

**STAFF REPORT**

**To:** Mayor and Council Members  
**From:** Community and Economic Development Department *ack*  
**Date:** September 3, 2013  
**Subject:** Authorization to Accept Offers of Dedication and approve Quitclaim Deed related to Dowling Industrial Phase II (Icon Health & Fitness).

---

**Background and Analysis:**

The proposed Offer of Dedication 12-D-03 will convey real property for the street right-of-way for the maintenance of Nicholas Road, as well as grant an easement for slope maintenance and drainage along the street right-of-way.

The proposed Offer of Dedication 12-D-04 will convey an easement for emergency fire access. This creates a secondary access road for emergencies only through Dowling Industrial Phase I.

The proposed Grant of Easement 12-D-05 will convey an easement for maintenance of a storm drain contained within the property at 649 Nicolas Road.

The proposed Quitclaim Deed releases a portion of an existing Storm Drain Easement back to the property owner due to the realignment of the storm drain and new easement (12-D-05) contained within the property at 649 Nicolas Road.

**Fiscal Impact:** None

**Recommendation:**

Staff recommends ACCEPTANCE of the proposed Offers of Dedication and Approval of the Quitclaim Deed.

Respectfully submitted;  
CITY OF BEAUMONT



Rebecca Deming,  
Director of Planning

Recording Requested By:  
City of Beaumont

When Recorded Mail To:  
City of Beaumont  
City Clerk  
550 E. Sixth Street  
Beaumont, CA 92223

**RIGHT OF WAY OFFER OF DEDICATION 12-D-003**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CT BEAUMONT PARTNERS LLC, a Delaware limited liability company (Grantor) hereby GRANTS to the CITY OF BEAUMONT (Grantee) its successors and assigns, an irrevocable offer of dedication for right of way for public road and drainage purposes, including public utility and public services purposes together with incidental appurtenances, connection and structures in, over, under, along, through, and across the real property situated in the County of Riverside, State of California. The Grantor hereby releases and relinquishes to the Grantee any and all abetter's rights including access rights, appurtenant to grantor's remaining property in and to the roadway and/or freeway. Hereinafter described as attached Exhibits "A" and "B" which are made part of this agreement.

**GRANT OF SLOPE EASEMENT**

Grantor hereby grants to the Grantee the Offer of Dedication together with a perpetual non-exclusive easement with the right to construct and maintain a slope and discharge drainage on the land beyond the limits of the road right of way where required for maintenance for road improvements and utilities on said real property by the CITY OF BEAUMONT or its successors or assigns.

It is understood and agreed that the easements and rights of way acquired herein are subject to the right of the owner, his successors and assigns, to use the surface of the land within the boundary of said easements and rights of way to the extent that such use is compatible with the full and free exercise of said easements and rights of way by the CITY OF BEAUMONT; provided however, that no fences, block walls, or other structures or other improvements shall be constructed upon, over, and along said easements and rights of way without first obtaining the written consent of the CITY OF BEAUMONT.

**SIGNATURE OF RECORD OWNER(S) NOTARIZED**

CT BEAUMONT PARTNERS LLC, a Delaware Limited Liability Company

By: 191 II CT Industrial Holdings LLC, a California Limited Liability Company, its MANAGER

By: CT California Fund VII, LLC, a California Limited Liability Company, its MANAGER

By: CT Fund Manager VII, LLC, a California Limited Liability Company, its MANAGER

By: \_\_\_\_\_

Name: Larry Marmon

Title: Executive Vice President

**OFFER OF DEDICATION IS APPROVED**

Signature \_\_\_\_\_

MAYOR, CITY OF BEAUMONT

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

\_\_\_\_\_, City Clerk

MAIL TAX STATEMENTS TO:

**\*\*SEE ADDITIONAL SHEET(S) FOR NOTARY ACKNOWLEDGEMENT(S)**

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On March 27, 2013 before me, K. Hata, Notary Public  
(Here insert name and title of the officer)

personally appeared Larry Mathena

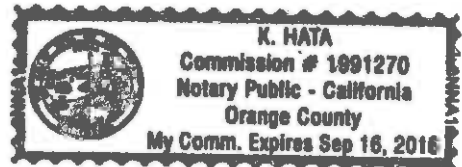
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

K. Hata  
 Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Right of way offer of  
(Title or description of attached document)  
Dedication 12-D-003  
(Title or description of attached document continued)

Number of Pages 3 Document Date \_\_\_\_\_

\_\_\_\_\_  
(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

**EXHIBIT "A"**  
**OFFER OF DEDICATION FOR ROAD PURPOSES**  
**TO THE CITY OF BEAUMONT**

**TO BE KNOWN AS NICHOLAS ROAD**  
**LEGAL DESCRIPTION**  
**12-D-003**

THOSE PORTIONS OF PARCEL 2 OF PARCEL MAP NO. 35023, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 229, PAGES 65 THROUGH 67 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND PARCEL "B" OF NOTICE OF LOT LINE ADJUSTMENT NO. 06-LLA-09, RECORDED AUGUST 2, 2007 AS DOCUMENT NO. 2007-0501539, OF OFFICIAL RECORDS OF SAID COUNTY, LYING IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHERLY TERMINUS OF THE CENTERLINE OF NICHOLAS ROAD AS SHOWN ON SAID PARCEL MAP;

**THENCE** ALONG SAID CENTERLINE, SOUTH 00° 23' 42" WEST, 330.21 FEET TO THE SOUTHERLY LINE OF SAID PARCEL "B";

**THENCE** ALONG SAID SOUTHERLY LINE, SOUTH 87° 33' 39" EAST, 50.03 FEET TO A LINE PARALLEL WITH AND DISTANT 50.00 FEET EASTERLY, FROM SAID CENTERLINE;

**THENCE** ALONG SAID PARALLEL LINE, NORTH 00° 23' 42" EAST, 332.89 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 75.00 FEET;

**THENCE** NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 210° 40' 33" AN ARC LENGTH OF 275.77 FEET;

**THENCE** TANGENT TO SAID CURVE, SOUTH 30° 16' 50" EAST, 50.01 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 100.00 FEET;

**THENCE** SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30° 40' 33" AN ARC LENGTH OF 53.54 FEET TO A POINT OF CUSP WITH THE WESTERLY LINE OF SAID NICHOLAS ROAD (50.00 FEET HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP, A RADIAL LINE TO SAID POINT OF CUSP BEARS SOUTH 89° 36' 18" EAST;

**THENCE** TANGENT TO SAID CURVE ALONG SAID WESTERLY LINE, NORTH 00° 23' 42" EAST, 133.18 FEET TO THE NORTHERLY LINE OF SAID NICHOLAS ROAD AS SHOWN ON SAID PARCEL MAP;

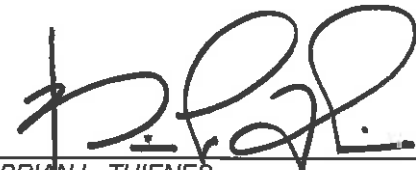
**THENCE** ALONG SAID NORTHERLY LINE, SOUTH 87° 33' 39" EAST, 50.03 FEET TO THE POINT OF BEGINNING.

**CONTAINING:** 0.657 ACRES MORE OR LESS.

**EXHIBIT "B"** ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

**SUBJECT TO:** COVENANTS, CONDITIONS, RESRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY, IF ANY.

DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.



BRIAN L. THIENES  
P.L.S. No. 5750  
REG. EXP. 12/31/13

7/30/13  
DATE

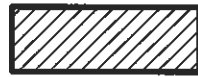


# EXHIBIT "B"

## OFFER OF DEDICATION FOR ROAD PURPOSES TO THE CITY OF BEAUMONT

TO BE KNOWN AS NICHOLAS ROAD  
12-D-003

### LEGEND:



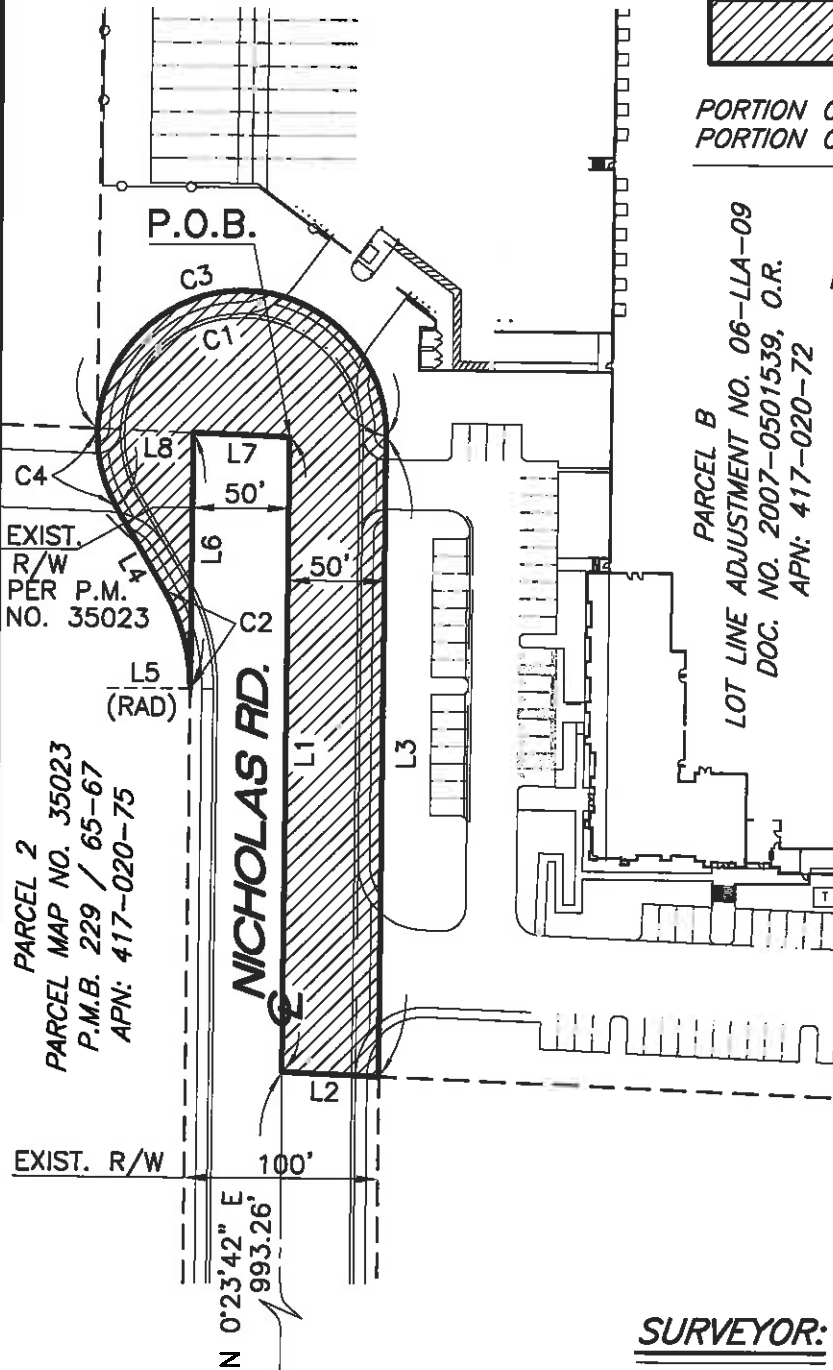
INDICATES OFFER OF DEDICATION  
FOR ROAD PURPOSES TO  
THE CITY OF BEAUMONT.

PORTION OVER APN 417-020-72: 25,346 SQ. FT.  
PORTION OVER APN 417-020-75: 3,254 SQ. FT.

TOTAL AREA: 28,600 SQ. FT.  
0.657 ACRES ±

NW 1/4 SEC. 9, T. 3 S., R. 1 W., SBBM

SCALE: 1" = 100'



LINE TABLE

LINE #	LENGTH	BEARING
L1	330.21'	S 00°23'42" W
L2	50.03'	S 87°33'39" E
L3	332.89'	N 00°23'42" E
L4	50.01'	S 30°16'50" E
L5	100.00'	S 89°36'18" E
L6	133.18'	N 00°23'42" E
L7	50.03'	S 87°33'39" E
L8	49.98'	S 87°33'39" E

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C1	210°40'33"	75.00'	275.77'
C2	30°40'33"	100.00'	53.54'
C3	177°57'22"	75.00'	232.94'
C4	32°43'11"	75.00'	42.83'

SURVEYOR:

Last Update: 07/26/13  
O:\3062\ESMT\DED\3062\_DED.dwg

PREPARED UNDER THE SUPERVISION OF:

FOURTH STREET

**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173

*[Signature]*  
BRIAN L. THIENES  
P.L.S. NO. 5750  
REG. EXP. DEC. 31, 2013

7/30/13  
DATE



**Recording Requested By:**

City of Beaumont

**When Recorded Mail To:**

City of Beaumont  
City Clerk  
550 E. Sixth Street  
Beaumont, CA 92223

**OFFER OF EASEMENT DEDICATION FOR EMERGENCY FIRE ACCESS 12-D-004**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CT BEAUMONT PARTNERS LLC**, a Delaware limited liability company (Grantor) hereby **GRANTS** to the **CITY OF BEAUMONT** (Grantee) its successors and assigns, an offer of easement for emergency fire access, including public utility and public services purposes together with incidental appurtenances, connection and structures in, over, under, along, through, and across the real property situated in the County of Riverside, State of California. Hereinafter described as attached Exhibits "A" and "B" which are made part of this agreement.

It is understood and agreed that the easements and rights of way acquired herein are subject to the right of the owner, his successors and assigns, to use the surface of the land within the boundary of said easements and rights of way to the extent that such use is compatible with the full and free exercise of said easements and rights of way by the **CITY OF BEAUMONT**; provided however, that no fences, block walls, or other structures or other improvements shall be constructed upon, over, and along said easements and rights of way without first obtaining the written consent of the **CITY OF BEAUMONT**.

This offer shall terminate with the dedication and acceptance of improvements of Distribution Way and Nicholas Road to points of access.

<b>SIGNATURE OF RECORD OWNER(S) NOTARIZED</b>	
CT BEAUMONT PARTNERS LLC, a Delaware Limited Liability Company	<b>OFFER OF DEDICATION IS APPROVED</b>
By: 191 II CT Industrial Holdings LLC, a California Limited Liability Company, its <b>MANAGER</b>	
By: CT California Fund VII, LLC, a California Limited Liability Company, its <b>MANAGER</b>	Signature _____ MAYOR, CITY OF BEAUMONT
By: CT Fund Manager VII, LLC, a California Limited Liability Company, its <b>MANAGER</b>	DATE: _____
By: _____	ATTEST: _____ _____, City Clerk
Name: Larry Mathena	
Title: Executive Vice President	MAIL TAX STATEMENTS TO:

**\*\*SEE ADDITIONAL SHEET(S) FOR NOTARY ACKNOWLEDGEMENT(S)**

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On March 27, 2013 before me, K. Hata, Notary Public  
(Here insert name and title of the officer)

personally appeared Larry Mathena

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.

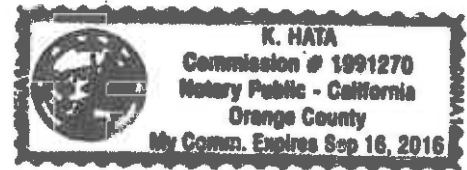
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

K. Hata

Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Offer of Easement Dedication  
(Title or description of attached document)

For Emergency Fire Access 12-D-004  
(Title or description of attached document continued)

Number of Pages 4 Document Date \_\_\_\_\_

\_\_\_\_\_  
(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



**EXHIBIT "A"****EASEMENT FOR  
EMERGENCY FIRE ACCESS  
GRANTED TO THE CITY OF BEAUMONT****LEGAL DESCRIPTION  
12-D-004**

A STRIP OF LAND, 24.00 FEET IN WIDTH, SITUATED IN A PORTION OF PARCEL 2 OF PARCEL MAP NO. 35023, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 229, PAGES 65 THROUGH 67 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, THE CENTERLINE OF SAID STRIP DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE MOST SOUTHERLY LINE OF PARCEL "B" OF NOTICE OF LOT LINE ADJUSTMENT NO. 06-LLA-09, RECORDED AUGUST 2, 2007 AS DOCUMENT NO. 2007-0501539, OF OFFICIAL RECORDS OF SAID COUNTY, WITH A LINE PARALLEL WITH AND DISTANT 50.00 FEET EASTERLY FROM THE CENTERLINE OF NICHOLAS ROAD AS SHOWN ON SAID PARCEL MAP;

**THENCE** ALONG SAID PARALLEL LINE, NORTH 00° 23' 42" EAST, 332.89 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 75.00 FEET;

**THENCE** NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 199° 52' 39" AN ARC LENGTH OF 261.64 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 28.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE MOST NORTHERLY LINE OF SAID PARCEL 2, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

**THENCE** ALONG LAST MENTIONED PARALLEL LINE, NORTH 87° 33' 39" WEST, 254.44 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC LENGTH OF 78.54 FEET;

**THENCE** TANGENT TO SAID CURVE, SOUTH 02° 26' 21" WEST, 139.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57° 46' 07" AN ARC LENGTH OF 50.41 FEET;

**THENCE** TANGENT TO SAID CURVE, SOUTH 60° 12' 28" WEST, 394.23 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET;



# EXHIBIT "A"

## EASEMENT FOR EMERGENCY FIRE ACCESS GRANTED TO THE CITY OF BEAUMONT

### LEGAL DESCRIPTION 12-D-004

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 59° 48' 50" AN ARC LENGTH OF 52.20 FEET TO A LINE PARALLEL WITH AND DISTANT 38.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM THE MOST WESTERLY LINE OF SAID PARCEL 2;

**THENCE** TANGENT TO SAID CURVE ALONG LAST MENTIONED PARALLEL LINE, SOUTH 00° 23' 38" WEST, 750.41 FEET TO A POINT ON THE NORTHERLY LINE OF FOURTH STREET (56.00 FEET HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP, SAID POINT BEING THE **POINT OF TERMINATION** OF THIS DESCRIPTION.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED TO TERMINATE SOUTHERLY IN SAID NORTHERLY LINE OF FOURTH STREET AND TERMINATE EASTERLY IN FIRST MENTIONED CURVE AND ITS SOUTHERLY PROLONGATION.

**CONTAINING:** 0.948 ACRES MORE OR LESS.

**EXHIBIT "B"** ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

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

DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.



BRIAN L. THIENES  
P.L.S. No. 5750  
REG. EXP. 12/31/13

7/30/13  
DATE



# EXHIBIT "B"

EASEMENT FOR  
EMERGENCY FIRE ACCESS  
GRANTED TO THE CITY OF BEAUMONT  
12-D-004

SCALE: 1" = 150'

C/L 24' WIDE  
EASEMENT

S 02°26'21" W  
139.56'

S 70°31'04" W (RAD)  
N 87°33'39" W  
254.44'

T.P.O.B.

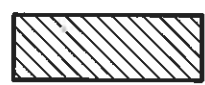
NICHOLAS RD.

PARCEL B  
LOT LINE ADJUSTMENT NO. 06-LLA-09  
DOC. NO. 2007-0501539, O.R.  
APN: 417-020-72

P.O.C.

EXISTING BUILDING  
NW 1/4 SEC. 9, T. 3 S., R. 1 W., SBBM

**LEGEND:**



INDICATES 24' WIDE EASEMENT FOR EMERGENCY  
FIRE ACCESS GRANTED TO THE CITY OF BEAUMONT.  
CONTAINS: 41,285 SQ. FT. OR 0.948 ACRES.

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	199°52'39"	75.00'	261.64'
C2	90°00'00"	50.00'	78.54'
C3	57°46'07"	50.00'	50.41'
C4	59°48'50"	50.00'	52.20'

PARCEL 2  
PARCEL MAP NO. 35023  
P.M.B. 229 / 65-67  
APN: 417-020-75

**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173

**SURVEYOR:**

PREPARED UNDER THE SUPERVISION OF:

*[Signature]*  
BRIAN L. THIENES  
P.L.S. NO. 5750  
REG. EXP. DEC. 31, 2013



Last Update: 07/26/13  
O:\3062\ESMT\3062\_FIRE-ACC.dwg

N 87°22'54" W

FOURTH STREET

EXISTING BUILDING

P.O.T.

S 00°23'38" W 750.41'

C/L 24' WIDE  
EASEMENT

EXISTING BUILDING

S 60°12'28" W  
394.23'

N 00°23'42" E 332.89'

50' 50'

38'

56'

Recording Requested By:  
City of Beaumont

When Recorded Mail To:  
City of Beaumont  
City Clerk  
550 E. Sixth Street  
Beaumont, CA 92223

**EASEMENT FOR DRAINAGE PURPOSES 12-D-003**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CT BEAUMONT PARTNERS LLC, a Delaware limited liability company (Grantor) hereby GRANTS to the CITY OF BEAUMONT (Grantee) its successors and assigns a permanent easement to construct, maintain, operate, inspect, repair, replace, and remove such flood and storm water control facilities and incidental structures as may be necessary for the accommodation of drainage, storm water and flood water, which grant includes the right of vehicular and pedestrian ingress and egress, in, over, under, across, along and upon that certain real property situated in the City of Beaumont, in the County of Riverside, State of California, hereinafter described as attached Exhibits "A" and "B" and made part of this agreement.

It is understood and agreed that the easements acquired herein are subject to the right of the owner, his successors and assigns, to use the surface of the land within the boundary lines of said easement to the extent that such use is compatible with the full and free exercise of said easement by the CITY OF BEAUMONT; provided; however, that no fences, block walls, or other structures or other improvements shall be constructed upon, over, and along said easement without first obtaining the written consent of the CITY OF BEAUMONT.

SIGNATURE OF RECORD OWNER(S) NOTARIZED	
CT BEAUMONT PARTNERS LLC, a Delaware Limited Liability Company	GRANT OF EASEMENT IS APPROVED
By: 191 II CT Industrial Holdings LLC, a California Limited Liability Company, its MANAGER	
By: CT California Fund VII, LLC, a California Limited Liability Company, its MANAGER	Signature: _____
By: CT Fund Manager VII, LLC, a California Limited Liability Company, its MANAGER	MAYOR, CITY OF BEAUMONT
By: _____	Date: _____
Name: <u>LARRY MATHEWA</u>	ATTEST: _____
Title: <u>EXECUTIVE VICE PRESIDENT</u>	
	_____, City Clerk
	MAIL TAX STATEMENTS TO:

\*\*SEE ADDITIONAL SHEET(S) FOR NOTARY ACKNOWLEDGEMENT(S)

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On March 27, 2013 before me, K. Hata, Notary Public  
(Here insert name and title of the officer)

personally appeared Larry Mathena

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.

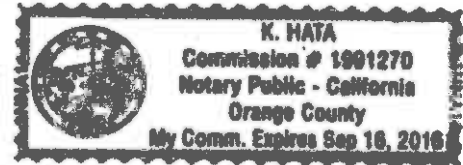
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

K. Hata

Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Easement for Drainage Purposes  
(Title or description of attached document)

12-D-005

(Title or description of attached document continued)

Number of Pages 3 Document Date \_\_\_\_\_

(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

# EXHIBIT "A"

## EASEMENT FOR RECLAIM WATER AND MAINTENANCE PURPOSES GRANTED TO THE CITY OF BEAUMONT

### LEGAL DESCRIPTION 12-D-005

THE SOUTHERLY 20.00 FEET, MEASURED AT RIGHT ANGLES FROM THE MOST SOUTHERLY LINE OF PARCEL "B" OF NOTICE OF LOT LINE ADJUSTMENT NO. 06-LLA-09, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED AUGUST 2, 2007 AS DOCUMENT NO. 2007-0501539, OF OFFICIAL RECORDS OF SAID COUNTY, LYING IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, BOUNDED WESTERLY BY THAT CERTAIN COURSE OF PARCEL "B" OF GRANT OF EASEMENT, RECORDED JUNE 22, 2009 AS DOCUMENT NO. 2009-0315332, OF SAID OFFICIAL RECORDS, DESCRIBED AND SHOWN AS HAVING A BEARING AND DISTANCE OF "NORTH 00° 59' 31" EAST, 45.13 FEET".

**EXCEPTING THEREFROM** THAT PORTION IN SAID PARCEL "B" OF GRANT OF EASEMENT.

**CONTAINING:** 6,852 SQUARE FEET MORE OR LESS.

**EXHIBIT "B"** ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

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

DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.



BRIAN L. THIENS  
P.L.S. No. 5750  
REG. EXP. 12/31/13

7/30/13  
DATE



# EXHIBIT "B"

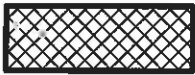
SHEET 1 OF 1

EASEMENT FOR  
RECLAIM WATER AND MAINTENANCE PURPOSES  
GRANTED TO THE CITY OF BEAUMONT  
12-D-005



SCALE: 1" = 150'

### EASEMENT NOTE:



INDICATES 20' WIDE EASEMENT FOR RECLAIM WATER AND MAINTENANCE PURPOSES GRANTED TO THE CITY OF BEAUMONT. CONTAINS: 6,852 SQ. FT. OR 0.157 ACRES.

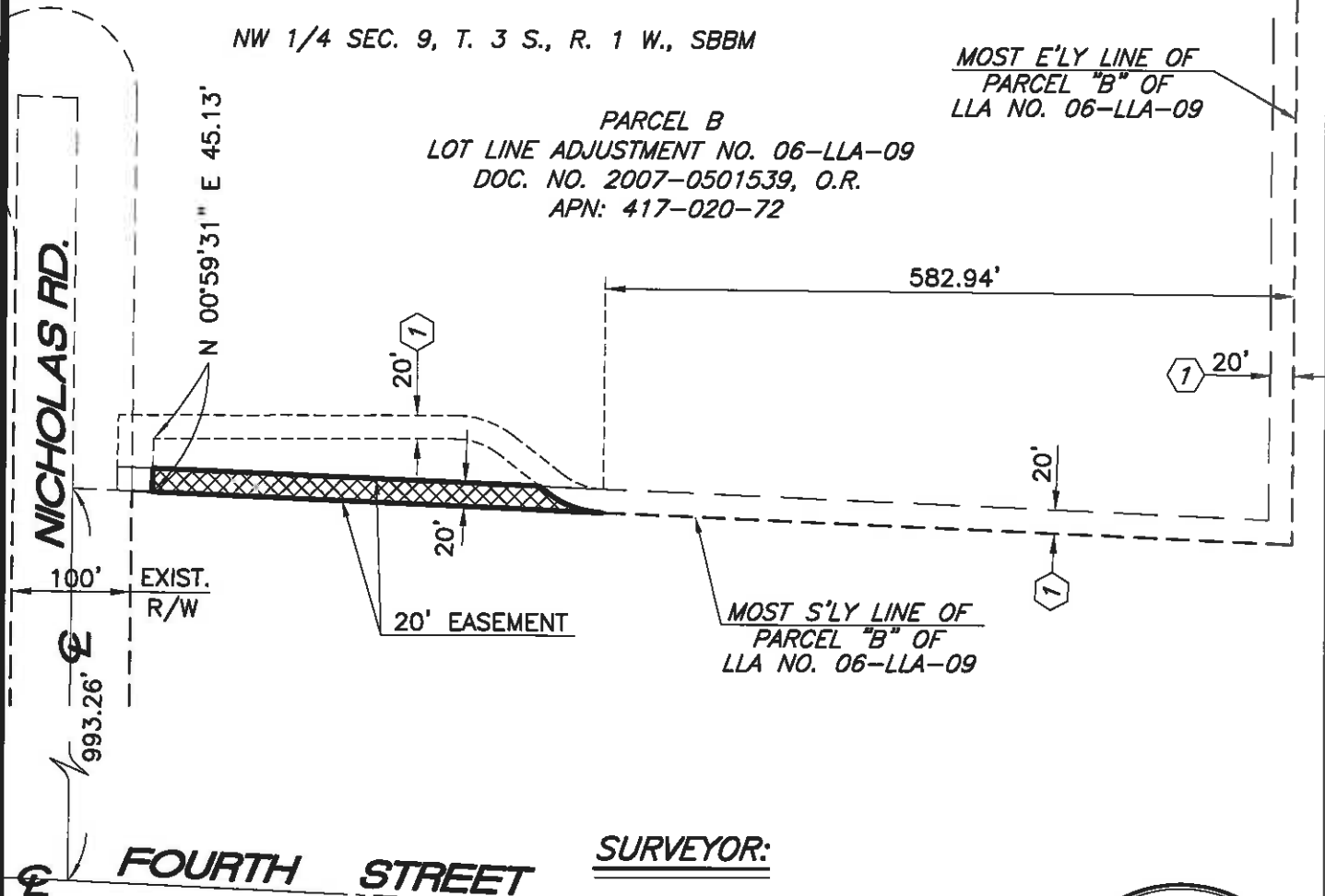


INDICATES "PARCEL B" OF GRANT OF EASEMENT TO THE CITY OF BEAUMONT, RECORDED JUNE 22, 2009 AS DOCUMENT NO. 2009-0315332, OF OFFICIAL RECORDS.

NW 1/4 SEC. 9, T. 3 S., R. 1 W., SBBM

MOST E'LY LINE OF  
PARCEL "B" OF  
LLA NO. 06-LLA-09

PARCEL B  
LOT LINE ADJUSTMENT NO. 06-LLA-09  
DOC. NO. 2007-0501539, O.R.  
APN: 417-020-72



### SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:

Last Update: 07/26/13  
O:\3062\ESMT\WTR\3062\_WTR.dwg

**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH. (714) 521-4811 FAX (714) 521-4173

*[Signature]*  
BRIAN L. THIENES  
P.L.S. NO. 5750  
REG. EXP. DEC. 31, 2013

7/30/13  
DATE



RECORDING REQUESTED BY

When Recorded Mail To:

CT Beaumont Partners, LLC
c/o CT Realty Investors
65 Enterprise, Suite 150
Aliso Viejo, CA 92656

\*
\*
\*
\*
\*
\*
\*
\*

\*(space above for recorder's use only)

\*\*\*\*\*

QUITCLAIM DEED

The undersigned Grantor(s) Declare(s)

DOCUMENTARY TRANSFER TAX is Zero Dollars (\$0.00)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, The CITY OF BEAUMONT

hereby REMISES, RELEASES AND FOREVER QUITCLAIMS to CT BEAUMONT PARTNERS, LLC the following described real property in the City of Beaumont, County of Riverside, State of California:

See attached Exhibits A and B, incorporated by reference to this document.

Grantor:
City of Beaumont

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE } S.S.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

WITNESS my hand and official seal.

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



# EXHIBIT "A"

**PARTIAL QUITCLAIM OF  
RECLAIM WATER AND MAINTENANCE EASEMENT  
RECORDED JUNE 22, 2009 AS DOC. NO. 2009-0315332, O.R.**

**LEGAL DESCRIPTION**  
**12-1004**

THAT PORTION OF THE EASEMENT DESCRIBED AND SHOWN AS PARCEL "B" OF GRANT OF EASEMENT, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED JUNE 22, 2009 AS DOCUMENT NO. 2009-0315332, OF OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN PARCEL "B" OF NOTICE OF LOT LINE ADJUSTMENT NO. 06-LLA-09, RECORDED AUGUST 2, 2007 AS DOCUMENT NO. 2007-0501539, OF SAID OFFICIAL RECORDS, LYING IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID PARCEL "B" OF GRANT OF EASEMENT LYING NORTHERLY OF A LINE PARALLEL WITH AND DISTANT 20.00 FEET NORTHERLY FROM THE MOST SOUTHERLY LINE OF SAID PARCEL "B" OF LOT LINE ADJUSTMENT AND LYING WESTERLY OF A LINE PARALLEL WITH AND DISTANT 582.94 FEET WESTERLY FROM THE MOST EASTERLY LINE OF SAID PARCEL "B" OF LOT LINE ADJUSTMENT.

**PARTIAL QUITCLAIM CONTAINING: 8,520 SQUARE FEET MORE OR LESS.**

**EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.



BRIAN L. THIENES  
P.L.S. No. 5750  
REG. EXP. 12/31/13

7/30/13  
DATE



# EXHIBIT "B"

PARTIAL QUITCLAIM OF  
RECLAIM WATER AND MAINTENANCE EASEMENT  
RECORDED JUNE 22, 2009 AS DOC. NO. 2009-0315332, O.R.  
12-1004



SCALE: 1" = 150'

### EASEMENT NOTE:

① INDICATES "PARCEL B" OF GRANT OF EASEMENT  
TO THE CITY OF BEAUMONT, RECORDED JUNE 22, 2009  
AS DOCUMENT NO. 2009-0315332, OF OFFICIAL RECORDS.

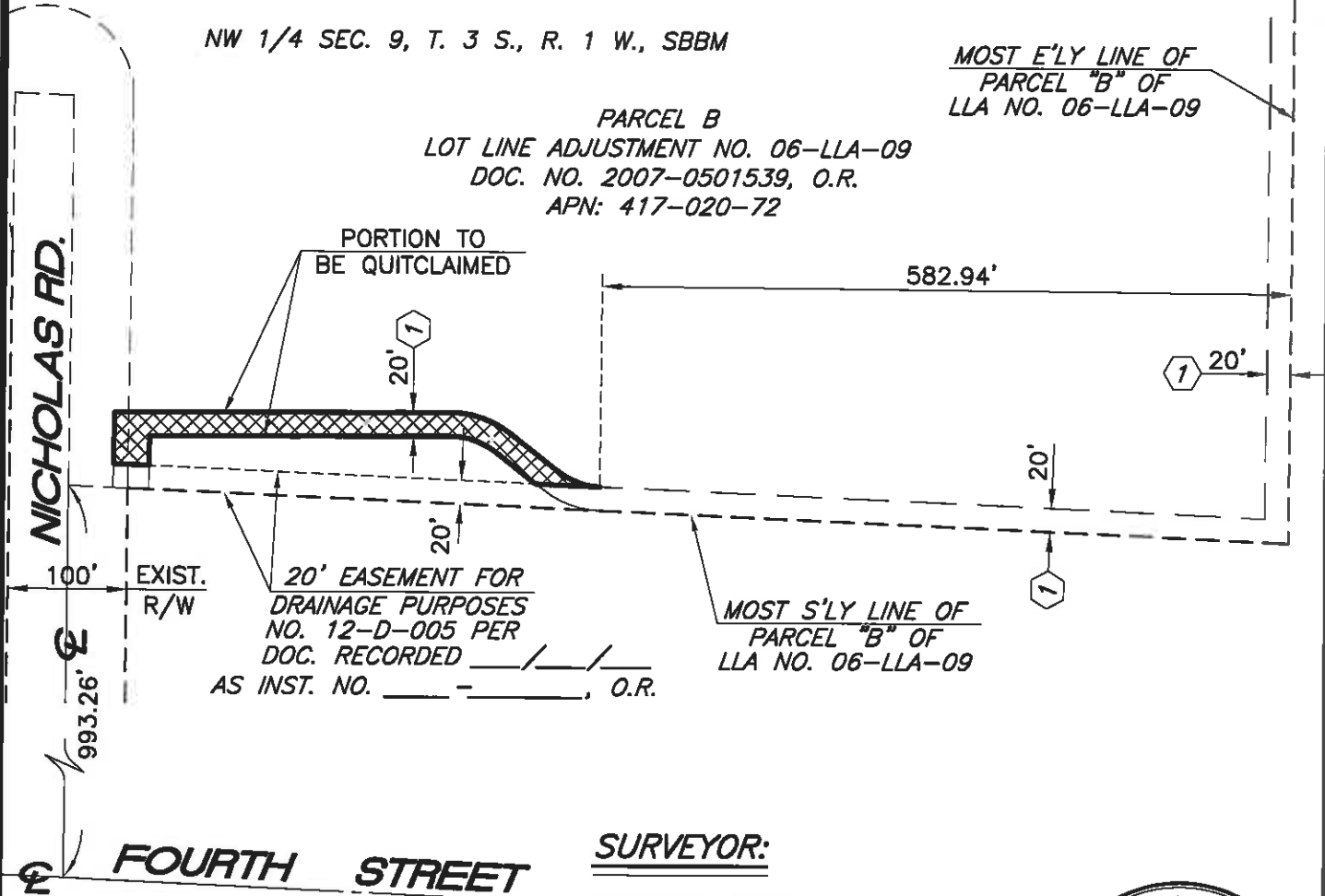


INDICATES PORTION TO BE QUITCLAIMED OF  
"PARCEL B" OF GRANT OF EASEMENT  
TO THE CITY OF BEAUMONT, RECORDED JUNE 22, 2009  
AS DOCUMENT NO. 2009-0315332, OF OFFICIAL RECORDS.  
QUITCLAIM CONTAINS: 8,520 SQ. FT. OR 0.196 ACRES.

NW 1/4 SEC. 9, T. 3 S., R. 1 W., SBBM

MOST E'LY LINE OF  
PARCEL "B" OF  
LLA NO. 06-LLA-09

PARCEL B  
LOT LINE ADJUSTMENT NO. 06-LLA-09  
DOC. NO. 2007-0501539, O.R.  
APN: 417-020-72



EXIST. R/W  
20' EASEMENT FOR  
DRAINAGE PURPOSES  
NO. 12-D-005 PER  
DOC. RECORDED \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
AS INST. NO. \_\_\_\_\_, O.R.

MOST S'LY LINE OF  
PARCEL "B" OF  
LLA NO. 06-LLA-09

### SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:

Last Update: 07/26/13  
O:\3062\ESMT\WTR-QC\3062\_WTR-QC.dwg

**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173

*[Signature]*  
BRIAN L. THIENES  
P.L.S. NO. 5750  
REG. EXP. DEC. 31, 2013  
DATE 7/30/13

