

EXHIBIT "A"

Bond No. 4423509
Premium: \$10,916.00 - 2 yr term

PERFORMANCE BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and Beaumont RV & Self Storage LLC (hereinafter designated as "Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated April 30, 2020, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 18-M-002, which is hereby incorporated herein and made a part hereof; and

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

NOW, THEREFORE, we, the Principal and SureTec Insurance Company, as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of Five Hundred Twenty Seven Thousand Seven Hundred dollars (\$ 527,700.00) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

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

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

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

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on May 7, 2020 .

PRINCIPAL:

SURETY:

Beaumont RV & Self Storage LLC

SureTec Insurance Company

By Kirk Steward

By Susan C. Monteon

Title OWNER

Title Susan C. Monteon
Attorney-in-Fact

CALIFORNIA ALL-PURPOSE 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 Riverside }

On May 7, 2020 before me, Janelle L. Tuominen, Notary Public,
Date Insert Name of Notary exactly as it appears on the official seal

personally appeared Susan C. Monteon
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 Janelle L. Tuominen
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of the form to another 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: _____

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

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer is Representing:

Signer's Name: _____

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

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer is Representing:

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

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

Susan C. Monteon, Janelle L. Tuominen

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

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

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

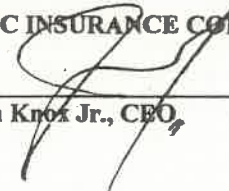
Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company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

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

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

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its CEO, and its corporate seal to be hereto affixed this 17th day of May, A.D. 2019.

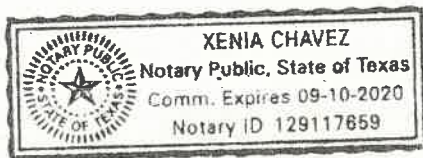
SURETEC INSURANCE COMPANY

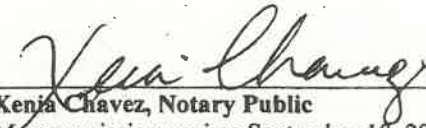
By: 
John Knox Jr., CEO



State of Texas ss:
County of Harris

On this 17th day of May, A.D. 2019 before me personally came John Knox Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is CEO of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.




Xenia Chavez, Notary Public
My commission expires September 10, 2020

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

Given under my hand and the seal of said Company at Houston, Texas this 7th day of May, 2020, A.D.


M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:30 am and 5:00 pm CST.

EXHIBIT "B"

PAYMENT BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and Beaumont RV & Self Storage LLC (hereafter designated as "the Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated April 30, 2020, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 18-M-002, 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 Five Hundred Twenty Seven Thousand Seven Hundred dollars (\$527,700.00), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

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

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

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

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on May 7, 2020.

PRINCIPAL:

SURETY:

Beaumont RV & Self Storage LLC

SureTec Insurance Company

By

Kirk Howard

By

Susan C. Monteon

Title

owner

Title

Susan C. Monteon
Attorney-in-Fact

CALIFORNIA ALL-PURPOSE 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 Riverside }

On May 7, 2020 before me, Janelle L. Tuominen, Notary Public,
Date Insert Name of Notary exactly as it appears on the official seal

personally appeared Susan C. Monteon
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 Janelle L. Tuominen
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of the form to another 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: _____

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

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer is Representing:

Signer's Name: _____

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

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer is Representing:

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

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

Susan C. Monteon, Janelle L. Tuominen

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

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

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


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

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

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

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its CEO, and its corporate seal to be hereto affixed this 17th day of May, A.D. 2019.

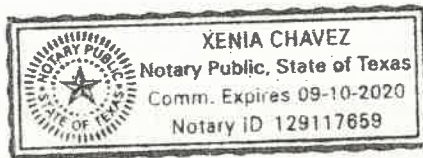
SURETEC INSURANCE COMPANY

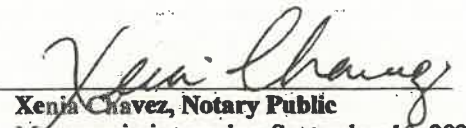
By: 
John Knox Jr., CEO



State of Texas ss:
County of Harris

On this 17th day of May, A.D. 2019 before me personally came John Knox Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas; that he is CEO of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.




Xenia Chavez, Notary Public
My commission expires September 10, 2020

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

Given under my hand and the seal of said Company at Houston, Texas this 7th day of May, 2020, A.D.


M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:30 am and 5:00 pm CST.

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

THIS SECURITY AGREEMENT is made by and between CITY OF BEAUMONT ("CITY") and BEAUMONT ENVIRONMENTAL STORAGE & ACQUISITION LLC 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 # 18-11202 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

By Kirk M Howard

April 30, 2020
Date

Title: OWNER

Address: 1648 Woodlands Rd
BEAUMONT CA 92223

EXHIBIT "A"

PERFORMANCE BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and Beaumont RO & Self Storage LLC hereinafter designated as "Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated APRIL 30, 2020 whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. LG-M002 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 _____, as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of _____ dollars (\$ _____) 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 _____, 20____.

PRINCIPAL:

SURETY:

Beaumont RO & Self Storage LLC

By Kirk G Howard

By _____

Title Owner- Managing Member of LLC

Title _____

EXHIBIT "B"

PAYMENT BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and BEAUMONT RD & SELF STORAGE LLC (hereafter designated as "the Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated April 30, 2020, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 18-M002, 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 _____ dollars (\$ _____), 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 _____, 20____.

PRINCIPAL:

BEAUMONT RD & SELF STORAGE LLC

By Keith A Howard

Title OWNER- Managing member LLC

SURETY:

By _____

Title _____

BASIS OF COORDINATES AND BEARINGS:

CENTER LINE OF 1ST STREET BEING N89°59'39"E PER RS 150/19 AND 130/32.

BENCHMARK:

THIS MARK IS LOCATED AT BEAUMONT, ABOUT 70 YARDS NORTHEAST OF THE NORTHEAST CORNER OF THE SOUTHERN PACIFIC CO. RAILROAD STATION, ABOUT 170 YARDS NORTHWESTERLY OF CALIFORNIA STREET, ON THE SOUTHERLY SIDE OF THE NEW U.S. HIGHWAY 60, 70, 99 BEING CONSTRUCTED THROUGH BEAUMONT, 21 FEET NORTHERLY OF THE CENTERLINE OF THE NEW FOURTH STREET, 2 FEET SOUTHEASTERLY FROM THE WESTERLY END OF THE WALL, 2.7 FEET BELOW THE TOP OF THE WALL, 2 INCHES ABOVE THE CURB, AND SET IN THE TOP OF A CONCRETE POST.

GENERAL NOTES

- 1. THIS PLAN SUPERSEDES ALL OTHER PLANS PREVIOUSLY APPROVED BY THE CITY OF BEAUMONT REGARDING IMPROVEMENTS SHOWN ON THIS SET OF PLANS.
2. APPROVAL OF THIS PLAN DOES NOT LESSEN OR WAIVE ANY PORTION OF THE BEAUMONT MUNICIPAL CODE, RESOLUTION OF CONDITIONAL APPROVAL, CITY STANDARDS OR OTHER ADDITIONAL DOCUMENTS LISTED HEREIN AS THEY MAY PERTAIN TO THIS PROJECT. THE ENGINEER IN RESPONSIBLE CHARGE SHALL REVISE THESE PLANS WHEN NON-COMFORMANCE IS DISCOVERED.
3. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER OR ENGINEER-OF-WORK FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS AND OMISSIONS DISCOVERED DURING CONSTRUCTION. ALL PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
4. A RIGHT-OF-WAY PERMIT FROM THE BUILDING & SAFETY DEPARTMENT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. PRIOR TO PERMIT ISSUANCE, A CERTIFICATE OF INSURANCE MUST BE FILED NAMING THE CITY OF BEAUMONT AS AN ADDITIONAL INSURED ON THE PERMITTEE'S POLICY IN THE MINIMUM AMOUNT OF \$1,000,000.00 FOR EACH OCCURRENCE OF LIABILITY. THE INSURANCE COMPANY WRITING THE POLICY MUST HAVE A RATING OF "A-" OR BETTER AND A SIZE CATEGORY OF CLASS VII OR BETTER AS ESTABLISHED BY "BEST'S" KEY RATING GUIDE.
5. NO WORK SHALL BE COMMENCED UNTIL ALL PERMITS HAVE BEEN OBTAINED FROM THE CITY AND OTHER APPROPRIATE AGENCIES.
6. REVISION OF THESE PLANS MAY BE REQUIRED IF THE PROPOSED IMPROVEMENTS ARE NOT CONSTRUCTED PRIOR TO THE DEADLINE DATE OF THE IMPROVEMENT AGREEMENT. NO REVISIONS WILL BE MADE TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER, NOTED WITHIN THE REVISION BLOCK, ON THE APPROPRIATE SHEET OF THE PLANS AND TITLE SHEET.
7. ORIGINAL DRAWINGS SHALL BECOME THE PROPERTY OF THE CITY UPON BEING SIGNED BY THE CITY ENGINEER.
8. THE ORIGINAL DRAWING SHALL BE REVISED TO REFLECT AS-BUILT CONDITIONS BY THE ENGINEER-OF-WORK PRIOR TO FINAL ACCEPTANCE OF THE WORK BY THE CITY.
9. ACCESS FOR FIRE AND OTHER EMERGENCY VEHICLES SHALL BE MAINTAINED TO THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
10. WHERE TRENCHES ARE WITHIN CITY EASEMENTS, A SOILS REPORT COMPRISED OF:
A. SUMMARY SHEET
B. LABORATORY WORK SHEETS
C. COMPACTION CURVES, SHALL BE SUBMITTED BY A PROFESSIONAL ENGINEER OF THE STATE OF CALIFORNIA, PRINCIPALLY DOING BUSINESS IN THE FIELD OF APPLIED SOILS MECHANICS. THE SOILS REPORT WILL BE SUBMITTED TO THE CITY ENGINEERING INSPECTOR WITHIN TWO WORKING DAYS OF COMPLETION OF FIELD TESTS. THE WRITTEN FIELD COMPACTION REPORT(S) SHALL BE IMMEDIATELY SUBMITTED TO THE CITY ENGINEERING INSPECTOR UPON COMPLETION OF THE FIELD TESTS.
11. A PRECONSTRUCTION MEETING SHALL BE HELD AT THE SITE PRIOR TO THE BEGINNING OF WORK AND SHALL BE ATTENDED BY ALL REPRESENTATIVES RESPONSIBLE FOR CONSTRUCTION, INSPECTION, SUPERVISION, TESTING AND ALL OTHER ASPECTS OF THE WORK. THE CONTRACTOR SHALL SCHEDULE THE MEETING BY CALLING THE INSPECTION LINE AT (951) 572-3224 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING CONSTRUCTION. APPROVED DRAWINGS MUST BE AVAILABLE PRIOR TO SCHEDULING.
12. ALL INSPECTION REQUESTS OTHER THAN FOR THE PRECONSTRUCTION MEETING WILL BE MADE BY CALLING THE BUILDING AND SAFETY INSPECTION REQUEST LINE AT (951) 572-3224. INSPECTION REQUESTS MUST BE RECEIVED PRIOR TO 2:00 P.M. ON THE DAY BEFORE THE INSPECTION IS NEEDED. INSPECTIONS WILL BE MADE THE NEXT WORK DAY UNLESS YOU REQUEST OTHERWISE. REQUESTS MADE AFTER 2:00 P.M. WILL BE SCHEDULED FOR TWO FULL WORK DAYS LATER.
13. THE OWNER AND/OR APPLICANT THROUGH THE DEVELOPER AND/OR CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
14. THE CONTRACTOR SHALL CONFORM TO LABOR CODE SECTION 6705 BY SUBMITTING A DETAIL PLAN TO THE CITY ENGINEER AND/OR CONCERNED AGENCY SHOWING THE DESIGN OF SHORING, BRACING SLOPE OR OTHER PROVISIONS TO BE MADE OF WORKER PROTECTION FROM THE HAZARD OF CAVING GROUND DURING THE EXCAVATION OF SUCH TRENCH OR TRENCHES OR DURING THE PIPE INSTALLATION THEREIN. THIS PLAN MUST BE PREPARED FOR ALL TRENCHES FIVE FEET (5') OR MORE IN DEPTH AND APPROVED BY THE CITY ENGINEER AND/OR CONCERNED AGENCY PRIOR TO EXCAVATION. IF THE PLAN VARIES FROM THE SHORING SYSTEM STANDARDS ESTABLISHED BY THE CONSTRUCTION SAFETY ORDERS, TITLE 8 CALIFORNIA ADMINISTRATIVE CODE, THE PLAN SHALL BE PREPARED BY A REGISTERED ENGINEER AT THE CONTRACTORS EXPENSE. A COPY OF THE OSHA EXCAVATION PERMIT MUST BE SUBMITTED TO THE INSPECTOR PRIOR TO EXCAVATION.
15. IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED WITHIN ANY WORK ZONE DURING CONSTRUCTION, OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER. OPERATIONS WILL NOT RESTART UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.

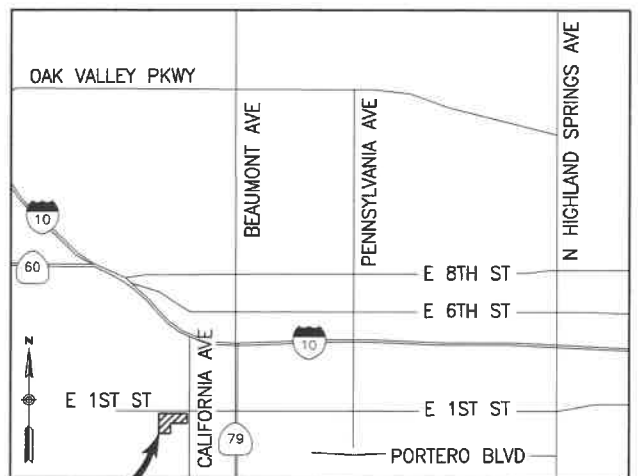
**CITY OF BEAUMONT, CALIFORNIA
IMPROVEMENT PLANS FOR
BEAUMONT RV & SELF STORAGE**

GENERAL NOTES (CONTINUED)

- 17. ALL OPERATIONS CONDUCTED ON THE SITE OR ADJACENT THERETO SHALL ADHERE TO THE NOISE ORDINANCE SET FORTH BY THE CITY MUNICIPAL CODE. ALL OPERATIONS SHALL BE LIMITED BY THE NOISE ORDINANCE TO THE LEVEL OF DECIBELS SPECIFIED FOR THE AREA AND TIME PERIOD. CONSTRUCTION ACTIVITIES WILL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY MONDAY THROUGH FRIDAY, UNLESS OTHERWISE PERMITTED.
18. ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL TWO FULL WORKING DAYS PRIOR TO BEGINNING OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEBRIS OR DAMAGE OCCURRING ALONG THE HAUL ROUTE OR ADJACENT STREETS AS A RESULT OF THE GRADING OPERATION.
19. NO BLASTING SHALL BE COMMENCED WITHOUT A CITY ENGINEER APPROVED BLASTING PROGRAM AND BLASTING PERMIT.
20. THE EXISTENCE AND LOCATION OF UTILITY STRUCTURES AND FACILITIES SHOWN ON THE CONSTRUCTION PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. ATTENTION IS CALLED TO THE POSSIBLE EXISTENCE OF OTHER UTILITY FACILITIES OR STRUCTURES NOT SHOWN OR IN A LOCATION DIFFERENT FROM THAT SHOWN ON THE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN ON THE PLANS AND ANY OTHER EXISTING FACILITIES OR STRUCTURES NOT SHOWN.
21. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES (ABOVEGROUND AND UNDERGROUND) WITHIN THE PROJECT SITE SUFFICIENTLY AHEAD OF THE CONSTRUCTION TO PERMIT THE REVISIONS OF THE CONSTRUCTION PLANS IF IT IS FOUND THAT THE ACTUAL LOCATIONS ARE IN CONFLICT WITH THE PROPOSED WORK.
22. THE CONTRACTOR SHALL NOTIFY AFFECTED UTILITY COMPANIES (SEE BELOW) AT LEAST TWO FULL WORKING DAYS PRIOR TO STARTING CONSTRUCTION NEAR THEIR FACILITIES AND SHALL COORDINATE WORK WITH A COMPANY REPRESENTATIVE.
UNDERGROUND SERVICE ALERT (800) 422-4133
SOUTHERN CALIFORNIA EDISON (800) 409-2365
AT&T (800) 892-0123
TIME WARNER CABLE (760) 340-2225
COX COMMUNICATIONS (888) 423-3913
23. IN ACCORDANCE WITH THE CITY STORM WATER STANDARDS ALL STORM DRAIN INLETS CONSTRUCTED BY THIS PLAN SHALL INCLUDE "STENCILS" BE ADDED TO PROHIBIT WASTE DISCHARGE DOWNSTREAM. STENCILS SHALL BE ADDED TO THE SATISFACTION OF THE CITY ENGINEER.

SEWER NOTES

- 1. SEWER SYSTEM CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH EASTERN MUNICIPAL WATER DISTRICT (EMWD'S) STANDARDS AND SPECIFICATIONS.
2. GRAVITY SEWER PROFILE ELEVATIONS ARE TO FLOW LINE (CONDUIT INVERT).
3. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWINGS SB-53, SB-58, AND SB-61, AS APPLICABLE. SEWER MAINS MAY BE LAID THROUGH THE MANHOLES AND USED AS A FORM FOR THE INVERT.
4. MANHOLES OF DEPTHS LESS THAN FIVE FEET FROM FINISH STREET GRADE TO SEWER PIPE SHELVE ARE TO BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING SB-30.
5. ALL LATERALS SHALL HAVE AN ON-SITE CLEANOUT IN ACCORDANCE WITH STANDARD DRAWING SB-52. IN ADDITION, FOR LATERALS SERVING INDUSTRIAL AND/OR COMMERCIAL DEVELOPMENTS, THE REQUIREMENTS FOR SAMPLING AND/OR PRETREATMENT FACILITIES SHALL BE DETERMINED BY CONTRACTING THE BUILDING AND SAFETY DEPARTMENT.
6. MAINLINE CLEANOUTS, WHERE CALLED FOR ON THE PLANS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING SB-52.
7. PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION AND LOCATION. WHEN CONNECTING TO EXISTING MANHOLES AND INLET STUB OF PROPER SIZE EXISTS, NO ALTERATIONS SHALL BE MADE TO EXISTING MANHOLE BASE OR STUB EXCEPT AS SPECIFICALLY AUTHORIZED BY THE CITY INSPECTOR.
8. ALL SEWER INLETS AT THE MANHOLE SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
9. RECONSTRUCTION OF EXISTING MANHOLES SHALL BE SCHEDULED AT THE CONVENIENCE OF THE CITY AND SHALL BE COMPLETED WITHIN FIVE WORKING DAYS FOLLOWING ITS COMMENCEMENT.
10. SEWER LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SB-177. ALL LATERALS ARE TO BE 4" IN DIAMETER UNLESS OTHERWISE SHOWN ON PLANS. CONNECTIONS OF NEW LATERALS TO EXISTING SEWER ARE TO BE PER STANDARD DRAWING SB-176.
11. THE CONTRACTOR IS ADVISED THAT THE WORK ON THIS PROJECT MAY INVOLVE WORKING IN A CONFINED AIR SPACE. CONTRACTOR SHALL BE RESPONSIBLE FOR "CONFINED AIR SPACE" ARTICLE 10B, TITLE 8, CALIFORNIA ADMINISTRATIVE CODE.
12. WHERE GROUNDWATER IS ENCOUNTERED, ALL VCP PIPE SHALL BE TREATED FOR ABSORPTION RESISTANCE PER EMWD'S SPECIFICATIONS.
13. ALL PIPE ZONE BEDDING AND TRENCH BACKFILL ARE TO BE PER STANDARD DRAWING SB-157, SB-158, AND SB-159.



PROJECT LOCATION

VICINITY MAP

OWNER/APPLICANT: BEAUMONT SELF STORAGE, INC. 190 E. 1ST STREET BEAUMONT, CA 92223 PHONE: (951) 759-7700 CONTACT: DR. KIRK HOWARD

ASSESSOR'S PARCEL NO. 417-180-013 AND 417-180-014 SITE ADDRESS: 190 E. 1ST STREET BEAUMONT, CA 92223

ARCHITECT:

JORDAN ARCHITECTS, INC. 131 CALLE IGLESIA, SUITE 100 SAN CLEMENTE, CA 92672 PHONE: (949) 388-8090 CONTACT: EDWARD CURBELO

SURVEYOR:

RICK ENGINEERING COMPANY 1770 IOWA AVE #100 RIVERSIDE, CA 92507 PHONE: (951) 782-0707 CONTACT: MATTHEW REINER

CIVIL ENGINEER:

RICK ENGINEERING COMPANY 1160 MARSH STREET, SUITE 150 SAN LUIS OBISPO, CA 93401 PHONE: (805) 544-0707 CONTACT: TRAVIS KOCH P.E.

GEOTECHNICAL ENGINEER:

LGC GEOTECHNICAL, INC. 131 CALLE IGLESIA, SUITE 200 SAN CLEMENTE, CA 92672 PHONE: (949) 388-6141 CONTACT: KEVIN COLSON

LANDSCAPE ARCHITECT:

DMLA 34032 ALCAZAR DRIVE DANA POINT, CA 92629 PHONE: (949) 388-3369 CONTACT: DAVID MIERTSCHIN

LEGAL DESCRIPTION:

FIRST AMERICAN TITLE COMPANY REAL PROPERTY IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE NORTH 3.52 ACRES OF LOT 1 BLOCK 169 CITY OF BEAUMONT AS SHOWN BY AMENDED MAP RECORDED IN BOOK 6 PAGE 16 AND 17 OF MAPS, RECORDS OF RIVERSIDE COUNTY. APN: 417-180-014-8 AND LAWYERS TITLE COMPANY ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOT 2 IN BLOCK 169 OF THE AMENDED MAP OF THE TOWN OF BEAUMONT, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 6, PAGES 16 AND 17, OF MAPS, SAN BERNARDINO COUNTY RECORDS, IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY. ASSESSOR'S PARCEL NUMBER: 417-180-013-5

PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S)

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

NOTE

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

"DECLARATION OF RESPONSIBLE CHARGE"

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

FIRM: RICK ENGINEERING ADDRESS: 1160 MARSH ST. STE 150 CITY, ST.: SAN LUIS OBISPO, CA 93401 TELEPHONE: 805-544-0707 BY: THOMAS MARTIN, RCE 64222 DATE: 2/28/2020 (NAME OF ENGINEER & RCE)

WORK TO BE DONE

THE IMPROVEMENT WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS, CURRENT AT THE TIME OF CONSTRUCTION, AS DIRECTED BY THE CITY ENGINEER.

- 1. BEAUMONT MUNICIPAL CODE.
2. FOR STREETS: RIVERSIDE COUNTY ORDINANCE NO. 461. FLOOD CONTROL FACILITIES: THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT'S STANDARDS FOR FLOOD CONTROL FACILITIES. SANITARY SEWER FACILITIES: THE EASTERN MUNICIPAL WATER DISTRICT'S STANDARDS FOR SANITARY SEWER FACILITIES. ALL OTHER PUBLIC WORKS: THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK).
3. THIS SET OF PLANS.
4. PRELIMINARY GEOTECHNICAL EVALUATION FOR PROPOSED BEAUMONT RV STORAGE, BEAUMONT, CA, PREPARED BY LGC GEOTECHNICAL, INC., DATED SEPTEMBER 13, 2017 (PROJECT # 17117-01).
5. GEOTECHNICAL ADDENDUM REPORT (EARTHWORK REMOVALS ADJACENT TO PROPERTY LINES), PROPOSED BEAUMONT RV STORAGE, BEAUMONT, CA, PREPARED BY LGC GEOTECHNICAL, INC., DATED NOVEMBER 22, 2019 (PROJECT # 17117-01).
6. CALTRANS STANDARD PLANS 2018

ALL STANDARD DRAWINGS ARE COUNTY OF RIVERSIDE ROAD IMPROVEMENT STANDARDS & SPECIFICATIONS UNLESS NOTED OTHERWISE: * RCP&WCD STANDARD MANUAL ** EAWD SEWER STANDARD DRAWINGS *** STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

STREET NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA AND RELOCATION COSTS OF ALL EXISTING UTILITIES. THIS INCLUDES UNDERGROUNDING OF EXISTING OVERHEAD LINES ALONG THE PROJECT FRONTAGE AS REQUIRED BY THE CONDITIONS OF APPROVAL. PERMITTEE MUST INFORM CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION AT (951) 769-8520.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, GREENBOOK, LATEST EDITION AND THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, "LATEST EDITION," COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS.
3. ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET SECTION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS AND STORM DRAIN.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED WITH APPROVED STREET PLAN FOR REVIEW TO THE PERMITS SECTION OR INSPECTION SECTION (FOR MAP CASES) PRIOR TO OBTAINING AN ENCROACHMENT PERMIT.
5. ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THESE PRIVATE FACILITIES ARE IMPLIED OR INTENDED BY CITY OF BEAUMONT PUBLIC WORKS DEPT.
6. THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO R.C.T.D. STANDARD NO. 816.
7. ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS SHALL BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE R.C.T.D. STANDARD NO. 401 IF EXPANSIVE SOILS ARE ENCOUNTERED.
8. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461. IF CONSTRUCTION CENTERLINE DIFFERS, PROVIDE A TIE TO EXISTING CENTERLINE OF RIGHT-OF-WAY. PRIOR TO ROAD CONSTRUCTION, SURVEY MONUMENTS INCLUDING CENTERLINE MONUMENTS, THE POINTS, PROPERTY CORNERS AND BENCH MARKS SHALL BE REFERENCED OUT AND CORNER RECORDS FILED WITH THE COUNTY SURVEYOR PURSUANT TO SECTION 8771 OF THE BUSINESS & PROFESSIONAL CODE. SURVEY POINTS DESTROYED DURING CONSTRUCTION SHALL BE RESET, AND A SECOND CORNER RECORD FILED FOR THOSE POINTS PRIOR TO COMPLETION AND ACCEPTANCE OF THE IMPROVEMENTS.
9. ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTIONS 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
10. PRIME COAT IS REQUIRED PRIOR TO PAVING ALL GRADES IN EXCESS OF TEN PERCENT.
11. CONSTRUCTION PROJECTS DISTURBING MORE THAN ONE ACRE MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT) OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB), PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
13. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO APPLY TO THE RIVERSIDE COUNTY FLOOD CONTROL (RCFC) FOR PERMITS WHEN ANY STORM DRAIN PIPE NEEDS TO BE CONNECTED WITH A RCFC FACILITY AND ADD PERMITEE # ON THE PLAN.
14. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN STATE RIGHT-OF-WAY.
15. CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO COUNTY STANDARDS NO. 206 AND/OR 207, AS DIRECTED IN THE FIELD.
16. STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN PER CITY OF BEAUMONT'S APPROVED STREET LIGHTING SPECIFICATIONS.
17. FOR ALL DRIVEWAY RECONSTRUCTION BEYOND RIGHT-OF-WAY, PROOF OF DRIVEWAY OWNER NOTIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.
18. INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE 461 AND THE COMPREHENSIVE LANDSCAPING GUIDELINES (CHOOSE THREE SPECIES AND NAME THEM HERE).
19. THE DEVELOPER SHALL HAVE GEOTECHNICAL/SOILS ENGINEERING FIRM OBSERVE TRENCHING, BACKFILLING, & SOIL COMPACTION OF ALL UTILITY TRENCHES WITHIN ALL EASEMENTS & ROAD RIGHTS OF WAY. TWO SETS OF COMPACTION REPORTS CERTIFYING THAT WORKS WERE DONE IN CONFORMANCE TO STANDARDS & GEOTECHNICAL REPORT SHALL BE SUBMITTED AFTER EACH UTILITY TRENCH IS COMPLETED & CERTIFIED. COMPACTION REPORT MUST BE SUBMITTED TO THE DEPT. OF PUBLIC WORKS AT LEAST TWO WORKING DAYS BEFORE AGGREGATE BASE MATERIALS ARE PLACED ONSITE.

INDEX OF SHEETS

Table with 2 columns: SHEET # and TITLE. SHEET 1 - TITLE SHEET, SHEET 2 - NOTES, SHEET 3 - DETAILS, SHEET 4 - CONTROL PLAN & KEY MAP, SHEET 5-8 - STREET IMPROVEMENT PLANS, SHEET 9 - SECTIONS - 1ST STREET, SHEET 10 - SECTIONS - CALIFORNIA AVE, SHEET 11 - SIGNING & STRIPING PLAN, SHEET 12 - WATER AND SEWER PLAN, SHEET 13 - EROSION CONTROL PLAN

DIGALERT logo and text: Call 2 Working Days Before You Dig! 811

BENCHMARK: THIS MARK IS LOCATED AT BEAUMONT, ABOUT 70 YARDS NORTHEAST OF THE NORTHEAST CORNER OF THE SOUTHERN PACIFIC CO. RAILROAD STATION, ABOUT 170 YARDS NORTHWESTERLY OF CALIFORNIA STREET, ON THE SOUTHERLY SIDE OF THE NEW U.S. HIGHWAY 60, 70, 99 BEING CONSTRUCTED THROUGH BEAUMONT, 21 FEET NORTHERLY OF THE CENTERLINE OF THE NEW FOURTH STREET, 2 FEET SOUTHEASTERLY FROM THE WESTERLY END OF THE WALL, 2.7 FEET BELOW THE TOP OF THE WALL, 2 INCHES ABOVE THE CURB, AND SET IN THE TOP OF A CONCRETE POST. ELEV. 2573.72, NGVD 29

Table with 4 columns: BY, MARK, DESCRIPTION, APPR. DATE. Includes a signature for Thomas E. Martin, RCE, dated 3/6/19.

RICK logo and contact information: 1160 MARSH STREET - SUITE 150 SAN LUIS OBISPO, CA 93401 805.544.0707 (FAX) 805.544.2052

Professional Engineer Seal for Thomas E. Martin, No. 64222, State of California.

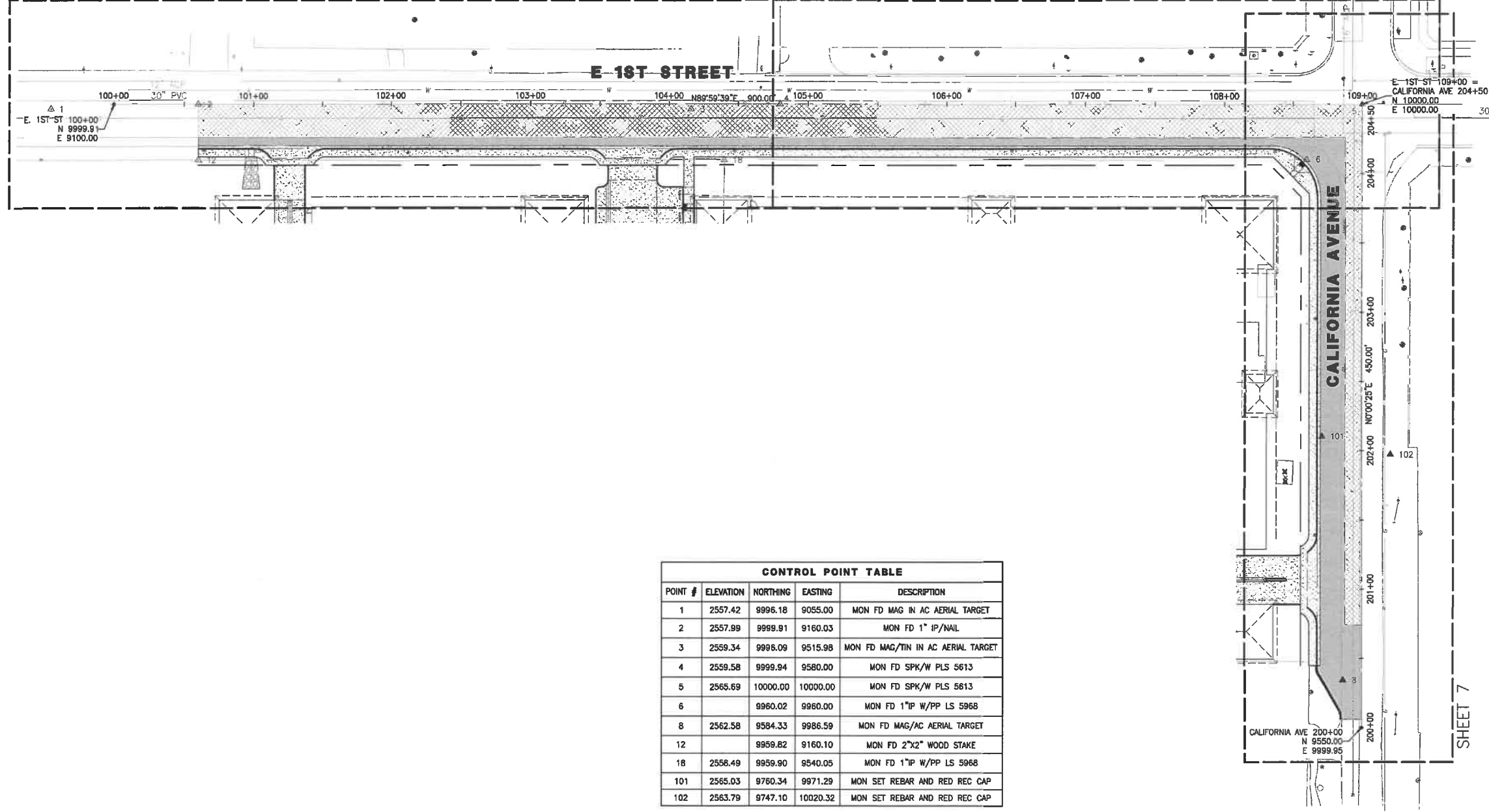
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Approval stamps and signatures: Reviewed By: [Signature], Date: 4/24/2020, Approved By: [Signature], Date: 05/01/20

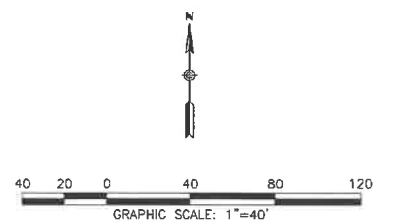
CITY OF BEAUMONT, CALIFORNIA SHEET 1 OF 13 SHEETS FILE NO. TITLE SHEET

SHEET 5

SHEET 6



| CONTROL POINT TABLE | | | | |
|---------------------|-----------|----------|----------|------------------------------------|
| POINT # | ELEVATION | NORTHING | EASTING | DESCRIPTION |
| 1 | 2557.42 | 9996.18 | 9055.00 | MON FD MAG IN AC AERIAL TARGET |
| 2 | 2557.99 | 9999.91 | 9160.03 | MON FD 1" IP/WAIL |
| 3 | 2559.34 | 9996.09 | 9515.98 | MON FD MAG/TIN IN AC AERIAL TARGET |
| 4 | 2559.58 | 9999.94 | 9580.00 | MON FD SPK/W PLS 5613 |
| 5 | 2565.69 | 10000.00 | 10000.00 | MON FD SPK/W PLS 5613 |
| 6 | | 9960.02 | 9960.00 | MON FD 1"IP W/PP LS 5968 |
| 8 | 2562.58 | 9584.33 | 9986.59 | MON FD MAG/AC AERIAL TARGET |
| 12 | | 9959.82 | 9160.10 | MON FD 2"x2" WOOD STAKE |
| 18 | 2558.49 | 9959.90 | 9540.05 | MON FD 1"IP W/PP LS 5968 |
| 101 | 2585.03 | 9760.34 | 9971.29 | MON SET REBAR AND RED REC CAP |
| 102 | 2563.79 | 9747.10 | 10020.32 | MON SET REBAR AND RED REC CAP |



C:\pwworking\GALERT\18115AC Beaumont.RVT - 2/26/2019 10:58:58 AM - 2/26/2019 10:58:58 AM

BENCHMARK:
THIS MARK IS LOCATED AT BEAUMONT, ABOUT 70 YARDS NORTHEAST OF THE NORTHEAST CORNER OF THE SOUTHERN PACIFIC CO. RAILROAD STATION, ABOUT 170 YARDS NORTHWESTERLY OF CALIFORNIA STREET, ON THE SOUTHERLY SIDE OF THE NEW U.S. HIGHWAY 90, 70' 89' BEING CONSTRUCTED THROUGH BEAUMONT, 21 FEET NORTHERLY OF THE CENTERLINE OF THE NEW FOURTH STREET, 2 FEET SOUTHEASTERLY FROM THE WESTERLY END OF THE WALL, 2.7 FEET BELOW THE TOP OF THE WALL, 2 INCHES ABOVE THE CURB, AND SET IN THE TOP OF A CONCRETE POST.
ELEV. 2573.72, NGVD 29

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

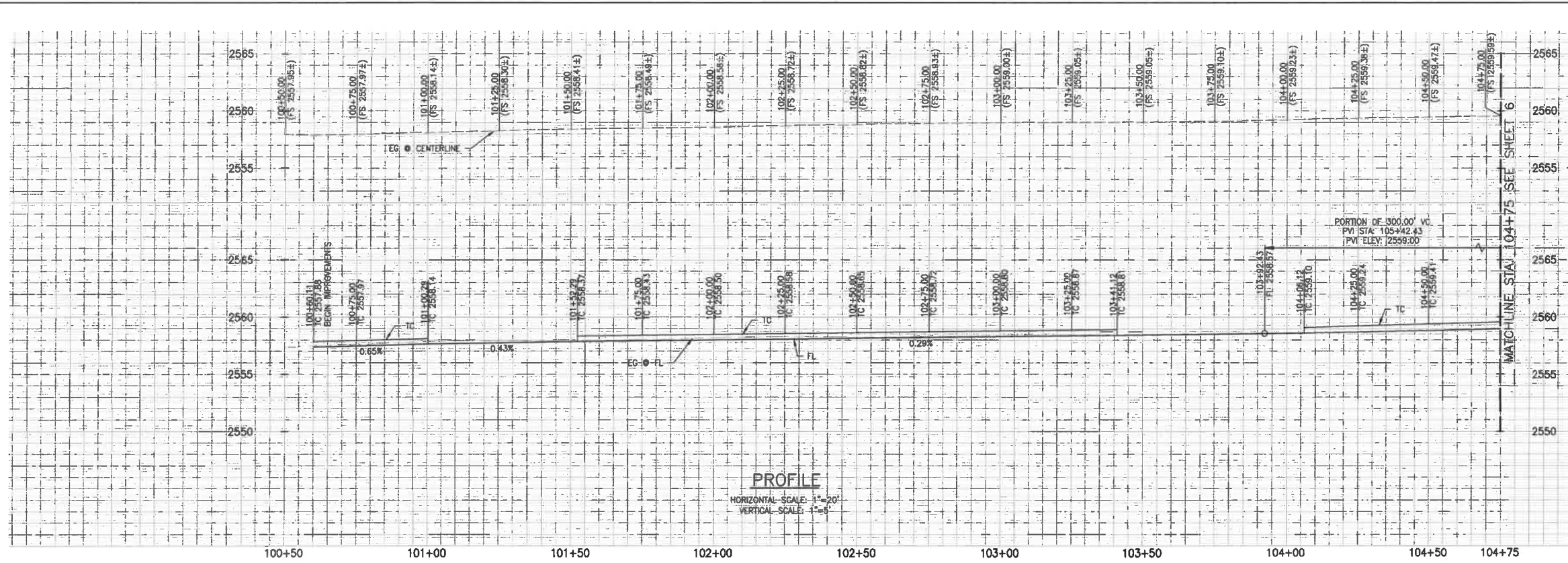
DESIGN BY: TK
DRAWN BY: CLF
CHECKED BY: TK
SCALE: 1" = 40'
DATE: 02/26/2019
JOB NUMBER: 18115AC



Reviewed By: *[Signature]* Date: 4/24/2020
Date: 4/24/2020
Approved By: *[Signature]* Date: 05/01/20
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

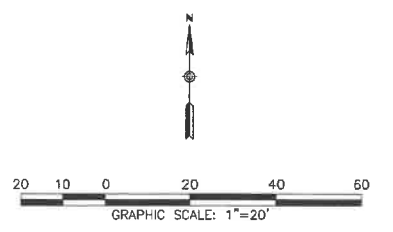
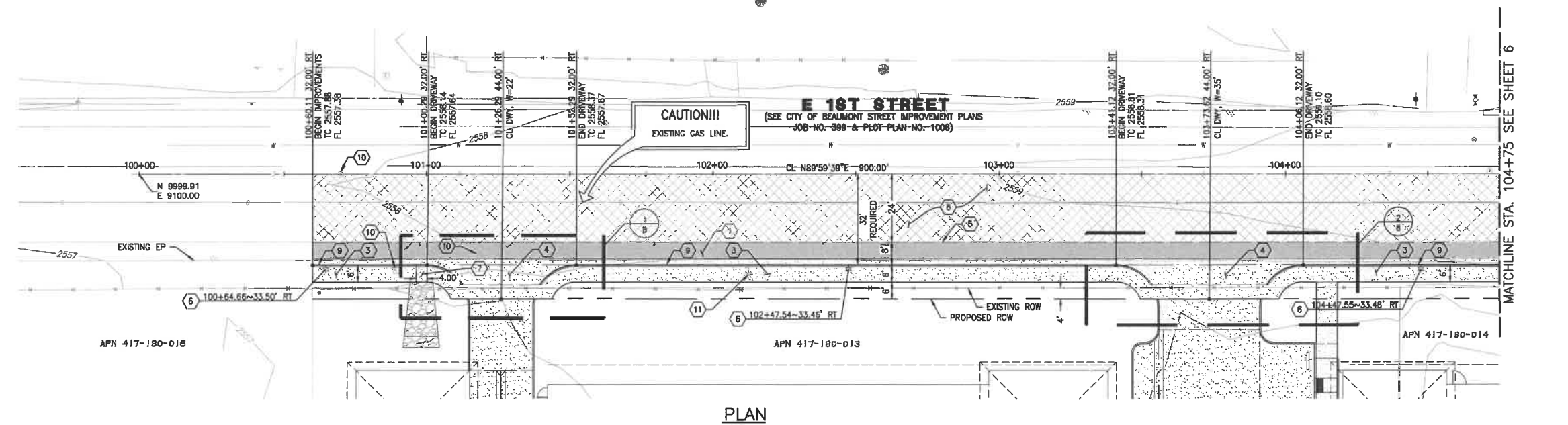
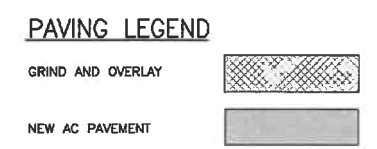
CITY OF BEAUMONT, CALIFORNIA
IMPROVEMENT PLANS FOR:
BEAUMONT RV & SELF STORAGE
CONTROL PLAN & KEY MAP

SHEET 4
OF 13 SHEETS
FILE NO:

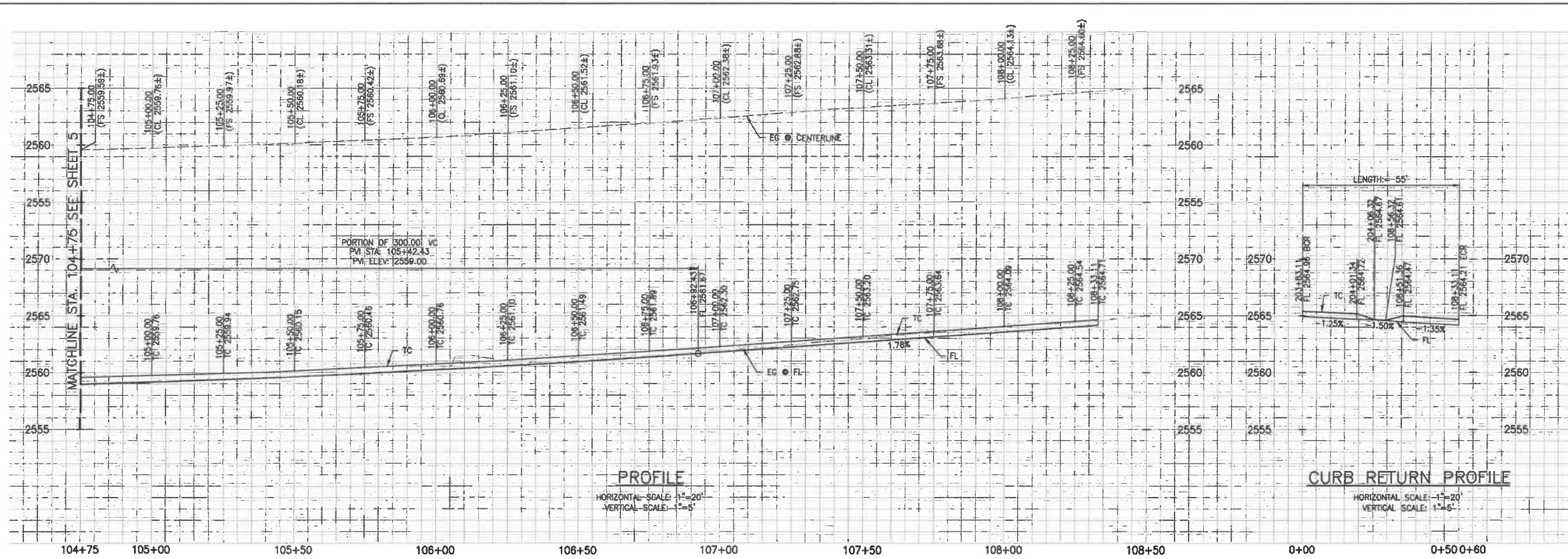


- CONSTRUCTION NOTES:**
- 1 CONSTRUCT 5.5" A.C. OVER 10.5" A.B.
 - 2 CURB RAMP PER CALTRANS STANDARD PLAN ABBA.
 - 3 SIDEWALK PER COUNTY OF RIVERSIDE STANDARD NO. 401.
 - 4 COMMERCIAL DRIVEWAY PER COUNTY OF RIVERSIDE STANDARD NO. 207A.
 - 5 SAWCUT EXISTING ASPHALT AT COMPETENT SECTION.
 - 6 STREET LIGHT PER COUNTY OF RIVERSIDE STANDARD NO. 1000. SEE APPROVED STREETLIGHT PLANS.
 - 7 MODIFIED FLAT OUTLET DRAINAGE STRUCTURE PER COUNTY OF RIVERSIDE STANDARD DETAIL NO. 303. MODIFY STRUCTURE TO BE INLET DRAINAGE STRUCTURE (4" MINIMUM WIDTH) WITH SLOPE AT 1" PER FOOT AWAY FROM STREET AND TOWARD ONSITE RIPRAP AND DRAINAGE INLET.
 - 8 GRIND AND OVERLAY 2" ON EXISTING ASPHALT
 - 9 CONSTRUCT 6" CURB AND GUTTER PER RIVERSIDE STD. NO 201
 - 10 ADJUST EXISTING UTILITY TO GRADE
 - 11 REMOVE EXISTING LIGHT POLE

- GENERAL NOTES:**
1. REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION AND OTHER DETAILS NOT SHOWN.
 2. REFER TO ONSITE IMPROVEMENT PLANS FOR IMPROVEMENTS BEYOND LIMITS OF RIGHT OF WAY SHOWN.

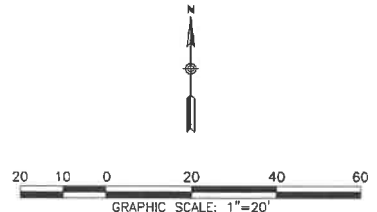
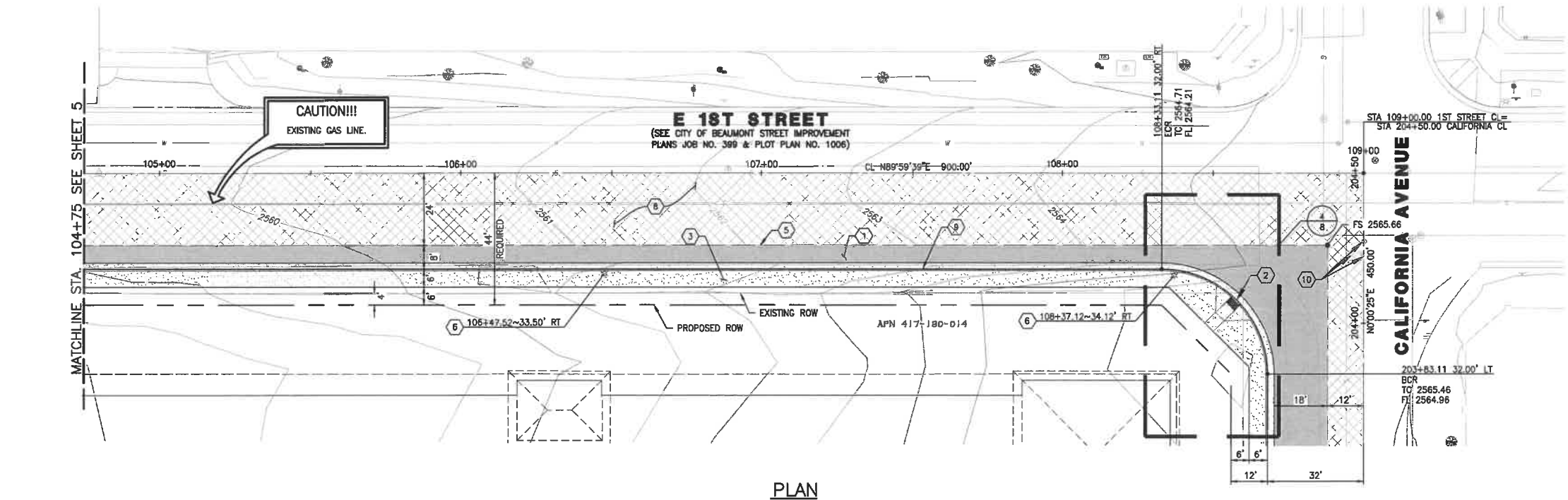


| | | | | | | | | | | |
|--|-----------|-------------|---|---|------------------|---|-----------------|--------------------------|---|--|
| <p>Call 2 Working Days Before You Dig! 811</p> | BENCHMARK | | <p>1160 MARSH STREET - SUITE 150 SAN LUIS OBISPO, CA 93401 805.544.0702 (FAX) 805.544.2052</p> | | DESIGN BY: TK | | Reviewed By: | Date: 4/24/2020 | CITY OF BEAUMONT, CALIFORNIA IMPROVEMENT PLANS FOR: BEAUMONT RV & SELF STORAGE | SHEET 5 OF 13 SHEETS FILE NO: |
| | BY MARK | DESCRIPTION | | | APPR. DATE | | CHECKED BY: CLF | Date: 4/24/2020 | | |
| ELEV. 0000.00, NGVD 29 | | REVISIONS | <p>64222 3/6/19 ENGINEER OF WORK R.C.E. DATE</p> | No. 64222 CIVIL REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA | DATE: 02/28/2019 | CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION | | STREET IMPROVEMENT PLANS | | |



- CONSTRUCTION NOTES:**
- 1 CONSTRUCT 5.5" A.C. OVER 10.5" A.B.
 - 2 CURB RAMP PER CALTRANS STANDARD PLAN ABBA.
 - 3 SIDEWALK PER COUNTY OF RIVERSIDE STANDARD NO. 401.
 - 4 COMMERCIAL DRIVEWAY PER COUNTY OF RIVERSIDE STANDARD NO. 207A.
 - 5 SAWCUT EXISTING ASPHALT AT COMPETENT SECTION.
 - 6 STREET LIGHT PER COUNTY OF RIVERSIDE STANDARD NO. 1000. SEE APPROVED STREETLIGHT PLANS.
 - 7 MODIFIED FLAT OUTLET DRAINAGE STRUCTURE PER COUNTY OF RIVERSIDE STANDARD DETAIL NO. 303. MODIFY STRUCTURE TO BE INLET DRAINAGE STRUCTURE (4' MINIMUM WIDTH) WITH SLOPE AT 1" PER FOOT AWAY FROM STREET AND TOWARD ONSITE RIPRAP AND DRAINAGE INLET.
 - 8 GRIND AND OVERLAY 2" ON EXISTING ASPHALT
 - 9 CONSTRUCT 6" CURB AND GUTTER PER RIVERSIDE STD. NO 201
 - 10 ADJUST EXISTING UTILITY TO GRADE

- GENERAL NOTES:**
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DIGALERT
Call 2 Working Days Before You Dig!
811

BENCHMARK:

| |
|------------------------|
| ELEV. 0000.00, NGVD 29 |
|------------------------|

| BY | MARK | DESCRIPTION | APPR. | DATE |
|----------|------|-------------|-------|------|
| ENGINEER | | REVISIONS | CITY | |

RICK
1160 MARSH STREET - SUITE 130
SAN LUIS CRISPO, CA 95401
805.544.0707
(FAX) 805.544.2052

Thomas E. Martin
64222 3/6/19
ENGINEER OF WORK
R.C.E. DATE

DESIGN BY: TK
DRAWN BY: CLF
CHECKED BY: TK
SCALE: 1" = 20'
DATE: 02/26/2019
JOB NUMBER: 18115AC

REGISTERED PROFESSIONAL ENGINEER
THOMAS E. MARTIN
No. 64222
CIVIL
STATE OF CALIFORNIA

BEAUMONT

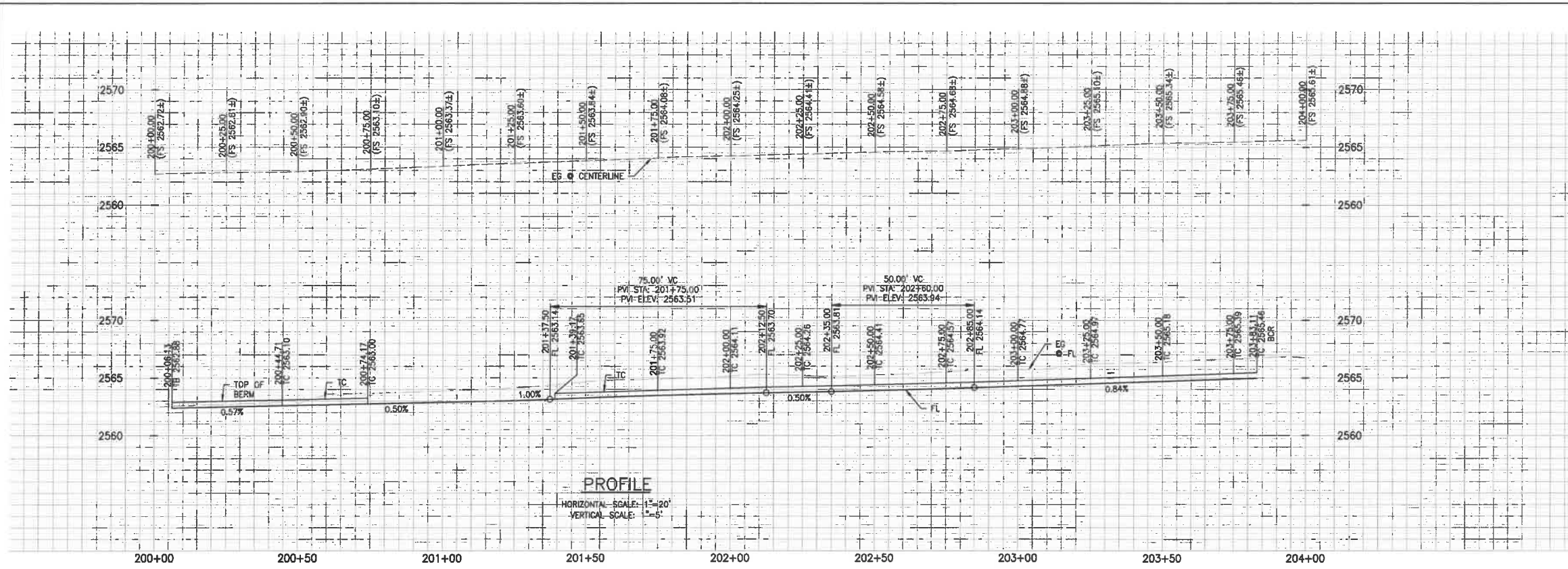
Reviewed By: *[Signature]* Date: 4/24/2020
Date: 4/24/2020
Approved By: *[Signature]* Date: 05/01/20

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
IMPROVEMENT PLANS FOR:
BEAUMONT RV & SELF STORAGE

STREET IMPROVEMENT PLANS

SHEET
6
OF 13 SHEETS
FILE NO:



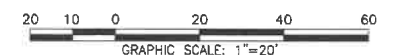
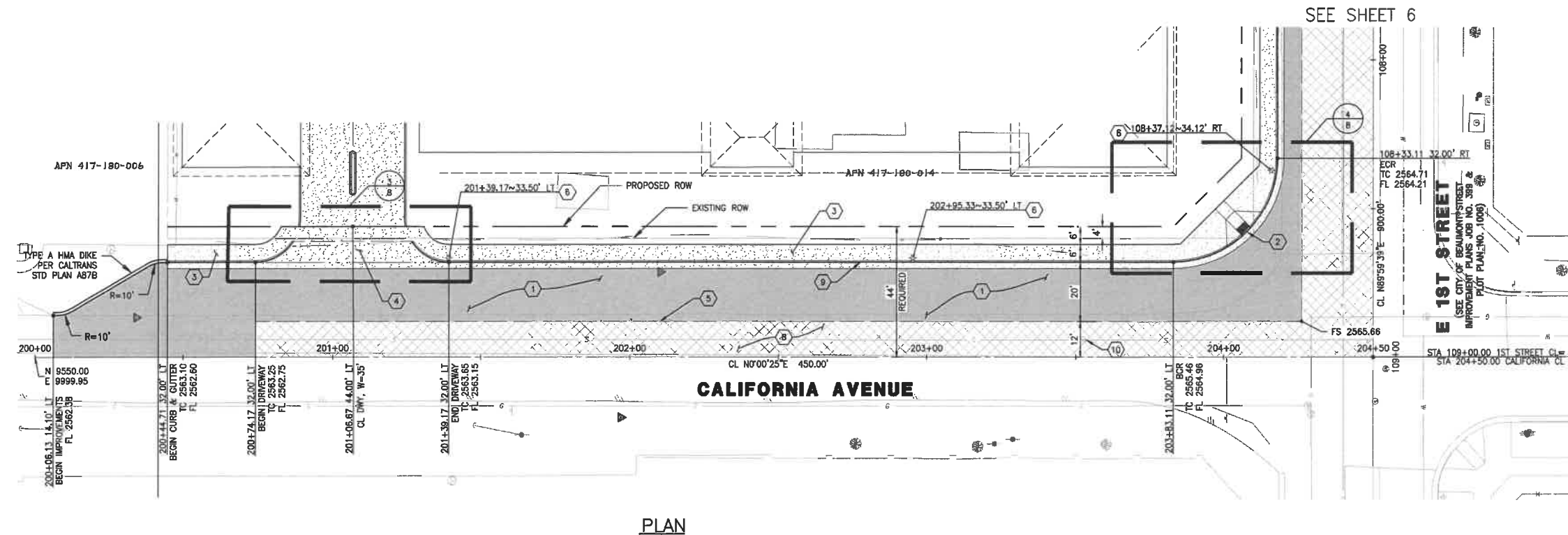
CONSTRUCTION NOTES:

- 1 CONSTRUCT 5.5" A.C. OVER 10.5" A.B.
- 2 CURB RAMP PER CALTRANS STANDARD PLAN AB8A.
- 3 SIDEWALK PER COUNTY OF RIVERSIDE STANDARD NO. 401.
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- 8 GRIND AND OVERLAY 2" ON EXISTING ASPHALT
- 9 CONSTRUCT 6" CURB AND GUTTER PER RIVERSIDE STD. NO 201
- 10 ADJUST EXISTING UTILITY TO GRADE
- 11 REMOVE EXISTING LIGHT POLE

GENERAL NOTES:

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2. REFER TO ONSITE IMPROVEMENT PLANS FOR IMPROVEMENTS BEYOND LIMITS OF RIGHT OF WAY SHOWN.

PAVING LEGEND



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DIGALERT
 Call 2 Working Days Before You Dig!
 811

| | |
|------------------------|--|
| BENCHMARK: | |
| ELEV. 0000.00, NGVD 29 | |

| BY | MARK | DESCRIPTION | APPR. | DATE |
|----|------|-------------|-------|------|
| | | | | |
| | | | | |

RICK ENGINEERING COMPANY
 1160 MARSH STREET - SUITE 150
 SAN JUAN CRISPO, CA 93401
 805.544.0707 (FAX) 805.544.2052

Thomas E. Martin
 64222 3/6/19
 ENGINEER OF WORK R.C.E. DATE

DESIGN BY: TK
 DRAWN BY: CLF
 CHECKED BY: TK
 SCALE: 1" = 20'
 DATE: 02/26/2019
 JOB NUMBER: 18115AC

REGISTERED PROFESSIONAL ENGINEER
 THOMAS E. MARTIN
 No. 64222
 CIVIL
 STATE OF CALIFORNIA

BEAUMONT

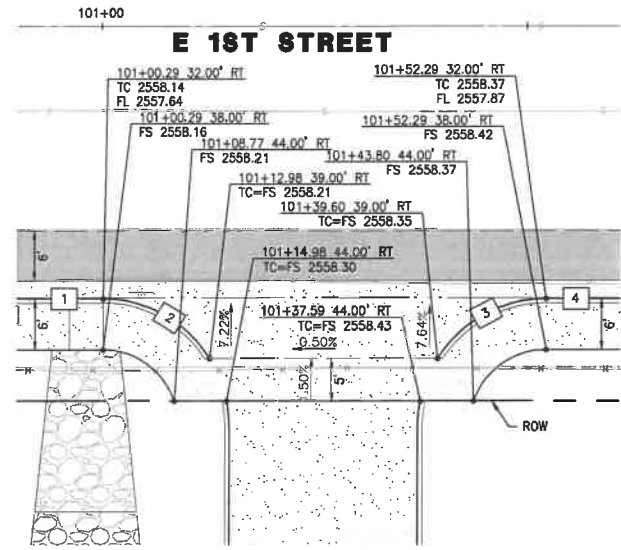
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 Approved By: *[Signature]* Date: 05/01/20

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

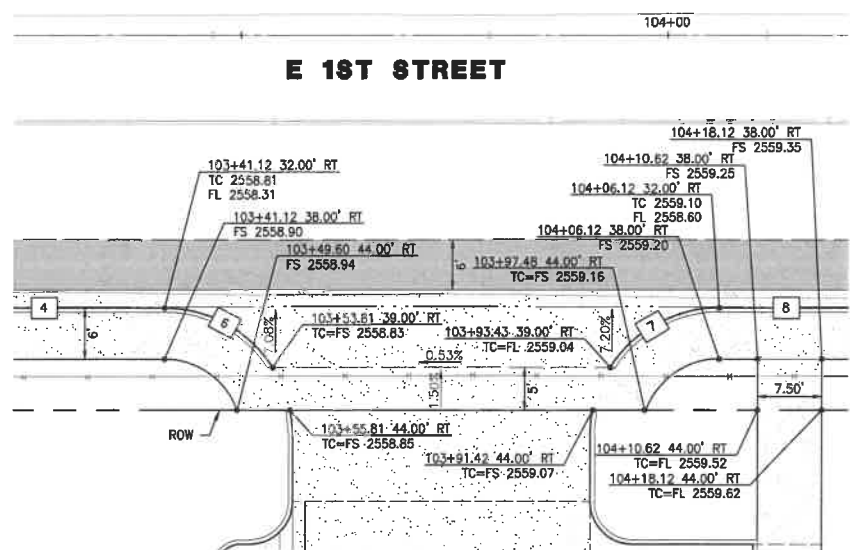
CITY OF BEAUMONT, CALIFORNIA
 IMPROVEMENT PLANS FOR:
 BEAUMONT RV & SELF STORAGE

STREET IMPROVEMENT PLANS

SHEET
 7
 OF 13 SHEETS
 FILE NO:



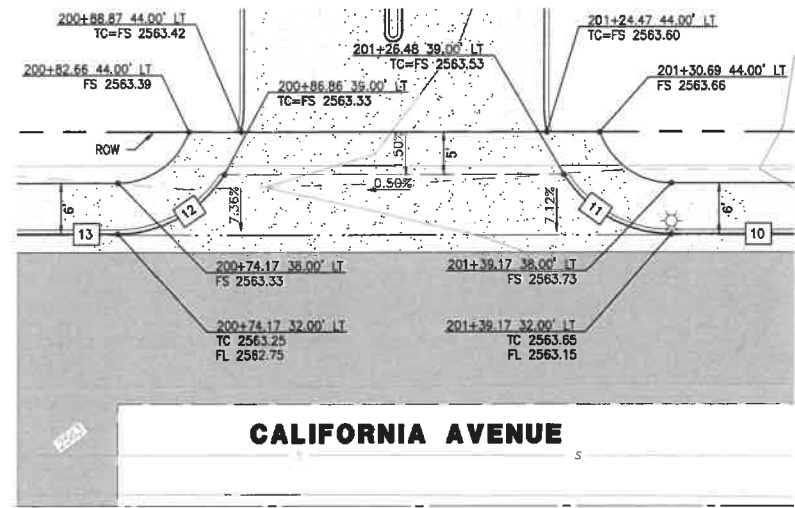
1 EMERGENCY ENTRANCE
SCALE 1"=10'
STA 101+26.29 CL DWY, W=22'



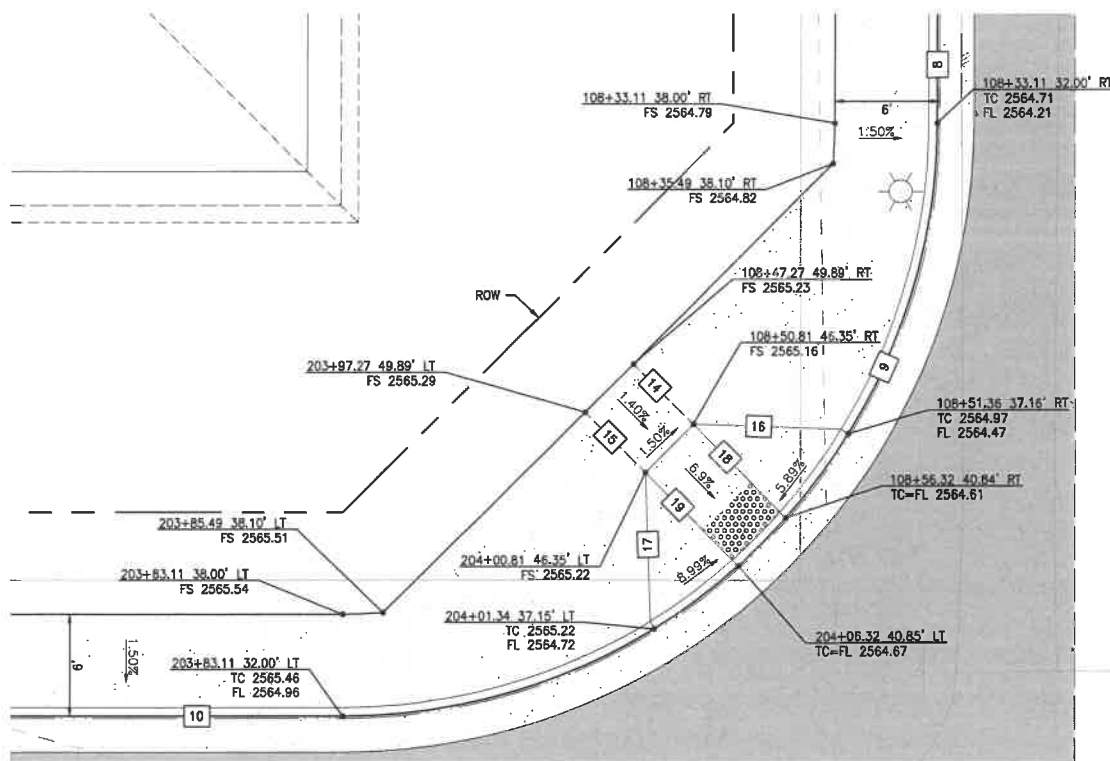
2 NORTH DRIVEWAY
SCALE 1"=10'
STA 103+73.62 CL DWY, W=35'

| LINE #/CURVE # | LENGTH | BEARING/DELTA | RADIUS |
|----------------|--------|---------------|--------|
| 1 | 40.18 | S89°59'39"W | |
| 2 | 15.12' | 057°46'09" | 15.00' |
| 3 | 15.12' | 057°46'09" | 15.00' |
| 4 | 188.83 | N89°59'39"E | |
| 6 | 15.12' | 057°46'09" | 15.00' |
| 7 | 15.12' | 057°46'09" | 15.00' |
| 8 | 426.99 | N89°59'39"E | |
| 9 | 54.79' | 090°00'46" | 34.88' |
| 10 | 243.94 | S0°00'25"W | |
| 11 | 15.12' | 057°46'09" | 15.00' |
| 12 | 15.12' | 057°46'09" | 15.00' |
| 13 | 29.46 | S0°00'25"W | |
| 14 | 5.00 | S45°00'02"W | |
| 15 | 5.00 | S45°00'02"W | |
| 16 | 8.78 | N1°52'14"E | |
| 17 | 8.78 | N88°07'49"E | |
| 18 | 7.92 | S45°00'02"W | |
| 19 | 7.92 | S45°00'02"W | |

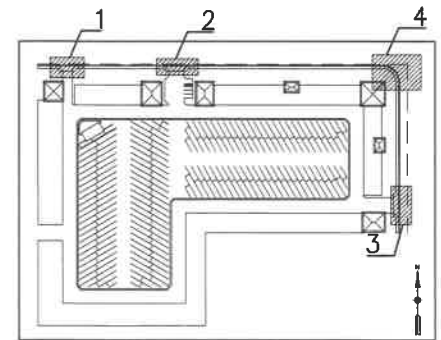
- GENERAL NOTES:**
- REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION AND OTHER DETAILS NOT SHOWN.
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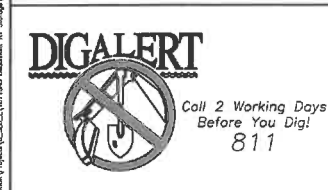
3 EAST ENTRANCE
SCALE 1"=10'
STA 201+06.67 CL DWY, W=35'



4 NORTHEAST CURB RAMP
SCALE 1"=5'



KEY MAP
NTS



BENCHMARK:

| |
|------------------------|
| ELEV. 0000.00, NGVD 29 |
|------------------------|

| BY | MARK | DESCRIPTION | APPR. | DATE |
|----------|------|-------------|-------|------|
| ENGINEER | | REVISIONS | CITY | |

RICK
1160 MARSH STREET - SUITE 150
SAN LUIS OBISPO, CA 93401
805.544.0707 (FAX) 805.544.2052

Thomas E. Martin 64222 3/6/19
ENGINEER OF WORK
R.C.E. DATE

DESIGN BY: TK
DRAWN BY: CLF
CHECKED BY: TK
SCALE: VARIES
DATE: 02/28/2019
JOB NUMBER: 18115AC

REGISTERED PROFESSIONAL ENGINEER
THOMAS E. MARTIN
No. 64222
CIVIL
STATE OF CALIFORNIA



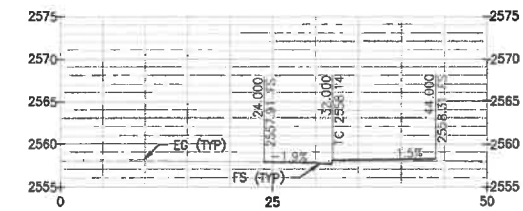
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Approved By: *[Signature]* Date: 05/01/20

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

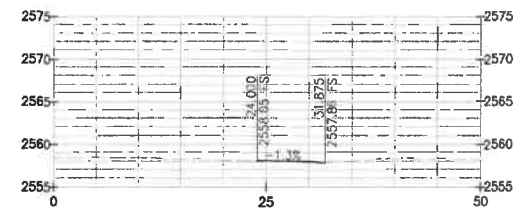
CITY OF BEAUMONT, CALIFORNIA
IMPROVEMENT PLANS FOR:
BEAUMONT RV & SELF STORAGE

STREET IMPROVEMENT PLANS

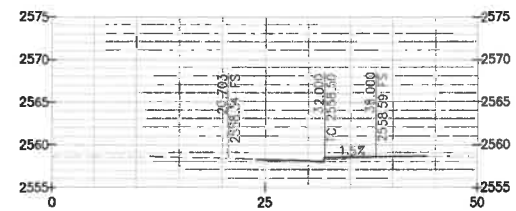
SHEET
8
OF 13 SHEETS
FILE NO:



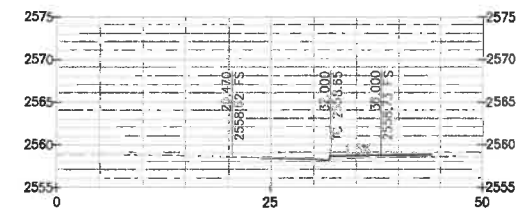
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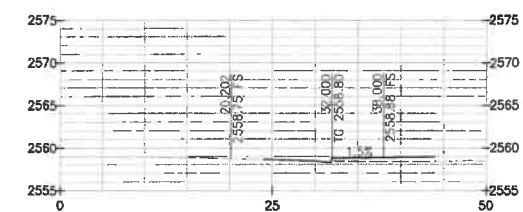
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102+00



102+50



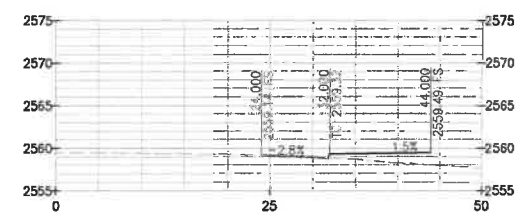
103+00



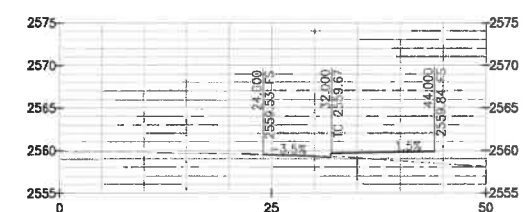
103+50



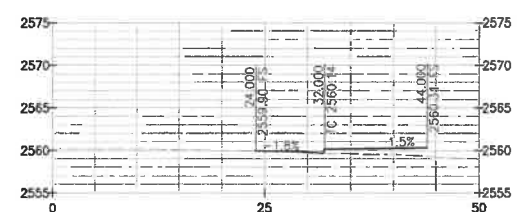
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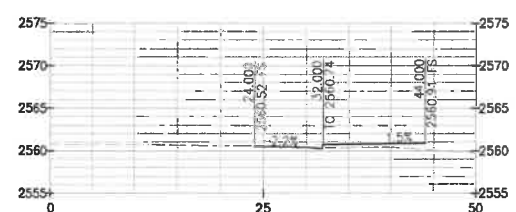
104+50



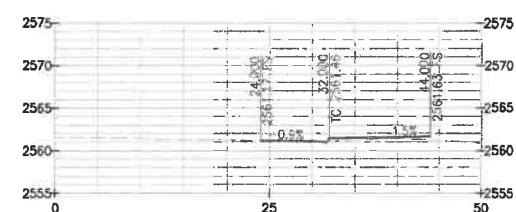
105+00



105+50



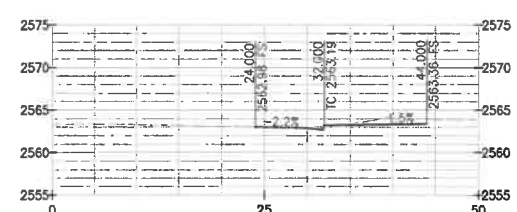
106+00



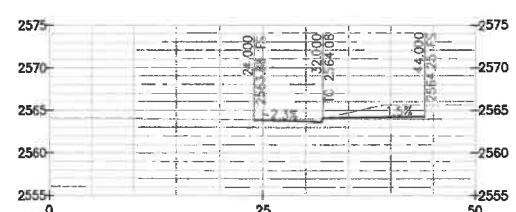
106+50



107+00



107+50



108+00

E 1ST STREET SECTIONS

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'

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Call 2 Working Days
Before You Dig!
811

BENCHMARK:
THIS MARK IS LOCATED AT BEAUMONT, ABOUT 70 YARDS NORTHEAST OF THE NORTHEAST CORNER OF THE SOUTHERN PACIFIC CO. RAILROAD STATION, ABOUT 170 YARDS NORTHWESTERLY OF CALIFORNIA STREET, ON THE SOUTHERLY SIDE OF THE NEW U.S. HIGHWAY 90, 70.88 BEING CONSTRUCTED THROUGH BEAUMONT, 21 FEET NORTHERLY OF THE CENTERLINE OF THE NEW FOURTH STREET, 2 FEET SOUTHEASTERLY FROM THE WESTERLY END OF THE WALL, 2.7 FEET BELOW THE TOP OF THE WALL, 2 INCHES ABOVE THE CURB, AND SET IN THE TOP OF A CONCRETE POST.
ELEV. 2573.72, NGVD 29

| BY | MARK | DESCRIPTION | APPR. | DATE |
|----|------|-------------|-------|------|
| | △ | REVISIONS | | |
| | | | | |
| | | | | |



1160 MARSH STREET - SUITE 150
541 LUIS OBISPO, CA 95401
805.544.0707
(FAX) 805.544.2052

Thomas E. Martin 64222 3/6/19
ENGINEER OF WORK R.C.E. DATE



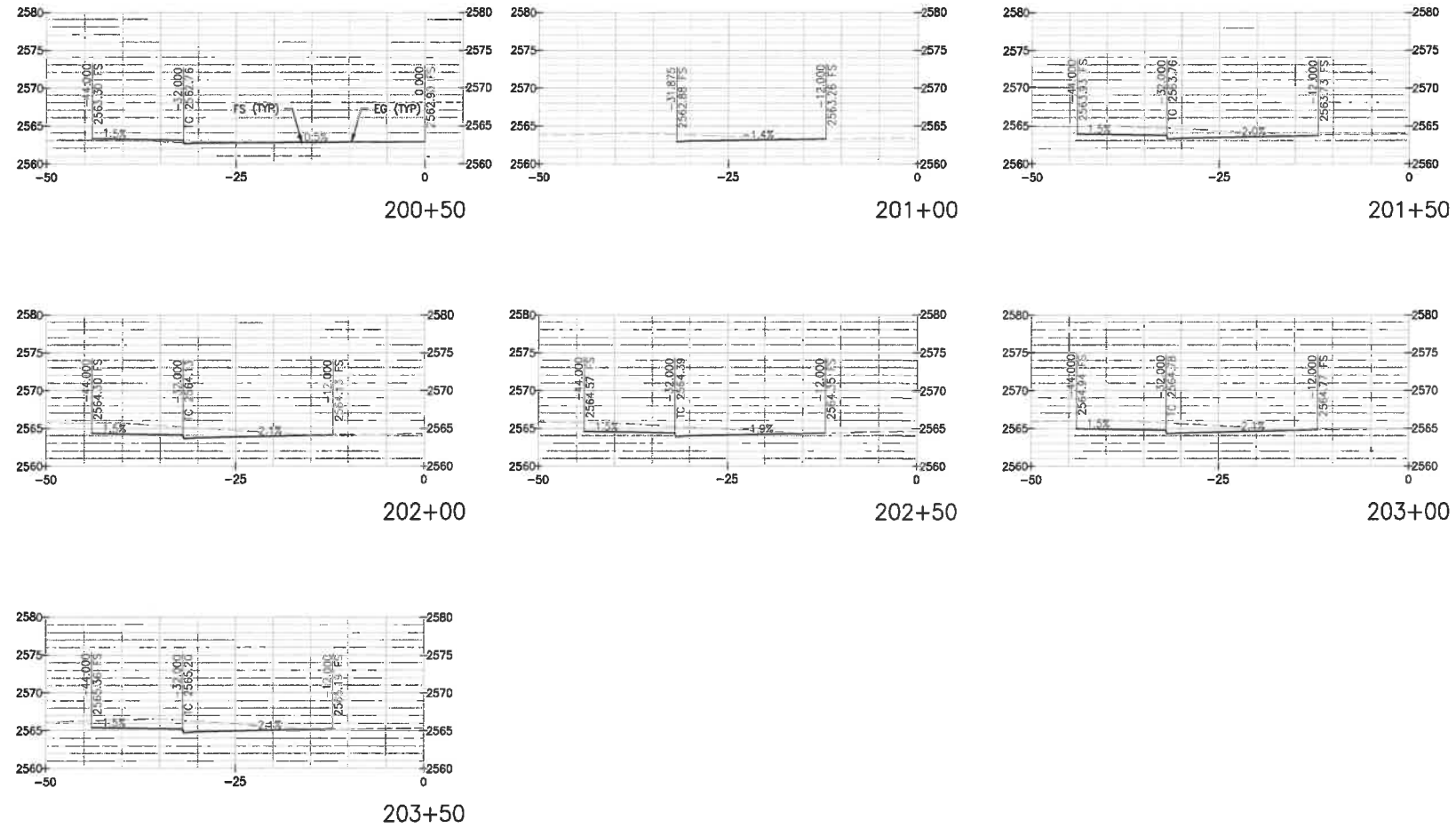
DESIGN BY: TK
DRAWN BY: CLF
CHECKED BY: TK
SCALE:
DATE: 02/28/2019
JOB NUMBER: 18115AC



Reviewed By: *[Signature]* Staff Engineer Date: 4/24/2020
Approved By: *[Signature]* Director of Public Works Date: 05/01/20
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
IMPROVEMENT PLANS FOR:
BEAUMONT RV &
SELF STORAGE
SECTIONS - 1ST STREET

SHEET
9
OF 13 SHEETS
FILE NO:



CALIFORNIA AVENUE SECTIONS

HORIZONTAL SCALE: 1"=10'
 VERTICAL SCALE: 1"=10'

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Call 2 Working Days
 Before You Dig!
 811

BENCHMARK:
 THIS MARK IS LOCATED AT BEAUMONT, ABOUT 70 YARDS NORTHEAST OF THE NORTHEAST CORNER OF THE SOUTHERN PACIFIC CO. RAILROAD STATION, ABOUT 170 YARDS NORTHWESTERLY OF CALIFORNIA STREET, ON THE SOUTHERLY SIDE OF THE NEW U.S. HIGHWAY 90, 70, 90 BEING CONSTRUCTED THROUGH BEAUMONT, 21 FEET NORTHERLY OF THE CENTERLINE OF THE NEW FOURTH STREET, 2 FEET SOUTHEASTERLY FROM THE WESTERLY END OF THE WALL, 2.7 FEET BELOW THE TOP OF THE WALL, 2 INCHES ABOVE THE CURB, AND SET IN THE TOP OF A CONCRETE POST.
ELEV. 2573.72, NGVD 29

| BY | MARK | DESCRIPTION | APPR. | DATE |
|----------|------|-------------|-------|------|
| ENGINEER | | REVISIONS | | CITY |

RICK 1160 MARSH STREET - SUITE 150
 SAN LUIS OBISPO, CA 93401
 805.544.0707
 (FAX) 805.544.2052

Thomas E. Martin 64222 3/6/19
 ENGINEER OF WORK R.C.E. DATE



DESIGN BY: TK
 DRAWN BY: CLF
 CHECKED BY: TK
 SCALE:
 DATE: 02/28/2019
 JOB NUMBER: 18115AC



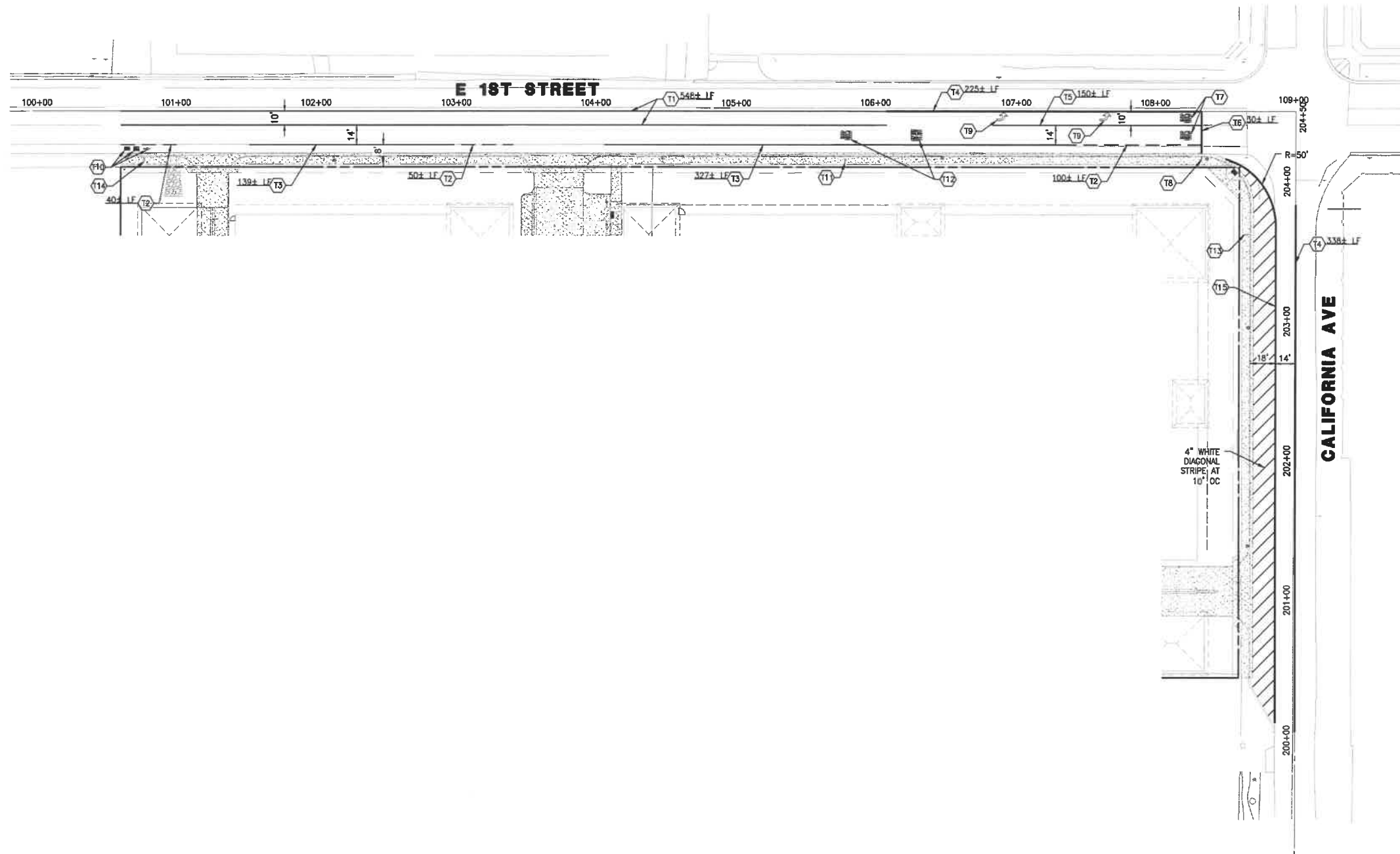
Reviewed By: *[Signature]* Staff Engineer Date: 4/24/2020
 Approved By: *[Signature]* Director of Public Works Date: 05/01/20

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

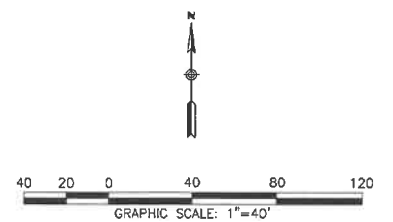
CITY OF BEAUMONT, CALIFORNIA
 IMPROVEMENT PLANS FOR:
 BEAUMONT RV &
 SELF STORAGE

SECTIONS - CALIFORNIA AVE

SHEET 10
 OF 13 SHEETS
 FILE NO:



- STRIPING & SIGNAGE NOTES**
- (T1) DETAIL 32 PER CALTRANS STANDARD PLAN A20A
 - (T2) DETAIL 39A PER CALTRANS STANDARD PLAN A20D
 - (T3) DETAIL 39 PER CALTRANS STANDARD PLAN A20D
 - (T4) DETAIL 22 PER CALTRANS STANDARD PLAN A20A
 - (T5) DETAIL 38A PER CALTRANS STANDARD PLAN A20D
 - (T6) STOP LIMIT LINE PER CALTRANS RSP A24E
 - (T7) STOP MARKING PER CALTRANS STANDARD PLAN A24D
 - (T8) RELOCATE EXISTING STOP SIGN
 - (T9) TYPE IV (L) ARROW PER CALTRANS STANDARD PLAN A24A
 - (T10) BIKE LANE ARROW PER CALTRANS RSP A24A AND BIKE LANE MARKING PER CALTRANS STANDARD PLAN A24D
 - (T11) RELOCATE EXISTING STOP AHEAD AND TRUCK ROUTE SIGNS
 - (T12) "STOP" AND "AHEAD" MARKINGS PER CALTRANS STANDARD PLAN A24D
 - (T13) BIKE LANE SIGN PER CA MUTCD RB1 (CA)
 - (T14) NO STOPPING ANY TIME SIGN PER CA MUTCD R26A (CA) WITH BIKE LANE SIGN PER CA MUTCD RB1 (CA)
 - (T15) DETAIL 27B PER CALTRANS STANDARD PLAN A20B



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DIGALERT
 Call 2 Working Days Before You Dig!
 811

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 ENGINEER OF WORK R.C.E. DATE

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BEAUMONT

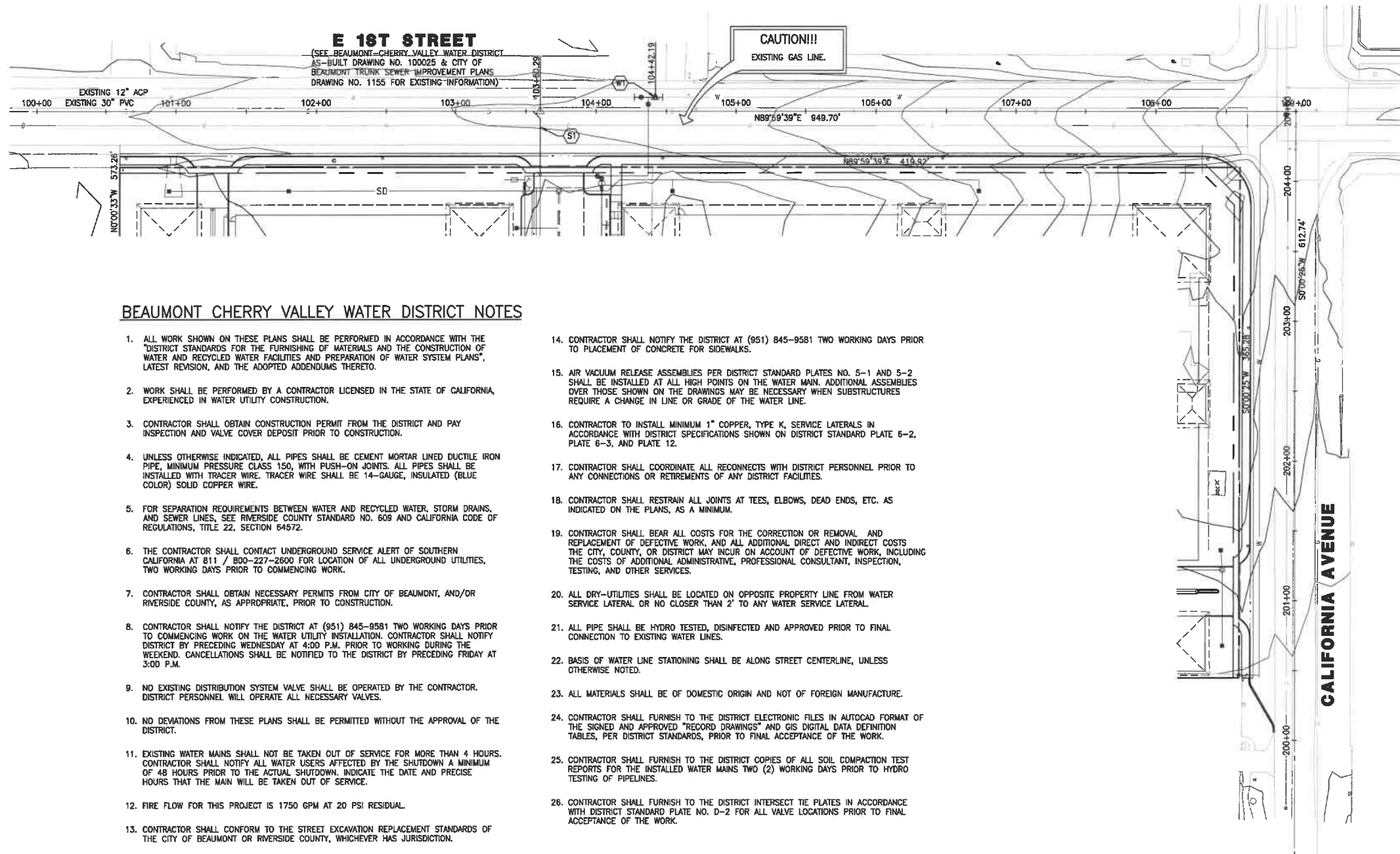
Reviewed By: *[Signature]* Date: 4/24/2020
 Approved By: *[Signature]* Date: 05/01/20

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
 IMPROVEMENT PLANS FOR:
 BEAUMONT RV &
 SELF STORAGE

SIGNING & STRIPING PLAN

SHEET 11
 OF 13 SHEETS
 FILE NO:



WATER NOTES

(WT) WATER SERVICE CONNECTION TO CITY MAIN. SEE DETAIL 1 ON THIS SHEET.

SEWER NOTES

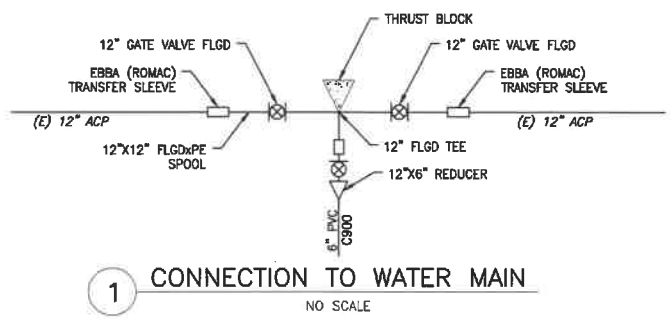
(S1) SEWER WYE CONNECTION TO EXISTING PUBLIC SEWER MAIN PER EASTERN MUNICIPAL WATER DISTRICT STANDARD SB-176 AND SB-177

GENERAL NOTES

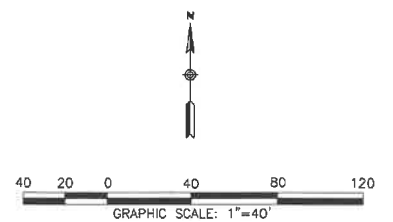
1. UTILITY TRENCHES SHALL COMPLY WITH SERVICE TRENCH DETAIL PER BEAUMONT CHERRY VALLEY WATER DISTRICT STANDARDS, PLATE 6-2. SEWER TRENCHES AND BEDDING SHALL COMPLY WITH EASTERN MUNICIPAL WATER DISTRICT STANDARDS SB-157, SB-158, AND SB-159.
2. THRUST BLOCKS SHALL BE INSTALLED AT ALL BENDS AND TEES PER BEAUMONT CHERRY VALLEY WATER DISTRICT STANDARDS, PLATE 11-1 AND 11-2.
3. ALL MECHANICAL FITTINGS TO BE RESTRAINED.
4. ALL JOINTS TO BE RESTRAINED SHALL BE WITH U.S. PIPE, "FIELD-LOK 350," MEGA LUGS (IF MECHANICAL JOINT), MCWANE, SURE STOP 350 GASKETS, OR DISTRICT APPROVED EQUAL.
5. INSTALL RESTRAINED JOINTS (TWO PIPE LENGTHS) BEFORE AND AFTER ALL TEES, CROSSES, AND ELBOWS (HORIZONTAL AND VERTICAL), AS A MINIMUM.

BEAUMONT CHERRY VALLEY WATER DISTRICT NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE "DISTRICT STANDARDS FOR THE FURNISHING OF MATERIALS AND THE CONSTRUCTION OF WATER AND RECYCLED WATER FACILITIES AND PREPARATION OF WATER SYSTEM PLANS", LATEST REVISION, AND THE ADOPTED ADDENDUMS THERETO.
2. WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED IN THE STATE OF CALIFORNIA, EXPERIENCED IN WATER UTILITY CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN CONSTRUCTION PERMIT FROM THE DISTRICT AND PAY INSPECTION AND VALVE COVER DEPOSIT PRIOR TO CONSTRUCTION.
4. UNLESS OTHERWISE INDICATED, ALL PIPES SHALL BE CEMENT MORTAR LINED DUCTILE IRON PIPE, MINIMUM PRESSURE CLASS 150, WITH PUSH-ON JOINTS. ALL PIPES SHALL BE INSTALLED WITH TRACER WIRE. TRACER WIRE SHALL BE 14-GAUGE, INSULATED (BLUE COLOR) SOLID COPPER WIRE.
5. FOR SEPARATION REQUIREMENTS BETWEEN WATER AND RECYCLED WATER, STORM DRAINS, AND SEWER LINES, SEE RIVERSIDE COUNTY STANDARD NO. 508 AND CALIFORNIA CODE OF REGULATIONS, TITLE 22, SECTION 64572.
6. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA AT 811 / 800-227-2600 FOR LOCATION OF ALL UNDERGROUND UTILITIES, TWO WORKING DAYS PRIOR TO COMMENCING WORK.
7. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM CITY OF BEAUMONT, AND/OR RIVERSIDE COUNTY, AS APPROPRIATE, PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL NOTIFY THE DISTRICT AT (951) 845-9581 TWO WORKING DAYS PRIOR TO COMMENCING WORK ON THE WATER UTILITY INSTALLATION. CONTRACTOR SHALL NOTIFY DISTRICT BY PRECEDING WEDNESDAY AT 4:00 P.M. PRIOR TO WORKING DURING THE WEEKEND. CANCELLATIONS SHALL BE NOTIFIED TO THE DISTRICT BY PRECEDING FRIDAY AT 3:00 P.M.
9. NO EXISTING DISTRIBUTION SYSTEM VALVE SHALL BE OPERATED BY THE CONTRACTOR. DISTRICT PERSONNEL WILL OPERATE ALL NECESSARY VALVES.
10. NO DEVIATIONS FROM THESE PLANS SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE DISTRICT.
11. EXISTING WATER MAINS SHALL NOT BE TAKEN OUT OF SERVICE FOR MORE THAN 4 HOURS. CONTRACTOR SHALL NOTIFY ALL WATER USERS AFFECTED BY THE SHUTDOWN A MINIMUM OF 48 HOURS PRIOR TO THE ACTUAL SHUTDOWN. INDICATE THE DATE AND PRECISE HOURS THAT THE MAIN WILL BE TAKEN OUT OF SERVICE.
12. FIRE FLOW FOR THIS PROJECT IS 1750 GPM AT 20 PSI RESIDUAL.
13. CONTRACTOR SHALL CONFORM TO THE STREET EXCAVATION REPLACEMENT STANDARDS OF THE CITY OF BEAUMONT OR RIVERSIDE COUNTY, WHICHEVER HAS JURISDICTION.
14. CONTRACTOR SHALL NOTIFY THE DISTRICT AT (951) 845-9581 TWO WORKING DAYS PRIOR TO PLACEMENT OF CONCRETE FOR SIDEWALKS.
15. AIR VACUUM RELEASE ASSEMBLIES PER DISTRICT STANDARD PLATES NO. 5-1 AND 5-2 SHALL BE INSTALLED AT ALL HIGH POINTS ON THE WATER MAIN. ADDITIONAL ASSEMBLIES OVER THOSE SHOWN ON THE DRAWINGS MAY BE NECESSARY WHEN SUBSTRUCTURES REQUIRE A CHANGE IN LINE OR GRADE OF THE WATER LINE.
16. CONTRACTOR TO INSTALL MINIMUM 1" COPPER, TYPE K, SERVICE LATERALS IN ACCORDANCE WITH DISTRICT SPECIFICATIONS SHOWN ON DISTRICT STANDARD PLATE 6-2, PLATE 6-3, AND PLATE 12.
17. CONTRACTOR SHALL COORDINATE ALL RECONNECTS WITH DISTRICT PERSONNEL PRIOR TO ANY CONNECTIONS OR RETIREMENTS OF ANY DISTRICT FACILITIES.
18. CONTRACTOR SHALL RESTRAIN ALL JOINTS AT TEES, ELBOWS, DEAD ENDS, ETC. AS INDICATED ON THE PLANS, AS A MINIMUM.
19. CONTRACTOR SHALL BEAR ALL COSTS FOR THE CORRECTION OR REMOVAL AND REPLACEMENT OF DEFECTIVE WORK, AND ALL ADDITIONAL DIRECT AND INDIRECT COSTS THE CITY, COUNTY, OR DISTRICT MAY INCUR ON ACCOUNT OF DEFECTIVE WORK, INCLUDING THE COSTS OF ADDITIONAL ADMINISTRATIVE, PROFESSIONAL CONSULTANT, INSPECTION, TESTING, AND OTHER SERVICES.
20. ALL DRY-UTILITIES SHALL BE LOCATED ON OPPOSITE PROPERTY LINE FROM WATER SERVICE LATERAL OR NO CLOSER THAN 2' TO ANY WATER SERVICE LATERAL.
21. ALL PIPE SHALL BE HYDRO TESTED, DISINFECTED AND APPROVED PRIOR TO FINAL CONNECTION TO EXISTING WATER LINES.
22. BASIS OF WATER LINE STATIONING SHALL BE ALONG STREET CENTERLINE, UNLESS OTHERWISE NOTED.
23. ALL MATERIALS SHALL BE OF DOMESTIC ORIGIN AND NOT OF FOREIGN MANUFACTURE.
24. CONTRACTOR SHALL FURNISH TO THE DISTRICT ELECTRONIC FILES IN AUTOCAD FORMAT OF THE SIGNED AND APPROVED "RECORD DRAWINGS" AND GIS DIGITAL DATA DEFINITION TABLES, PER DISTRICT STANDARDS, PRIOR TO FINAL ACCEPTANCE OF THE WORK.
25. CONTRACTOR SHALL FURNISH TO THE DISTRICT COPIES OF ALL SOIL COMPACTION TEST REPORTS FOR THE INSTALLED WATER MAINS TWO (2) WORKING DAYS PRIOR TO HYDRO TESTING OF PIPELINES.
26. CONTRACTOR SHALL FURNISH TO THE DISTRICT INTERSECT TIE PLATES IN ACCORDANCE WITH DISTRICT STANDARD PLATE NO. D-2 FOR ALL VALVE LOCATIONS PRIOR TO FINAL ACCEPTANCE OF THE WORK.



1 CONNECTION TO WATER MAIN
NO SCALE



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Reviewed By: *[Signature]* Date: 4/24/2020
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 CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

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|---|---|
| CITY OF BEAUMONT, CALIFORNIA IMPROVEMENT PLANS FOR: BEAUMONT RV & SELF STORAGE | SHEET 12 OF 13 SHEETS FILE NO: |
| WATER AND SEWER PLAN | |

