



City of Beaumont

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

Case No.	<u>16-3770</u>
Receipt No.	<u>6916227</u>
Fee \$	<u>2300.00</u>
Date Paid	<u>7/29/16</u>

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name Michael Jagels Phone 949-939-9564

2. Contact's Address 11870 Pierce St. #250, Riverside, CA 92505
City/State/Zip

6. Contact's E-mail Mikej@woodsidehomes.com

3. Developer Name Woodside OSS LP (Tim McGinnis - U/A) Phone 951-710-1900
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address 11870 Pierce St. #250, Riverside, CA 92505
City/St/Zip

5. Description of Bonds (including Bond Number, Tract Map/Application number, File number, and description of improvements covered, must use separate application for each Map/Tract):

TR 31462-7, Bond # PB00535000068
Street, sewer, storm drain work (in the first phase of development - see plan - highlighted)
File #'s 2038, 2039, 2040

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.

Michael Jagels Mike Jagels 6-13-16
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.

Michael Jagels Mike Jagels 6-13-16
Print Name and Sign - Contact/Applicant Date



Woodside Homes

B E T T E R B Y D E S I G N

Letter of Transmittal

Date: 6-13-16

To: Gilbert Fausto
Engineering Dept.

From: Michael Jagels
949-939-9564

Company: City of Beaumont

RE: Woodside TR31462-7 Slope Plan Submittal (Mylar Set)

Gilbert,

I am requesting a bond reduction for improvements that have been installed in TR31462-7. The completed improvements are within our first development phase of TR31462-7 and included street, storm, and sewer work.

The requested bond reduction amount is \$883,255.49.

Bond Info:

- Bond #PB00535000068
- Total bond \$2,105,807.55
- Surety- Philadelphia Indemnity Insurance Company

Please see the attached copies of the approved improvement plans that depict the areas of work that have been completed. These areas are highlighted in yellow. These particular areas represent our first phase of development.

Southern California Division

11870 Pierce Street, Suite 250 • Riverside, California 92505

Phone: (951) 710-1900 • Fax: (951) 688-8681

www.woodside-homes.com



Woodside Homes

B E T T E R B Y D E S I G N

I am providing you with the following documents:

- Bond exoneration application (filled out and signed)
- Completed development cost work sheet depicting \$1,139,684.50 in completed work.
- Copies of the original bonds (exhibit A & B)
- Copies of the approved sewer plans, street plans, and storm drain plans.

I am also providing you with the following payments:

- \$300 (ck #50252813) – application fee
- \$2,000 (ck #50252812 – deposit)

Southern California Division

11870 Pierce Street, Suite 250 • Riverside, California 92505

Phone: (951) 710-1900 • Fax: (951) 688-8681

www.woodside-homes.com



April 13, 2020

Woodside Homes
1250 Corona Pointe Court, Suite 500
Corona, CA 92879
Attn: Kory Liston

RE: Bond #PB00535000068 Street, Sewer, and Storm Drain Improvements

Dear Kory,

The City of Beaumont has received your request in regards to a reduction of bonds in the above referenced tract. Upon receipt of a maintenance bond in the amount listed below, the city will return the original Performance bond 45 days after recordation and replace it with the maintenance bond to be in place for no less than one year. The amount is as follows:

Project Name	Maintenance Amount
Street, Sewer, & Storm Drain Improvements	\$473,806.70

If you wish to discuss this matter further please do not hesitate to contact me at (951) 769-8520 ext. 329

Thank you,

Suzanne Foxworth
Public Works Technician

Basic Gov (Sales Foree) # _____
File # _____

Bond Number: PB00535000068

Premium: \$15,794.00 (Initial Term One Year)

EXHIBIT "A"

PERFORMANCE BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and Woodside O5S, LP (hereinafter designated as "Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated April 14, 2015, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 31462-7, which is hereby incorporated herein and made a part hereof; and

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

NOW, THEREFORE, we, the Principal and Philadelphia Indemnity Insurance Company, as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of Two Million One Hundred Five Thousand Eight Hundred Seven and 55/100 dollars (\$2,105,807.55) 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 13th, 2015.

PRINCIPAL:


Woodside O5S, LP, a California limited partnership
By: WDS, GP, Inc., a California corporation
Its: General Partner

By 

Title Tim McGinnis, Authorized Signatory

SURETY:

Philadelphia Indemnity Insurance Company

By 

Title Michael J. Perry, Attorney-in-Fact

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: DANA L. DOWERS, SANDRA SIKORA, ROBERT RANALLO, MICHAEL J. PERRY AND PAUL A. BLAND OF THE D.L.D. COMPANY DBA D.L.D. INSURANCE BROKERS INC.

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 OFFICE THIS 7TH DAY OF FEBRUARY 2013.



(Seal)

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

On this 7th day of February 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:

March 22, 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 13th day of April, 2015.


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

CALIFORNIA 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 4/13/15 before me, Brandy Novak, Notary Public, Notary Public,
(Here insert name and title of the officer)

personally appeared Michael J. Perry

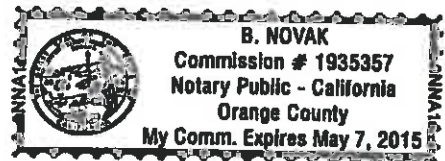
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/ executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Performance Bond PB00535000068

(Title or description of attached document)

Fairway Canyon Tract 31462-7

(Title or description of attached document continued)

Number of Pages 1 Document Date 4/13/15

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- 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

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 14, 2015 before me, Rochelle M. Sromalla, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Tim McInnis
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 Rochelle M. Sromalla
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: _____

EXHIBIT "B"

Bond Number: PB00535000068
Premium: Included in Performance Bond

PAYMENT BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and Woodside 05S, LP (hereafter designated as "the Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated April 14, 2015, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 31462-7, 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 Two Million One Hundred Five Thousand Eight Hundred Seven and 55/100 dollars (\$2,105,807.55), 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 13th, 2015.

PRINCIPAL:

Woodside 05S, LP, a California limited partnership
By: WDS, GP, Inc., a California corporation
Its: General Partner

By

Tim McInnis
Title Tim McInnis, Authorized Signatory

SURETY:

Philadelphia Indemnity Insurance Company

By

Michael J. Perry
Title Michael J. Perry, Attorney-in-Fact

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 DANA L DOWERS, SANDRA SIKORA, ROBERT RANALLO, MICHAEL J PERRY AND PAUL A BLAND OF THE D L D COMPANY DBA D I D INSURANCE BROKERS INC

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 OFFICE THIS 7TH DAY OF FEBRUARY 2013



(Seal)

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

On this 7th day of February 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 Public:

residing at:

Bala Cynwyd, PA

(Notary Seal)

My commission expires:

March 22, 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 13th day of April, 2015.



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

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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State of California

County of Orange

On 4/13/15 before me, Brandy Novak, Notary Public, Notary Public,
(Here insert name and title of the officer)

personally appeared Michael J. Perry

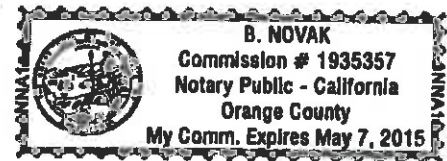
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Payment Bond PB00535000068

(Title or description of attached document)

Fairway Canyon Tract 31462-7

(Title or description of attached document continued)

Number of Pages 1 Document Date 4/13/15

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual(s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other

INSTRUCTIONS FOR COMPLETING THIS FORM

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- 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.
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- 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

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 14, 2015

Date

before me,

Rochelle M. Sromalla, Notary Public
Here Insert Name and Title of the Officer

personally appeared Tim McGowan

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 Rochelle M. Sromalla

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 # _____

**AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS
FOR TRACT MAP OR PARCEL MAP OR PLOT PLAN
(Tract Map/Parcel Map/Plot Plan No. 31462-7)**

THIS SECURITY AGREEMENT is made by and between CITY OF BEAUMONT ("CITY") and Woodside OSS, LP, 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 #31462-7 ("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

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 Woodside OES, LP a California Limited Partner
By: WDS, GP, Inc. a California Corporation
Its: General Partner
By: [Signature]
TIM McCHANE

4-14-15

Date

Title: Authorized Signatory

Address: 11870 Pierce St. #250
Riverside, CA 92505

- Reduced Bond Amount
 - What has been installed

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
 CONSTRUCTION COST WORKSHEET

PARCEL MAP OR TRACT NO.: Tract No. 31462-7 Phase 1 Street, Sewer & Storm Drain Improvements
 DATE: 27-Apr-16

PP, CUP NO.: _____ BY: George A. Lenfestey

IMPROVEMENTS	FAITHFUL PERFORMANCE	100%
	LABOR & MATERIALS SECURITY	100%

Construction Costs)	
Streets/Drainage	\$ 864,035.25
Sewer	\$ 275,649.25
Total	\$ 1,139,684.50
Warranty Retention (22.5%)	\$ 256,429.01
Street/Drainage Plan Check Fees =	\$ 17,280.71
Sewer Plan Check Fees =	\$ 6,891.23
Street Inspection Fees =	\$ 25,921.06
Sewer Inspection Fees =	\$ 11,025.97

DESIGN ENGINEERS CALCULATIONS OF IMPROVEMENT BONDING COSTS

Construction items and their quantities as shown on attached sheets are accurate for the improvements required to construct the above project and the mathematical extensions using City's unit costs are accurate for determining bonding, plan check and inspection costs.

Above amounts do include additional 20% for recordation prior to having signed plans

Above amounts do not include additional 20% for recordation prior to having signed plans

 Engineer's Signature Date 04.27.16

George A. Lenfestey
 Name typed or printed

 Civil Engineer's Stamp

FORM \$ UNIT COSTS REVISED 09/06

*****PLEASE READ INSTRUCTIONS BELOW*****

- Quantities to be taken from improvement plans, Unit costs to be as provided on "City of Beaumont Construction Cost Worksheet".
- Show Bond Amounts to the nearest \$500.
- For construction items not covered by the Construction Cost Worksheet", Design Engineer is to provide his opinion of construction cost and use of that cost. If City of Beaumont unit costs are determined to be too low in the opinion of the Design Engineer, the higher costs as provided by the Design Engineer should be used.

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Tract No. 31462-7 Phase 1 Street, Sewer & Storm Drain Improvements

DATE: 27-Apr-16

STREET IMPROVEMENTS				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
		Roadway Excavation		
2,332	C.Y.	1. Projects with a grading plan area x 0.50' (hinge point to hinge point)(125,939 sf)	\$ 15.00	\$ 34,980
		2. Projects without a grading plan (road area and side slopes to daylight Cut (C) = Fill (f) =		
	C.Y. (c or f)	(a.) Excavate and Fill	\$ 0.40	\$ -
	C.Y. (f - c)	(b.) Excavate and Export	\$ 1.10	\$ -
		(c.) Import and Fill	\$ 2.80	\$ -
		If balance, provide (a.) only, either cut or fill		
		If export, provide (a.) & (b.), a = fill, b = cut - fill		
		If import, provide (a.) & (c.), a = cut, c= fill - cut		
		(Unit costs for (a.), (b.) & (c.) are 20% of actual costs to assure that work will be corrected to eliminate hazardous conditions.)		\$ -
	S.F.	Remove A.C. Pavement	\$ 1.00	\$ -
	L.F.	Remove Curb and Gutter	\$ 4.00	\$ -
	L.F.	Remove A.C. Dike	\$ 3.00	\$ -
	S.F.	Remove Sidewalk	\$ 3.00	\$ -
	L.F.	Sawcut & Remove Exist. A.C. Pavement	\$ 2.00	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -

\$ 34,980

6/13/2016

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Tract No. 31462-7 Phase 1 Street, Sewer & Storm Drain Improvements

DATE: 27-Apr-16

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	L.F.	Remove Chain Link Fence	\$ 2.50	\$ -
	EA.	Remove Barricade	\$ 200.00	\$ -
2,267	TON	Asphalt Concrete - 144 lbs/cu. Ft. (125,939 SF @ 0.25')	\$ 90.00	\$ 204,030
2,332	C.Y.	Aggregate Base Class II (125,939 SF@0.50')	\$ 50.00	\$ 116,600
1	TON	Asphalt Emulsion (Fog Seal/Paint Binder) (1 ton = 240 gals) (125,939 SF)	\$ 600.00	\$ 540
		apply at 0.05 + 0.03 = 0.08 gal/SY		\$ -
	S.F.	AC overlay (min. 0.10') If export, provide (a) & (b), a=fill, b=cut-fill If import, provide (a)&(C), a=cut, c=fill-cut (Unit costs for (a), (b) & (C) are 20% of actual costs to assure that work will be corrected to eliminate hazardous conditions.)	\$ 0.90	\$ -
	S.F.	Remove A.C. Pavement	\$ 0.50	\$ -
	L.F.	Curb and Gutter (Wedge Curb)	\$ 8.00	\$ -
7,722	L.F.	Curb and Gutter (Type A-6)	\$ 10.00	\$ 77,220
	L.F.	Curb and Gutter (Type A-8)	\$ 12.00	\$ -
	L.F.	Type "C" Curb	\$ 10.00	\$ -
	L.F.	Type "D" Curb	\$ 15.00	\$ -
	L.F.	A.C. Dike (6") (incl. material & labor)	\$ 8.00	\$ -
	L.F.	A.C. Dike (8") (incl. Material & labor)	\$ 10.00	\$ -
3,060	S.F.	P.C.C. Cross Gutter and Spandrels	\$ 10.00	\$ 30,600
	S.F.	P.C.C. Sidewalk	\$ 6.00	\$ -
	SF	P.C.C. Drive Approach	\$ 8.00	\$ -
4	EA.	Handicapped Access Ramp	\$ 1,500.00	\$ 6,000
88	EA.	P.C.C. Drive Approach (individual lot driveway approach per finished grading plan)	\$ 8.00	\$ 704
	S.F.	Cold Plane & Overlay Exist. A.C. Paving	\$ 4.00	\$ -
				\$ -
				\$ -
				\$ -

SUBTOTAL = \$ 435,694.00

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Tract No. 31462-7 Phase 1 Street, Sewer & Storm Drain Improvements

DATE: 27-Apr-16

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
7	EA.	Street Name Sign	\$ 250.00	\$ 1,750
	EA.	Delineators-per Caltrans Std. A73C, Class 1, Type F	\$ 40.00	\$ -
	EA.	Object Markers - Modified Type F Delineators, Riverside County	\$ 40.00	\$ -
32	L.F.	Barricades	\$ 28.00	\$ 896
3,956	L.F.	Utility Trench, one side (Edison, Telephone, Cable) (Total length of streets)	\$ 10.00	\$ 39,560
	L.F.	Chain Link Fence (6')	\$ 12.00	\$ -
	L.F.	Remove Fence	\$ 4.00	\$ -
	EA.	Remove Power Pole	\$ 1,200.00	\$ -
-	EA.	Street Lights (including conduit)	\$ 5,000.00	\$ -
95	EA.	Street Trees (15 gallon)	\$ 150.00	\$ 14,250
	L.S.	Landscape and Irrigation	\$ -	\$ -
	EA.	Concrete Bulkhead	\$ 200.00	\$ -
	C.Y.	Structural Reinforced Concrete	\$ 400.00	\$ -
	EA.	Slope Anchors for Pipes	\$ 300.00	\$ -
	L.F.	Cut Off Wall (Std. 2')	\$ 5.50	\$ -
	EA.	A.C. Overside Drain	\$ 500.00	\$ -
	EA.	Under Sidewalk Drain	\$ 1,800.00	\$ -
	S.F.	Terrace Drains and Down Drains	\$ 6.50	\$ -
	S.F.	Interceptor Drains	\$ 6.50	\$ -
9	EA.	Gutter Depression for Curb Opening Catch Basin	\$ 1,500.00	\$ 13,500
1	EA.	Access Driveway for Storm Drain at Cul-de-Sac	\$ 640.00	\$ 640
3	EA.	"STOP" Pavement Marking	\$ 200.00	\$ 600
3	EA.	Limit Line	\$ 75.00	\$ 225
6	EA.	R1 "STOP SIGN"	\$ 250.00	\$ 1,500
1	EA.	W53 "NOT A THROUGH STREET" Sign	\$ 250.00	\$ 250
				\$ -
				\$ -
				\$ -
				\$ -

SUBTOTAL = \$ 73,171.00

6/13/2016

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Tract No. 31462-7 Phase 1 Street, Sewer & Storm Drain Improvements

DATE: 27-Apr-16

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	C.Y.	Rip Rap (1/4 Ton) Method B	\$ 35.00	\$ -
	C.Y.	Rip Rap (1/2 Ton) Method B	\$ 40.00	\$ -
	C.Y.	Rip Rap (1 Ton) Method B	\$ 45.00	\$ -
	C.Y.	Rip Rap (2 Ton) Method B	\$ 50.00	\$ -
	C.Y.	Grouted Rip Rap (1/4 Ton) Method B	\$ 45.00	\$ -
	C.Y.	Grouted Rip Rap (1/2 Ton) Method B	\$ 55.00	\$ -
	C.Y.	Grouted Rip Rap (1Ton) Method B	\$ 60.00	\$ -
	C.Y.	Grouted Rip Rap (2 Ton) Method B	\$ 65.00	\$ -
118	L.F.	18" R.C.P.	\$ 60.00	\$ 7,080
166	L.F.	24" R.C.P.	\$ 70.00	\$ 11,620
63	L.F.	30" R.C.P.	\$ 80.00	\$ 5,040
990	L.F.	36" R.C.P.	\$ 90.00	\$ 89,100
	L.F.	42" R.C.P.	\$ 100.00	\$ -
	L.F.	48 " RCP	\$ 110.00	\$ -
	L.F.	54" RCP	\$ 135.00	\$ -
	L.F.	60" RCP	\$ 160.00	\$ -
	L.F.	72" RCP	\$ 200.00	\$ -
	L.F.		\$ 1.00	\$ -
	L.F.		\$ 1.00	\$ -
	EA.	H.D.P.E. Clean Out	\$ 400.00	\$ -
1	EA.	Drain Basin	\$ 400.00	\$ 400
1	EA.	Curb Outlet	\$ 3,000.00	\$ 3,000
	EA.	Fossil Filters	\$ 500.00	\$ -
	EA.	18" C.M.P. Wye	\$ 500.00	\$ -
	EA.	Riprap Headwall	\$ 1,000.00	\$ -
1	EA.	Concrete Collar	\$ 250.00	\$ 250
	EA.	Outlet Structure	\$ 10,000.00	\$ -
	EA.	Concrete Pipe Anchor & Stabilizer	\$ 250.00	\$ -
	L.F.	12" HDPE. Pipe	\$ 31.00	\$ -
	L.F.	36" HDPE. Pipe	\$ 75.00	\$ -

SUBTOTAL = \$ 116,490.00

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Tract No. 31462-7 Phase 1 Street, Sewer & Storm Drain Improvements

DATE: 27-Apr-16

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	L.F.	60" C.S.P.	\$ 115.00	\$ -
	EA.	Catch Basin W = 4'	\$ 1,700.00	\$ -
1	EA.	Catch Basin W = 7'	\$ 3,000.00	\$ 3,000
2	EA.	Catch Basin W = 10'	\$ 4,000.00	\$ 8,000
3	EA.	Catch Basin W = 14'	\$ 5,500.00	\$ 16,500
3	EA.	Catch Basin W = 21'	\$ 9,000.00	\$ 27,000
	EA.	Type IX Inlet	\$ 2,500.00	\$ -
	EA.	Type X Inlet	\$ 2,500.00	\$ -
	EA.	Junction Structure No. 1	\$ 3,000.00	\$ -
	EA.	Junction Structure No. 2	\$ 2,500.00	\$ -
	EA.	Junction Structure No. 6	\$ 3,700.00	\$ -
	EA.	Transition Structure No. 1	\$ 2,000.00	\$ -
	EA.	Transition Structure No. 3	\$ 2,700.00	\$ -
8	EA.	Manhole No. 1	\$ 2,700.00	\$ 21,600
2	EA.	Manhole No. 2	\$ 3,300.00	\$ 6,600
	EA.	Manhole No. 3	\$ 2,700.00	\$ -
1	EA.	Manhole No. 4	\$ 5,000.00	\$ 5,000
	EA.	Adjust Water Valve (if no water plan)	\$ 150.00	\$ -
	EA.	Adjust MH to grade (if no sewer plan)	\$ 400.00	\$ -
	EA.	Headwall	\$ 5,000.00	\$ -
		Remove & Dispose of Interferring 30" Storm Drain		
	L.S.	and 36" Riser	\$ 500.00	\$ -
	EA.	Remove & Dispose of RCB Headwall & Wingwall	\$ 10,000.00	\$ -
	L.F.	and Concrete Bulkhead	\$ 25.00	\$ -
	EA.	Outlet Structure (Line A & B)	\$ 5,000.00	\$ -
	EA.	Remove Existing Headwall	\$ 1,000.00	\$ -
132	L.F.	Catch Basin Trash Rack	\$ 25.00	\$ 3,300
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
SUBTOTAL =			\$	91,000

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Tract No. 31462-7 Phase 1 Street, Sewer & Storm Drain Improvements

DATE: 27-Apr-16

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	EA.	Water Quality Structure	\$ 2,500.00	\$ -
	LS	Concrete Inlet Apron	\$ 11,000.00	\$ -
	LS	Emergency Spillway	\$ 27,000.00	\$ -
	LS	84" Storm Drain Grate	\$ 8,500.00	\$ -
	SF	3' Wide V-Gutter (945 LF)	\$ 4.00	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -

Subtotal: \$ -

A.	Subtotal		\$	751,335
B.	Contingency (15%)		\$	112,700
C.	Streets/Drainage Total (A + B)		\$	864,035

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Tract No. 31462-7 Phase 1 Street, Sewer & Storm Drain Improvements

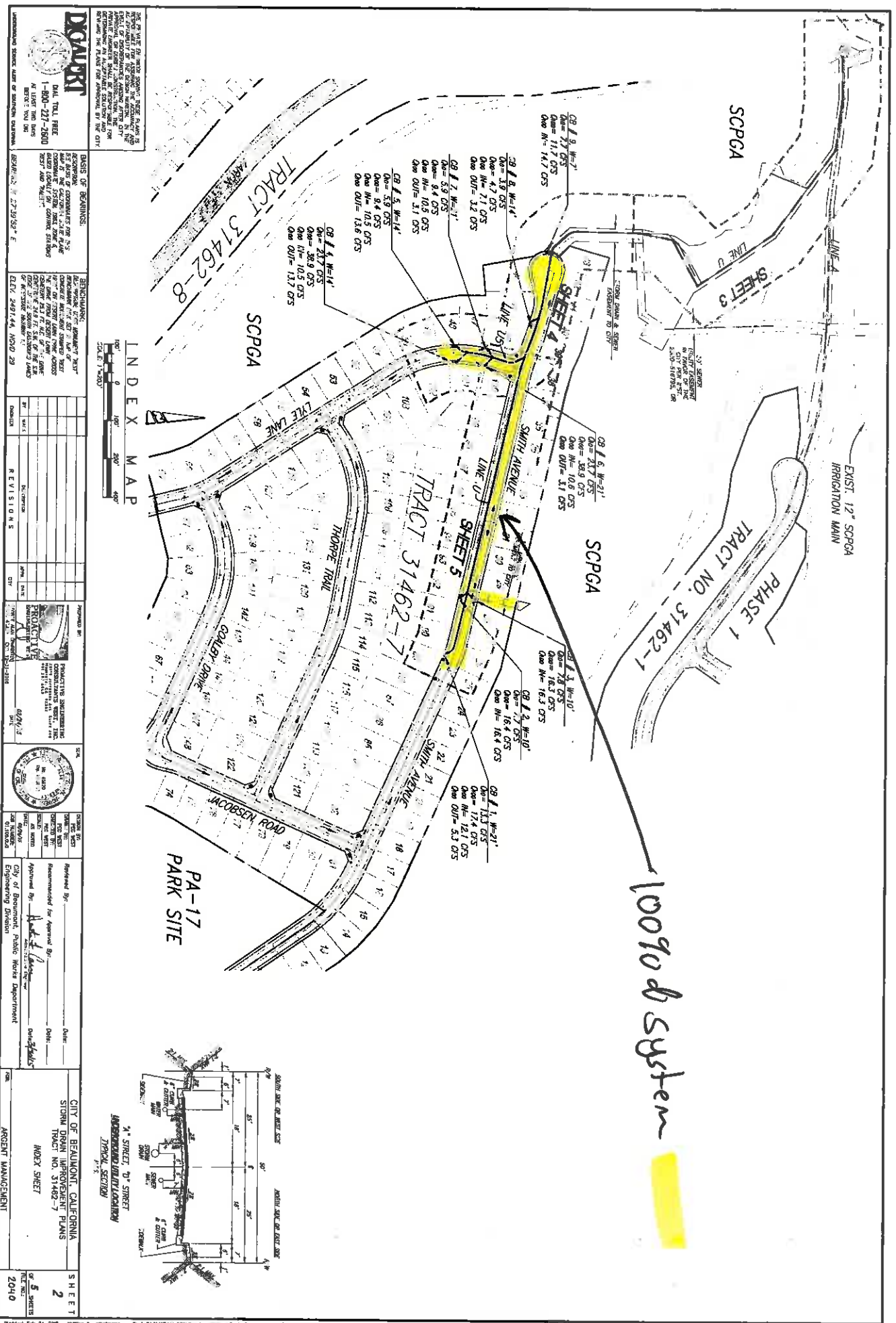
DATE: 27-Apr-16

SEWER IMPROVEMENTS

Show quantities on this sheet only if project has a sewer plan. If no water plan, then show applicable quantities as part of street improvements.

QTY.	UNIT	ITEM	UNIT COST	AMOUNT
2,271	L.F.	4" PVC. (148 Lots @ 25' Avg. Length & 5' for cleanout)	\$ 15.00	\$ 34,065
	L.F.	4" P.V.C. Force Main & Fittings	\$ 26.00	\$ -
3,733	L.F.	8" PVC	\$ 30.00	\$ 111,990
	L.F.	10" V.C.P.	\$ 35.00	\$ -
	L.F.	12" V.C.P.	\$ 40.00	\$ -
	L.F.	15" V.C.P.	\$ 50.00	\$ -
15	EA.	Standard or Terminus Manholes	\$ 2,500.00	\$ 37,500
	EA.	Drop Manholes	\$ 4,000.00	\$ -
88	EA.	Cleanouts	\$ 500.00	\$ 44,000
88	EA.	Sewer Y's	\$ 25.00	\$ 2,200
	EA.	Chimneys	\$ 300.00	\$ -
	EA.	Adjust M.H. to grade	\$ 340.00	\$ -
	L.F.	Concrete Encasement	\$ 20.00	\$ -
-	EA.	4" P.V.C. Misc. Fittings	\$ 120.00	\$ -
-	L.F.	Sewer Pipe Sleeving	\$ 36.00	\$ -
	EA.	Sewer Lift Station		\$ -
39	EA.	Backflow prevention device	\$ 250.00	\$ 9,750
1	EA.	8" P.V.C. Misc. Fittings & Plugs	\$ 190.00	\$ 190
				\$ -

A.	Subtotal	\$ 239,695
B.	Contingency (15% x A)	\$ 35,954
C.	Sewer Total (A + B)	\$ 275,649



DCALBERT
 DIAL TOLL FREE
 1-800-271-2000
 AT LEAST TWO DAYS BEFORE THE PLAN FOR APPROVAL BY THE CITY ENGINEERING DIVISION.

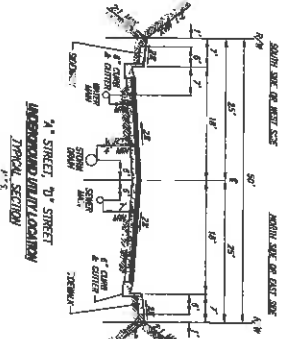
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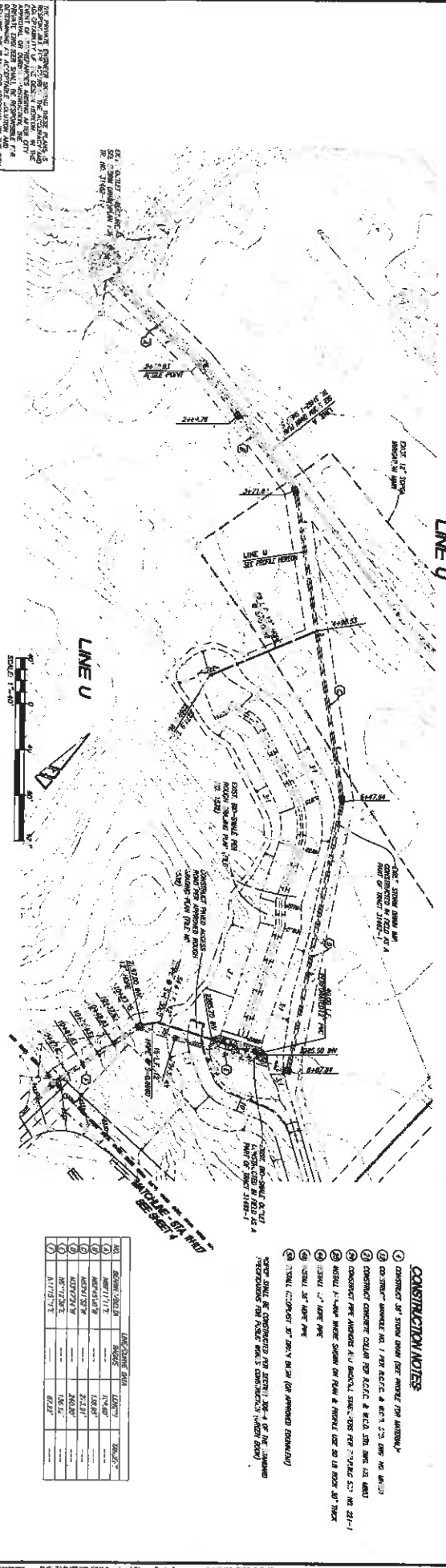
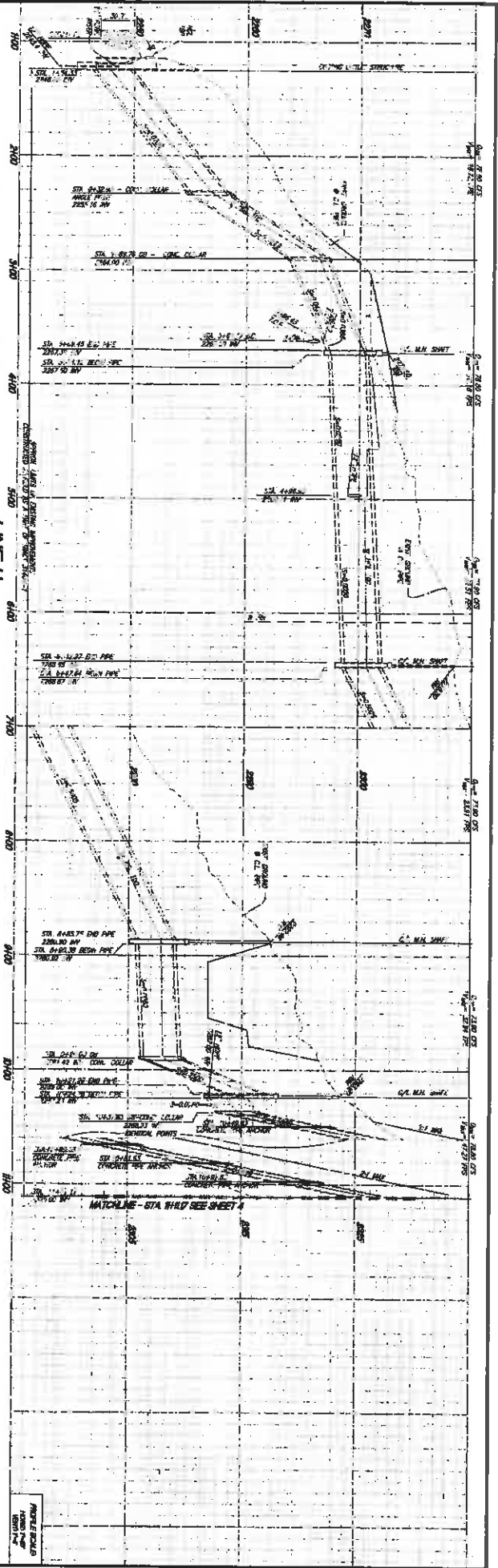
INDEX MAP
 SCALE: 1"=200'

NO.	DATE	REVISIONS

APPROVED BY:	DATE:
RECOMMENDED BY:	DATE:
APPROVED BY:	DATE:
RECOMMENDED BY:	DATE:

CITY OF BEALMONT, CALIFORNIA
 STORM DRAIN IMPROVEMENT PLANS
 TRACT NO. 31462-7
 INDEX SHEET
 SHEET 2
 OF 5 SHEETS
 2010





CONSTRUCTION NOTES

- 1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND RECORD THEM ACCURATELY.
- 2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND RECORD THEM ACCURATELY.
- 3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND RECORD THEM ACCURATELY.
- 4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND RECORD THEM ACCURATELY.
- 5. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND RECORD THEM ACCURATELY.
- 6. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND RECORD THEM ACCURATELY.
- 7. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND RECORD THEM ACCURATELY.
- 8. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND RECORD THEM ACCURATELY.
- 9. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND RECORD THEM ACCURATELY.
- 10. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND RECORD THEM ACCURATELY.

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	08/27/15	JLW	ML
2	REVISED FOR COMMENTS	09/15/15	JLW	ML
3	REVISED FOR COMMENTS	10/01/15	JLW	ML
4	REVISED FOR COMMENTS	10/15/15	JLW	ML
5	REVISED FOR COMMENTS	10/29/15	JLW	ML
6	REVISED FOR COMMENTS	11/10/15	JLW	ML
7	REVISED FOR COMMENTS	11/24/15	JLW	ML
8	REVISED FOR COMMENTS	12/08/15	JLW	ML
9	REVISED FOR COMMENTS	12/22/15	JLW	ML
10	REVISED FOR COMMENTS	01/05/16	JLW	ML



DEPART
 DATE: TOLL FREE
 1-800-227-2600
 AT LEAST TWO (2) WEEKS BEFORE THE DATE OF THE CITY COUNCIL MEETING.

REVISIONS

NO.	DATE	DESCRIPTION

BENCHMARKS

STATION: 10+00.00
 ELEVATION: 12.35' ±

REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

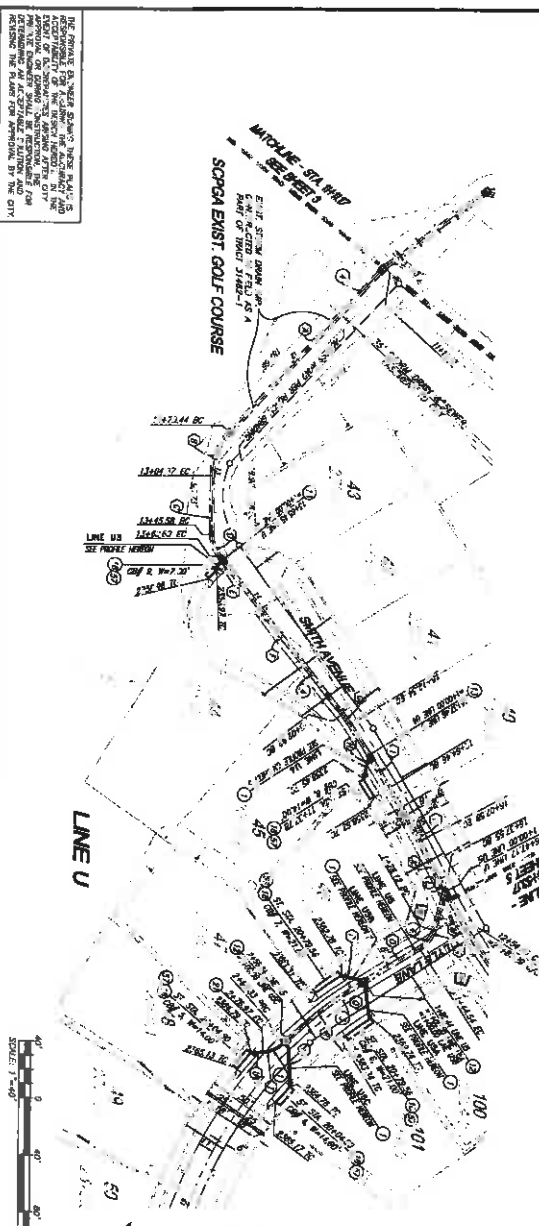
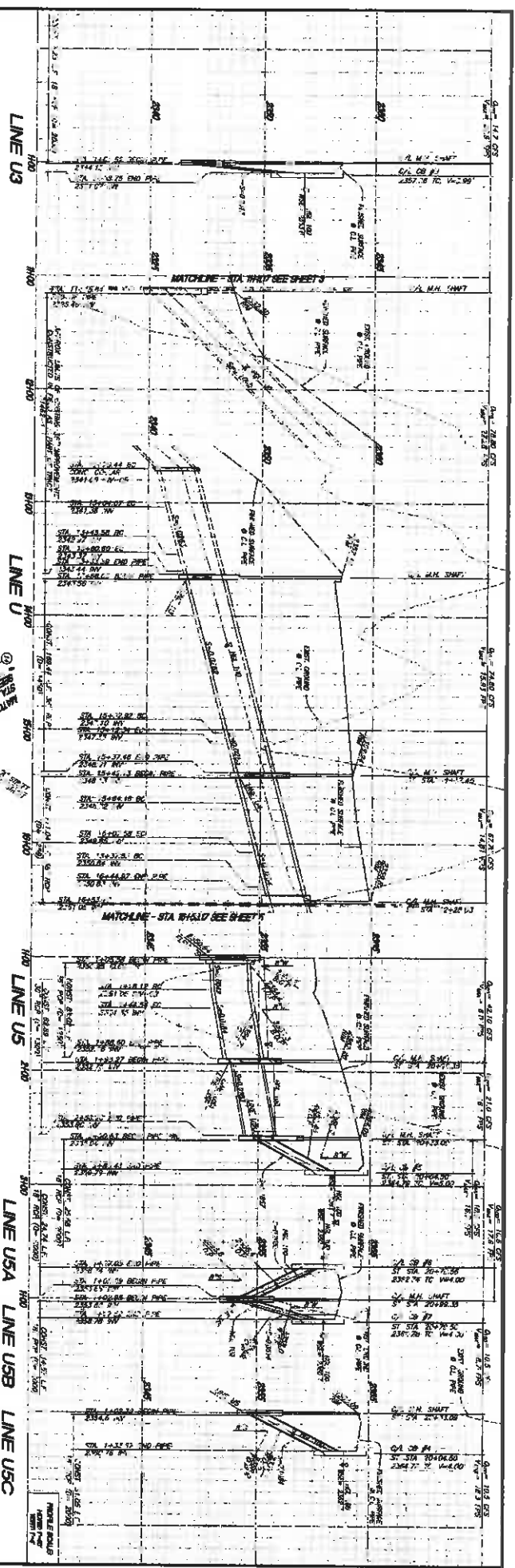
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION



- CONSTRUCTION NOTES**
1. CONCRETE TO BE CAST IN PLACE FOR ALL LOTS
 2. CONCRETE TO BE CAST IN PLACE FOR ALL LOTS
 3. CONCRETE TO BE CAST IN PLACE FOR ALL LOTS
 4. CONCRETE TO BE CAST IN PLACE FOR ALL LOTS
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 16. CONCRETE TO BE CAST IN PLACE FOR ALL LOTS
 17. CONCRETE TO BE CAST IN PLACE FOR ALL LOTS
 18. CONCRETE TO BE CAST IN PLACE FOR ALL LOTS
 19. CONCRETE TO BE CAST IN PLACE FOR ALL LOTS
 20. CONCRETE TO BE CAST IN PLACE FOR ALL LOTS

MANHOLE STRUCTURE DATA TABLE

STATIONING	MANHOLE	DIAMETER	DEPTH	INVERT	CONCRETE	PIPE	PIPE SIZE	PIPE MATERIAL	PIPE SLOPE	PIPE LENGTH	PIPE START	PIPE END	PIPE INVERT	PIPE MANHOLE
1+00.00	1	48"	4.00'	1.00'	CONCRETE	48"	48"	CONCRETE	0.00%	10.00'	1+10.00	1+20.00	1.00'	1
1+20.00	2	48"	4.00'	1.00'	CONCRETE	48"	48"	CONCRETE	0.00%	10.00'	1+30.00	1+40.00	1.00'	2
1+40.00	3	48"	4.00'	1.00'	CONCRETE	48"	48"	CONCRETE	0.00%	10.00'	1+50.00	1+60.00	1.00'	3
1+60.00	4	48"	4.00'	1.00'	CONCRETE	48"	48"	CONCRETE	0.00%	10.00'	1+70.00	1+80.00	1.00'	4
1+80.00	5	48"	4.00'	1.00'	CONCRETE	48"	48"	CONCRETE	0.00%	10.00'	1+90.00	1+00.00	1.00'	5
1+00.00	6	48"	4.00'	1.00'	CONCRETE	48"	48"	CONCRETE	0.00%	10.00'	1+10.00	1+20.00	1.00'	6
1+20.00	7	48"	4.00'	1.00'	CONCRETE	48"	48"	CONCRETE	0.00%	10.00'	1+30.00	1+40.00	1.00'	7
1+40.00	8	48"	4.00'	1.00'	CONCRETE	48"	48"	CONCRETE	0.00%	10.00'	1+50.00	1+60.00	1.00'	8
1+60.00	9	48"	4.00'	1.00'	CONCRETE	48"	48"	CONCRETE	0.00%	10.00'	1+70.00	1+80.00	1.00'	9
1+80.00	10	48"	4.00'	1.00'	CONCRETE	48"	48"	CONCRETE	0.00%	10.00'	1+90.00	1+00.00	1.00'	10
1+00.00	11	48"	4.00'	1.00'	CONCRETE	48"	48"	CONCRETE	0.00%	10.00'	1+10.00	1+20.00	1.00'	11
1+20.00	12	48"	4.00'	1.00'	CONCRETE	48"	48"	CONCRETE	0.00%	10.00'	1+30.00	1+40.00	1.00'	12
1+40.00	13	48"	4.00'	1.00'	CONCRETE	48"	48"	CONCRETE	0.00%	10.00'	1+50.00	1+60.00	1.00'	13
1+60.00	14	48"	4.00'	1.00'	CONCRETE	48"	48"	CONCRETE	0.00%	10.00'	1+70.00	1+80.00	1.00'	14
1+80.00	15	48"	4.00'	1.00'	CONCRETE	48"	48"	CONCRETE	0.00%	10.00'	1+90.00	1+00.00	1.00'	15
1+00.00	16	48"	4.00'	1.00'	CONCRETE	48"	48"	CONCRETE	0.00%	10.00'	1+10.00	1+20.00	1.00'	16
1+20.00	17	48"	4.00'	1.00'	CONCRETE	48"	48"	CONCRETE	0.00%	10.00'	1+30.00	1+40.00	1.00'	17
1+40.00	18	48"	4.00'	1.00'	CONCRETE	48"	48"	CONCRETE	0.00%	10.00'	1+50.00	1+60.00	1.00'	18
1+60.00	19	48"	4.00'	1.00'	CONCRETE	48"	48"	CONCRETE	0.00%	10.00'	1+70.00	1+80.00	1.00'	19
1+80.00	20	48"	4.00'	1.00'	CONCRETE	48"	48"	CONCRETE	0.00%	10.00'	1+90.00	1+00.00	1.00'	20

PROPOSED

THE PROPOSED... (text describing project details)

DATE: 10/15/10

SCALE: 1" = 40'

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/10	ISSUED FOR PERMIT

APPROVED BY: [Signature]

DATE: 10/15/10

APPROVED BY: [Signature]

DATE: 10/15/10

CITY OF BEAUNONT, CALIFORNIA

SIGNAL DRAIN IMPROVEMENT PLANS

TRACT NO. 31462-7

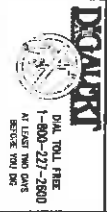
SHEET

4

OF 5 SHEETS

ARGENT MANAGEMENT

2040

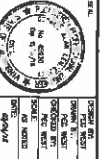


DCA/ART
 DIA TOLL FREE
 1-800-227-2600
 AT LEAST TWO DAYS
 BEFORE THE BIDS

BASES OF BEARINGS:
 OF THE LINE OF BEARINGS FOR THE
 COMPLETE DRAINAGE SYSTEM AND
 THE ADJACENT ELEVATION DATA
 ON THE COMPLETION OF THE WORK
 THE BEARING SHALL BE RE-ESTABLISHED
 BY THE CONTRACTOR.

BENCHMARK:
 REVISIONS
 NO. DATE REVISION
 1 01/20/24 BY [Signature]

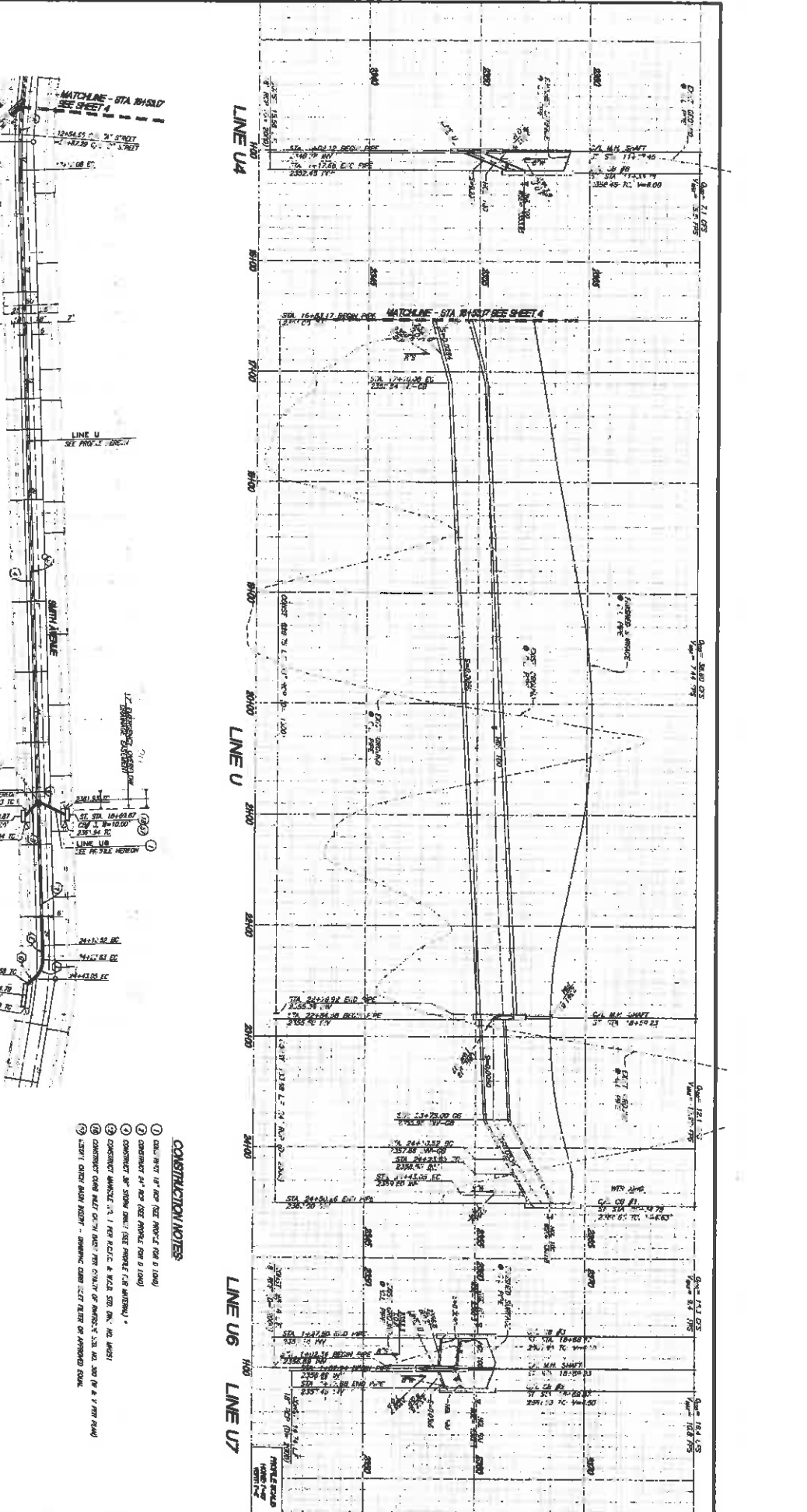
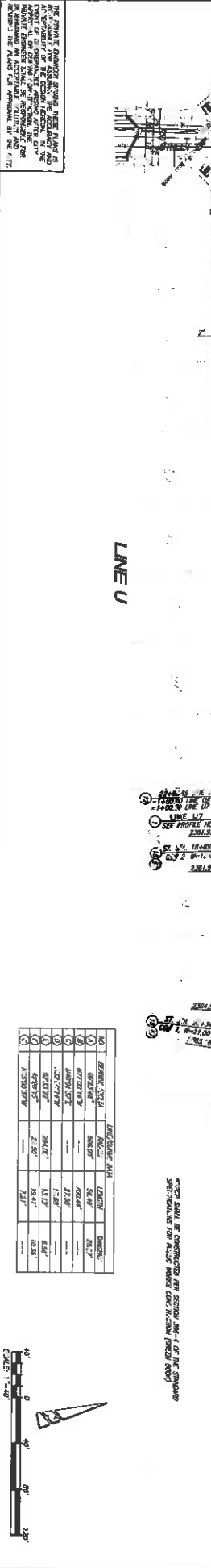
APPROVED BY: [Signature]
 DATE: [Date]



REVISIONS

NO.	DATE	REVISION
1	01/20/24	BY [Signature]
2	01/20/24	BY [Signature]
3	01/20/24	BY [Signature]
4	01/20/24	BY [Signature]
5	01/20/24	BY [Signature]

CITY OF BEAUMONT, CALIFORNIA
 STORM DRAIN IMPROVEMENT PLANS
 TRACT NO. 31482-7
 LINE 11 (VA 1) + 12
 SHEET 5
 PREPARED BY: [Signature]
 DATE: [Date]

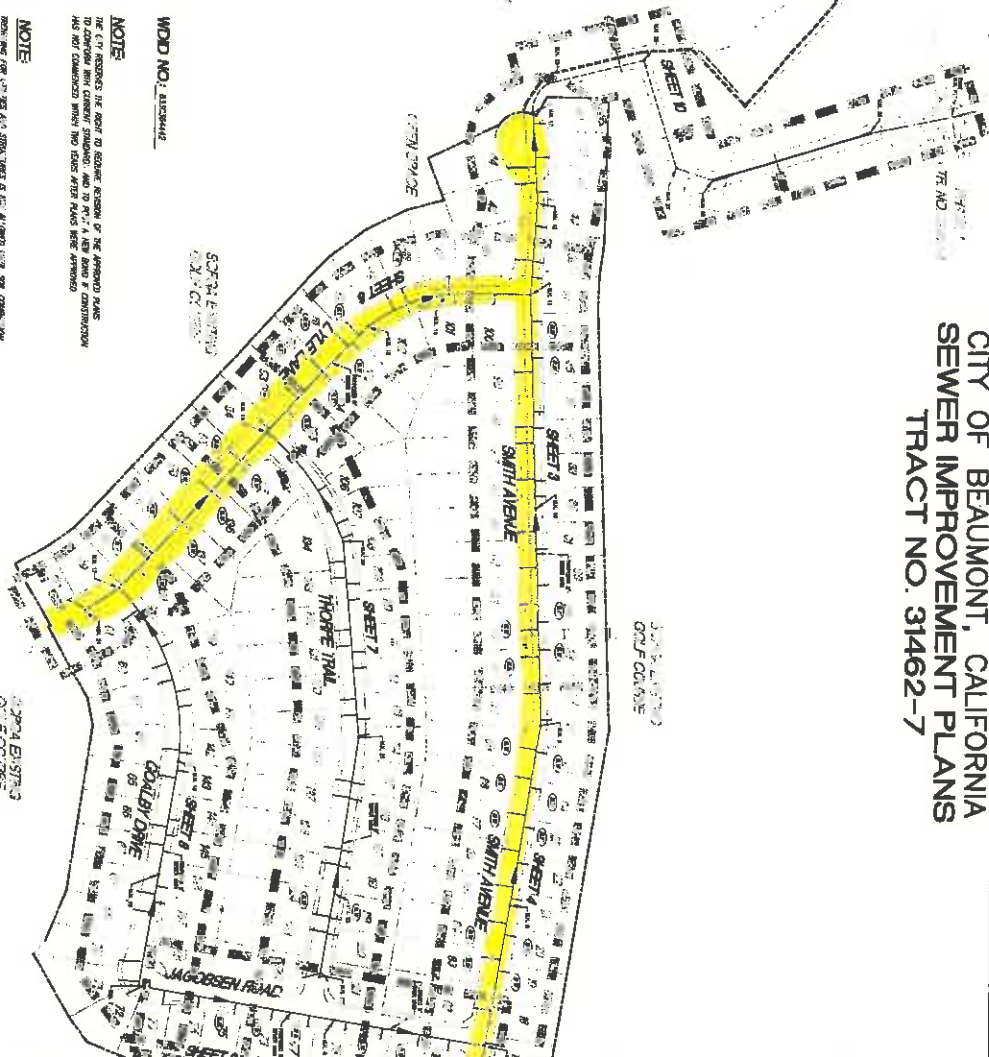
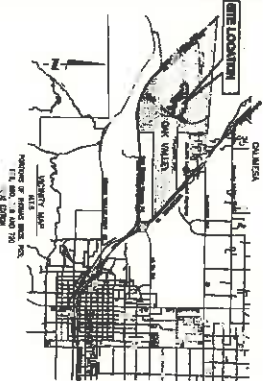


CONSTRUCTION NOTES

- 1. SHALL BE CONSTRUCTED PER SECTION 04-1.0 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS (MCDOT 2013)
- 2. CONSTRUCTION OF THIS DRAINAGE SHALL BE PERFORMED AT THE CONTRACTOR'S RISK AND RESPONSIBILITY.
- 3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT'S LOCAL ORDINANCES AND REGULATIONS.
- 4. VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- 5. MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND ROADWAYS AT ALL TIMES.

*FOR SHALL BE CONSTRUCTED PER SECTION 04-1.0 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS (MCDOT 2013)

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT NO. 31462-7



ABBREVIATIONS

12	12" DIA. PIPE
18	18" DIA. PIPE
24	24" DIA. PIPE
30	30" DIA. PIPE
36	36" DIA. PIPE
42	42" DIA. PIPE
48	48" DIA. PIPE
54	54" DIA. PIPE
60	60" DIA. PIPE
66	66" DIA. PIPE
72	72" DIA. PIPE
78	78" DIA. PIPE
84	84" DIA. PIPE
90	90" DIA. PIPE
96	96" DIA. PIPE
102	102" DIA. PIPE
108	108" DIA. PIPE
114	114" DIA. PIPE
120	120" DIA. PIPE
126	126" DIA. PIPE
132	132" DIA. PIPE
138	138" DIA. PIPE
144	144" DIA. PIPE
150	150" DIA. PIPE
156	156" DIA. PIPE
162	162" DIA. PIPE
168	168" DIA. PIPE
174	174" DIA. PIPE
180	180" DIA. PIPE
186	186" DIA. PIPE
192	192" DIA. PIPE
198	198" DIA. PIPE
204	204" DIA. PIPE
210	210" DIA. PIPE
216	216" DIA. PIPE
222	222" DIA. PIPE
228	228" DIA. PIPE
234	234" DIA. PIPE
240	240" DIA. PIPE
246	246" DIA. PIPE
252	252" DIA. PIPE
258	258" DIA. PIPE
264	264" DIA. PIPE
270	270" DIA. PIPE
276	276" DIA. PIPE
282	282" DIA. PIPE
288	288" DIA. PIPE
294	294" DIA. PIPE
300	300" DIA. PIPE
306	306" DIA. PIPE
312	312" DIA. PIPE
318	318" DIA. PIPE
324	324" DIA. PIPE
330	330" DIA. PIPE
336	336" DIA. PIPE
342	342" DIA. PIPE
348	348" DIA. PIPE
354	354" DIA. PIPE
360	360" DIA. PIPE
366	366" DIA. PIPE
372	372" DIA. PIPE
378	378" DIA. PIPE
384	384" DIA. PIPE
390	390" DIA. PIPE
396	396" DIA. PIPE
402	402" DIA. PIPE
408	408" DIA. PIPE
414	414" DIA. PIPE
420	420" DIA. PIPE
426	426" DIA. PIPE
432	432" DIA. PIPE
438	438" DIA. PIPE
444	444" DIA. PIPE
450	450" DIA. PIPE
456	456" DIA. PIPE
462	462" DIA. PIPE
468	468" DIA. PIPE
474	474" DIA. PIPE
480	480" DIA. PIPE
486	486" DIA. PIPE
492	492" DIA. PIPE
498	498" DIA. PIPE
504	504" DIA. PIPE
510	510" DIA. PIPE
516	516" DIA. PIPE
522	522" DIA. PIPE
528	528" DIA. PIPE
534	534" DIA. PIPE
540	540" DIA. PIPE
546	546" DIA. PIPE
552	552" DIA. PIPE
558	558" DIA. PIPE
564	564" DIA. PIPE
570	570" DIA. PIPE
576	576" DIA. PIPE
582	582" DIA. PIPE
588	588" DIA. PIPE
594	594" DIA. PIPE
600	600" DIA. PIPE
606	606" DIA. PIPE
612	612" DIA. PIPE
618	618" DIA. PIPE
624	624" DIA. PIPE
630	630" DIA. PIPE
636	636" DIA. PIPE
642	642" DIA. PIPE
648	648" DIA. PIPE
654	654" DIA. PIPE
660	660" DIA. PIPE
666	666" DIA. PIPE
672	672" DIA. PIPE
678	678" DIA. PIPE
684	684" DIA. PIPE
690	690" DIA. PIPE
696	696" DIA. PIPE
702	702" DIA. PIPE
708	708" DIA. PIPE
714	714" DIA. PIPE
720	720" DIA. PIPE
726	726" DIA. PIPE
732	732" DIA. PIPE
738	738" DIA. PIPE
744	744" DIA. PIPE
750	750" DIA. PIPE
756	756" DIA. PIPE
762	762" DIA. PIPE
768	768" DIA. PIPE
774	774" DIA. PIPE
780	780" DIA. PIPE
786	786" DIA. PIPE
792	792" DIA. PIPE
798	798" DIA. PIPE
804	804" DIA. PIPE
810	810" DIA. PIPE
816	816" DIA. PIPE
822	822" DIA. PIPE
828	828" DIA. PIPE
834	834" DIA. PIPE
840	840" DIA. PIPE
846	846" DIA. PIPE
852	852" DIA. PIPE
858	858" DIA. PIPE
864	864" DIA. PIPE
870	870" DIA. PIPE
876	876" DIA. PIPE
882	882" DIA. PIPE
888	888" DIA. PIPE
894	894" DIA. PIPE
900	900" DIA. PIPE
906	906" DIA. PIPE
912	912" DIA. PIPE
918	918" DIA. PIPE
924	924" DIA. PIPE
930	930" DIA. PIPE
936	936" DIA. PIPE
942	942" DIA. PIPE
948	948" DIA. PIPE
954	954" DIA. PIPE
960	960" DIA. PIPE
966	966" DIA. PIPE
972	972" DIA. PIPE
978	978" DIA. PIPE
984	984" DIA. PIPE
990	990" DIA. PIPE
996	996" DIA. PIPE
1002	1002" DIA. PIPE

LEGEND

SOLID YELLOW LINE: PROPOSED SEWER MAIN

DASHED YELLOW LINE: PROPOSED SEWER SERVICE LINES

THICK DOTTED LINE: EXISTING SEWER MAIN

THIN DOTTED LINE: EXISTING SEWER SERVICE LINES

DASHED BLACK LINE: EXISTING WATER MAIN

SOLID BLACK LINE: EXISTING WATER SERVICE LINES

THIN SOLID LINE: EXISTING SANITARY SEWER MAIN

THICK SOLID LINE: EXISTING SANITARY SEWER SERVICE LINES

THICK DASHED LINE: EXISTING SANITARY SEWER MAIN

THICK SOLID LINE: EXISTING SANITARY SEWER SERVICE LINES

THICK DOTTED LINE: EXISTING SANITARY SEWER MAIN

THICK SOLID LINE: EXISTING SANITARY SEWER SERVICE LINES

DECLARATION OF ENGINEER OF RECORD

I, the undersigned, hereby certify that I am a duly licensed Professional Engineer in the State of California, and that I am duly qualified to perform the duties and responsibilities of an Engineer of Record for the project herein. I have prepared these plans and specifications in accordance with the laws and regulations of the State of California, and I have not been convicted of any crime involving moral turpitude within the last five years. I have not been convicted of any crime involving moral turpitude within the last five years.



NOTES

1. THE CITY RESERVES THE RIGHT TO SUCCEED TO ANY AND ALL RIGHTS OF THE APPLICANT OR CONTRACTOR AND NOT TO BE BOUND BY ANY AGREEMENTS MADE BY THE APPLICANT OR CONTRACTOR.

2. THE APPLICANT OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND STATE AGENCIES.

3. THE APPLICANT OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND STATE AGENCIES.

WARRANTY

The undersigned hereby warrants that the plans and specifications are true and correct to the best of his knowledge and belief, and that he has not been convicted of any crime involving moral turpitude within the last five years.

DISTRICT

DISTRICT NO. 1
CITY OF BEAUMONT, CALIFORNIA

SEWER NOTES

1. ALL SEWER MAINS SHALL BE 18" DIA. CONCRETE PIPE WITH AN SLOPE OF 0.01.

2. ALL SEWER SERVICE LINES SHALL BE 12" DIA. CONCRETE PIPE WITH AN SLOPE OF 0.02.

3. ALL SEWER MAINS SHALL BE 18" DIA. CONCRETE PIPE WITH AN SLOPE OF 0.01.

4. ALL SEWER SERVICE LINES SHALL BE 12" DIA. CONCRETE PIPE WITH AN SLOPE OF 0.02.

5. ALL SEWER MAINS SHALL BE 18" DIA. CONCRETE PIPE WITH AN SLOPE OF 0.01.

6. ALL SEWER SERVICE LINES SHALL BE 12" DIA. CONCRETE PIPE WITH AN SLOPE OF 0.02.

APPLICANT/BORROWER

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT NO. 31462-7
WARRANTY AND NOTES



INDEX OF SHEETS

SHEET NO.	TITLE	DRAWN BY	CHECKED BY
SHEET 1	GENERAL NOTES	[Signature]	[Signature]
SHEET 2	PLAN	[Signature]	[Signature]
SHEET 3	CROSS-SECTION	[Signature]	[Signature]
SHEET 4	VERTICAL ALIGNMENT	[Signature]	[Signature]
SHEET 5	WATER MAIN	[Signature]	[Signature]
SHEET 6	SEWER MAIN	[Signature]	[Signature]
SHEET 7	SEWER SERVICE LINES	[Signature]	[Signature]
SHEET 8	WATER MAIN	[Signature]	[Signature]
SHEET 9	SEWER MAIN	[Signature]	[Signature]
SHEET 10	SEWER SERVICE LINES	[Signature]	[Signature]

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT NO. 31462-7
WARRANTY AND NOTES



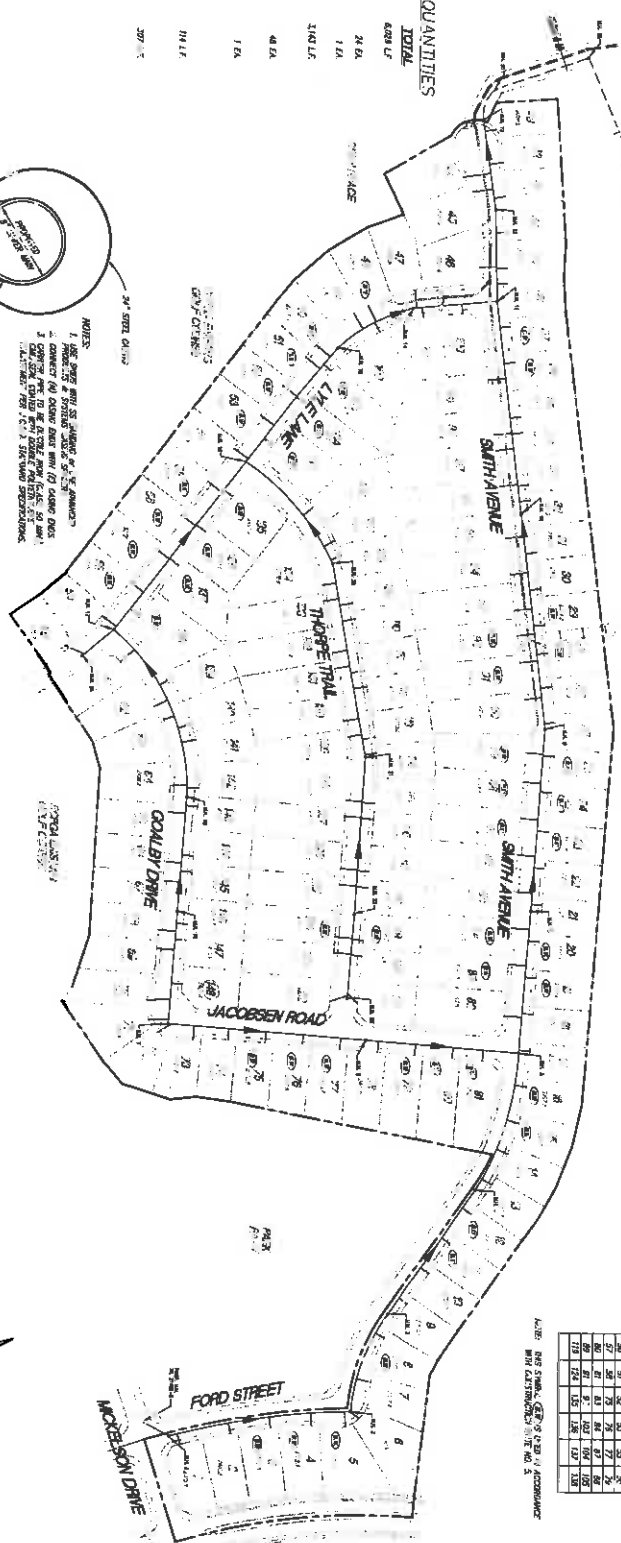
TYPICAL SECTION
SOUTH AVE. FORD STREET, JACOBSEN ROAD
LINEAR MANHOLE TYPICAL AND GOALBY DRIVE
 48" DIA. MANHOLE SPANNING 1.5' W/ 48" CORR.
 FROM 18" DIA. TO 36" DIA. OF PIPE

CONSTRUCTION NOTES AND ESTIMATED QUANTITIES

- ITEM**
1. 48" DIA. 1.5' W/ 48" CORR. MANHOLE & G/LT
 2. 18" DIA. 3.0' CORR. MANHOLE & G/LT
 3. 36" DIA. 1.5' W/ 36" CORR. MANHOLE & G/LT
 4. 48" DIA. 1.5' W/ 48" CORR. MANHOLE & G/LT
 5. 36" DIA. 1.5' W/ 36" CORR. MANHOLE & G/LT
 6. 48" DIA. 1.5' W/ 48" CORR. MANHOLE & G/LT
 7. 36" DIA. 1.5' W/ 36" CORR. MANHOLE & G/LT
 8. 48" DIA. 1.5' W/ 48" CORR. MANHOLE & G/LT
 9. 36" DIA. 1.5' W/ 36" CORR. MANHOLE & G/LT
 10. 48" DIA. 1.5' W/ 48" CORR. MANHOLE & G/LT
 11. 36" DIA. 1.5' W/ 36" CORR. MANHOLE & G/LT
 12. 48" DIA. 1.5' W/ 48" CORR. MANHOLE & G/LT
 13. 36" DIA. 1.5' W/ 36" CORR. MANHOLE & G/LT
 14. 48" DIA. 1.5' W/ 48" CORR. MANHOLE & G/LT
 15. 36" DIA. 1.5' W/ 36" CORR. MANHOLE & G/LT
 16. 48" DIA. 1.5' W/ 48" CORR. MANHOLE & G/LT
 17. 36" DIA. 1.5' W/ 36" CORR. MANHOLE & G/LT
 18. 48" DIA. 1.5' W/ 48" CORR. MANHOLE & G/LT
 19. 36" DIA. 1.5' W/ 36" CORR. MANHOLE & G/LT
 20. 48" DIA. 1.5' W/ 48" CORR. MANHOLE & G/LT

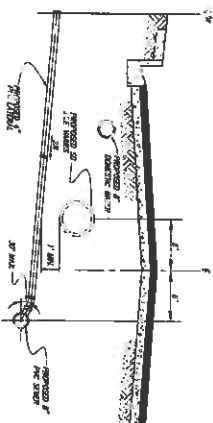


**PROPOSED 24\"/>
 W/ 24\"/>
 THICK MIN.)
SEWER CASING
SEE PLAN FOR DETAILS**

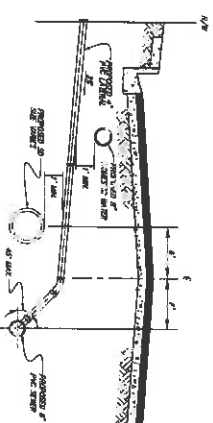


LOT RECORDING INFORMATION

LOT NO.	ACRES	BLK.	TR.	SEC.	R.
1	0.12	10	11	1	10
2	0.12	10	11	2	10
3	0.12	10	11	3	10
4	0.12	10	11	4	10
5	0.12	10	11	5	10
6	0.12	10	11	6	10
7	0.12	10	11	7	10
8	0.12	10	11	8	10
9	0.12	10	11	9	10
10	0.12	10	11	10	10
11	0.12	10	11	11	10
12	0.12	10	11	12	10
13	0.12	10	11	13	10
14	0.12	10	11	14	10
15	0.12	10	11	15	10
16	0.12	10	11	16	10
17	0.12	10	11	17	10
18	0.12	10	11	18	10
19	0.12	10	11	19	10
20	0.12	10	11	20	10



DETAIL A - TYPICAL MANHOLE CROSS SECTION
 NOT TO SCALE
 SHOWS CONSTRUCTION OF MANHOLE AT 24\"/>



DETAIL B - TYPICAL MANHOLE CROSS SECTION
 NOT TO SCALE
 SHOWS CONSTRUCTION OF MANHOLE AT 24\"/>

DEWBERT
 1-800-277-1800
 AT LEAST TWO DAYS
 BEFORE THE JOB

DEWBERT
 2039

DEWBERT
 2039

DEWBERT
 2039

DEWBERT
 2039

DEWBERT
 2039

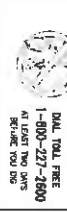
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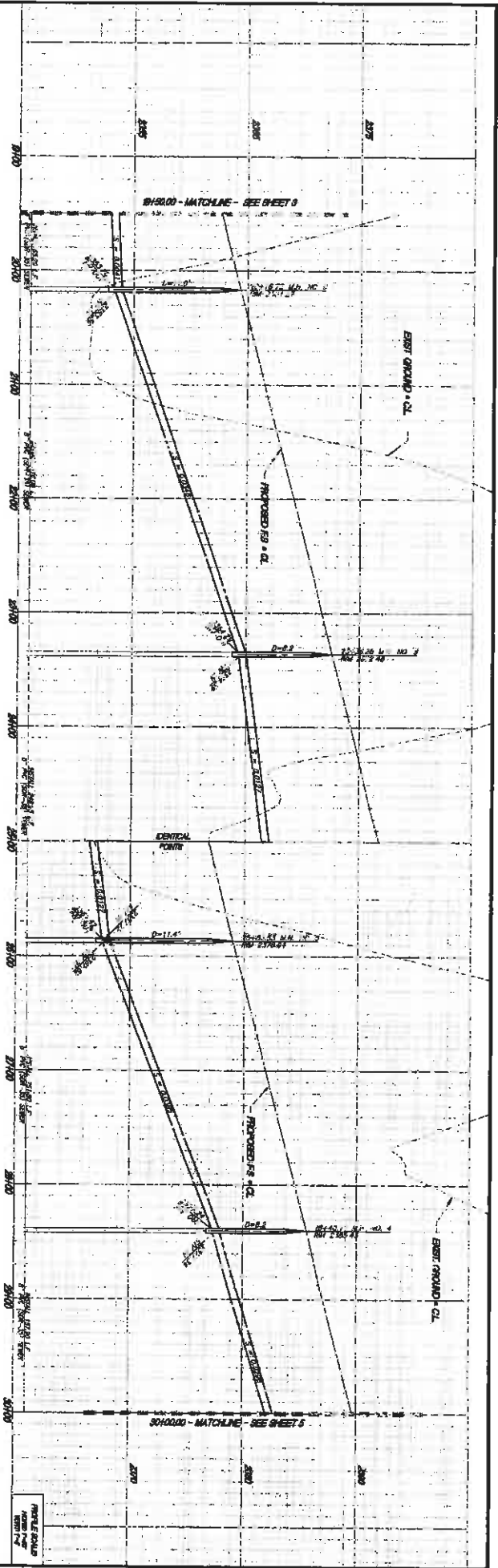
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DEWBERT
 2039



SMITH AVENUE

NO.	DATE	DESCRIPTION
1	1/12/20	ISSUED FOR PERMITS
2	1/15/20	REVISIONS
3	1/22/20	REVISIONS
4	1/29/20	REVISIONS
5	2/5/20	REVISIONS
6	2/12/20	REVISIONS
7	2/19/20	REVISIONS
8	2/26/20	REVISIONS
9	3/5/20	REVISIONS
10	3/12/20	REVISIONS
11	3/19/20	REVISIONS
12	3/26/20	REVISIONS
13	4/2/20	REVISIONS
14	4/9/20	REVISIONS
15	4/16/20	REVISIONS
16	4/23/20	REVISIONS
17	4/30/20	REVISIONS
18	5/7/20	REVISIONS
19	5/14/20	REVISIONS
20	5/21/20	REVISIONS
21	5/28/20	REVISIONS
22	6/4/20	REVISIONS
23	6/11/20	REVISIONS
24	6/18/20	REVISIONS
25	6/25/20	REVISIONS
26	7/2/20	REVISIONS
27	7/9/20	REVISIONS

- CONSTRUCTION NOTES**
- INSTALL 4" PVC (SM-20) SEWER MAIN
 - INSTALL MANHOLE # 17 CONCRETE MANHOLE V/CUT
 - INSTALL 4" PVC SEWER LATERAL FOR CONCRETE MANHOLE # 17
 - INSTALL 4" PVC SEWER LATERAL FOR CONCRETE MANHOLE # 18
 - INSTALL 4" PVC SEWER LATERAL FOR CONCRETE MANHOLE # 19
 - INSTALL 4" PVC SEWER LATERAL FOR CONCRETE MANHOLE # 20
 - INSTALL 4" PVC SEWER LATERAL FOR CONCRETE MANHOLE # 21
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 - INSTALL 4" PVC SEWER LATERAL FOR CONCRETE MANHOLE # 99
 - INSTALL 4" PVC SEWER LATERAL FOR CONCRETE MANHOLE # 100



BEAULT
 1041 TOLL FREE
 1-800-277-2600
 AT LEAST TWO DAYS
 BEFORE 100:00

DESIGNER: *[Signature]*
CHECKED: *[Signature]*
DATE: 1/12/20

PROJECT: SEWER IMPROVEMENT PLANS
TRACT: SMITH AVENUE
NO.: 31462-7

CITY OF BEAULONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT NO. 31462-7
SMITH AVENUE
SH. 15450.00 TO SH. 30450.00

ARGENT MANAGEMENT

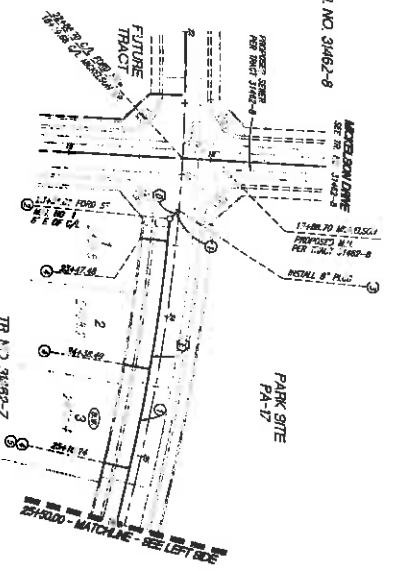
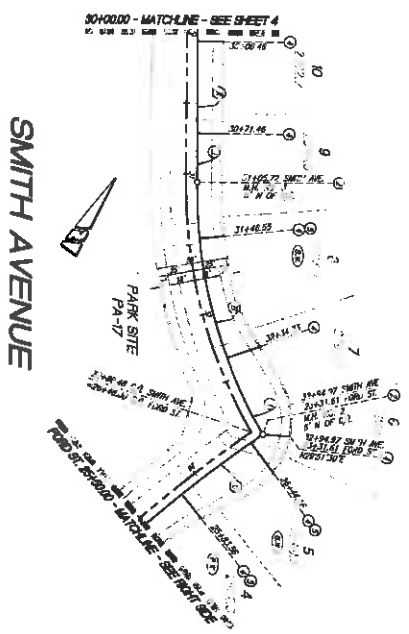
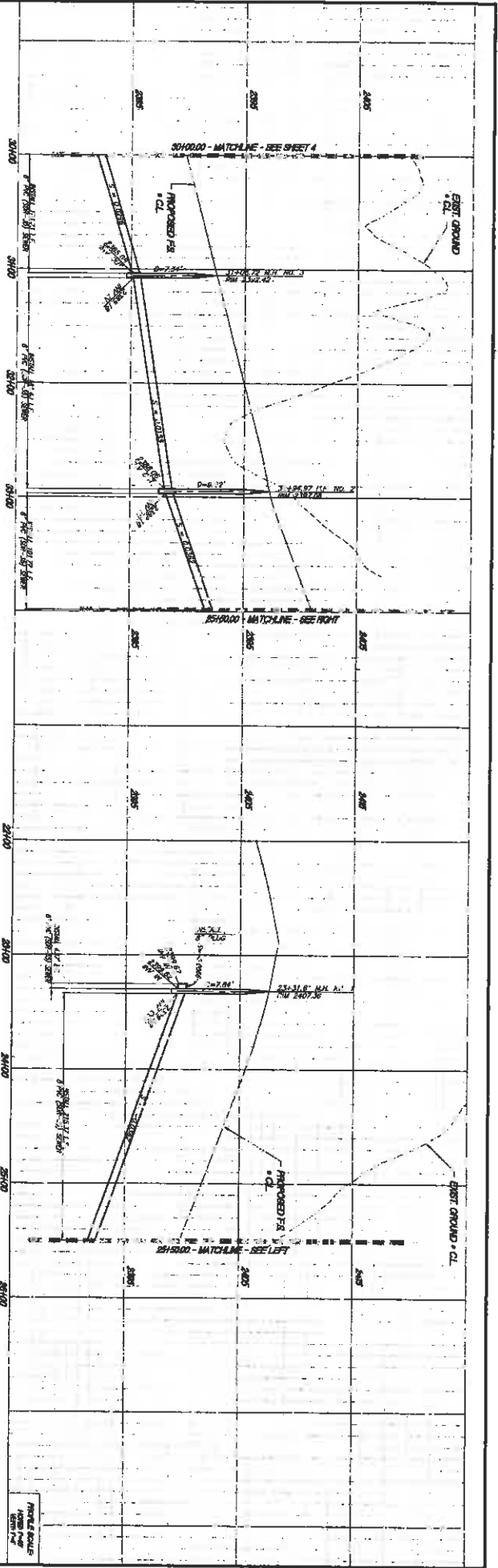
SHEET
4
OF 10 SHEETS
2039

CONSTRUCTION NOTES

APPROVED BY: *[Signature]*
DATE: 1/12/20

CITY OF BEAULONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT NO. 31462-7
SMITH AVENUE
SH. 15450.00 TO SH. 30450.00

ARGENT MANAGEMENT



NO.	DESCRIPTION	DATE	BY
1	AS SHOWN	11/18/11	AS SHOWN
2	REVISION	11/18/11	AS SHOWN
3	REVISION	11/18/11	AS SHOWN
4	REVISION	11/18/11	AS SHOWN
5	REVISION	11/18/11	AS SHOWN

- CONSTRUCTION NOTES**
- 1. INSTALL 18" PVC (DR-30) EXPOSED MANHOLE
 - 2. INSTALL 18" PVC (DR-30) EXPOSED MANHOLE FOR MANHOLE COVER PER 22.1.1, SIDE 200
 - 3. INSTALL 18" PVC
 - 4. INSTALL 18" PVC SLOPE LATERAL FOR COUNTY OF NORTHERN CALIFORNIA PER 22.1.1, SIDE 200
 - 5. INSTALL 18" MANHOLE PROTECTIVE RINGS (NATIONAL STANDARD, ANSI-A-88 (2004))



THE ENGINEER HEREBY CERTIFIES THAT HE HAS MADE A VISUAL INSPECTION OF THE PROJECT AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM OR HIS FIRM. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION NOT OBTAINED FROM THE CLIENT OR ANY OTHER SOURCE. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM OR HIS FIRM. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION NOT OBTAINED FROM THE CLIENT OR ANY OTHER SOURCE.

DATE OF PREPARATION: 11/18/11
PROJECT NO.: 2773327-E
CLIENT: ARGENT MANAGEMENT
PROJECT: SMITH AVENUE IMPROVEMENT PLANS TRACT NO. 31462-7

REVISIONS:

NO.	DESCRIPTION	DATE	BY
1	AS SHOWN	11/18/11	AS SHOWN
2	REVISION	11/18/11	AS SHOWN
3	REVISION	11/18/11	AS SHOWN
4	REVISION	11/18/11	AS SHOWN
5	REVISION	11/18/11	AS SHOWN

APPROVED BY: [Signature]
DATE: 11/18/11

APPROVED BY: [Signature]
DATE: 11/18/11

APPROVED BY: [Signature]
DATE: 11/18/11

APPROVED BY: [Signature]
DATE: 11/18/11

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT NO. 31462-7
SMITH AVENUE
FORD STREET
ARGENT MANAGEMENT



DAARB
DAVID J. DEARB
REGISTERED PROFESSIONAL ENGINEER
NO. 14883
STATE OF CALIFORNIA

SMITH AVENUE IMPROVEMENT PLANS
TRACT NO. 31462-7
FORD STREET
ARGENT MANAGEMENT

REVISIONS:

NO.	DESCRIPTION	DATE	BY
1	AS SHOWN	11/18/11	AS SHOWN
2	REVISION	11/18/11	AS SHOWN
3	REVISION	11/18/11	AS SHOWN
4	REVISION	11/18/11	AS SHOWN
5	REVISION	11/18/11	AS SHOWN

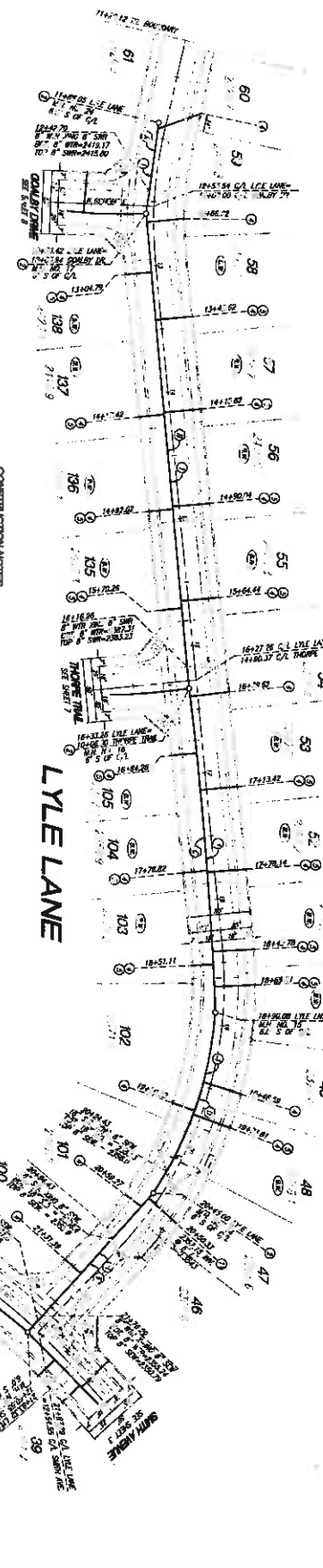
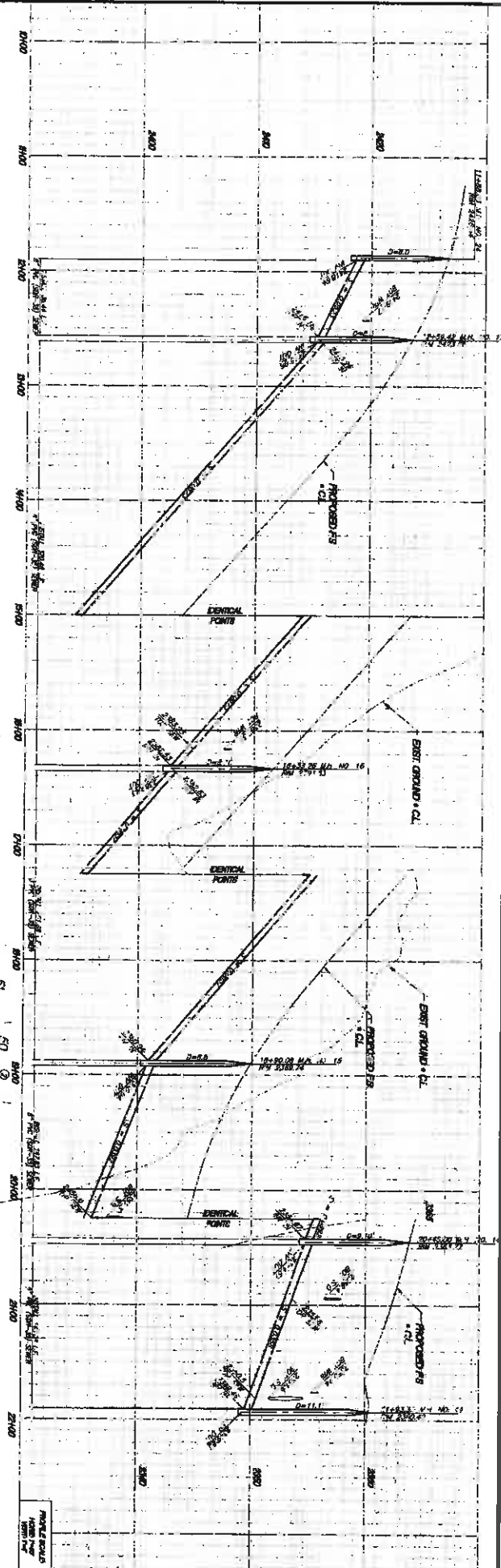
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DATE: 11/18/11

APPROVED BY: [Signature]
DATE: 11/18/11

APPROVED BY: [Signature]
DATE: 11/18/11

APPROVED BY: [Signature]
DATE: 11/18/11

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT NO. 31462-7
SMITH AVENUE
FORD STREET
ARGENT MANAGEMENT



- CONSTRUCTION NOTES**
1. INSTALL 4" PVC (SM-20) SEWER MAIN
 2. CONSTRUCT MANHOLE AT EACH POINT
 3. CONSTRUCT 15" DIA. CONCRETE RINGS AT EACH POINT
 4. CONSTRUCT 15" DIA. CONCRETE RINGS AT EACH POINT
 5. CONSTRUCT 15" DIA. CONCRETE RINGS AT EACH POINT
 6. CONSTRUCT 15" DIA. CONCRETE RINGS AT EACH POINT
 7. CONSTRUCT 15" DIA. CONCRETE RINGS AT EACH POINT
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 16. CONSTRUCT 15" DIA. CONCRETE RINGS AT EACH POINT
 17. CONSTRUCT 15" DIA. CONCRETE RINGS AT EACH POINT
 18. CONSTRUCT 15" DIA. CONCRETE RINGS AT EACH POINT
 19. CONSTRUCT 15" DIA. CONCRETE RINGS AT EACH POINT
 20. CONSTRUCT 15" DIA. CONCRETE RINGS AT EACH POINT

NO.	DESCRIPTION	DATE	BY	CHECKED	DATE	BY
1	ISSUED FOR PERMITS	11/17/19	J. L. [Signature]	J. L. [Signature]	11/17/19	J. L. [Signature]
2	ISSUED FOR PERMITS	11/17/19	J. L. [Signature]	J. L. [Signature]	11/17/19	J. L. [Signature]
3	ISSUED FOR PERMITS	11/17/19	J. L. [Signature]	J. L. [Signature]	11/17/19	J. L. [Signature]
4	ISSUED FOR PERMITS	11/17/19	J. L. [Signature]	J. L. [Signature]	11/17/19	J. L. [Signature]
5	ISSUED FOR PERMITS	11/17/19	J. L. [Signature]	J. L. [Signature]	11/17/19	J. L. [Signature]
6	ISSUED FOR PERMITS	11/17/19	J. L. [Signature]	J. L. [Signature]	11/17/19	J. L. [Signature]
7	ISSUED FOR PERMITS	11/17/19	J. L. [Signature]	J. L. [Signature]	11/17/19	J. L. [Signature]
8	ISSUED FOR PERMITS	11/17/19	J. L. [Signature]	J. L. [Signature]	11/17/19	J. L. [Signature]
9	ISSUED FOR PERMITS	11/17/19	J. L. [Signature]	J. L. [Signature]	11/17/19	J. L. [Signature]
10	ISSUED FOR PERMITS	11/17/19	J. L. [Signature]	J. L. [Signature]	11/17/19	J. L. [Signature]

NOTICE:
 THE CITY ENGINEER, PUBLIC WORKS DEPARTMENT, IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY ENGINEER, PUBLIC WORKS DEPARTMENT, AND FROM THE PROPERTY OWNER AND ADJACENT PROPERTY OWNERS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY ENGINEER, PUBLIC WORKS DEPARTMENT, AND FROM THE PROPERTY OWNER AND ADJACENT PROPERTY OWNERS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY ENGINEER, PUBLIC WORKS DEPARTMENT, AND FROM THE PROPERTY OWNER AND ADJACENT PROPERTY OWNERS.

DESIGNER:
 BEAUMONT ENGINEERING, INC.
 1400 21ST STREET
 SUITE 100
 BEAUMONT, TEXAS 77705
 PHONE: 409-833-1111
 FAX: 409-833-1112
 WWW: WWW.BEAUMONTENGINEERING.COM

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/17/19	ISSUED FOR PERMITS
2	11/17/19	ISSUED FOR PERMITS
3	11/17/19	ISSUED FOR PERMITS
4	11/17/19	ISSUED FOR PERMITS
5	11/17/19	ISSUED FOR PERMITS
6	11/17/19	ISSUED FOR PERMITS
7	11/17/19	ISSUED FOR PERMITS
8	11/17/19	ISSUED FOR PERMITS
9	11/17/19	ISSUED FOR PERMITS
10	11/17/19	ISSUED FOR PERMITS

APPROVED:
 City of Beaumont, Public Works Department
 Engineering Division

PROJECT:
 SEWER IMPROVEMENT PLANS
 LYLE LANE
 SHEET NO. 21482-7

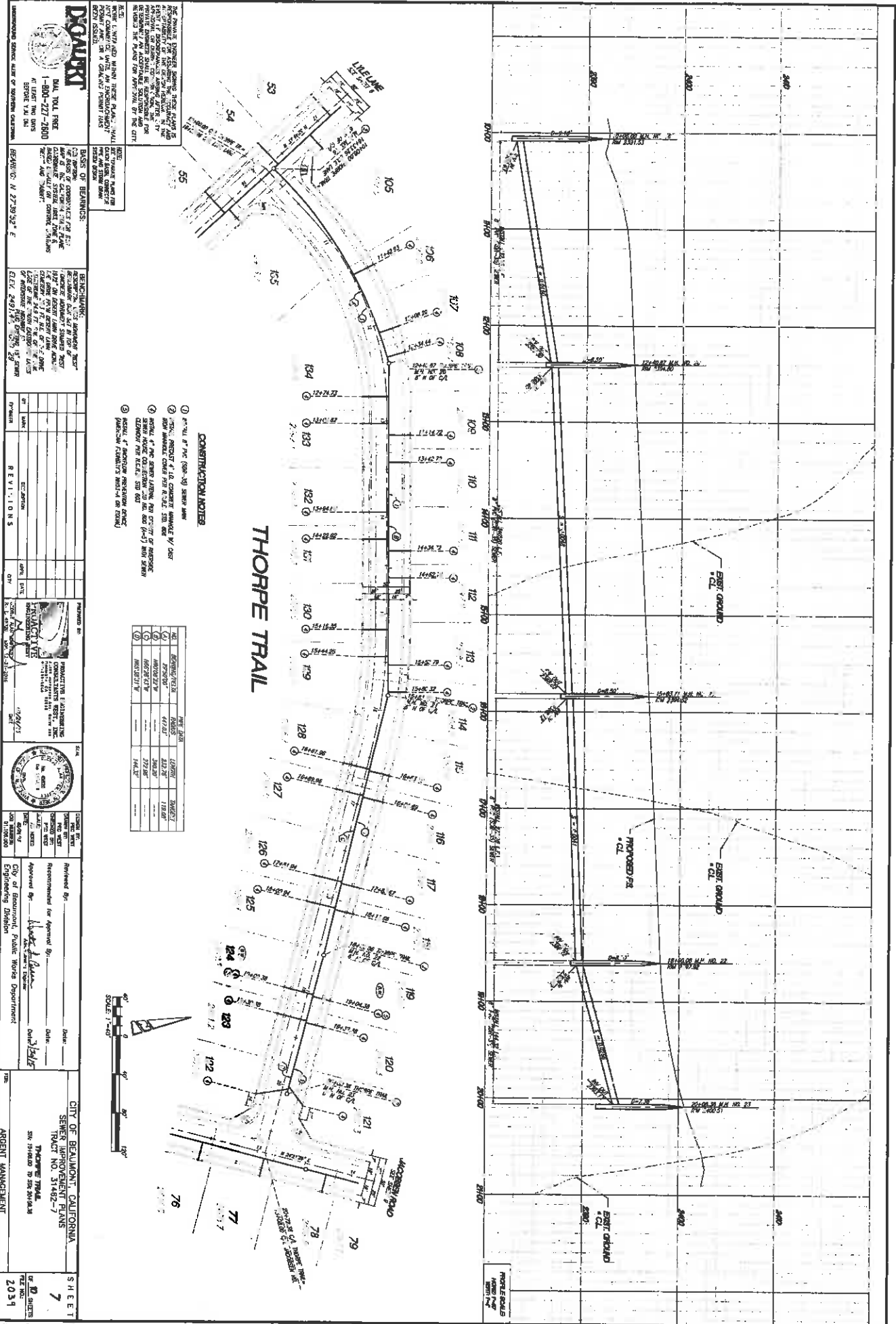
DATE:
 11/17/19

SCALE:
 1" = 10'

PROJECT:
 SEWER IMPROVEMENT PLANS
 LYLE LANE
 SHEET NO. 21482-7

SHEET:
 6
 OF 12 SHEETS

PROJECT:
 SEWER IMPROVEMENT PLANS
 LYLE LANE
 SHEET NO. 21482-7



- CONSTRUCTION NOTES**
1. WALL OF PIPE (108-109) SHALL BE CONCRETE
 2. MANHOLE RINGS SHALL BE CONCRETE
 3. MANHOLE COVERS SHALL BE CAST IRON
 4. MANHOLE RINGS SHALL BE 15" DIA. (108-109) SHALL BE 18" DIA.
 5. MANHOLE RINGS SHALL BE 15" DIA. (110-111) SHALL BE 18" DIA.
 6. MANHOLE RINGS SHALL BE 15" DIA. (112-113) SHALL BE 18" DIA.
 7. MANHOLE RINGS SHALL BE 15" DIA. (114-115) SHALL BE 18" DIA.
 8. MANHOLE RINGS SHALL BE 15" DIA. (116-117) SHALL BE 18" DIA.
 9. MANHOLE RINGS SHALL BE 15" DIA. (118-119) SHALL BE 18" DIA.
 10. MANHOLE RINGS SHALL BE 15" DIA. (120-121) SHALL BE 18" DIA.
 11. MANHOLE RINGS SHALL BE 15" DIA. (122-123) SHALL BE 18" DIA.
 12. MANHOLE RINGS SHALL BE 15" DIA. (124-125) SHALL BE 18" DIA.
 13. MANHOLE RINGS SHALL BE 15" DIA. (126-127) SHALL BE 18" DIA.
 14. MANHOLE RINGS SHALL BE 15" DIA. (128-129) SHALL BE 18" DIA.

NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	DESIGNED	11/11/11	J. J. JENSEN	J. J. JENSEN
2	DRAWN	11/11/11	J. J. JENSEN	J. J. JENSEN
3	CHECKED	11/11/11	J. J. JENSEN	J. J. JENSEN
4	APPROVED	11/11/11	J. J. JENSEN	J. J. JENSEN



DESIGNER:
 J. J. JENSEN
 1-800-277-2600
 AT LEAST TWO DAYS BEFORE THE CITY ENGINEERING DEPARTMENT MEETING

DATE: 11/11/11
PROJECT: THORPE TRAIL
TRACT: 31482-7
SCALE: AS SHOWN

CONTRACT NO.: 11111
DATE: 11/11/11
PROJECT: THORPE TRAIL
TRACT: 31482-7
SCALE: AS SHOWN

PROJECT: THORPE TRAIL
TRACT: 31482-7
SCALE: AS SHOWN



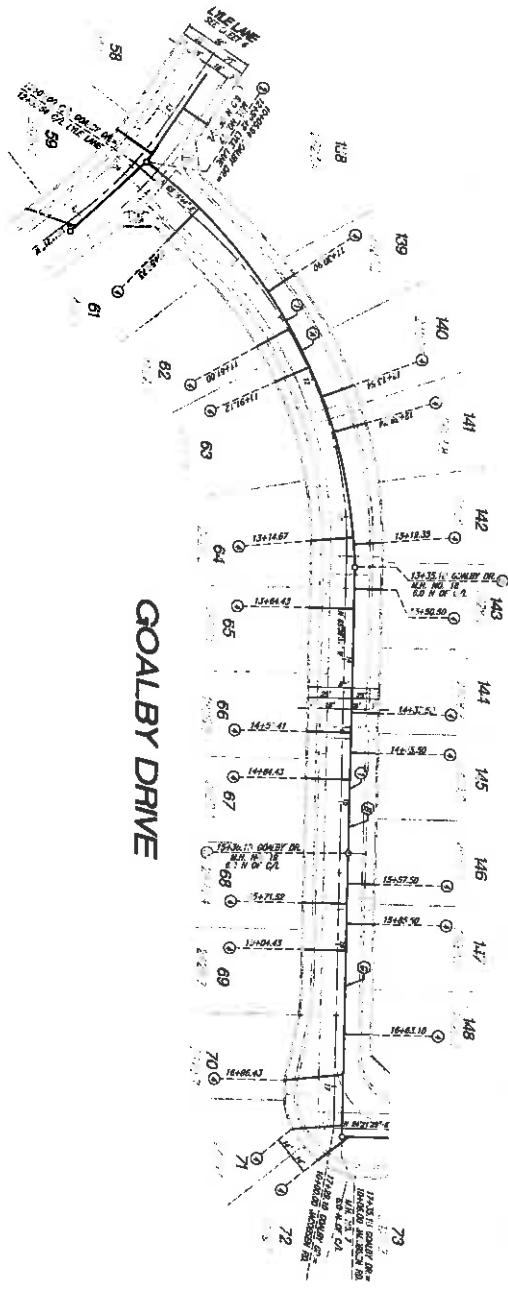
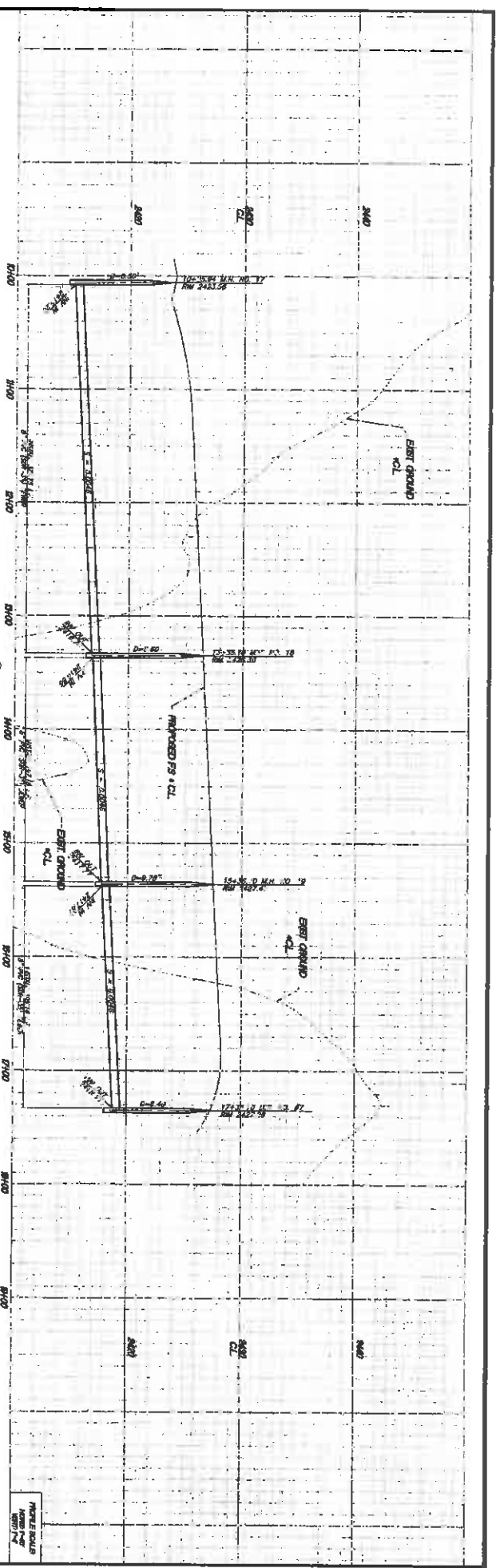
DESIGNED BY: J. J. JENSEN
CHECKED BY: J. J. JENSEN
DATE: 11/11/11

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT NO. 31482-7
THORPE TRAIL
SCALE: AS SHOWN

DATE: 11/11/11
PROJECT: THORPE TRAIL
TRACT: 31482-7
SCALE: AS SHOWN

REVISIONS:

NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	ISSUED FOR PERMITS	11/11/11	J. J. JENSEN	J. J. JENSEN



CONSTRUCTION NOTES

1. INSTALL 36" PVC (S-1) SEWER MAIN
2. INSTALL MANHOLE & 12" CONCRETE ANCHOR W/ CAST IRON MANHOLE COVER PER SDCS SEE S. 1.3
3. INSTALL 4" PVC SAND LINED PER COUNTY C/ REQUIREMENTS PER SDCS SEE S. 1.3
4. PERFORM ALL CONSTRUCTION PER SDCS (A-1) WITH SEWER COVER/ MANHOLE PER SDCS

NO.	DESCRIPTION	DATE	BY	CHECKED
1	REVISION	11/20/11	MM	MM
2	REVISION	11/20/11	MM	MM
3	REVISION	11/20/11	MM	MM

GOALBY DRIVE

CONSTRUCTION NOTES

1. INSTALL 36" PVC (S-1) SEWER MAIN
2. INSTALL MANHOLE & 12" CONCRETE ANCHOR W/ CAST IRON MANHOLE COVER PER SDCS SEE S. 1.3
3. INSTALL 4" PVC SAND LINED PER COUNTY C/ REQUIREMENTS PER SDCS SEE S. 1.3
4. PERFORM ALL CONSTRUCTION PER SDCS (A-1) WITH SEWER COVER/ MANHOLE PER SDCS

PROFESSIONAL SEAL

DESIGNER: [Signature]

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]

ENGINEERING DIVISION

PROJECT INFORMATION:

CITY OF BEAUMONT, CALIFORNIA

SEWER IMPROVEMENT PLANS

TRACT NO. 31482-7

GOALBY DRIVE

SUB DIVISION IN SR 81414

SHEET NO. 2039

DATE: 11/20/11

GOALBY DRIVE

SCALE: 1"=40'

DATE: 11/20/11

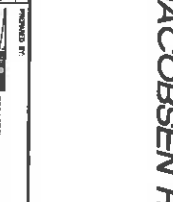
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DESIGNING: N 2729327 E
 BEAUMONT, CA 94705
 CIVIL ENGINEER
 LICENSE NO. 60138

DESIGNED BY: [Signature]
 DATE: 12/15/15

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	12/15/15	[Signature]	ISSUE FOR PERMITS

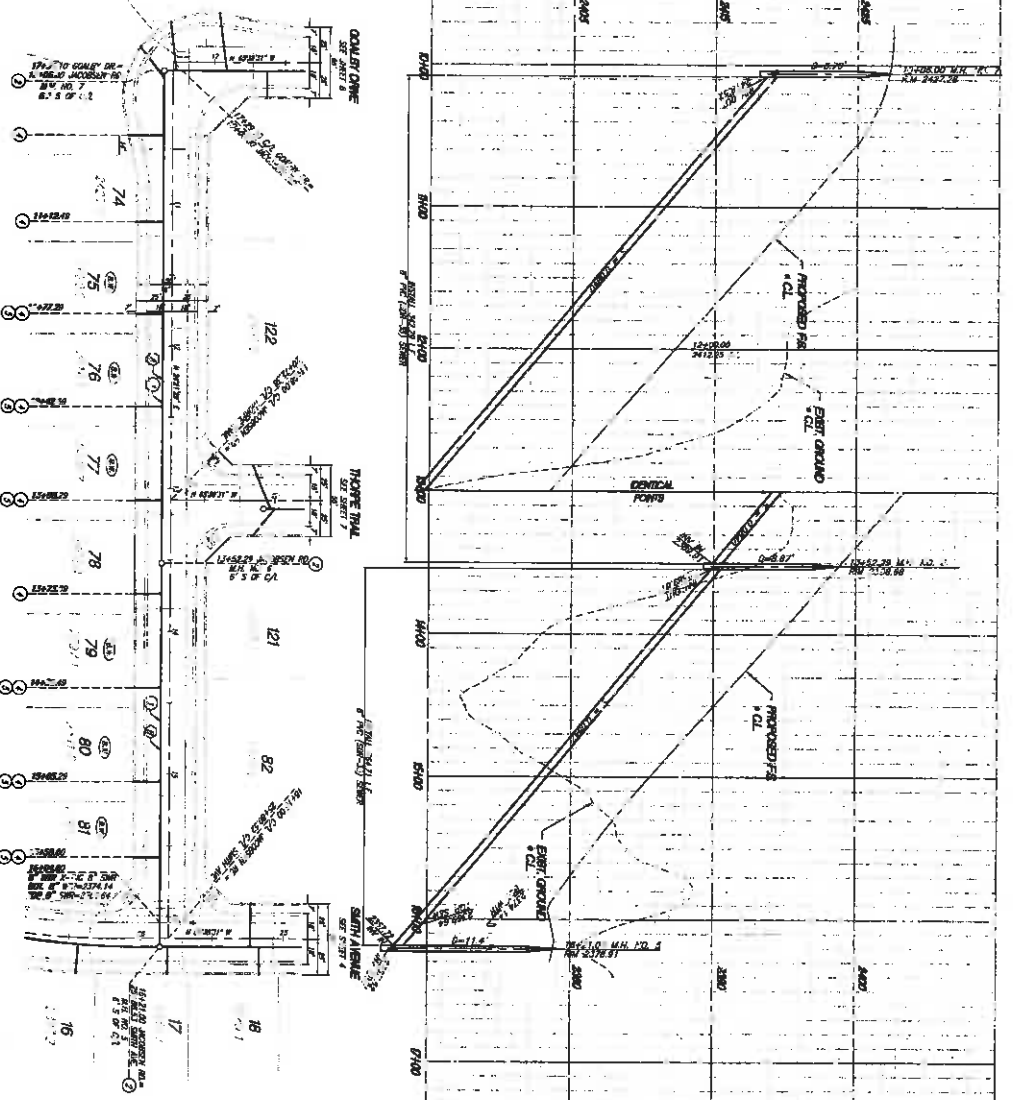


APPROVED BY: [Signature]
 DATE: 12/15/15

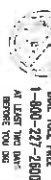
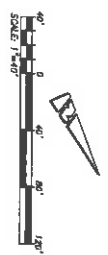
City of Beaumont Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
 SEWER IMPROVEMENT PLANS
 TRACT NO. 31452-7
JACOBSEN ROAD
 SHEET NO. 2039

JACOBSEN ROAD



- CONSTRUCTION NOTES**
- INSTALL 12\"/>



DCA
 DIAL TOLL FREE
 1-800-271-2800
 AT LAST THE LAW
 BECOMES THE TOOL

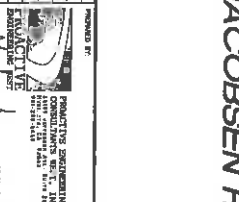
REGARDING THE PROJECT, CONTACT THE DESIGNER OR THE CITY OF BEAUMONT, CALIFORNIA. THE CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE OF ANY KIND, EXPRESS OR IMPLIED, REGARDING THE ACCURACY, COMPLETENESS, OR QUALITY OF THE INFORMATION CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION AND FOR OBTAINING NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CITY SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT.

DESIGNING: N 2729327 E
 BEAUMONT, CA 94705
 CIVIL ENGINEER
 LICENSE NO. 60138

DESIGNED BY: [Signature]
 DATE: 12/15/15

REVISIONS

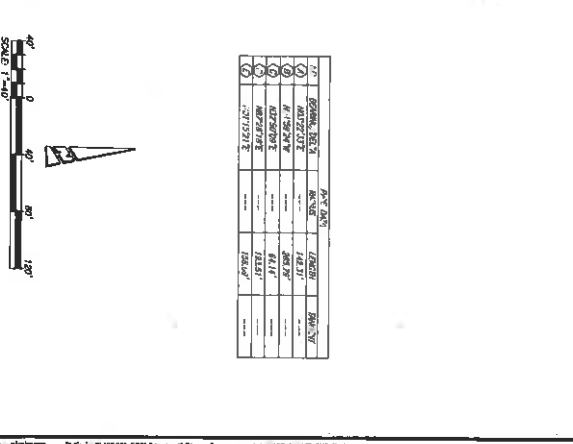
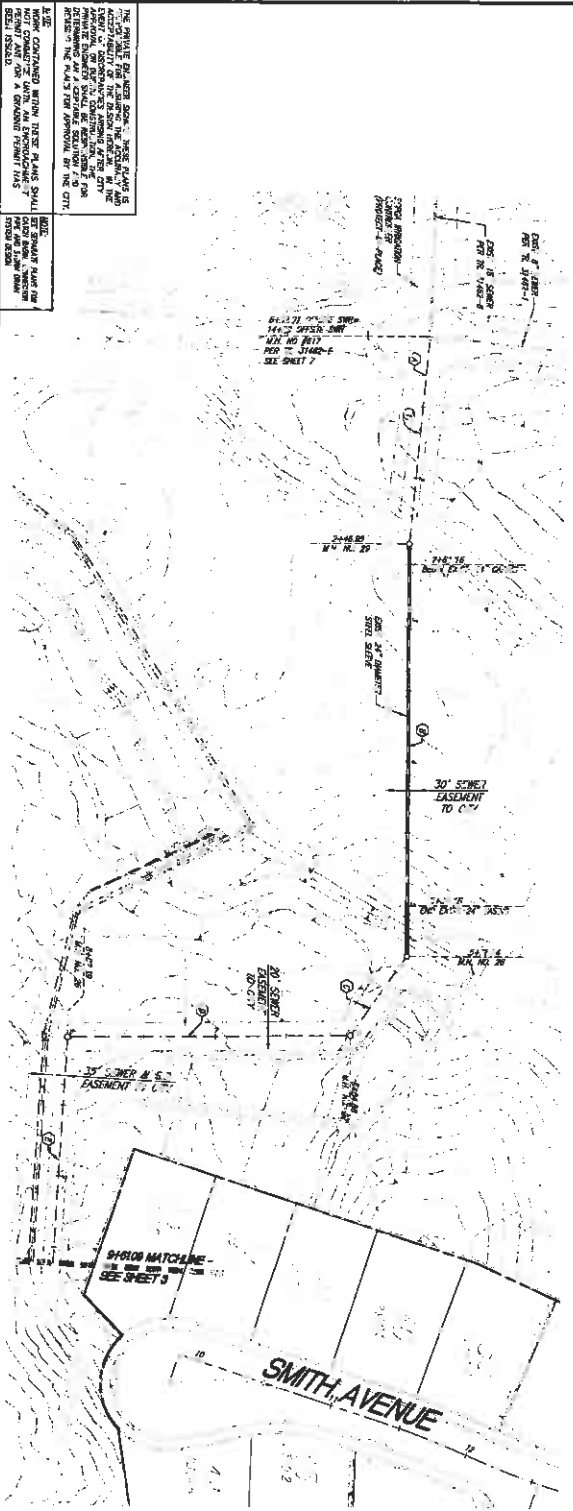
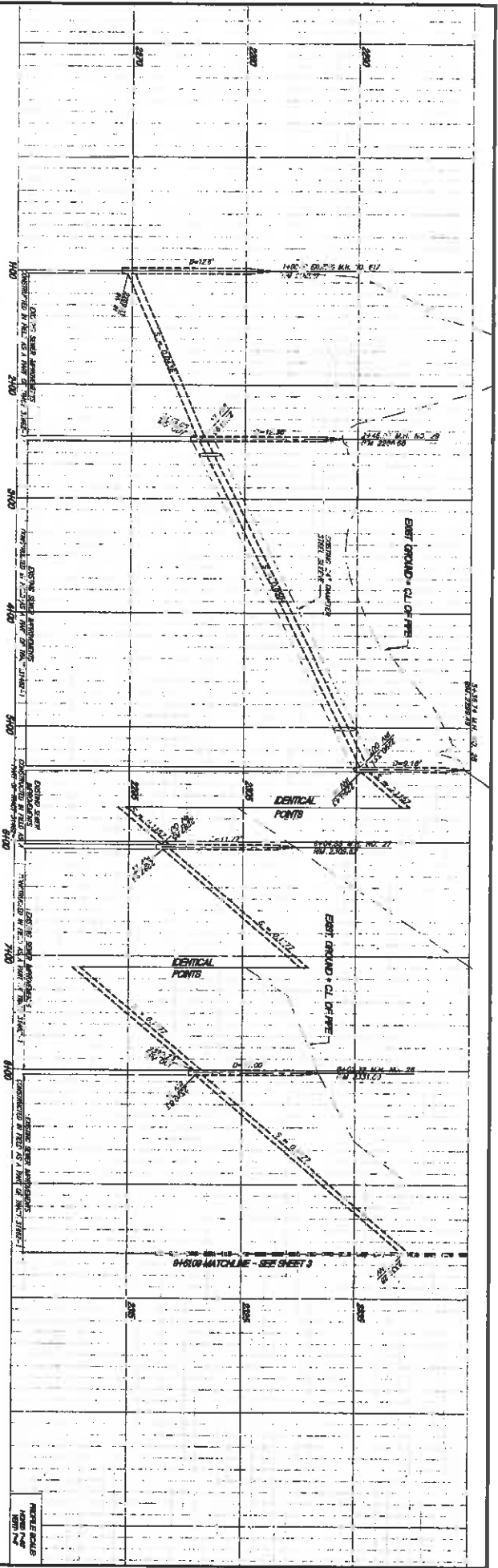
NO.	DATE	BY	DESCRIPTION
1	12/15/15	[Signature]	ISSUE FOR PERMITS



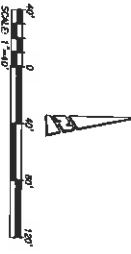
APPROVED BY: [Signature]
 DATE: 12/15/15

City of Beaumont Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
 SEWER IMPROVEMENT PLANS
 TRACT NO. 31452-7
JACOBSEN ROAD
 SHEET NO. 2039



NO.	DATE	DESCRIPTION
1	05/04/2011	ISSUED FOR PERMITS
2	07/26/2011	REVISIONS
3	08/25/2011	REVISIONS
4	09/15/2011	REVISIONS
5	10/12/2011	REVISIONS
6	11/02/2011	REVISIONS
7	11/15/2011	REVISIONS



DECAERT

MAIL TOLL FREE
1-800-221-2500
401 WEST 1000 S
SALT LAKE CITY, UT 84119

BEHAVIORAL SCIENCE CENTER OF UTAH STATE UNIVERSITY

ARGENT MANAGEMENT

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT NO. 31482-7

DATE: _____
APPROVED BY: _____
CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT

REVISIONS

NO.	DATE	DESCRIPTION

BASES OF BEAUMONT

BEAUMONT, CALIFORNIA
N 27°29'30" E
ELEV. 2491.44 MVD 29

NOTICE TO CONTRACTOR

THE DRAWING IS THE PROPERTY OF ARGENT MANAGEMENT. IT IS TO BE USED ONLY FOR THE PROJECT AND TRACT SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARGENT MANAGEMENT.

PROJECT INFORMATION

PROJECT NO. 31482-7
TRACT NO. 31482-7
SHEET NO. 2034

CONSTRUCTION NOTES AND ESTIMATED QUANTITIES

ITEM	DESCRIPTION	ESTIMATED QUANTITIES
1	CONTRACT 1" BY 12" ASP. 15' CLASS 1.5A	183.14 SF
2	CONTRACT 1" BY 12" ASP. 15' CLASS 1.5A	17.00 LF
3	CONTRACT 1" BY 12" ASP. 15' CLASS 1.5A	47.28 SF
4	CONTRACT 1" BY 12" ASP. 15' CLASS 1.5A	8.00 SF
5	CONTRACT 1" BY 12" ASP. 15' CLASS 1.5A	11.84 SF
6	CONTRACT 1" BY 12" ASP. 15' CLASS 1.5A	6.00 SF
7	CONTRACT 1" BY 12" ASP. 15' CLASS 1.5A	3.00 SF
8	CONTRACT 1" BY 12" ASP. 15' CLASS 1.5A	1.00 SF
9	CONTRACT 1" BY 12" ASP. 15' CLASS 1.5A	12.00 SF
10	CONTRACT 1" BY 12" ASP. 15' CLASS 1.5A	7.00 SF
TOTAL		



LINE LANE
TYPICAL SP SECTION
FOR THIS PROJECT SEE THE CITY ENGINEER'S OFFICE FOR THE LATEST REVISIONS TO THE SPECIFICATIONS AND STANDARDS.
1" = 20' HORIZ. SCALE
1" = 4' VERT. SCALE
DATE: 10/15/08
BY: [Signature]

RESPONSIBLE ENGINEER: [Signature]
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEER
NO. 10000
STATE OF CALIFORNIA
EXPIRES: 12/31/10
DATE: 10/15/08

DO NOT SCALE

DATE: 10/15/08
1-800-277-2800
AT LEAST TWO DAYS BEFORE THE DATE OF THE MEETING

UNBIDDABLE BIDDING PLAN OF BEAUMONT, CALIFORNIA

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/08	ISSUED FOR BIDDING

REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

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REVISIONS

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NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

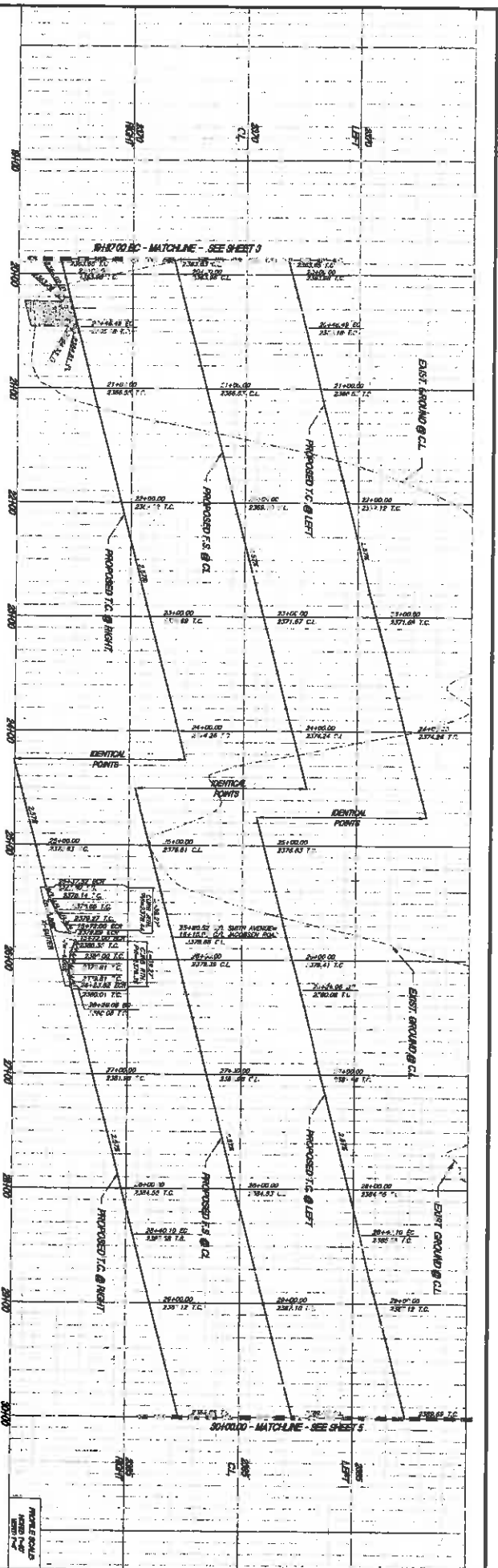
CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 31482-7
COMMERCIAL -
DRAINAGE - TYPICAL SECTION

APPROVED BY: [Signature]
CITY ENGINEER
EQUIPMENT DIVISION

DATE: 10/15/08

PROJECT NO. 08-001

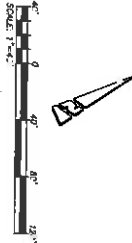
SHEET 2 OF 2 SHEETS
2038



SMITH AVENUE

THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED IMPROVEMENTS TO SMITH AVENUE, TRACT NO. 31482-7, CITY OF BEAUMONT, CALIFORNIA. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND SPECIFICATIONS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE SUITABILITY OF THE PROPOSED IMPROVEMENTS FOR ANY PARTICULAR PURPOSE. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND SPECIFICATIONS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE SUITABILITY OF THE PROPOSED IMPROVEMENTS FOR ANY PARTICULAR PURPOSE.

DATE: 08/21/14
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]



NO.	REVISION	DATE	BY	DESCRIPTION
1	ISSUED FOR PERMITS	08/21/14	[Signature]	ISSUED FOR PERMITS
2	REVISED	08/21/14	[Signature]	REVISED
3	REVISED	08/21/14	[Signature]	REVISED
4	REVISED	08/21/14	[Signature]	REVISED
5	REVISED	08/21/14	[Signature]	REVISED
6	REVISED	08/21/14	[Signature]	REVISED
7	REVISED	08/21/14	[Signature]	REVISED
8	REVISED	08/21/14	[Signature]	REVISED
9	REVISED	08/21/14	[Signature]	REVISED
10	REVISED	08/21/14	[Signature]	REVISED

- CONSTRUCTION NOTES**
- CONSTRUCT THE 4'-6" HIGH CONCRETE CURB AND GUTTER AS SHOWN.
 - CONSTRUCT THE 4'-6" HIGH CONCRETE CURB AND GUTTER AS SHOWN.
 - CONSTRUCT THE 4'-6" HIGH CONCRETE CURB AND GUTTER AS SHOWN.
 - CONSTRUCT THE 4'-6" HIGH CONCRETE CURB AND GUTTER AS SHOWN.
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 - CONSTRUCT THE 4'-6" HIGH CONCRETE CURB AND GUTTER AS SHOWN.
 - CONSTRUCT THE 4'-6" HIGH CONCRETE CURB AND GUTTER AS SHOWN.

APPROVED BY: [Signature]
 DATE: 08/21/14
 CITY OF BEAUMONT, CALIFORNIA

CITY OF BEAUMONT, CALIFORNIA
 STREET IMPROVEMENT PLANS
 TRACT NO. 31482-7
 SMITH AVENUE
 SEE SHEET NO. TO THE RIGHT

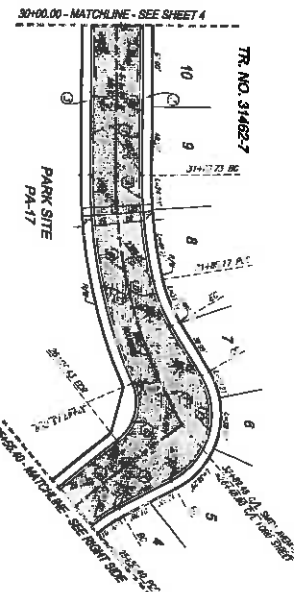
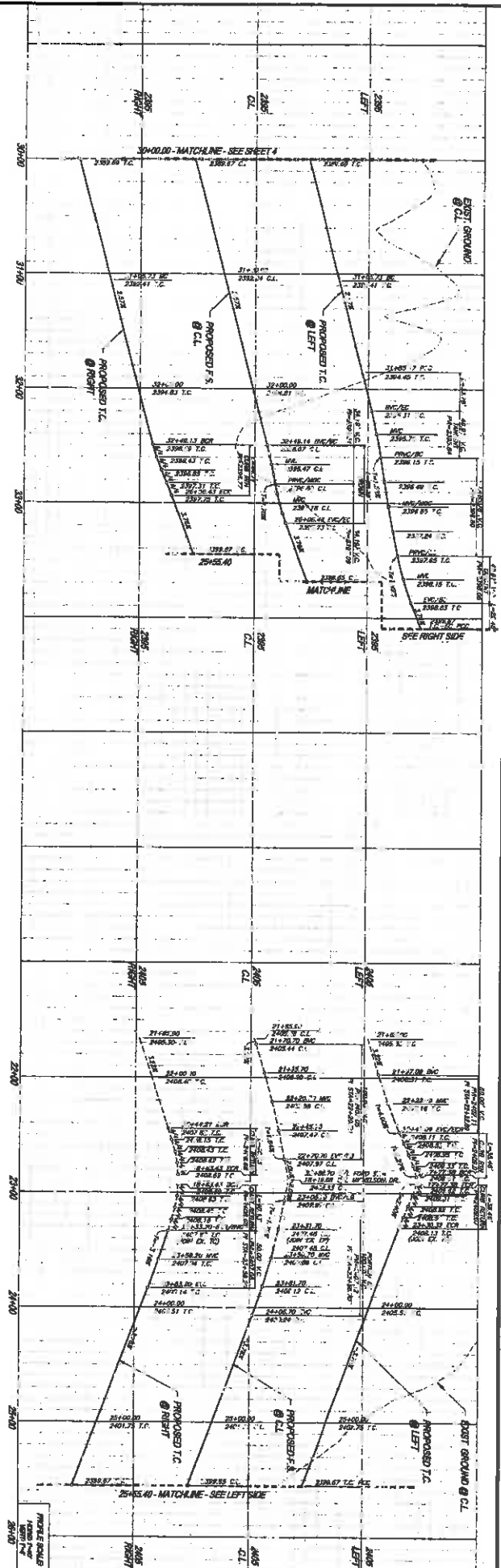
DEPART

DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

DATE: 08/21/14

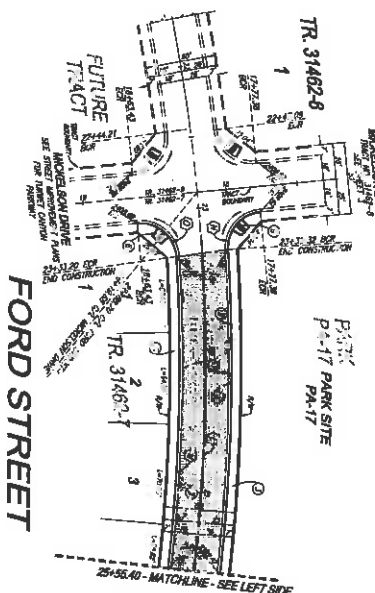
CITY OF BEAUMONT, CALIFORNIA
 STREET IMPROVEMENT PLANS
 TRACT NO. 31482-7
 SMITH AVENUE
 SEE SHEET NO. TO THE RIGHT

2014



NO.	DESCRIPTION	DATE	BY	CHECKED
1	DESIGNED	10/20/21	SMITH	SMITH
2	REVISED	11/05/21	SMITH	SMITH
3	REVISED	11/15/21	SMITH	SMITH
4	REVISED	11/25/21	SMITH	SMITH
5	REVISED	12/05/21	SMITH	SMITH
6	REVISED	12/15/21	SMITH	SMITH
7	REVISED	12/25/21	SMITH	SMITH
8	REVISED	1/05/22	SMITH	SMITH
9	REVISED	1/15/22	SMITH	SMITH
10	REVISED	1/25/22	SMITH	SMITH
11	REVISED	2/05/22	SMITH	SMITH
12	REVISED	2/15/22	SMITH	SMITH
13	REVISED	2/25/22	SMITH	SMITH
14	REVISED	3/05/22	SMITH	SMITH
15	REVISED	3/15/22	SMITH	SMITH
16	REVISED	3/25/22	SMITH	SMITH
17	REVISED	4/05/22	SMITH	SMITH
18	REVISED	4/15/22	SMITH	SMITH
19	REVISED	4/25/22	SMITH	SMITH
20	REVISED	5/05/22	SMITH	SMITH

- CONSTRUCTION NOTES**
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF BEAUMONT.
 2. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BEAUMONT.
 4. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BEAUMONT.
 6. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BEAUMONT.
 8. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BEAUMONT.
 10. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.



PROPOSED IMPROVEMENTS TO THE CITY OF BEAUMONT, TEXAS, PARK SITE PA-17, TRACT NO. 31462-7, 31462-8, 31463-1, 31463-2, 31463-3, 31463-4, 31463-5, 31463-6, 31463-7, 31463-8, 31463-9, 31463-10, 31463-11, 31463-12, 31463-13, 31463-14, 31463-15, 31463-16, 31463-17, 31463-18, 31463-19, 31463-20, 31463-21, 31463-22, 31463-23, 31463-24, 31463-25, 31463-26, 31463-27, 31463-28, 31463-29, 31463-30, 31463-31, 31463-32, 31463-33, 31463-34, 31463-35, 31463-36, 31463-37, 31463-38, 31463-39, 31463-40, 31463-41, 31463-42, 31463-43, 31463-44, 31463-45, 31463-46, 31463-47, 31463-48, 31463-49, 31463-50, 31463-51, 31463-52, 31463-53, 31463-54, 31463-55, 31463-56, 31463-57, 31463-58, 31463-59, 31463-60, 31463-61, 31463-62, 31463-63, 31463-64, 31463-65, 31463-66, 31463-67, 31463-68, 31463-69, 31463-70, 31463-71, 31463-72, 31463-73, 31463-74, 31463-75, 31463-76, 31463-77, 31463-78, 31463-79, 31463-80, 31463-81, 31463-82, 31463-83, 31463-84, 31463-85, 31463-86, 31463-87, 31463-88, 31463-89, 31463-90, 31463-91, 31463-92, 31463-93, 31463-94, 31463-95, 31463-96, 31463-97, 31463-98, 31463-99, 31463-100.

SMITH AVENUE

PARK SITE PA-17

FORD STREET



TR NO. 31462-7

30+00.00 - MATCHLINE - SEE SHEET 4

25+55.40 - MATCHLINE - SEE LEFT SIDE

CONTRACTOR'S NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF BEAUMONT.
2. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BEAUMONT.
4. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BEAUMONT.
6. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BEAUMONT.
8. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BEAUMONT.
10. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

DESIGN

DIAL TOLL FREE
1-800-271-2500
AT 10:00 AM MONTANA TIME
24 HOURS A DAY

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

CITY OF BEAUMONT, CALIFORNIA

STREET IMPROVEMENT PLANS

TRACT NO. 31462-7

31462-8, 31463-1, 31463-2, 31463-3, 31463-4, 31463-5, 31463-6, 31463-7, 31463-8, 31463-9, 31463-10, 31463-11, 31463-12, 31463-13, 31463-14, 31463-15, 31463-16, 31463-17, 31463-18, 31463-19, 31463-20, 31463-21, 31463-22, 31463-23, 31463-24, 31463-25, 31463-26, 31463-27, 31463-28, 31463-29, 31463-30, 31463-31, 31463-32, 31463-33, 31463-34, 31463-35, 31463-36, 31463-37, 31463-38, 31463-39, 31463-40, 31463-41, 31463-42, 31463-43, 31463-44, 31463-45, 31463-46, 31463-47, 31463-48, 31463-49, 31463-50, 31463-51, 31463-52, 31463-53, 31463-54, 31463-55, 31463-56, 31463-57, 31463-58, 31463-59, 31463-60, 31463-61, 31463-62, 31463-63, 31463-64, 31463-65, 31463-66, 31463-67, 31463-68, 31463-69, 31463-70, 31463-71, 31463-72, 31463-73, 31463-74, 31463-75, 31463-76, 31463-77, 31463-78, 31463-79, 31463-80, 31463-81, 31463-82, 31463-83, 31463-84, 31463-85, 31463-86, 31463-87, 31463-88, 31463-89, 31463-90, 31463-91, 31463-92, 31463-93, 31463-94, 31463-95, 31463-96, 31463-97, 31463-98, 31463-99, 31463-100.

DATE: 10/20/21

SCALE: 1" = 40'

PROJECT NO.: 2036

SHEET: 5

DO NOT
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DATE: 02/24/15
SCALE: 1" = 40'
PROJECT NO.: 15-000-000-000
TRACT NO.: 31482-7
DATE OF RECORDING: 02/24/15

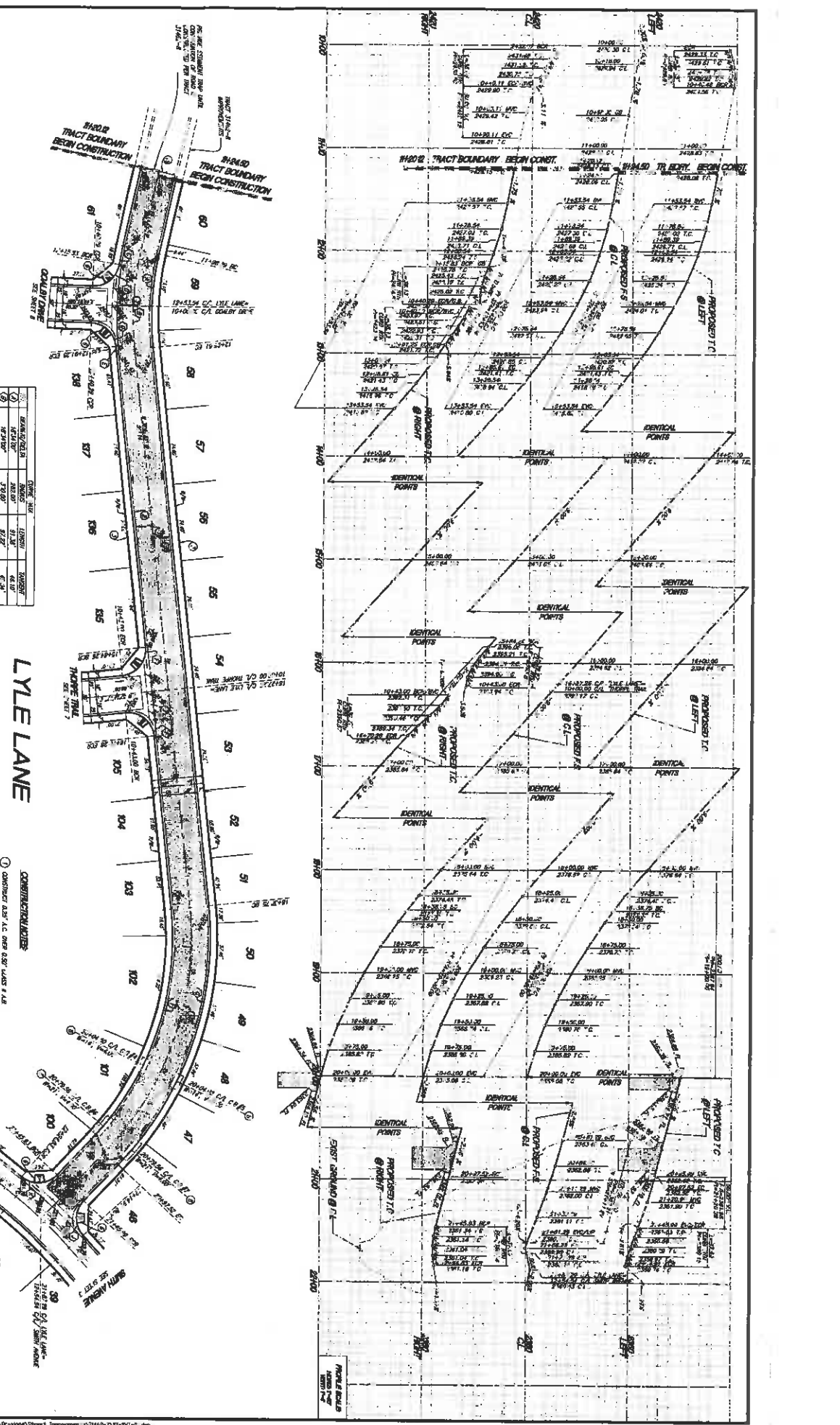
CONTRACT NO.: 15-000-000-000
TRACT NO.: 31482-7
DATE OF RECORDING: 02/24/15

CONTRACT NO.: 15-000-000-000
TRACT NO.: 31482-7
DATE OF RECORDING: 02/24/15

CONTRACT NO.: 15-000-000-000
TRACT NO.: 31482-7
DATE OF RECORDING: 02/24/15

CONTRACT NO.: 15-000-000-000
TRACT NO.: 31482-7
DATE OF RECORDING: 02/24/15

CONTRACT NO.: 15-000-000-000
TRACT NO.: 31482-7
DATE OF RECORDING: 02/24/15



LYLE LANE

- CONSTRUCTION NOTES:**
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT, CALIFORNIA ENGINEERING SPECIFICATIONS.
 2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT, CALIFORNIA ENGINEERING SPECIFICATIONS.
 3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT, CALIFORNIA ENGINEERING SPECIFICATIONS.
 4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT, CALIFORNIA ENGINEERING SPECIFICATIONS.
 5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT, CALIFORNIA ENGINEERING SPECIFICATIONS.
 6. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT, CALIFORNIA ENGINEERING SPECIFICATIONS.
 7. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT, CALIFORNIA ENGINEERING SPECIFICATIONS.
 8. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT, CALIFORNIA ENGINEERING SPECIFICATIONS.
 9. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT, CALIFORNIA ENGINEERING SPECIFICATIONS.
 10. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT, CALIFORNIA ENGINEERING SPECIFICATIONS.

CITY OF BEAUMONT, CALIFORNIA
 STREET IMPROVEMENT PLANS
 TRACT NO. 31482-7
 38011/141/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100



DATE: 02/24/15
SCALE: 1" = 40'
PROJECT NO.: 15-000-000-000
TRACT NO.: 31482-7
DATE OF RECORDING: 02/24/15

CONTRACT NO.: 15-000-000-000
TRACT NO.: 31482-7
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CONTRACT NO.: 15-000-000-000
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CONTRACT NO.: 15-000-000-000
TRACT NO.: 31482-7
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CONTRACT NO.: 15-000-000-000
TRACT NO.: 31482-7
DATE OF RECORDING: 02/24/15



DATE: 02/24/15
SCALE: 1" = 40'
PROJECT NO.: 15-000-000-000
TRACT NO.: 31482-7
DATE OF RECORDING: 02/24/15

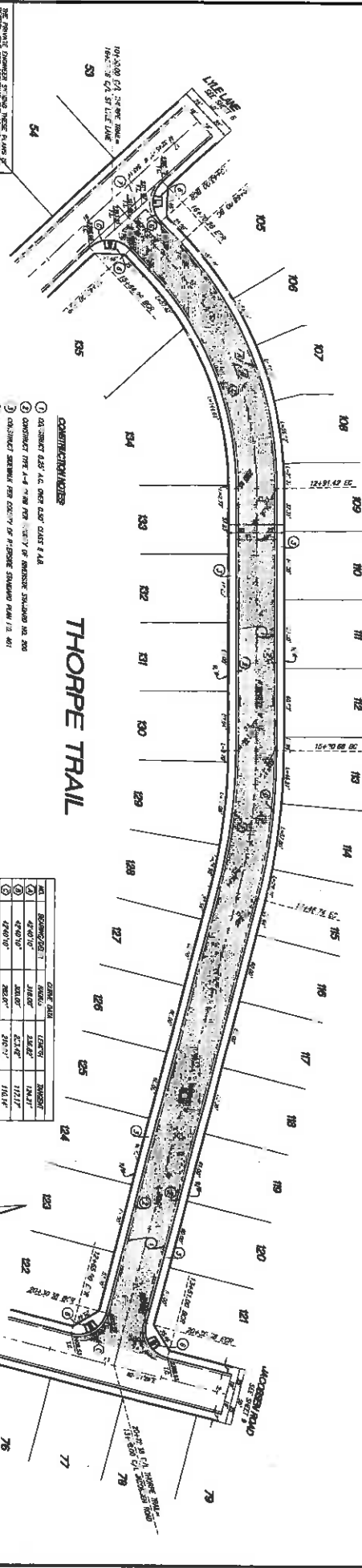
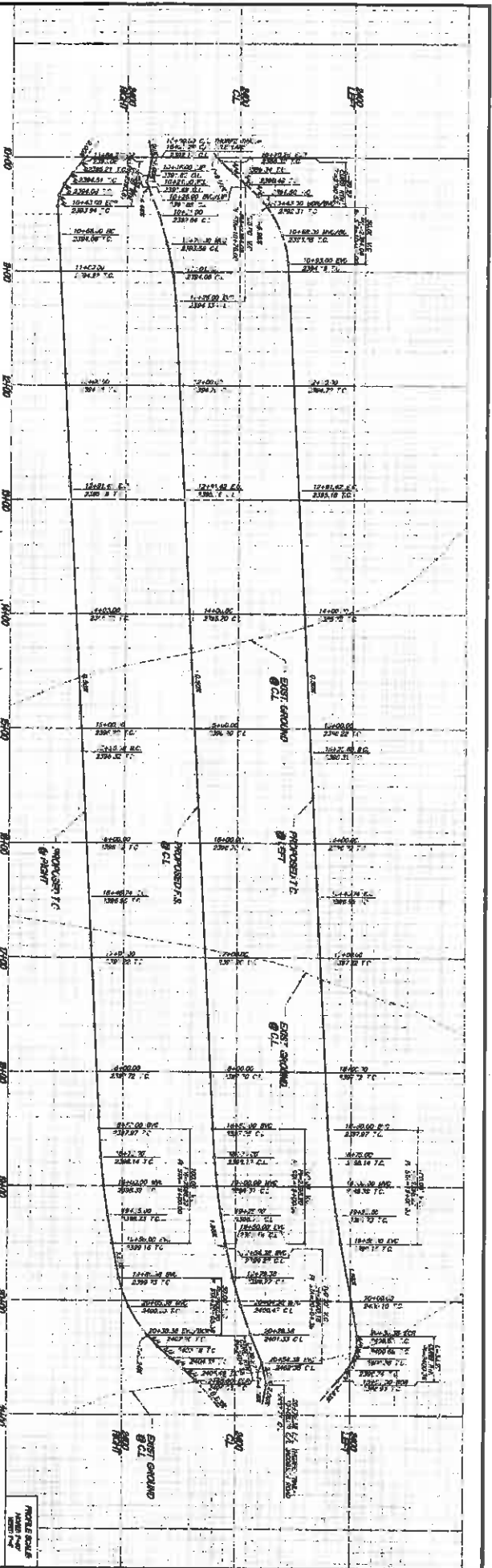
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TRACT NO.: 31482-7
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CONTRACT NO.: 15-000-000-000
TRACT NO.: 31482-7
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CONTRACT NO.: 15-000-000-000
TRACT NO.: 31482-7
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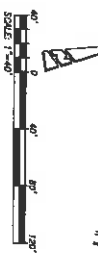
CONTRACT NO.: 15-000-000-000
TRACT NO.: 31482-7
DATE OF RECORDING: 02/24/15

CONTRACT NO.: 15-000-000-000
TRACT NO.: 31482-7
DATE OF RECORDING: 02/24/15



- CONSTRUCTION NOTES:**
1. CONTRACT CLASS A.C. OVER CLASS 1 A.B.
 2. CONTRACT THE 1-4" PER 100' OF FINISH GRADE TO 2.00'
 3. CONTRACT MANHOLE AND COVER TO FINISH GRADE TO 1.00' TO 2.00'
 4. CONTRACT CURB AND GUTTER TO FINISH GRADE TO 1.00' TO 2.00'
 5. CONTRACT DRAINAGE TO FINISH GRADE TO 1.00' TO 2.00'
 6. CONTRACT SIDEWALK TO FINISH GRADE TO 1.00' TO 2.00'
 7. CONTRACT BENCH MARK TO FINISH GRADE TO 1.00' TO 2.00'

NO.	DESCRIPTION	DATE	BY	CHECKED
1	AS BUILT	1/15/07	J. H. HARRIS	J. H. HARRIS
2	REVISION	1/15/07	J. H. HARRIS	J. H. HARRIS
3	REVISION	1/15/07	J. H. HARRIS	J. H. HARRIS
4	REVISION	1/15/07	J. H. HARRIS	J. H. HARRIS
5	REVISION	1/15/07	J. H. HARRIS	J. H. HARRIS
6	REVISION	1/15/07	J. H. HARRIS	J. H. HARRIS
7	REVISION	1/15/07	J. H. HARRIS	J. H. HARRIS
8	REVISION	1/15/07	J. H. HARRIS	J. H. HARRIS
9	REVISION	1/15/07	J. H. HARRIS	J. H. HARRIS
10	REVISION	1/15/07	J. H. HARRIS	J. H. HARRIS



DESIGN:

DRAWN BY: **DAVID T. HARRIS**

CHECKED BY: **J. H. HARRIS**

DATE: **1/15/07**

PROJECT NO.: **04479**

PROJECT NAME: **THORPE TRAIL**

LOCATION: **TRACT NO. 31482-7**

CITY OF BEALMONT, CALIFORNIA

CONTRACT CLASS: A.C. OVER CLASS 1 A.B.

CONTRACT THE: 1-4" PER 100' OF FINISH GRADE TO 2.00'

CONTRACT MANHOLE AND COVER TO: FINISH GRADE TO 1.00' TO 2.00'

CONTRACT CURB AND GUTTER TO: FINISH GRADE TO 1.00' TO 2.00'

CONTRACT DRAINAGE TO: FINISH GRADE TO 1.00' TO 2.00'

CONTRACT SIDEWALK TO: FINISH GRADE TO 1.00' TO 2.00'

CONTRACT BENCH MARK TO: FINISH GRADE TO 1.00' TO 2.00'

DESIGN:

DRAWN BY: **DAVID T. HARRIS**

CHECKED BY: **J. H. HARRIS**

DATE: **1/15/07**

PROJECT NO.: **04479**

PROJECT NAME: **THORPE TRAIL**

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CITY OF BEALMONT, CALIFORNIA

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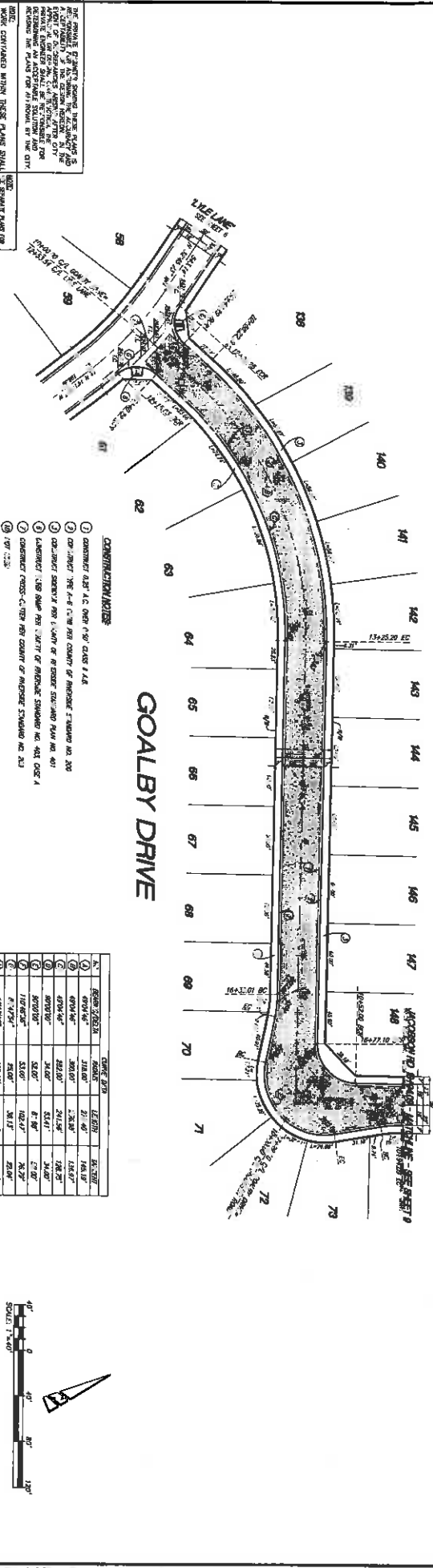
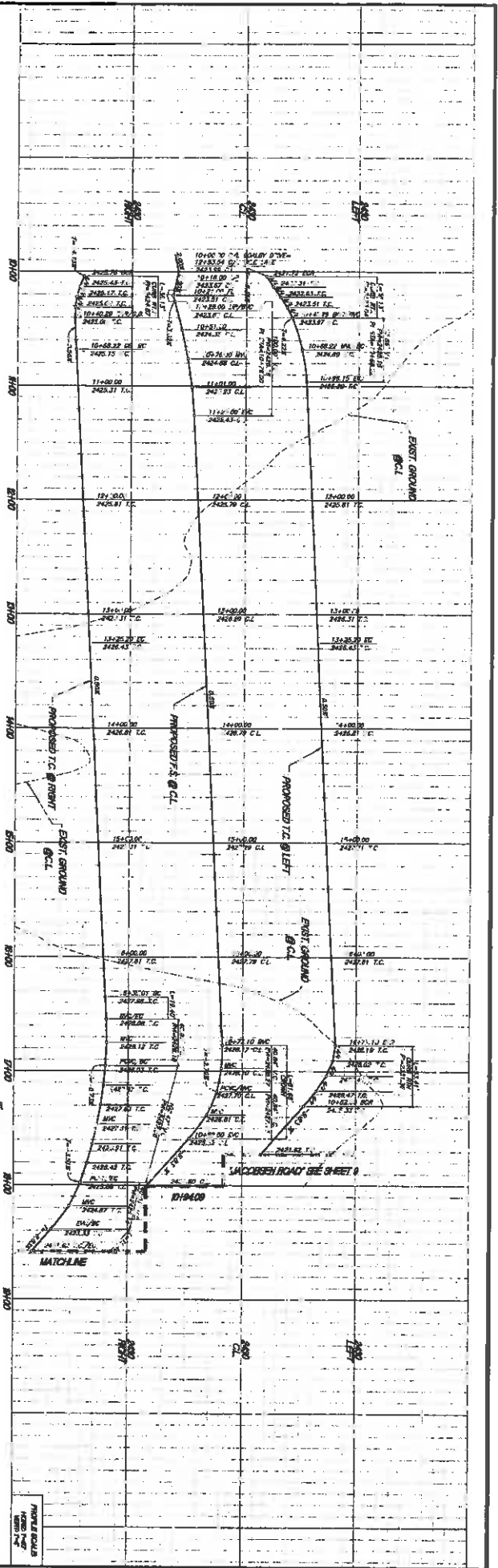
CONTRACT MANHOLE AND COVER TO: FINISH GRADE TO 1.00' TO 2.00'

CONTRACT CURB AND GUTTER TO: FINISH GRADE TO 1.00' TO 2.00'

CONTRACT DRAINAGE TO: FINISH GRADE TO 1.00' TO 2.00'

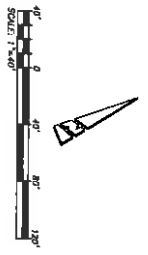
CONTRACT SIDEWALK TO: FINISH GRADE TO 1.00' TO 2.00'

CONTRACT BENCH MARK TO: FINISH GRADE TO 1.00' TO 2.00'



- CONSTRUCTION NOTES**
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEALMONT, CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
 2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEALMONT, CALIFORNIA STANDARD SPECIFICATIONS FOR WATER SUPPLY SYSTEMS, LATEST EDITION.
 3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEALMONT, CALIFORNIA STANDARD SPECIFICATIONS FOR UTILITIES, LATEST EDITION.
 4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEALMONT, CALIFORNIA STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE, LATEST EDITION.
 5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEALMONT, CALIFORNIA STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL DEVICES, LATEST EDITION.
 6. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEALMONT, CALIFORNIA STANDARD SPECIFICATIONS FOR SIGNAGE, LATEST EDITION.
 7. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEALMONT, CALIFORNIA STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.
 8. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEALMONT, CALIFORNIA STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES, LATEST EDITION.
 9. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEALMONT, CALIFORNIA STANDARD SPECIFICATIONS FOR PUBLIC SAFETY, LATEST EDITION.
 10. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEALMONT, CALIFORNIA STANDARD SPECIFICATIONS FOR PUBLIC RECREATION, LATEST EDITION.

NO.	DESCRIPTION	DATE	BY	CHECKED
1	DESIGN	11/18/07	J. L. LEBLANC	J. L. LEBLANC
2	DESIGN	11/18/07	J. L. LEBLANC	J. L. LEBLANC
3	DESIGN	11/18/07	J. L. LEBLANC	J. L. LEBLANC
4	DESIGN	11/18/07	J. L. LEBLANC	J. L. LEBLANC
5	DESIGN	11/18/07	J. L. LEBLANC	J. L. LEBLANC
6	DESIGN	11/18/07	J. L. LEBLANC	J. L. LEBLANC
7	DESIGN	11/18/07	J. L. LEBLANC	J. L. LEBLANC
8	DESIGN	11/18/07	J. L. LEBLANC	J. L. LEBLANC
9	DESIGN	11/18/07	J. L. LEBLANC	J. L. LEBLANC
10	DESIGN	11/18/07	J. L. LEBLANC	J. L. LEBLANC



DEPARTMENT OF PUBLIC WORKS
 1-800-271-2500
 AT LEAST 100 LBS.
 BEFORE YOU GO

STATE OF BEALMONT, CALIFORNIA
 BEALMONT, CALIFORNIA
 GOALBY DRIVE
 TRACT NO. 31482-7
 SR. ROAD NO. 28 (14848)

ARGENT MANAGEMENT

DESIGNER: ARGENT MANAGEMENT, INC.
 10000 W. 14TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.755.1100
 FAX: 303.755.1101
 WWW.ARGENTMGT.COM

PROJECT NO.: 07-001
DATE: 11/18/07

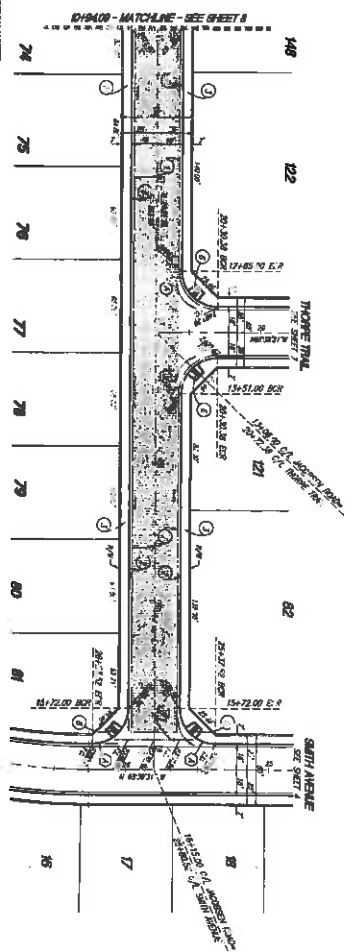
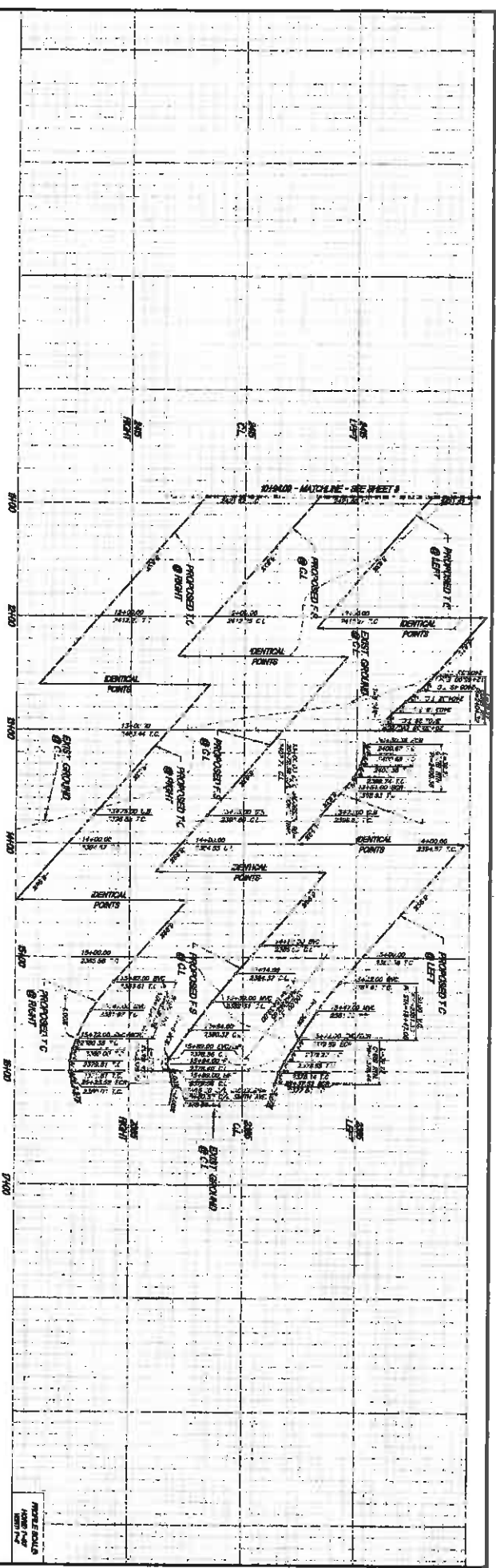
SCALE: 1" = 40'

PROJECT LOCATION: GOALBY DRIVE, TRACT NO. 31482-7, SR. ROAD NO. 28 (14848), BEALMONT, CALIFORNIA

APPROVED BY: [Signature]
 [Signature]
 [Signature]

CITY OF BEALMONT, CALIFORNIA
 STREET IMPROVEMENT PLANS
 TRACT NO. 31482-7
 GOALBY DRIVE
 SR. ROAD NO. 28 (14848)
 SR. ROAD NO. 28 (14848)

SHEET 8
 OF 8 SHEETS
 DATE: 11/18/07



JACOBSEN ROAD

- CONSTRUCTION NOTES:**
1. CONSTRUCTION SHALL BE ACCORDING TO THE CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
 2. CONSTRUCTION SHALL BE ACCORDING TO THE CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR WATER SUPPLY SYSTEMS, LATEST EDITION.
 3. CONSTRUCTION SHALL BE ACCORDING TO THE CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR SANITARY SEWER SYSTEMS, LATEST EDITION.
 4. CONSTRUCTION SHALL BE ACCORDING TO THE CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR STORM SEWER SYSTEMS, LATEST EDITION.
 5. CONSTRUCTION SHALL BE ACCORDING TO THE CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL DEVICES, LATEST EDITION.
 6. CONSTRUCTION SHALL BE ACCORDING TO THE CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES, LATEST EDITION.
 7. CONSTRUCTION SHALL BE ACCORDING TO THE CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE, LATEST EDITION.
 8. CONSTRUCTION SHALL BE ACCORDING TO THE CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR SIGNAGE, LATEST EDITION.
 9. CONSTRUCTION SHALL BE ACCORDING TO THE CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR PUBLIC SAFETY, LATEST EDITION.
 10. CONSTRUCTION SHALL BE ACCORDING TO THE CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.

NO.	DATE	BY	DESCRIPTION
1	07/24/18	JACOBSEN	PRELIMINARY PLAN
2	08/15/18	JACOBSEN	FINAL PLAN
3	09/05/18	JACOBSEN	REVISIONS
4	09/20/18	JACOBSEN	REVISIONS
5	10/10/18	JACOBSEN	REVISIONS
6	10/25/18	JACOBSEN	REVISIONS
7	11/05/18	JACOBSEN	REVISIONS
8	11/20/18	JACOBSEN	REVISIONS
9	12/05/18	JACOBSEN	REVISIONS
10	12/20/18	JACOBSEN	REVISIONS

DESIGNER: DCA/ART
1-800-227-2600
561.791.1100
561.791.1101

DATE: 12/20/18

PROJECT: JACOBSEN ROAD IMPROVEMENT PLAN
TRACT NO. 31482-7
328 INDEKS TO PG. 014800

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	07/24/18	JACOBSEN	PRELIMINARY PLAN
2	08/15/18	JACOBSEN	FINAL PLAN
3	09/05/18	JACOBSEN	REVISIONS
4	09/20/18	JACOBSEN	REVISIONS
5	10/10/18	JACOBSEN	REVISIONS
6	10/25/18	JACOBSEN	REVISIONS
7	11/05/18	JACOBSEN	REVISIONS
8	11/20/18	JACOBSEN	REVISIONS
9	12/05/18	JACOBSEN	REVISIONS
10	12/20/18	JACOBSEN	REVISIONS

APPROVED BY: [Signature]
DATE: 12/20/18

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 31482-7
328 INDEKS TO PG. 014800

ARBENT MANAGEMENT

SHEET 9
OF 10 SHEETS
2018

MAINTENANCE BOND

WHEREAS, the City of Beaumont ("City"), a municipal corporation, and Woodside 05S, LP (hereinafter "principal"), have entered into an agreement by which Principal agrees to install and complete certain designated public improvements and to guarantee and warrant the work for the period of one year following its completion and acceptance, which said agreement, dated May 1, 2020, and identified as _____ is hereby referred to and made a part hereof; and:

WHEREAS, Principal is required under the terms of the agreement to furnish a bond to guarantee and warrant the work for a period of one year following its completion and acceptance against any defective work or labor done, or defective materials furnished, to comply with the terms of the agreement.

NOW, THEREFORE, we, the principal and Philadelphia Indemnity Insurance Company surety admitted and duly authorized to transact business under the laws of the State of California as surety, are held and firmly bound unto the City of Beaumont as obligee, in the penal sum of ^{Four Hundred seventy three thousand eight} ~~hundred six dls & 70/100~~ 473,806.70 dollars (\$ 473,806.70) 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 above bounded principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, provisions in the agreement and any alteration thereof made as therein provided, on his or its 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 of Beaumont, 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 a condition precedent to the satisfactory completion of the agreement, the obligation of the Principal and surety under this bond shall remain in effect for a period of one (1) year after the completion and acceptance of the work. During that time, if the Principal or the Principal's, his or its heirs, executors, administrators, successors or assigns, fails to make full, complete and satisfactory repair and replacement or totally protect the City from any loss or damage made evident during that year which results from or is caused by either defective materials or faulty workmanship in the prosecution of the work, then the obligation shall remain in full force and effect. However, anything in this paragraph to the contrary notwithstanding, the obligation of the Surety shall continue so long as any obligation of the Principal remains.

As a 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 of Beaumont in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The surety hereby stipulates and agrees that no change, extension of time, alteration of addition to the terms of the agreement or to the work to be performed there under or the specifications accompanying the same shall in anywise affect its obligations of 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. The surety waives all rights of subrogation against the City or any person employed by the City.

SIGNED AND SEALED THIS 1st DAY OF May 2020.

(Seal)

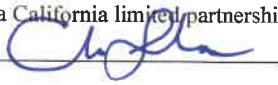
(Seal)

SURETY

By: 

Heather Valtier, Attorney-in-Fact

PRINCIPAL

Woodside 05S, LP
By: WDS, GP, Inc. a California limited partnership
By: Its General Partner 

CHRISTOPHER STANICK, Assistant Secretary

(Name)

(Name)

(Address)

(Title)

(Address)

By:

(Name)

(Title)

(Address)

ALL SIGNATURES MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC

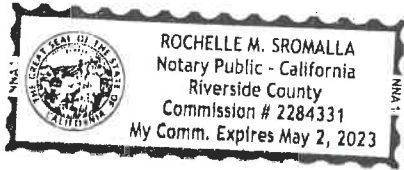
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 May 27, 2020 before me, Rochelle M. Sromalla, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Christopher Stanicek
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 Rochelle M. Sromalla
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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 of Conservator
- Other: _____

Signer is Representing: _____

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian of Conservator
- Other: _____

Signer is Representing: _____

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 HEATHER VALTIER, DANA L. DOWERS, SANDRA SIKORA, ROBERT RANALLO, MICHAEL J. PERRY AND PAUL A. BLAND OF THE D.L.D. COMPANY DBA D.L.D. INSURANCE BROKERS INC., its true and lawful Attorney-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.

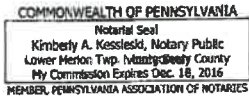
IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 10TH DAY OF JUNE 2013.



(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, Edward Sayago, Corporate 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 on this 10th day of June 2013 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 15th day of May, 20 20.



Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

CALIFORNIA 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 _____ before me, Megan Elizabeth Graham, Notary Public,
(Here insert name and title of the officer)
personally appeared Heather M. Valtier,

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten Signature]
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- 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

DESCRIPTION OF THE ATTACHED DOCUMENT

Maintenance Bond
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 3 Document Date 5/1/2020

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

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