

EXEMPT PURSUANT TO
GOV'T. CODE Sec. 6103

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STAN T. YAMAMOTO, City Attorney #92381
BARBARA PURVIS, Asst. City Attorney #49708
CITY OF RIVERSIDE
City Hall, 3900 Main Street
Riverside, California 92522
(909) 782-5567

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

DEC 11 1996

Attorneys for Plaintiff

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$



D-11-11-96

X/B

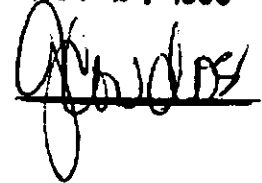
SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF RIVERSIDE

CITY OF RIVERSIDE, a municipal corporation,)	CASE NO. 268294
)	
Plaintiff,)	FINAL ORDER
)	OF CONDEMNATION
vs.)	
)	
BASIL NAHAB, et al.,)	(Parcels 14A, 14B and
)	14C)
Defendants.)	
)	
)	

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2 BARBARA PURVIS, Asst. City Attorney #49708
3 CITY OF RIVERSIDE
4 City Hall, 3900 Main Street
5 Riverside, California 92522
6 (909) 782-5567

FILED
SUPERIOR/MUNICIPAL COUR
OF RIVERSIDE COUNTY

NOV 27 1996



7 Attorneys for Plaintiff

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 FOR THE COUNTY OF RIVERSIDE

11	CITY OF RIVERSIDE, a municipal)	CASE NO. 268294
12	corporation,)	
13)	FINAL ORDER
14	Plaintiff,)	OF CONDEMNATION
15	vs.)	
16	BASIL NAHAB, et al.,)	(Parcels 14A, 14B and
17	Defendants.)	14C)

18 Judgment in Condemnation having been entered in the
19 above-entitled action in the Office of the County Clerk of the
20 County of Riverside, California, on October 9, 1996, and it
21 appearing to the satisfaction of the Court that the STATE
22 TREASURER, STATE OF CALIFORNIA has paid the sum of SEVENTY
23 THOUSAND FOUR HUNDRED NINETY DOLLARS (\$70,490) from the funds
24 deposited in the State of California Condemnation Deposits Fund
25 by plaintiff in the above-referenced action to defendant BANK OF
26 AMERICA N. T. & S. A. in accordance with the Stipulation for
27 Judgment in Condemnation on file herein, and as shown by the

1 Receipt of Money Paid Pursuant to Stipulation of Judgment;

2 IT IS ORDERED, ADJUDGED AND DECREED that the real
3 property located in the City of Riverside, County of Riverside,
4 State of California, and described as Parcels 14A, 14B and 14C
5 in the Complaint on file in this action shall be condemned to
6 plaintiff CITY OF RIVERSIDE as follows:

7 (a) The fee simple interest in the real property
8 designated as Parcel 14A in the Complaint on file herein
9 and described in Exhibit A, attached hereto and
10 incorporated herein by this reference, for public street
11 and highway purposes and related and incidental
12 improvements and uses, which fee simple interest shall
13 be free and clear of any and all liens and encumbrances
14 of whatever kind or nature;

15 (b) A permanent slope easement for roadway slope
16 and support purposes in, on, under, through, over and
17 along the real property designated as Parcel 14B in the
18 Complaint on file herein and described in Exhibit B,
19 attached hereto and incorporated herein by this
20 reference, and all liens and encumbrances of whatever
21 kind or nature on said Parcel 14B shall be subordinate
22 to such permanent slope easement so acquired by
23 plaintiff.

24 (c) A temporary construction easement and right-
25 of-way on the real property designated as Parcel 14C in
26 the Complaint on file herein and described in Exhibit C,
27 attached hereto and incorporated herein by this

1 reference, which temporary construction easement shall
2 not exceed an aggregate time of three months following
3 commencement of construction on said parcel.

4 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that
5 pursuant to an Order for Prejudgment Possession issued in the
6 above-entitled action on July 20, 1995, plaintiff was authorized
7 to take possession of the real property designated as
8 Parcels 14A, 14B and 14C in the Complaint on file herein on or
9 after November 1, 1995 and in accordance with Section 5082 of
10 the Revenue and Taxation Code, the real property taxes,
11 assessments interest and penalties thereon shall be apportioned
12 as of said date and shall be terminated, cancelled and
13 extinguished from and after said date.

14 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that
15 pursuant to the Order for Prejudgment Possession issued in the
16 above-entitled action on July 20, 1995, plaintiff was authorized
17 to use the temporary construction easement on Parcel 14C as
18 described in Exhibit C for an aggregate time not to exceed three
19 months following commencement of construction on said parcel,
20 and that said construction for which the temporary construction
21 easement was required has been completed and the temporary
22 construction easement has now expired.

23 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon
24 the recording of a certified copy of this Final Order of
25 Condemnation with the County Recorder of the County of
26 Riverside, State of California, the fee simple interest in
27 Parcel 14A and the permanent slope easement in Parcel 14B as

1 said parcels are described in attached Exhibits A and B,
2 respectively, are vested in plaintiff CITY OF RIVERSIDE, its
3 successors and assigns.

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Dated:

11/27/96 *William J. Sullivan*
JUDGE OF THE SUPERIOR COURT

PARCEL 14A

California Avenue Extension

That portion of Lot 8 in Block 46 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, lying northerly of a line parallel with and distant 39.00 feet southerly, as measured at right angles, from the following described line:

BEGINNING at the intersection of the centerline of Tyler Street with the northeasterly prolongation of the centerline of California Avenue all as shown by map on Tract No. 8006, on file in Book 94, Pages 59 through 63 of Maps, records of said Riverside County;

THENCE North $57^{\circ}55'23''$ East, continuing along said northeasterly prolongation of said centerline of California Avenue, a distance of 281.62 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 680.00 feet;

THENCE northeasterly to the right along said curve through a central angle of $37^{\circ}21'40''$ an arc length of 443.41 feet to a line parallel with and distant 19.00 feet southerly, as measured at right angles, from the centerline of Tomlinson Avenue as shown by said map of La Granada;

THENCE South $84^{\circ}42'57''$ East, along said parallel line, a distance of 440.99 feet to the beginning of a tangent curve concaving northerly and having a radius of 680.00 feet;

THENCE easterly to the left along said last mentioned curve through a central angle of $45^{\circ}04'24''$ an arc length of 534.94 feet;

THENCE North $50^{\circ}12'39''$ East, a distance of 698.12 feet to the beginning of a tangent curve concaving northwesterly and having a radius of 680.00 feet;

THENCE northeasterly to the left along said last mentioned curve through a central angle of $16^{\circ}21'13''$ an arc length of 194.09 feet;

THENCE North $33^{\circ}51'26''$ East, a distance of 304.75 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 680.00 feet; said curve also being the southwesterly prolongation of the centerline California Avenue as shown by map of Tract No. 8492, on file in Book 92, Pages 49 through 51 of Maps, records of said Riverside County;

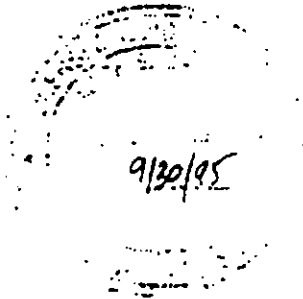
THENCE northeasterly to the right along said last mentioned curve and along said southwesterly prolongation of the centerline of California Avenue through a central

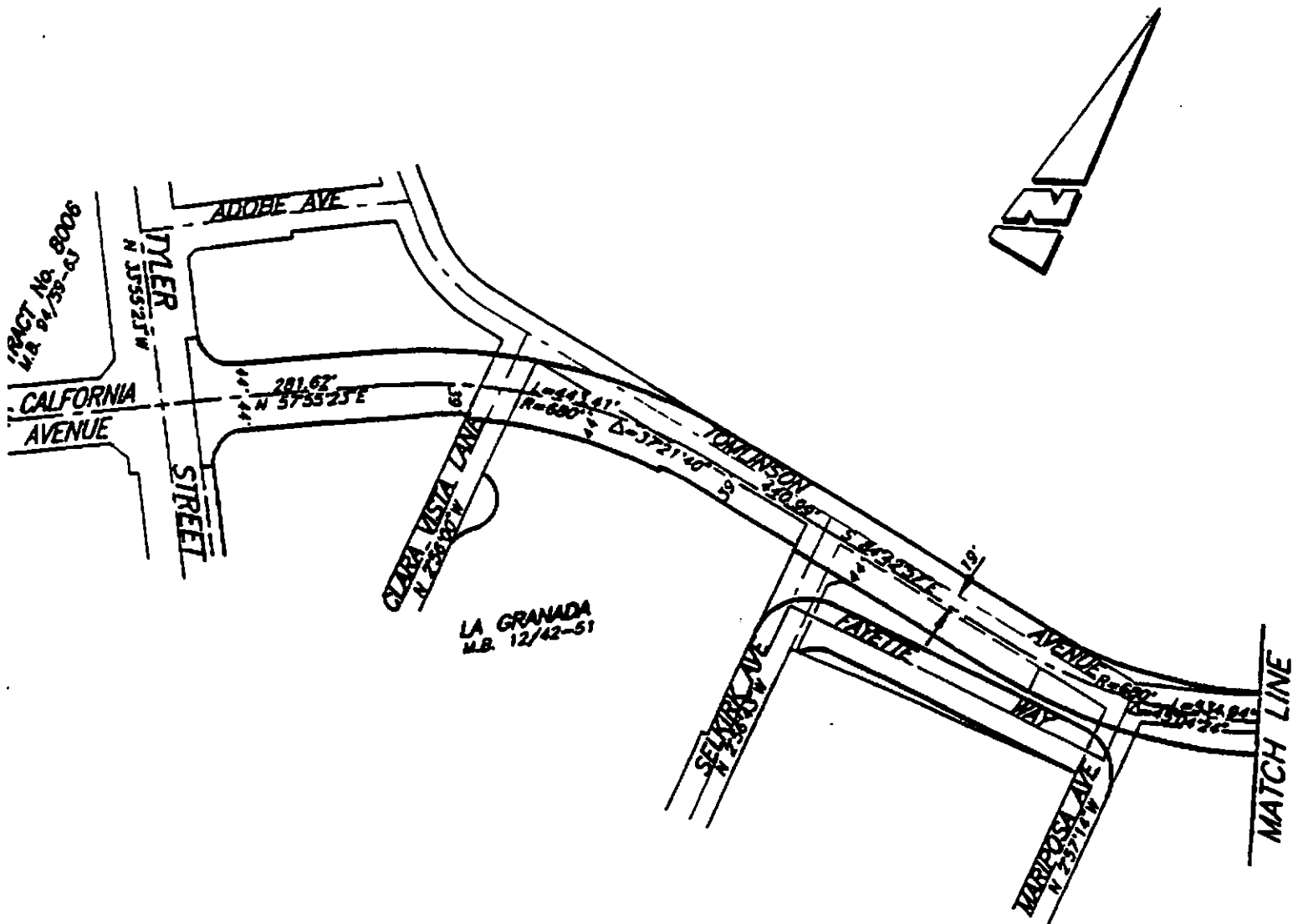
angle of $11^{\circ}40'51''$ an arc length of 138.63 feet to the intersection of said centerline of California Avenue with the centerline of Bolton Avenue as shown by said last mentioned map and the END of this line description.

Area - 6,719.2 square feet.

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

Mark S. Brown 6/19/95 Prep. KCP
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/95





• CITY OF RIVERSIDE, CALIFORNIA •

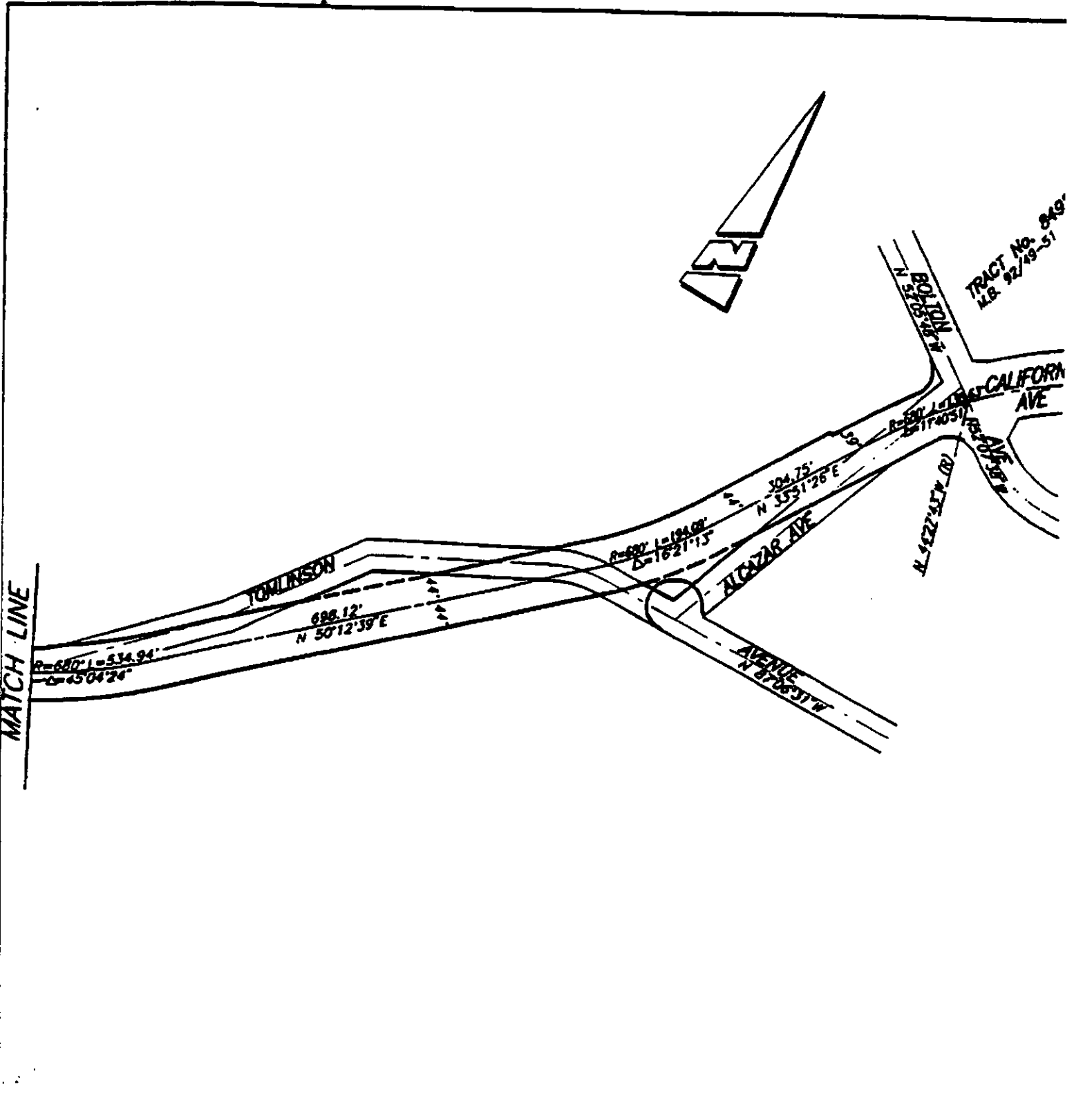
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 3

SCALE: N.T.S.

DRAWN BY: CURT DATE: 4/06/95

SUBJECT: CALIFORNIA AVENUE EXTENSION



• CITY OF RIVERSIDE, CALIFORNIA •

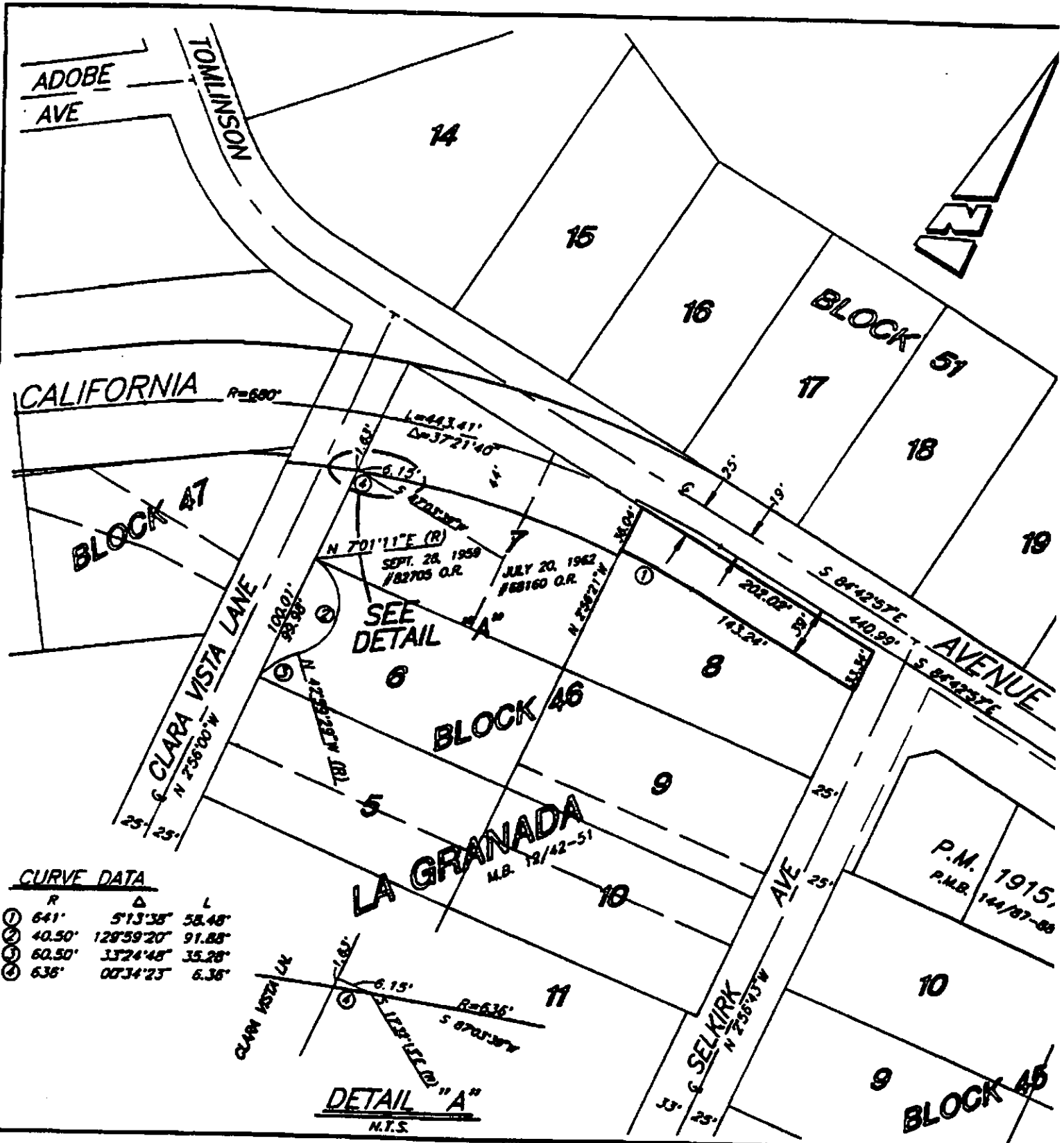
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 2 OF 3

SCALE: N.T.S.

DRAWN BY: CLT DATE: 4/08/95

SUBJECT: CALIFORNIA AVENUE EXTENSION



• 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 3 OF 3

6/24-4

SCALE: 1" = 100'

DRAWN BY: CURT

DATE: 4/06/95

SUBJECT: CALIFORNIA AVENUE EXTENSION

65-5

PARCEL 14 B

California Avenue Extension
Parcel Fourteen - Slope Easement

That portion of Lot 8 in Block 46 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the northeasterly corner of said Lot 8;

THENCE South $2^{\circ}56'43''$ East, along the easterly line of said Lot 8, a distance of 33.34 feet to a line parallel with and distant 58.00 feet southerly, as measured at right angles, from the centerline of Tomlinson Avenue as shown by said map and the POINT OF BEGINNING of the parcel of land being described;

THENCE North $84^{\circ}42'57''$ West, along said parallel line, a distance of 143.24 feet to the beginning of a tangent curve concaving southerly and having a radius of 641.00 feet;

THENCE westerly to the left along said curve through a central angle of $5^{\circ}13'38''$ an arc length of 58.48 feet to the westerly line of said Lot 8;

THENCE South $2^{\circ}56'21''$ East, along said westerly line, a distance of 17.83 feet to the beginning of a non-tangent curve concaving southerly, having a radius of 623.19 feet and from which the radius bears South $0^{\circ}08'33''$ West;

THENCE easterly to the right along said last mentioned curve through a central angle of $5^{\circ}08'30''$ an arc length of 55.92 feet to a line parallel with and distant 75.81 feet southerly, as measured at right angles, from said centerline of Tomlinson Avenue;

THENCE South $84^{\circ}42'57''$ East, along said last mentioned parallel line, a distance of 145.82 feet to said easterly line of Lot 8;

THENCE North $2^{\circ}56'43''$ West, along said easterly line, a distance of 17.99 feet to the POINT OF BEGINNING.

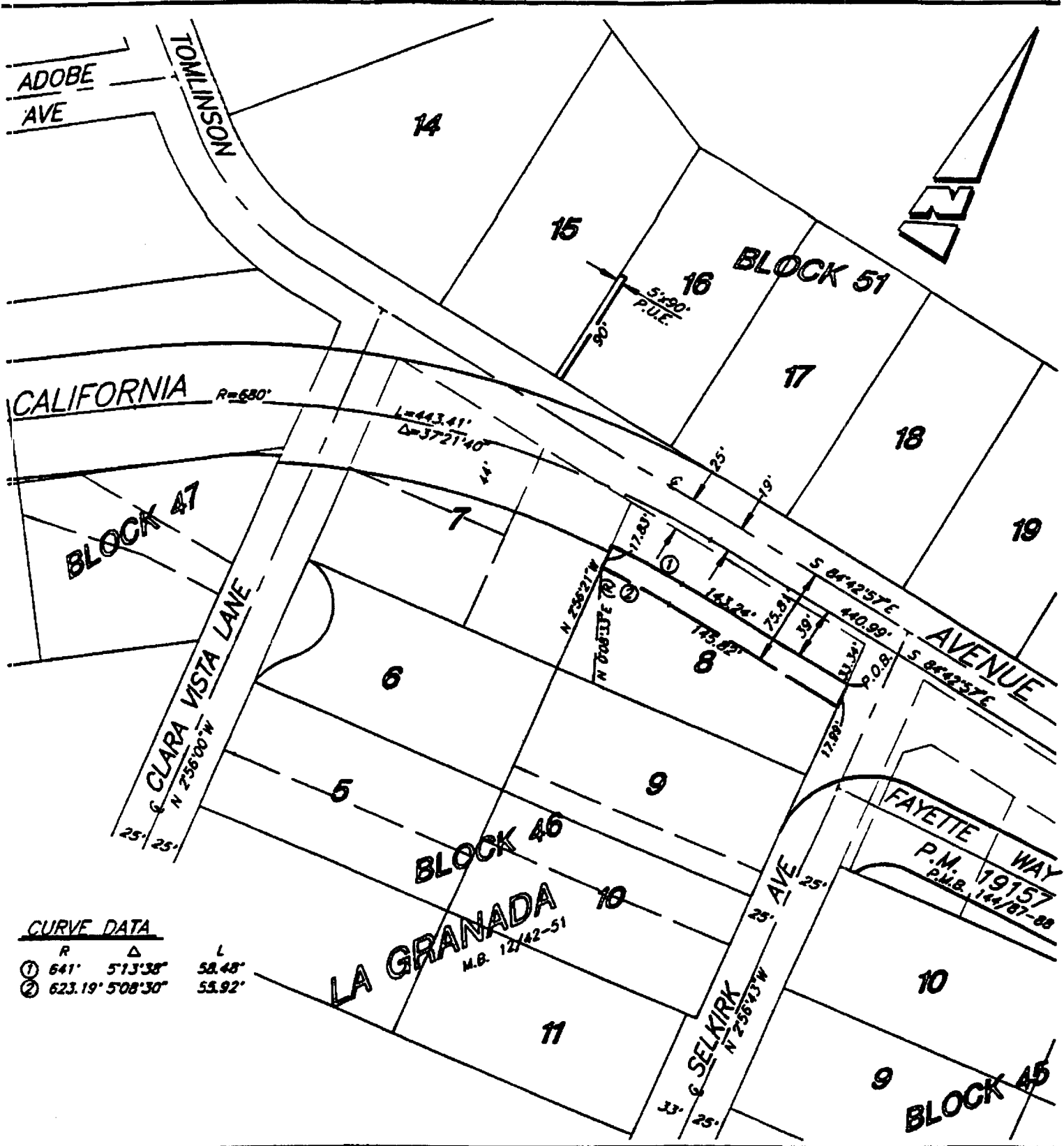
Area - 3592.1 square feet.

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

9/24/95

Mark S. Brown 9/24/95 Prep. Ker
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/95

EXHIBIT B



CURVE DATA

	R	Δ	L
①	641'	513°38'	58.48'
②	623.19'	5°08'30"	53.92'

• 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	6/24-4
SCALE: 1"=100'	DRAWN BY: <u>CURT</u>	DATE: 4/06/95	SUBJECT: CALIFORNIA AVENUE EXTENSION

14096-12

PARCEL 14C

California Avenue Extension
Parcel Fourteen - TEMPORARY CONSTRUCTION EASEMENT

That portion of Lot 8 in Block 46 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the northeasterly corner of said Lot 8;

THENCE South $2^{\circ}56'43''$ East, along the easterly line of said Lot 8, a distance of 51.33 feet;

THENCE North $84^{\circ}42'57''$ West, along a line parallel with the northerly line of said Lot 8, a distance of 90.89 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE North $84^{\circ}42'57''$ West, continuing along a line parallel with the northerly line of said Lot 8, a distance of 54.93 feet to the beginning of a tangent curve concaving southerly and having a radius of 623.19 feet;

THENCE westerly to the left along said curve through a central angle of $5^{\circ}08'30''$ an arc length of 55.92 feet to the westerly line of said Lot 8;

THENCE South $2^{\circ}56'21''$ East, along said westerly line, a distance of 37.25 feet to the beginning of a non-tangent curve concaving southerly, having a radius of 586 feet, being concentric with the previously described curve having a radius of 623.19 feet and to which the radial line bears North $0^{\circ}20'19''$ East;

THENCE easterly to the right along said last mentioned curve through a central angle of $4^{\circ}56'45''$ an arc length of 50.58 feet;

THENCE South $84^{\circ}42'57''$ East, along a line parallel with said northerly line, a distance of 60.31 feet;

THENCE North $2^{\circ}56'21''$ West, along a line parallel with said westerly line, a distance of 37.58 feet to the POINT OF BEGINNING.

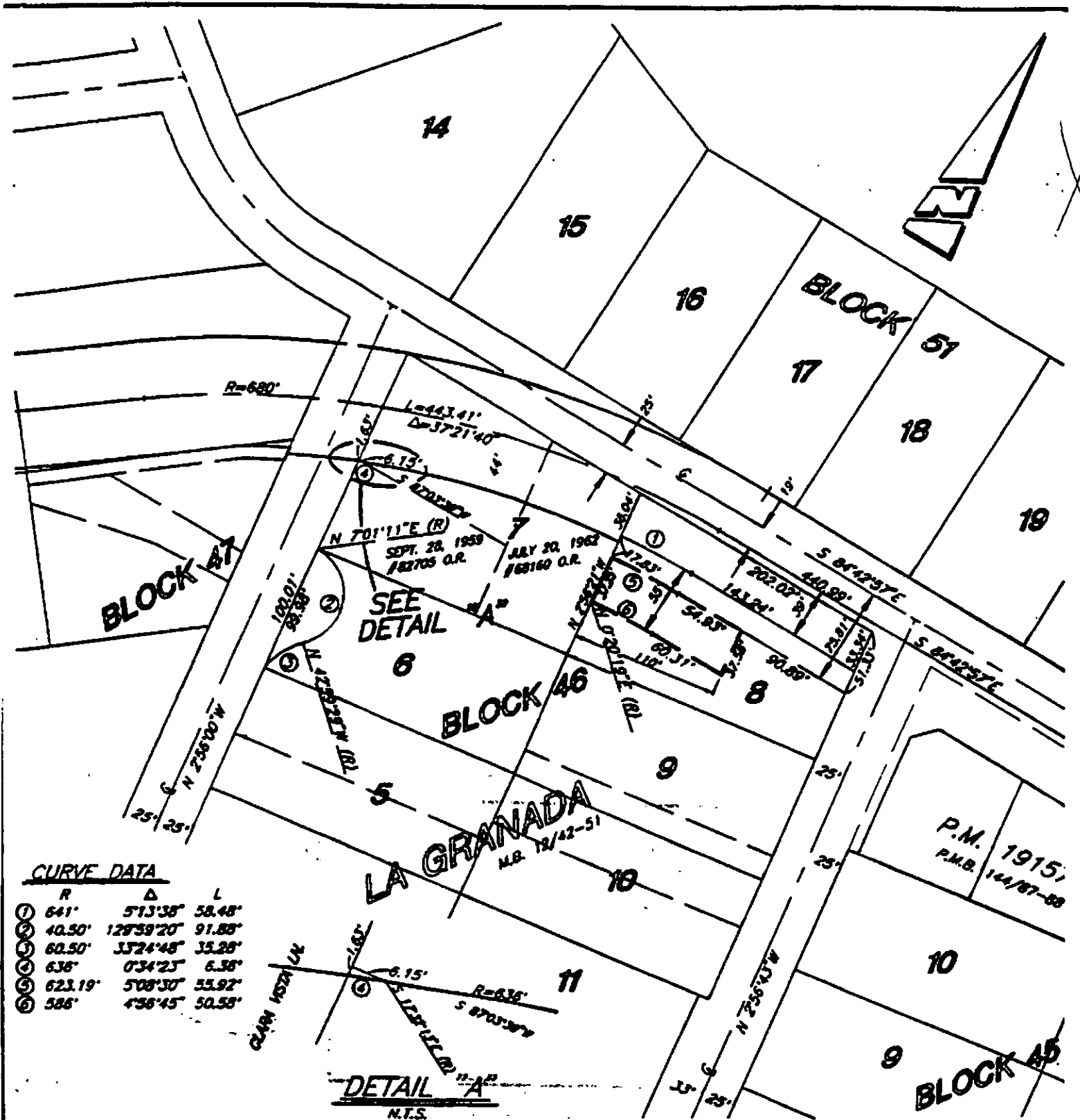
Area - 5124 square feet.

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

Mark S. Brown 6/21/95 Prep. Vep
Mark S. Brown, L.S. 5855 Date
License Expires 9/30/95



EXHIBIT C



CURVE DATA

	R	Δ	L
①	641'	5°13'38"	58.48'
②	40.50'	129°39'20"	91.88'
③	60.50'	35°24'48"	35.28'
④	636'	0°34'23"	6.38'
⑤	623.19'	5°08'30"	55.92'
⑥	586'	4°56'45"	50.58'

DETAIL A
N.T.S.

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 1 6/24-4

SCALE: 1"=100' DRAWN BY: CURT DATE: 6/1/95 SUBJECT: CALIFORNIA AVENUE EXTENSION PAR. 14 T.C.E. 65-5