

ORIGINAL

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CITY OF RIVERSIDE  
when recorded return to:

BEST BEST & KRIEGER LLP  
400 Mission Square  
3750 University Avenue  
P.O. Box 1028  
Riverside, CA 92502  
Attention: Marvin I. Cohen

DOC # 2009-0002046

01/05/2009 08:00A Fee:NC

Page 1 of 10

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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*This document is recorded at the request of the CITY OF RIVERSIDE pursuant to Section 27383 of the Government Code. No fee shall be charged therefore.*

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051

FINAL ORDER OF CONDEMNATION

CITY OF RIVERSIDE, a California charter city and municipal corporation,

v.

RIVERSIDE COUNTY LUMBER CO., a California corporation, et al.

Riverside Superior Court Case No. RIC 437546

(Assessor Parcel Numbers 191-312-017 and 191-312-019) /

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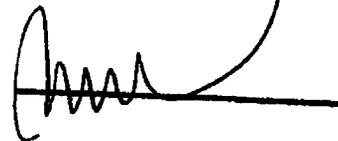
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EXEMPT FROM FILING FEES,  
PURSUANT TO GOVERNMENT  
CODE SECTION 6103

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14 Riverside, California 92502  
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**FILED**  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE

OCT 16 2008



17 Attorneys for Plaintiff  
18 CITY OF RIVERSIDE

19 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
20 COUNTY OF RIVERSIDE

21 CITY OF RIVERSIDE, a California  
22 charter city and municipal corporation,

23 Plaintiff,

24 v.

25 RIVERSIDE COUNTY LUMBER CO., a  
26 California corporation, et al.,

27 Defendants.

Case No. RIC 437546  
Judge: Hon Joan F. Burgess

FINAL ORDER OF CONDEMNATION AS TO  
ASSESSOR PARCEL NUMBERS 191-312-017  
AND 191-312-019

[Filed concurrently with:  
1. Stipulation and Order for Judgment in  
Condemnation; and  
2. Judgment in Condemnation; and  
3. Order to Disburse Funds; and  
4. Request for Dismissal]

Complaint Filed: September 21, 2005

Trial Date: September 15, 2008

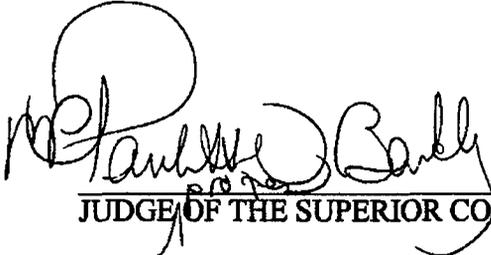
LAW OFFICES OF  
BEST BEST & KRIEGER LLP  
3750 UNIVERSITY AVENUE  
P. O. BOX 1028  
RIVERSIDE, CALIFORNIA 92502

1 Judgment in condemnation having been entered in the above-entitled action, and it  
2 appearing to the satisfaction of the Court that Plaintiff, City of Riverside, pursuant to said  
3 judgment, has paid to Defendants Riverside County Lumber Co. and Philip J. Abraham and Ann  
4 Abraham Brooks, Successor Trustees of the Abraham Family Trust of February 1995  
5 (collectively, "the Abraham Defendants"), the sum of Five-Hundred Sixty-One Thousand Five-  
6 Hundred and 00/100 Dollars (\$561,500.00), and as additional compensation, the City will transfer  
7 Assessor Parcel Numbers 191-312-002 and 191-312-010 to the Abraham Defendants, pursuant to  
8 the Stipulation and Order for Judgment in Condemnation, for all claims or demands against the  
9 City on account of the partial taking of the fee and temporary construction easement interests in  
10 that certain real property described in plaintiff's Complaint and located on Van Buren Boulevard,  
11 in the City of Riverside, California, more particularly described as Assessor Parcel Numbers 191-  
12 312-017 and 191-312-019. The partial fee takes and temporary construction easements are more  
13 particularly described in Exhibit "A" attached hereto.

14 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the Property is given  
15 for and condemned to plaintiff for street widening and improvement to Van Buren Boulevard  
16 from Garfield Street to Andrew Street, in Riverside, California and for such other uses as are  
17 permitted pursuant to the authority granted to it by section 37350.5, 39792, and 40404 of the  
18 California Government Code.

19 Fee title to the Property (Assessor Parcel Numbers 191-312-017 and 191-312-019) shall  
20 vest in the City on the date that a certified copy of this Final Order of Condemnation is recorded  
21 in the Office of the Recorder of Riverside County, California. All liens, charges, conditions, and  
22 restrictions on the Property are extinguished, including without limitation all real property taxes,  
23 assessments, penalties and costs from and after January 25, 2006, the date that the City was  
24 entitled to take possession of the Property.

25 DATED: 10/3/08

26   
27 JUDGE OF THE SUPERIOR COURT  
28

RVLITMCOHEN733784.2

- 1 -

FINAL ORDER OF CONDEMNATION

16339

EXHIBIT "A"

PARCEL 200  
A.P.N. 191-312-017

Parcel 200 A – *Public Street Easement*

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Parcel 2 of Parcel Map on file in Book 19, Page 92 of Parcel Maps, records of Riverside County, California, lying southwesterly and westerly of the following described line:

COMMENCING at the most southerly corner of said Parcel 2;

THENCE North  $35^{\circ}07'08''$  East, along the southeasterly line of said Parcel 2, a distance of 29.64 feet to the POINT OF BEGINNING of this line description;

THENCE North  $35^{\circ}38'19''$  West, a distance of 100.77 feet;

THENCE North  $10^{\circ}27'17''$  East, a distance of 29.12 feet to the northwesterly line of said Parcel 2 and the END of this line description;

EXCEPTING THEREFROM that portion of said Parcel 2 described in Grant Deed to the City of Riverside by document recorded June 19, 1981, as Instrument No. 115041 of Official Records of Riverside County, California.

Area – 2,729 square feet.

Parcel 200 B – *Temporary Construction Easement*

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Parcel 2 of Parcel Map on file in Book 19, Page 92 of Parcel Maps, records of Riverside County, California, described as follows:

COMMENCING at the most southerly corner of said Parcel 2;

THENCE North  $35^{\circ}07'08''$  East, along the southeasterly line of said Parcel 2, a distance of 29.64 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE North  $35^{\circ}38'19''$  West, a distance of 100.77;

THENCE North  $10^{\circ}27'17''$  East, a distance of 29.12 feet to the northwesterly line of said Parcel 2;

THENCE North  $56^{\circ}23'44''$  East, along said northeasterly line, a distance of 6.96 feet;

THENCE South  $10^{\circ}27'17''$  West, a distance of 17.95 feet;

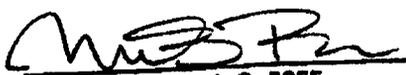
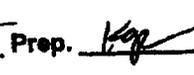
THENCE South  $35^{\circ}38'19''$  East, a distance of 108.55 feet to said southeasterly line of Parcel 2;

THENCE South  $56^{\circ}27'27''$  West, along said southeasterly line, a distance of 14.33 feet to an angle point;

THENCE South  $35^{\circ}07'08''$  West, continuing along said southeasterly line, a distance of 0.72 of a foot to the POINT OF BEGINNING.

Area – 1,686 square feet.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 7/12/05 Prep.   
Mark S. Brown, L.S. 5655                      Date  
License Expires 9/30/05

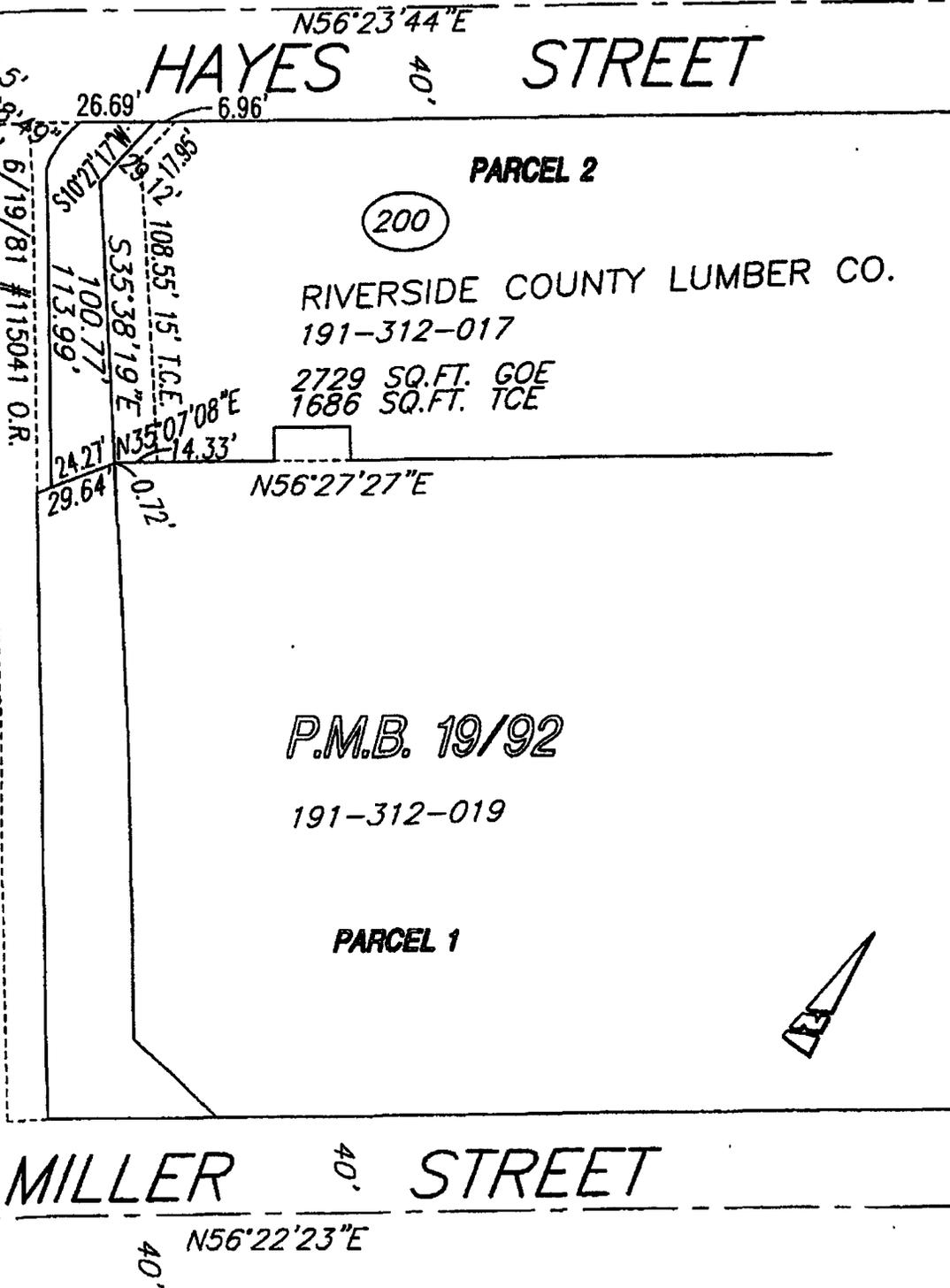


VAN BUREN

BOULEVARD

N33°38'46"W  
435.71'

R=39.5'  
Δ=30°28'49"  
L=21.01'



200

PARCEL 2

RIVERSIDE COUNTY LUMBER CO.  
191-312-017

2729 SQ.FT. GOE  
1686 SQ.FT. TCE

P.M.B. 19/92

191-312-019

PARCEL 1

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 7/07/05

SUBJECT: VAN BUREN BOULEVARD WIDENING  
Exhibit A Page 3

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116339

EXHIBIT "A"

PARCEL 151  
A.P.N. 191-312-019

*Parcel 151 A – Public Street Easement*

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Parcel 1 of Parcel Map on file in Book 19, Page 92 of Parcel Maps, records of Riverside County, California, described as follows:

BEGINNING at the most southerly corner of said Parcel 1;

THENCE North  $56^{\circ}22'23''$  East, along the southeasterly line of said Parcel 1, a distance of 59.33 feet;

THENCE North  $78^{\circ}39'18''$  West, a distance of 40.06 feet to a line that is parallel with and distant 86.00 feet northeasterly, as measured at right angles, from the centerline of Van Buren Boulevard as shown by said Parcel Map;

THENCE North  $33^{\circ}38'46''$  West, along said parallel line, a distance of 43.68 feet to the beginning of a tangent curve concaving southwesterly and having a radius of 4,027.00 feet;

THENCE northwesterly to the left along said curve through a central angle of  $1^{\circ}59'33''$  an arc length of 140.05 feet;

THENCE North  $35^{\circ}38'19''$  West, a distance of 27.06 feet to the northwesterly line of said Parcel 1;

THENCE South  $35^{\circ}07'08''$  West, along said northwesterly line, a distance of 29.64 feet to the southwesterly line of said Parcel 1;

THENCE South  $33^{\circ}38'46''$  East, along said southwesterly line, a distance of 228.31 feet to the POINT OF BEGINNING.

Area – 7,471 square feet.

*Parcel 151 B – Temporary Construction Easement*

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Parcel 1 of Parcel Map on file in Book 19, Page 92 of Parcel Maps, records of Riverside County, California, described as follows:

COMMENCING at the most southerly corner of said Parcel 1;

THENCE North 56°22'23" East, along the southeasterly line of said Parcel 1, a distance of 59.33 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE North 78°39'18" West, a distance of 40.06 feet to a line that is parallel with and distant 86.00 feet northeasterly, as measured at right angles, from the centerline of Van Buren Boulevard as shown by said Parcel Map;

THENCE North 33°38'46" West, along said parallel line, a distance of 43.68 feet to the beginning of a tangent curve concaving southwesterly and having a radius of 4,027.00 feet;

THENCE northwesterly to the left along said curve through a central angle of 1°59'33" an arc length of 140.05 feet;

THENCE North 35°38'19" West, a distance of 27.06 feet to the northwesterly line of said Parcel 1;

THENCE North 35°07'08" East, along said northwesterly line of Parcel 1, a distance of 0.72 of a foot to an angle point;

THENCE North 56°27'287" East, continuing along said northwesterly line, a distance of 14.33 feet;

THENCE South 35°38'19" East, a distance of 26.77 feet to the beginning of a tangent curve concaving southwesterly and having a radius of 2042 feet;

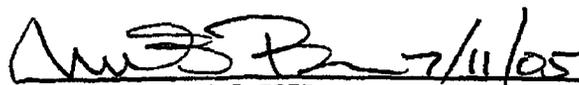
THENCE southeasterly along said curve through a central angle of 1°59'33" an arc length of 150.57 feet;

THENCE South 78°39'1" South a distance of 28.85 feet to the southeasterly line of said Parcel 1;

THENCE South 56°22'23" East, along said southeasterly line, a distance of 7.07 feet to the POINT OF BEGINNING.

Area - 3,397 square feet.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

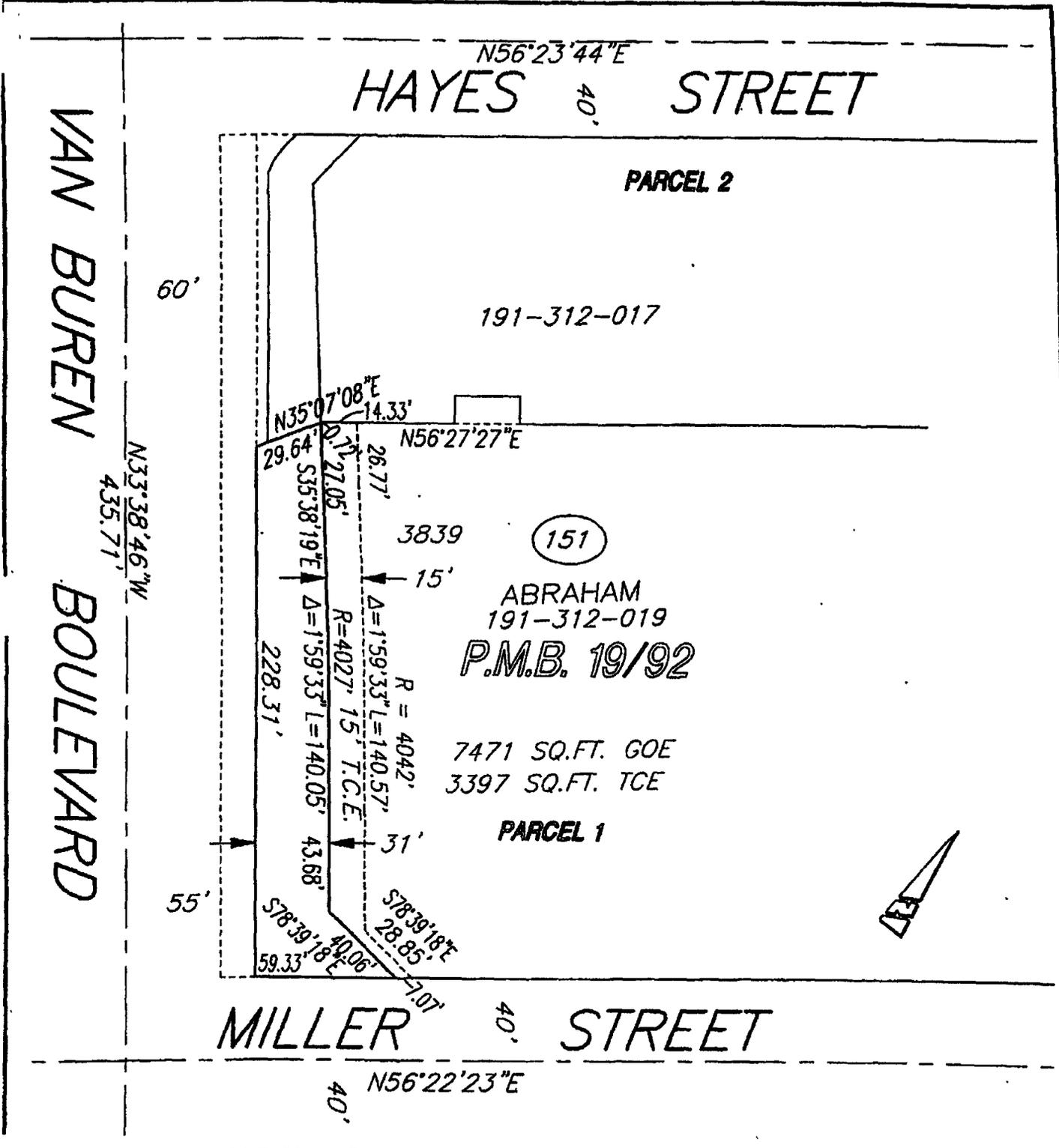
 7/11/05 Prep. Yog  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/05



11-48

Exhibit A Page 9

16339



• CITY OF RIVERSIDE, CALIFORNIA •

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THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 7/07/05

SUBJECT: VAN BUREN BOULEVARD WIDENING

11-82

16339