21'	---
13	S17°38'01"	30.72'	100.00'
14	N07°09'03"E	3.48'	---
15	N52°03'03"E	26.46'	---
16	N57°48'11"W	25.44'	---
17	S28°16'44"	49.36'	100.00'
18	N38°48'34"E	20.05'	---
19	N38°48'34"E	29.95'	---
20	S209°39'31"	171.98'	47.00'
21	S31°07'41"	25.53'	47.00'
22	S43°13'53"	35.46'	47.00'
23	S43°13'53"	35.46'	47.00'
24	S43°13'52"	35.46'	47.00'
25	S43°02'29"	35.31'	47.00'
26	S205°47'43"	4.75'	47.00'
27	N82°50'57"W	22.00'	---
28	S52°09'03"E	25.46'	---
29	N82°50'57"W	47.25'	---
30	N82°50'57"W	41.32'	---
31	N82°50'57"W	5.83'	---
32	S06°51'37"	86.81'	725.00'
33	S03°37'20"	45.83'	725.00'
34	S03°14'17"	40.97'	725.00'
35	N29°57'10"W	24.47'	---
36	N17°24'41"E	19.64'	---
37	S05°50'33"	50.48'	525.00'
38	S05°23'00"	49.33'	525.00'
39	S04°16'14"	39.13'	525.00'
40	S15°09'47"	138.94'	525.00'
41	N02°14'54"E	7.70'	---
42	N02°14'54"E	38.74'	---
43	N02°14'54"E	46.43'	---
44	S66°05'36"	32.30'	28.05'
45	S68°42'26"	49.39'	325.00'
46	S07°51'49"	44.60'	325.00'
47	S66°38'46"	321.31'	325.00'
48	S44°24'24"	144.24'	---
49	S53°55'13"	282.41'	300.00'
50	S66°05'36"	81.14'	53.00'
51	S83°05'22"	87.01'	60.00'
52	N83°11'26"W	40.48'	---
53	N02°14'54"E	46.43'	---
54	S10°59'23"	19.18'	100.00'
55	S15°09'47"	132.32'	500.00'
56	S14°36'44"	121.14'	475.00'
57	N17°24'41"E	19.05'	---
58	S01°44'32"	22.81'	750.00'
59	N17°24'41"E	52.48'	---
60	S10°15'38"	134.31'	750.00'
61	S00°51'27"	11.60'	775.00'
62	S03°25'57"	46.43'	775.00'
63	S03°25'57"	46.43'	775.00'
64	S03°25'57"	46.43'	775.00'
65	S00°50'52"	11.47'	775.00'
66	N52°09'03"E	25.46'	---
67	N07°09'03"E	12.47'	---
68	S04°02'10"	51.07'	725.00'
69	N82°50'57"W	0.85'	---
70	N07°09'03"E	25.00'	---
71	N07°09'03"E	25.00'	---
72	N78°11'47"E	22.20'	---
73	N67°42'07"W	43.81'	---
74	N12°32'35"W	20.33'	---
75	N07°09'03"E	50.00'	---
76	N2°50'01"E	25.27'	---
77	S03°24'01"	44.51'	750.00'
78	S01°13'00"	20.28'	750.00'
79	S11°03'36"	139.95'	725.00'
80	S08°50'29"	119.59'	775.00'
81	S11°03'36"	144.78'	750.00'
82	S20°00'44"	54.93'	100.00'



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

EASEMENT NOTES:
INDICATES 5' EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF, AS INDICATED HEREON.

2016-0212302
ORIGINAL

450
43

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

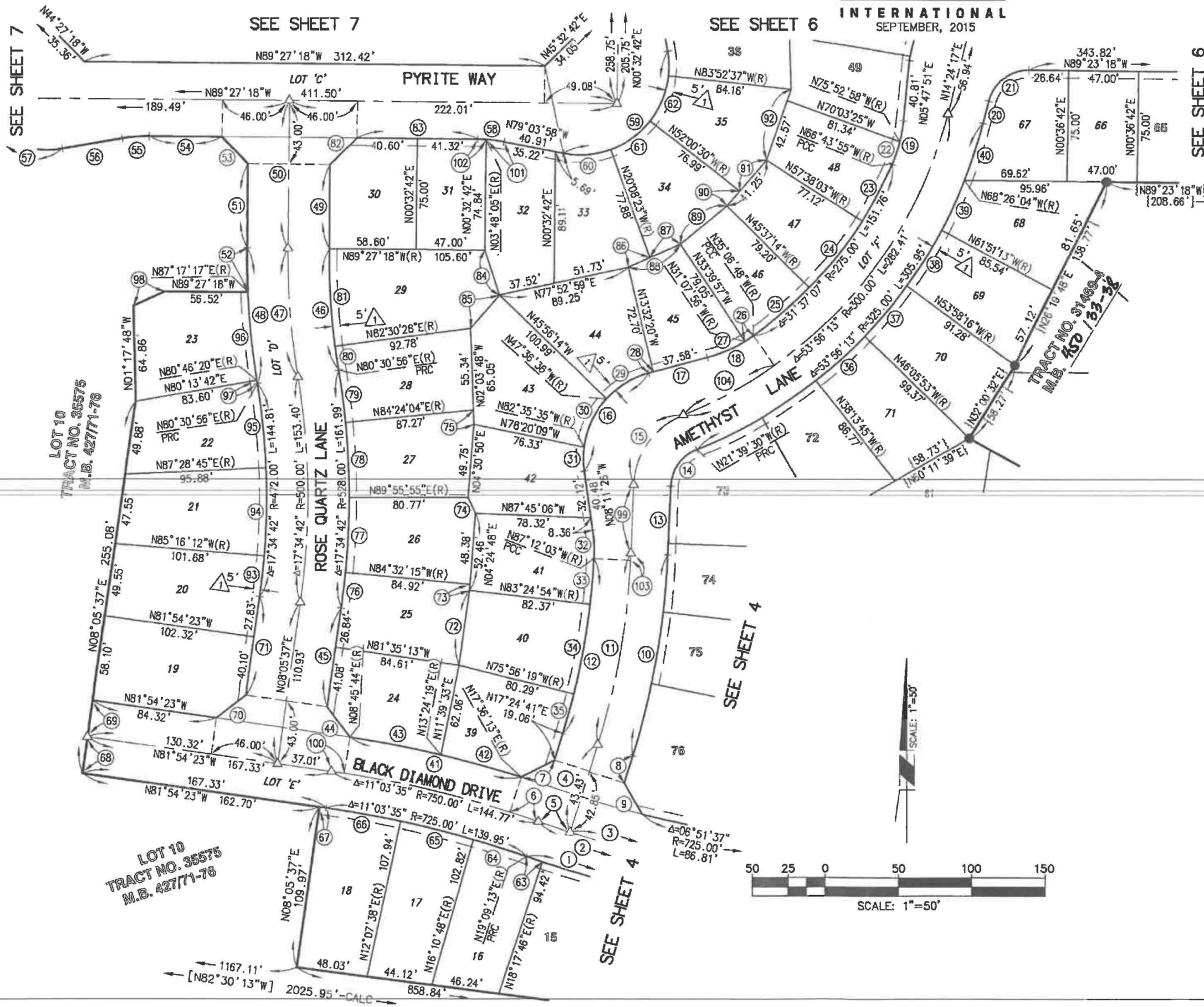
SHEET 5 OF 7 SHEETS

TRACT NO. 31469-7

BEING A SUBDIVISION OF A PORTION OF LOTS 9, 10 AND F AND ALL OF LOTS 11, G, H, I AND J 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, BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

Michael Baker

INTERNATIONAL
SEPTEMBER, 2015



NO.	BEARING/DELTA	LENGTH	RADIUS
1	Δ=12°00'10"	162.35'	775.00'
2	Δ=12°00'10"	157.12'	750.00'
3	Δ=10°15'38"	134.31'	750.00'
4	Δ=117°24'41"E	62.48'	---
5	Δ=01°44'32"	22.81'	750.00'
6	Δ=01°33'00"	20.29'	750.00'
7	Δ=52°50'01"E	25.27'	---
8	Δ=117°24'41"E	19.64'	---
9	Δ=28°57'10"W	24.47'	---
10	Δ=15°08'47"	136.94'	525.00'
11	Δ=15°08'47"	132.33'	500.00'
12	Δ=14°36'44"	121.14'	475.00'
13	Δ=02°14'54"E	46.43'	---
14	Δ=20°00'44"	34.93'	100.00'
15	Δ=68°05'58"	61.14'	53.00'
16	Δ=83°05'22"	87.01'	60.00'
17	Δ=74°53'56"E	40.71'	---
18	Δ=20°00'44"	34.93'	100.00'
19	Δ=17°28'14"	30.49'	100.00'
20	Δ=14°24'17"E	15.38'	---
21	Δ=76°12'25"	37.24'	238.00'
22	Δ=08°08'01"	15.97'	100.00'
23	Δ=09°05'52"	43.67'	275.00'
24	Δ=12°00'48"	57.86'	275.00'
25	Δ=10°50'58"	50.43'	275.00'
26	Δ=03°38'52"	6.95'	100.00'
27	Δ=18°01'52"	27.98'	100.00'
28	Δ=74°53'56"E	3.13'	---
29	Δ=32°30'32"	34.04'	60.00'
30	Δ=34°58'59"	36.63'	60.00'
31	Δ=15°35'51"	16.33'	60.00'
32	Δ=10°58'23"	19.16'	100.00'
33	Δ=03°47'08"	31.39'	475.00'
34	Δ=07°28'35"	61.98'	475.00'
35	Δ=03°21'00"	27.77'	475.00'
36	Δ=07°52'08"	44.63'	325.00'
37	Δ=07°52'53"	44.66'	325.00'
38	Δ=07°52'57"	44.71'	325.00'
39	Δ=06°34'51"	37.33'	325.00'
40	Δ=07°03'38"	40.82'	325.00'
41	Δ=08°50'59"	119.59'	775.00'
42	Δ=04°11'54"	56.79'	775.00'
43	Δ=04°38'35"	62.80'	775.00'
44	Δ=81°54'29"W	25.53'	---
45	Δ=08°05'37"E	67.93'	---
46	Δ=10°01'46"	82.82'	472.00'
47	Δ=10°01'46"	87.52'	500.00'
48	Δ=10°01'46"	92.44'	528.00'
49	Δ=00°32'42"E	57.00'	---
50	Δ=00°32'42"E	100.00'	---
51	Δ=00°32'42"E	57.00'	---
52	Δ=03°15'25"	30.01'	528.00'

NO.	BEARING/DELTA	LENGTH	RADIUS
53	Δ=144°27'18"W	25.46'	---
54	Δ=89°27'18"W	49.40'	---
55	Δ=10°23'18"W	18.13'	100.00'
56	Δ=80°05'23"E	40.91'	---
57	Δ=110°46'39"	116.01'	60.00'
58	Δ=10°23'20"	18.13'	100.00'
59	Δ=110°46'39"	116.01'	60.00'
60	Δ=31°04'25"	32.54'	60.00'
61	Δ=31°52'07"	33.37'	60.00'
62	Δ=31°52'07"	33.37'	60.00'
63	Δ=00°51'22"	11.60'	775.00'
64	Δ=02°58'25"	37.63'	725.00'
65	Δ=04°03'10"	51.28'	725.00'
66	Δ=04°02'01"	51.04'	725.00'
67	Δ=81°54'23"W	4.63'	---
68	Δ=08°05'37"E	25.00'	---
69	Δ=08°05'37"E	25.00'	---
70	Δ=83°05'37"E	25.46'	---
71	Δ=08°05'37"E	67.93'	---
72	Δ=80°00'35"E	51.38'	---
73	Δ=04°24'48"E	4.09'	---
74	Δ=82°08'52"W	11.97'	---
75	Δ=02°03'48"W	9.71'	---
76	Δ=02°37'52"	24.25'	528.00'
77	Δ=05°51'06"	50.97'	528.00'
78	Δ=05°51'01"	50.97'	528.00'
79	Δ=03°53'08"	35.81'	528.00'
80	Δ=01°59'32"	16.41'	472.00'
81	Δ=08°02'14"	66.21'	472.00'
82	Δ=45°32'42"E	25.46'	---
83	Δ=89°27'18"W	81.92'	---
84	Δ=18°22'14"W	32.06'	---
85	Δ=11°11'58"E	29.91'	---
86	Δ=85°42'42"E	16.13'	---
87	Δ=85°42'42"E	22.40'	---
88	Δ=85°42'42"E	38.94'	---
89	Δ=00°21'24"E	40.78'	---
90	Δ=11°01'15"E	13.15'	---
91	Δ=11°01'15"E	28.10'	---
92	Δ=19°24'05"E	50.70'	---
93	Δ=03°21'49"	27.71'	472.00'
94	Δ=07°18'03"	99.73'	472.00'
95	Δ=06°57'49"	57.37'	472.00'
96	Δ=06°30'57"	60.05'	528.00'
97	Δ=00°15'24"	2.37'	528.00'
98	Δ=36°16'16"E	23.16'	---
99	Δ=02°14'54"E	46.43'	---
100	Δ=00°40'07"	8.75'	750.00'
101	Δ=07°07'57"	12.45'	100.00'
102	Δ=03°15'25"	5.88'	100.00'
103	Δ=00°33'03"	4.31'	500.00'
104	Δ=13°27'18"W	70.45'	300.00'

NOTE:

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

EASEMENT NOTES:

INDICATES 'E' EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF, AS INDICATED HEREON.

2016-0212302
ORIGINAL

450
45

SHEET 7 OF 7 SHEETS

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

TRACT NO. 31469-7

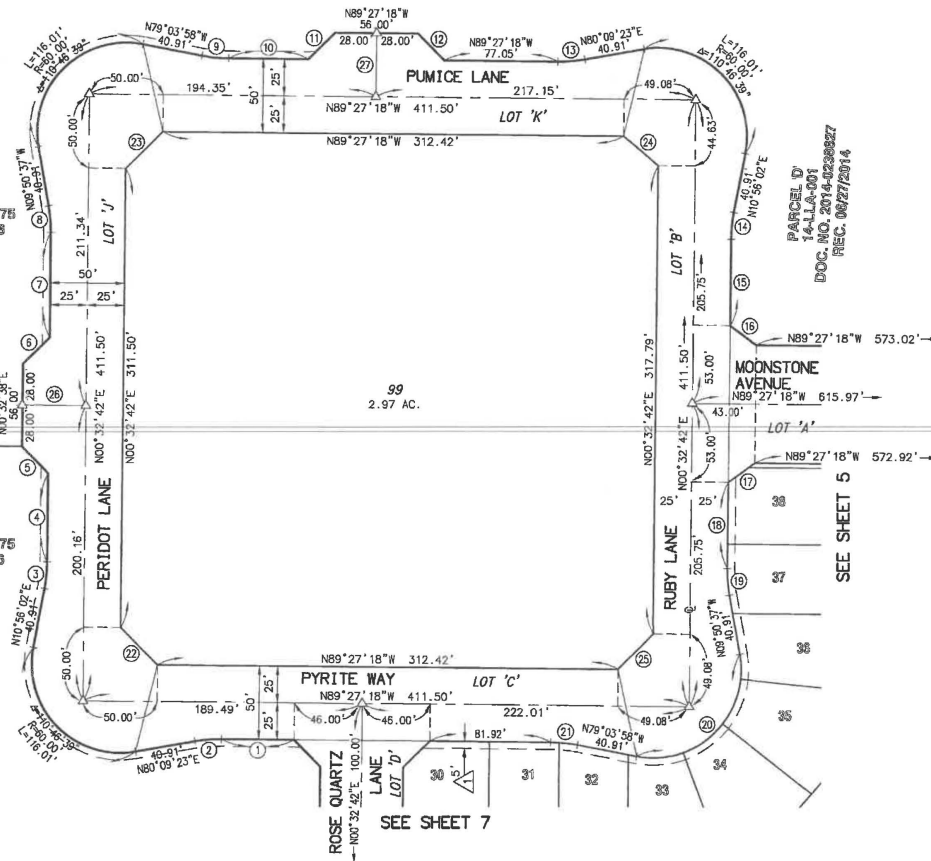
BEING A SUBDIVISION OF A PORTION OF LOTS 9, 10 AND F AND ALL OF LOTS 11, G, H, I AND J OF TRACT NO. 35575 ON FILE IN BOOK 427, PAGES 71 THROUGH 76, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

Michael Baker
INTERNATIONAL
SEPTEMBER, 2015

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

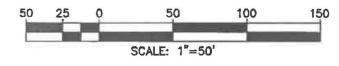
LOT 7
TRACT NO. 35575
M.B. 427/71-76

LOT 16
TRACT NO. 35575
M.B. 427/71-76



DATA TABLE			
NO	BEARING/DELTA	LENGTH	RADIUS
1	N89°27'18"W	49.40	---
2	Δ=10°23'19"	18.13	100.00'
3	Δ=10°23'20"	18.13	100.00'
4	N00°32'42"E	60.07	---
5	N44°27'18"W	25.46	---
6	N45°32'49"E	25.46	---
7	N00°32'42"E	71.25'	---
8	Δ=10°23'19"	18.13'	100.00'
9	Δ=10°23'20"	18.13'	100.00'
10	N89°27'18"W	54.26'	---
11	N45°32'42"E	25.46'	---
12	N44°27'18"W	25.46'	---
13	Δ=10°23'19"	18.13'	100.00'
14	Δ=10°23'20"	18.13'	100.00'
15	N00°32'42"E	58.86'	---
16	N53°37'02"W	22.20'	---
17	N54°42'27"E	22.20'	---
18	N00°32'42"E	58.86'	---
19	Δ=10°23'19"	18.13'	100.00'
20	Δ=110°46'39"	118.01'	60.00'
21	Δ=10°23'20"	18.13'	100.00'
22	N44°27'18"W	35.36'	---
23	N45°32'42"E	35.36'	---
24	N50°16'01"W	31.07'	---
25	N45°32'42"E	34.05'	---
26	N89°27'18"W	43.00'	---
27	N00°32'42"E	43.00'	---

PARCEL ID
14-11A-001
DOC. NO. 2014-0228927
REC. 08/27/2014



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

EASEMENT NOTES:
INDICATES 5' EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF, AS INDICATED HEREON.