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3900 Main Street
Riverside, CA 92522
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Page 1 of 22

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



This instrument is for the benefit
of the City of Riverside and is
exempt from recording fees
(Government Code § 27383¹)

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JUDGMENT AND FINAL ORDER OF CONDEMNATION
CASE NO. RIC542584

D-16733



¹ Government Code § 27383: "No fee shall be charged by the recorder for services rendered to the State, to any municipality, county in the State or other political subdivision thereof, except for making a copy of a paper or record."

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GREGORY P. PRIAMOS, City Attorney, SBN 136766
HERIBERTO F. DIAZ, Deputy City Attorney, SBN 132821
BRANDON S. MERCER, Deputy City Attorney, SBN 244413
CITY OF RIVERSIDE
City Hall, 3900 Main Street
Riverside, California 92522
Telephone (951) 826-5567
Facsimile (951) 826-5540
ediaz@riversideca.gov

Attorneys for Plaintiff, City of Riverside

(Fee Exempt Gov't Code § 6103)

SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

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

Plaintiff,

vs.

JCARR, LLC; et al.

Defendants.

) CASE NO. RIC542584
) Assigned for Case Management Purposes to
) the Honorable John D. Molloy
) Dept. 4
)
) **JUDGMENT AND FINAL ORDER OF**
) **CONDEMNATION**
)
) APNs: 146-242-001
) 146-231-016
) 146-231-015
) 146-220-006
) 146-220-008

Case filed: December 18, 2009
TSC: December 1, 2011

This Judgment and Final Order of Condemnation is hereby made following disposition through the court proceedings described below of all parties and property interests alleged in the Complaint in Eminent Domain.

IT IS HEREBY FOUND AND DETERMINED:

1. Pursuant to its Charter, sections 37350.5 and 40404 of the Government Code of the State of California, section 4090 of the Streets and Highways Code of the State of California, section 1240.010 of the Code of Civil Procedure of the State of California, and Article I, section 19 of the Constitution of the State of California, plaintiff City of Riverside is authorized to

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

OCT 26 2011
[Signature]

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1 acquire real property or interests therein for public uses and purposes, to wit: to realign La Sierra
2 Avenue, Hole Avenue, and Pierce Street at Five Points.

3 2. Plaintiff City of Riverside ("City") commenced this eminent domain action to
4 condemn the following property interests which are legally described in the attached exhibit
5 "A":

6	<u>APN</u>	<u>Interest to be Acquired</u>
7	146-182-065	Public Street & Highway Easement
8		Temporary Construction Easement
9	146-242-001	Fee Simple
10	146-231-016	Fee Simple
11	146-231-015	Fee Simple; Public Street & Highway Easement
12		Temporary Construction Easement
13	146-220-006	Public Street & Highway Easement
14		Temporary Construction Easement
15	146-220-008	Temporary Construction Easement

16
17 3. After a duly noticed public hearing and an opportunity to be heard in compliance
18 with Code of Civil Procedure section 1245.235, on November 17, 2009, plaintiff's City Council
19 adopted Resolution Number 21937 authorizing plaintiff to acquire the property described in the
20 attached exhibit "A" by eminent domain (collectively "Subject Property"). In compliance with
21 sections 1245.220 and 1245.230 of the Code of Civil Procedure, the City Council found and
22 determined that: (a) the public interest and necessity require the proposed project, (b) the
23 proposed project is planned and located in the manner that will be the most compatible with the
24 greatest public good and least private injury, (c) the acquisition and taking of interests in the
25 property sought to be acquired are necessary for the Project, and (d) the offer required by section
26 7267.2 of the Government Code has been made to the owners of record of the Subject Property.

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4. Plaintiff named the following defendants in this action:

<u>Defendant Name</u>	<u>Property Interest</u>
JCARR, LLC	Owner
JCARR	Potential Claimant
LandAmerica Commonwealth Title Company	Trustee
North Island Financial Credit Union	Beneficiary
Sierra Memorial Chapel, Inc., dba Sierra Memorial Chapel Mortuary	Tenant
La Sierra University, Inc. FKA La Sierra College, Inc.	Owner, Lessor
Riverside Groves and Water Company	Easement Holder
Southern California Edison Company	Easement Holder
D. Donald J. Davenport	Lessee
Elizabeth G. Davenport	Lessee
La Sierra Community Services District	Easement Holder
Loma Linda University	Lessor
United States Postal Service	Lessee
Daniel Hicks dba H & H Powerhouse	Tenant
Kevin Huseman dba H & H Powerhouse	Tenant
Hakop Kyababchian	Owner
Security Pacific Corporation as Successor in Interest to Security First National Bank of Los Angeles	Easement Holder
David Wagner Jameson	Lessor
General Petroleum Corporation	Lessee
Margaret Mellor	Lessor
ExxonMobil Oil Corporation as Successor in Interest to Mobil Oil Corporation	Lessee
First Bank as Successor in Interest to BYL Bank Group	Trustee, Beneficiary
Five Points Corporation DbA 5 Point Auto Service	Tenant

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<u>Defendant Name</u>	<u>Property Interest</u>
Hacksoo Kim and Sunae Kim, Trustees of the Kim Family Trust dated December 29, 2007	Owner
County of Riverside	Easement Holder
Bransford, Inc.	Trustor
John J. Pearce Escrows, Inc.	Trustee
Dale D. Cassel	Beneficiary
Priscilla Kay Cassel	Beneficiary
Robert E. Adams	Beneficiary
Jose Lopez dba Jose's Body Shop	Tenant
Edgar Velazquez Perez dba M & J Tires and Wheels	Tenant
Rudy Darryanto dba Blessing Auto Market	Tenant
Francisco Castro dba Adam's Service	Tenant
Ben Millar, Trustee of the Ben and Olive Millar "Survivor's" Trust dated October 27, 1977	Owner
Peter Saputo	Potential Claimant
Elaine Saputo	Potential Claimant
Angel Bonzaes dba Artistic Metal Design & Services	Tenant

5. The following defendants filed disclaimers on the dates indicated below and are entitled to no compensation:

<u>DEFENDANT</u>	<u>DATE OF FILING</u>
Southern California Edison Company	04/28/2011
Loma Linda University	03/03/2010
General Petroleum Corporation	01/08/2010
ExxonMobil Oil Corporation as Successor in Interest to Mobil Oil Corporation	02/03/2010
Five Points Corporation dba 5 Point Auto Service	09/14/2011
County of Riverside	09/19/2011

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1 6. The following defendants were dismissed by plaintiff without prejudice from this
2 action on the dates indicated below:

3 <u>DEFENDANT</u>	<u>DATE OF FILING</u>
4 JCARR, LLC	02/16/2010
5 JCARR	02/16/2010
6 LandAmerica Commonwealth Title Company	02/16/2010
7 North Island Financial Credit Union	02/16/2010
8 Sierra Memorial Chapel, Inc., dba 9 Sierra Memorial Chapel Mortuary	02/16/2010
10 LA SIERRA UNIVERSITY, Inc. 11 FKA La Sierra College, Inc.	01/20/2011
12 United States Postal Service	07/09/2010
13 Daniel Hicks dba H & H Powerhouse	01/14/2010
14 Kevin Huseman dba H & H Powerhouse	01/14/2010
15 Hakop Kyababchian	07/01/2010
16 Jose Lopez dba Jose's Body Shop	06/07/2010
17 Edgar Velazquez Perez dba 18 M & J Tires and Wheels	06/07/2010
19 Rudy Darryanto dba Blessing Auto Market	06/07/2010
20 Francisco Castro dba Adam's Service	12/10/2010
21 Ben Millar, Trustee of the Ben and Olive 22 Millar Survivor's Trust dated October 27, 1977	05/10/2010
23 Angel Bonzales dba Artistic Metal Design 24 & Services	06/09/2010

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1 7. The following defendants have been regularly served with process herein and
2 having failed to appear or answer within the time allowed by law, had their defaults taken on the
3 dates indicated below:

<u>DEFENDANT</u>	<u>DATE OF FILING</u>
Riverside Groves and Water Company	10/18/2010
D. Donald J. Davenport	10/18/2010
Elizabeth G. Davenport	10/18/2010
La Sierra Community Services District	10/18/2010
Joseph Yeo dba Joe's Lawnmower Supply	12/10/2010
Security Pacific Corporation as Successor in Interest to Security First National Bank of Los Angeles	01/21/2011
David Wagner Jameson	10/18/2010
Margaret Mellor	10/18/2010
First Bank as Successor in Interest to BYL Bank Group	01/21/2011
Bransford, Inc.	07/12/2010
John J. Pearce Escrows, Inc.	07/12/2010
Dale D. Cassel	10/18/2010
Priscilla Kay Cassel	10/18/2010
Robert E. Adams	10/18/2010
Peter Saputo	10/18/2010
Elaine Saputo	10/18/2010
All Persons Unknown Claiming an Interest in the Property	10/18/2010

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1 8. On August 4, 2011, a Stipulation re Settlement and For Entry of Partial Judgment
2 and Final Order of Condemnation ("Stipulation") was made and entered as to defendant Hacksoo
3 Kim and Sunae Kim, Trustees of the Kim Family Trust dated December 29, 2007 (hereinafter
4 "Kim Trust"). Pursuant to said Stipulation, defendant Kim Trust is to be paid outside of these
5 court proceedings.

6 9. On August 4, 2011, this court entered the Partial Judgment and Final Order of
7 Condemnation re Defendant Kim Trust.

8 10. On December 18, 2009, plaintiff deposited with the Office of the Treasurer for the
9 state of California the amount of Two Million Seventy-one Thousand Nine Hundred Thirty-five
10 Dollars (\$2,071,935.00) as a deposit of probable just compensation for the property described in
11 the attached exhibit "A."

12 11. On March 29, 2010, the court made and entered an order authorizing withdrawal
13 of Thirteen Thousand Nine Hundred Dollars (\$13,900.00) from funds on deposit with the State
14 Treasurer for APN 146-182-065.

15 12. On February 2, 2011, the court made and entered an order authorizing withdrawal
16 of Thirty-seven Thousand One Hundred Ten Dollars (\$37,110.00) from funds on deposit with
17 the State Treasurer for APNs 146-220-006, 146-220-008, and 146-231-015.

18 13. On May 26, 2010, the court made and entered an order authorizing withdrawal of
19 Nine Hundred Thousand Dollars (\$900,000.00) from funds on deposit with the State Treasurer
20 for APN 146-242-001.

21 14. On May 3, 2010, the court made and entered an order authorizing withdrawal of
22 Five Hundred Ninety-four Thousand Three Hundred Dollars (\$594,300.00) from funds on
23 deposit with the State Treasurer for APN 146-231-015.

24 15. On July 8, 2010, the court made and entered an order authorizing withdrawal of
25 Twenty-eight Thousand One Hundred Thirty Dollars (\$28,130.00) from funds on deposit with
26 the State Treasurer for APN 146-231-016.

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11/01/2011 03:04P
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1 16. On July 8, 2010, the court made and entered an order authorizing withdrawal of
2 Thirty-eight Thousand Four Hundred Ninety-five Dollars (\$38,495.00) from funds on deposit
3 with the State Treasurer for APN 146-231-015.

4 17. On March 23, 2010, the court made and entered an order authorizing withdrawal
5 of Four Hundred Sixty Thousand Dollars (\$460,000.00) from funds on deposit with the State
6 Treasurer for APN 146-231-016.

7 16. No funds remain on deposit with the State's Treasurer's Office.

8 17. An Order of Prejudgment Possession ("OPP") became effective in and to the
9 property described in the attached exhibit "A" as follows:

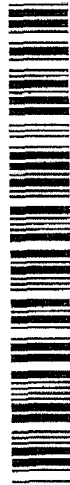
<u>APN</u>	<u>DATE OF POSSESSION</u>
146-220-006, 146-220-008, 146-231-015, 146-231-016	06/12/2010
146-242-001	06/24/2010

14 21. The use for which an interest in and to the property described in the attached
15 exhibit "A" is being acquired is a use authorized by law and the acquisition of said interest is
16 necessary to said use.

17 NOW THEREFORE IT IS ORDERED, ADJUDGED, AND DECREED that judgment in
18 condemnation is hereby made in favor of the City of Riverside. The following defendants are
19 entitled to no compensation or damages: Southern California Edison Company; Loma Linda
20 University; General Petroleum Corporation; ExxonMobil Oil Corporation as Successor in
21 Interest to Mobil Oil Corporation; Five Points Corporation dba 5 Point Auto Service, County of
22 Riverside; Riverside Groves and Water Company; D. Donald J. Davenport; Elizabeth G.
23 Davenport; La Sierra Community Services District; Joseph Yeo dba Joe's Lawnmower Supply;
24 Security Pacific Corporation as Successor in Interest to Security First National Bank of Los
25 Angeles; David Wagner Jameson; Margaret Mellor; First Bank as Successor in Interest to BYL
26 Bank Group; Bransford, Inc.; John J. Pearce Escrows, Inc.; Dale D. Cassel; Priscilla Kay Cassel;
27 Robert E. Adams; Peter Saputo; Elaine Saputo; and All Persons Unknown Claiming an Interest
28 in the Property.

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1 WHEREFORE THE COURT NOW MAKES THE FOLLOWING ORDER OF
2 CONDEMNATION:
3 The interests of defendants Southern California Edison Company; Loma Linda
4 University; General Petroleum Corporation; ExxonMobil Oil Corporation as Successor in
5 Interest to Mobil Oil Corporation; Five Points Corporation dba 5 Point Auto Service, County of
6 Riverside; Riverside Groves and Water Company; D. Donald J. Davenport; Elizabeth G.
7 Davenport; La Sierra Community Services District; Joseph Yeo dba Joe's Lawnmower Supply;
8 Security Pacific Corporation as Successor in Interest to Security First National Bank of Los
9 Angeles; David Wagner Jameson; Margaret Mellor; First Bank as Successor in Interest to BYL
10 Bank Group; Bransford, Inc.; John J. Pearce Escrows, Inc.; Dale D. Cassel; Priscilla Kay Cassel;
11 Robert E. Adams; Peter Saputo; Elaine Saputo; and All Persons Unknown Claiming an Interest
12 in the Property in the real property described in the attached exhibit "A" are hereby condemned
13 for the public use and purpose described in the complaint herein, to wit, to realign La Sierra
14 Avenue, Hole Avenue, and Pierce Street at Five Points, plaintiff to take title to the interest(s) of
15 said defendants in said real property together with all improvements thereon in which said
16 defendant has an interest, and except as otherwise described in the attached exhibit "A," free and
17 clear of any and all liens, encumbrances, easements, and leaseholds of whatever kind or nature.

18 The interests condemned to the City of Riverside in and to Assessor's Parcel Numbers
19 146-220-006, 146-220-008, 146-242-001, 146-231-015, and 146-231-016 are legally described
20 in Exhibit "A" hereto.

21 DATED: 10/21, 2011 *Janice M. [Signature]*
22 CLERK OF THE SUPERIOR COURT
23

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25 L09-0233.1
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Exhibit A



2011-0492800
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FIVE POINTS
PUBLIC STREET & HIGHWAY ESMT.
POR. APN 146-220-006

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

That portion of Lot 7 in Block 57 of Tract No. 2 of La Sierra Heights as shown by map on file in Book 7 of Maps, at Page 66 thereof, Records of Riverside County, California, being a strip of land 10.00 feet in width, the Northwesterly line being described as follows:

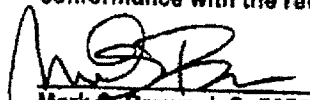
Beginning at the Westerly corner of the certain parcel of land conveyed to Donald J. Davenport, et ux, by Quitclaim Deed recorded May 10, 1979 as instrument no. 95514, Official Records of Riverside County, California, said corner being on a line that is parallel and 50.00 feet Southeasterly, as measured at right angles from the centerline of Pierce Street as shown on Tract 29058 by map on file in Book 289 of Maps, at Pages 27 through 36 thereof, Records of Riverside County, California;

Thence N.61°17'34"E. along the Northwesterly line of said parcel, a distance of 95.00 feet to the Northerly corner of said parcel and the termination of said line description.

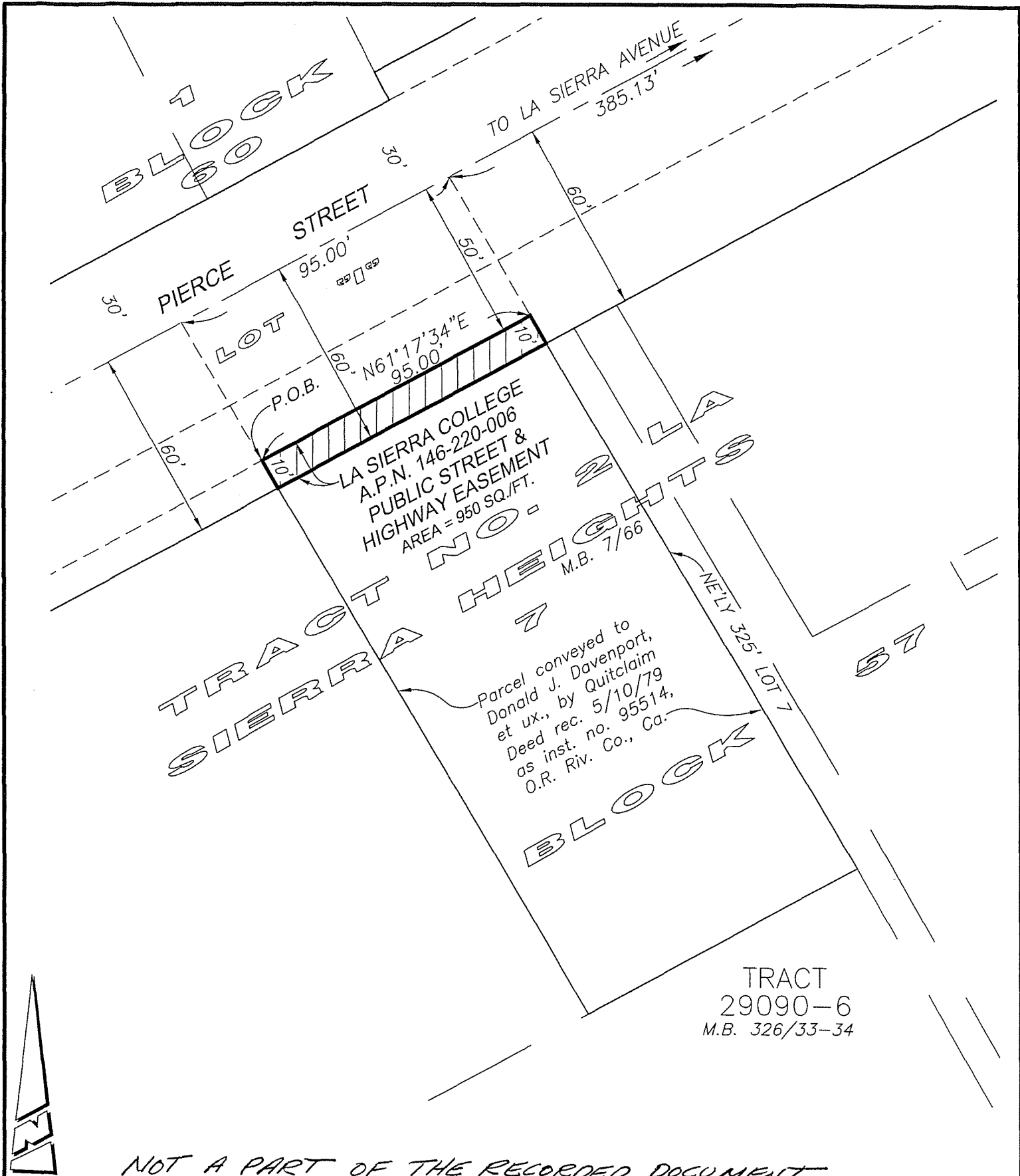
The sidelines of said 10.00 feet strip of land shall be prolonged or shortened to terminate in the Southwesterly line and the Northeasterly line of said parcel conveyed to Donald J. Davenport, et ux.

The above described parcel of land contains 950 square feet, more or less.

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


Mark S. Brown, L.S. 5655
License Expires 9/30/11
10/16/09 Date Prep. EV





NOT A PART OF THE RECORDED DOCUMENT

• 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: 1"=40'

DRAWN BY: EV DATE: 10/01/09

SUBJECT: FIVE POINTS PROJECT

16733

FIVE POINTS
APN: 146-220-006
T.C.E.

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

That portion of Lot 7 in Block 57 of Tract No. 2 of La Sierra Heights as shown by map on file in Book 7 of Maps, at Page 66 thereof, Records of Riverside County, California, being a strip of land 10.00 feet in width, the Northwesterly line being described as follows:

Commencing at the Westerly corner of that certain parcel of land conveyed to Donald J. Davenport, et ux., by Quitclaim Deed recorded May 10, 1979 as instrument no. 95514, Official Records of Riverside County, California, said corner being on a line parallel with and distant 50.00 feet Southeasterly, as measured at right angles from the centerline of Pierce Street as shown on Tract 29058 by map on file in Book 289 of Maps, at Pages 27 through 36 thereof, Records of Riverside County, California;


Thence S.30°11'09"E. along the Southwesterly line of said parcel to Davenport, et ux., a distance of 10.00 feet to a line parallel with and distant 60.00 feet Southeasterly, as measured at right angles from the centerline of said Pierce Street, being the Point of Beginning of said line description;

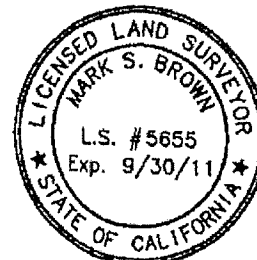
Thence N.61°17'34"E. along said parallel line, a distance of 95.00 feet to the Northeasterly line of said parcel to Davenport, et ux., being the termination of said line description.

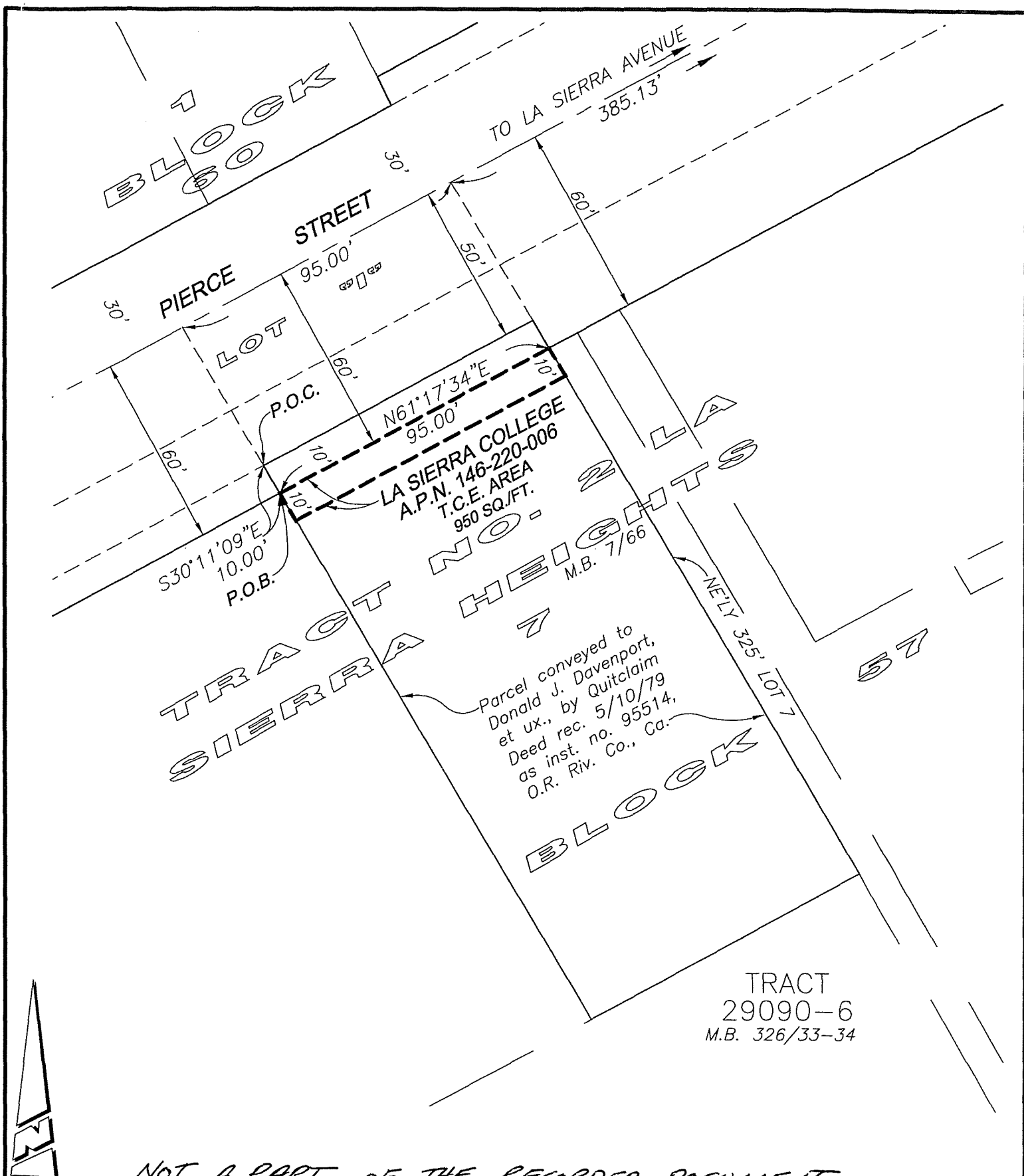
The sidelines of said 10.00 feet strip of land shall be prolonged or shortened to terminate in the Southwesterly line and the Northeasterly line of said parcel conveyed to Donald J. Davenport, et ux.

The above described parcel of land contains 950 square feet, more or less.

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

 10/5/09 Date
Mark S. Brown, L.S. 5655 Prep. E.V.
License Expires 9/30/11





Parcel conveyed to
 Donald J. Davenport,
 et ux., by Quitclaim
 Deed rec. 5/10/79
 as inst. no. 95514,
 O.R. Riv. Co., Ca.

TRACT
 29090-6
 M.B. 326/33-34

NOT A PART OF THE RECORDED DOCUMENT

• 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: 1"=40'

DRAWN BY: EV

DATE: 10/01/09

SUBJECT: FIVE POINTS PROJECT

10733

FIVE POINTS
APN: 146-220-008
T.C.E.

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

That portion of Lot 7 in Block 57 of Tract No. 2 of La Sierra Heights as shown by map on file in Book 7 of Maps, at Page 66 thereof, Records of Riverside County, California, being a strip of land 10.00 feet in width, the Northwestern line being described as follows:

Beginning at the most Easterly corner of that certain parcel of land conveyed to the City of Riverside, by Deed recorded October 15, 1976 as Instrument No. 156820, Official Records of Riverside County, California, said corner being on a line parallel with and distant 60.00 feet Southeasterly, as measured at right angles from the centerline of Pierce Street as shown on Tract 29058 by map on file in Book 289 of Maps, at Pages 27 through 36 thereof, Records of Riverside County, California;

Thence the following three (3) courses along the Southeasterly line of said parcel to the City of Riverside;

S.61°17'34"E., a distance of 173.11 feet to the intersection with the Southeasterly prolongation of the centerline of Rose Avenue;

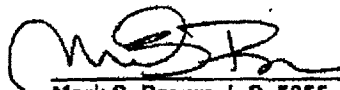
S.26°44'56"E., a distance of 5.00 feet to a line parallel with and distant 65.00 feet Southeasterly, as measured at right angles from the centerline of said Pierce Street;

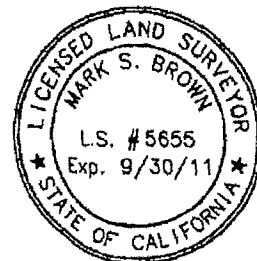
S.61°17'34"W. along said parallel line, a distance of 101.94 feet to the most Southerly corner of said parcel to the City of Riverside, being the termination of said line description.

The sidelines of said 10.00 feet strip of land shall be prolonged or shortened to terminate in the Southwesterly line of that certain parcel of land conveyed to La Sierra College, by Deed recorded May 17, 1961 as Instrument No. 42146, Official Records of Riverside County, California and the Southeasterly prolongation of the Southwesterly line of said parcel to the City of Riverside.

The above described parcel of land contains 2,802 square feet, more or less.

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

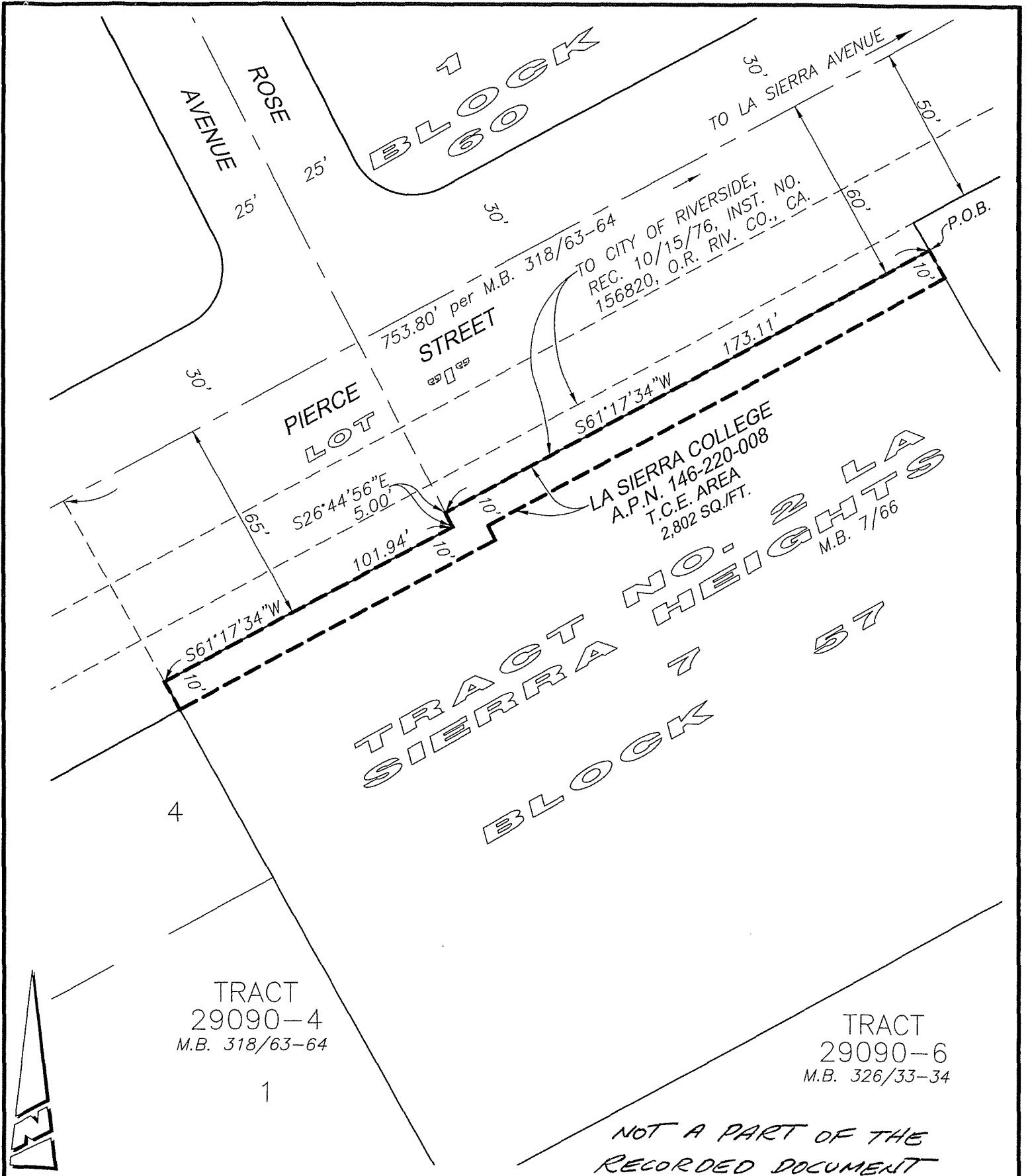

Mark S. Brown, L.S. 5655
License Expires 9/30/11
10/5/09 Date
Prep. E.V.



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TRACT
29090-4
M.B. 318/63-64

TRACT
29090-6
M.B. 326/33-34

NOT A PART OF THE
RECORDED DOCUMENT

• 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

APN: 146-242-001
FEE SIMPLE INTEREST


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

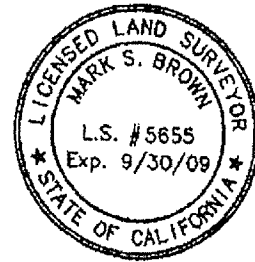
Lot 1 in Block 35 of La Sierra Gardens, as shown by map on file in Book 11 of Maps at Pages 42 through 50 thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that certain parcel of land granted to the City of Riverside by Deed recorded January 31, 1973 as Instrument No. 13374, Official Records of Riverside County, California.

The above described parcel of land contains 9,619 square feet, more or less.

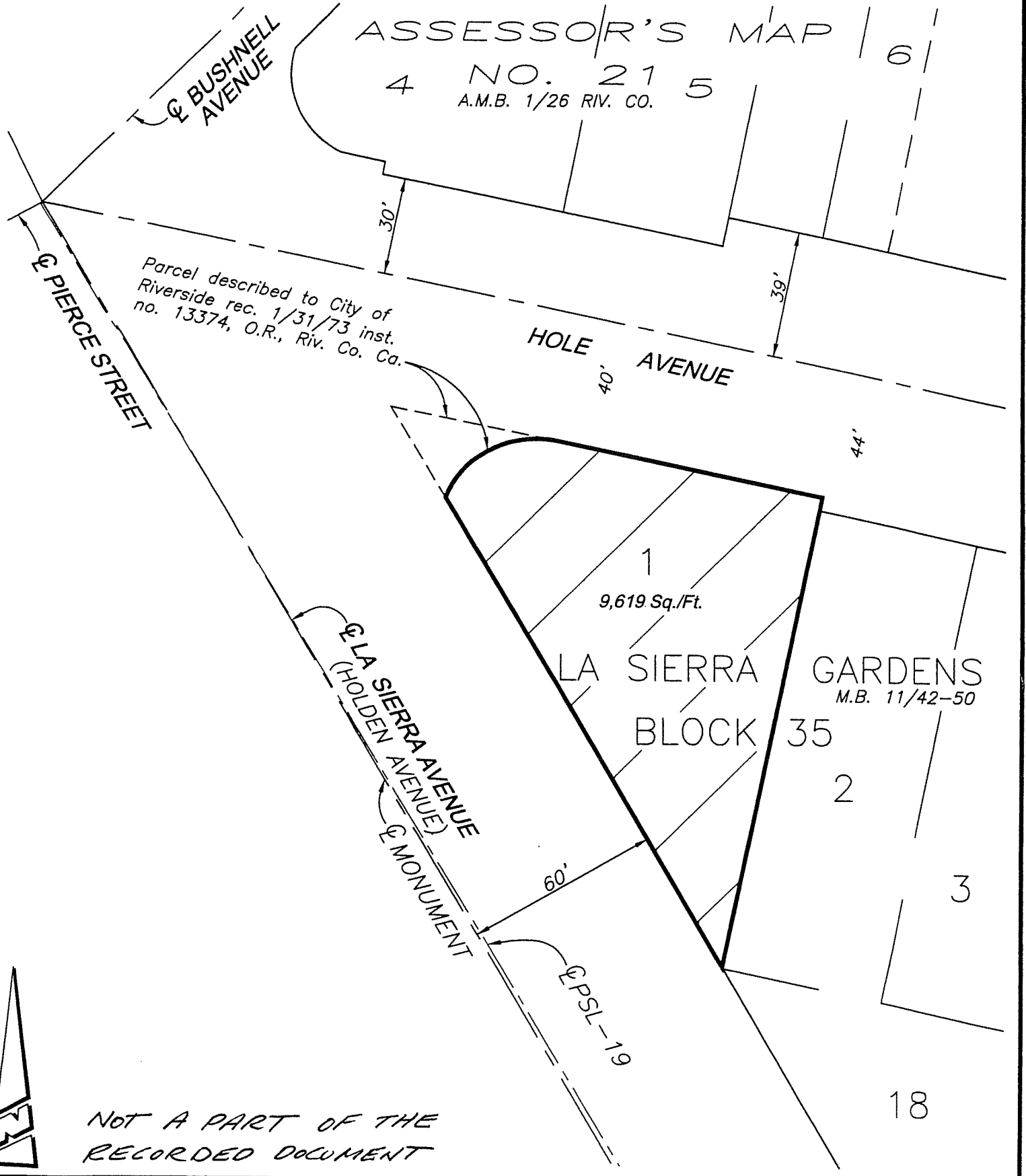
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 12/21/07 Prep. E.V.
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/09



ASSESSOR'S MAP | 6 |
 4 NO. 21 5
 A.M.B. 1/26 RIV. CO.

Parcel described to City of
 Riverside rec. 1/31/73 inst.
 no. 13374, O.R., Riv. Co. Ca.



NOT A PART OF THE
 RECORDED DOCUMENT

• 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: 1"=40'

DRAWN BY: EV DATE: 5/10/07

SUBJECT: 11096 HOLE AVENUE - APN 146-242-001

FIVE POINTS
POR. APN: 146-231-015
FEE SIMPLE INTEREST

THAT CERTAIN REAL PROPERTY AS CONVEYED TO HACKSOO KIM AND SUNEAKIM, HUSBAND AND WIFE, BY GRANT DEED RECORDED JULY 2, 2004, AS DOCUMENT NO. 2004-0518956 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID REAL PROPERTY IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 8 IN BLOCK 58 OF TRACT NO. 2 OF LA SIERRA HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 66 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF THE COUNTY ROAD WHICH BEARS SOUTH 78°54' EAST, 373.60 FEET FROM THE INTERSECTION OF THE CENTERLINE OF LOTS "I" AND "P" AS SHOWN ON SAID MAP;

THENCE NORTH 11°06' EAST, 130.00 FEET;

THENCE SOUTH 78°54' EAST, 30.00 FEET;

THENCE SOUTH 11°06' WEST, 130.00 FEET TO THE CENTERLINE OF SAID ROAD;

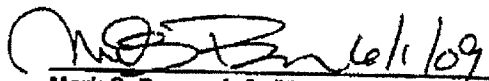
THENCE NORTH 78°54' WEST, 30.00 FEET TO THE POINT OF BEGINNING;

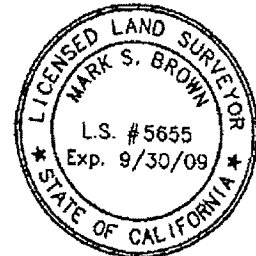
EXCEPTING THEREFROM THE SOUTHERLY 30.00 FEET FOR ROAD PURPOSES.

SAID PROPERTY IS ALSO SHOWN AS LOT 8 OF ASSESSOR'S MAP NO. 21, ON FILE IN BOOK 1, PAGE 26 OF ASSESSOR'S MAPS, RIVERSIDE COUNTY RECORDS.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAIN 3,000 SQ./FT., MORE OR LESS.

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


Mark S. Brown, L.S. 5655 Date 6/1/09 Prep. C.V.
License Expires 9/30/09



**TRACT NO. 2
LA SIERRA
HEIGHTS
M.B. 7/66
BLOCK 58**

**LA SIERRA
GARDENS
M.B. 11/42-50**

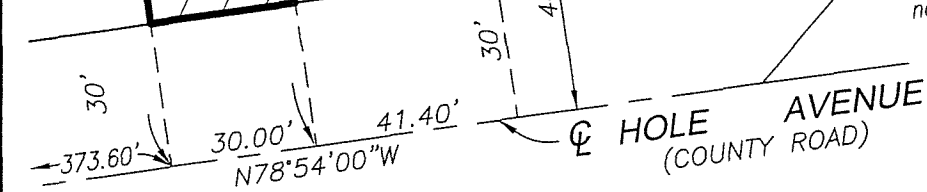
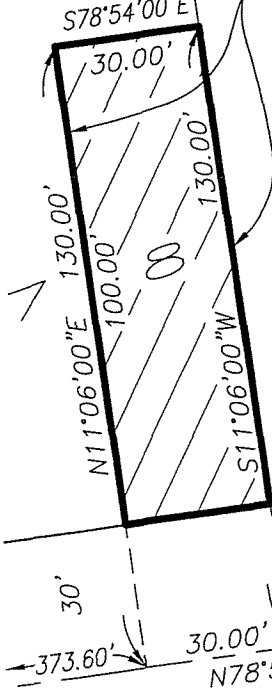
BLOCK 30

POR. A.P.N. 146-231-015
3,000 Sq./Ft.

ASSESSOR'S
MAP NO. 21
A.M.B. 1/26 RIV. CO.

Parcel described to the
County Riverside rec. 9/4/40
Book 472, Page 484, Rec.
Riv. Co. Ca.

Parcel described to City of
Riverside rec. 3/8/68 inst.
no. 21483, O.R., Riv. Co. Ca.



NOT A PART OF THE RECORDED DOCUMENT

• 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: 1"=40'

DRAWN BY: EV DATE: 5/28/09

SUBJECT: FIVE POINTS PROJECT - # 17

16733

FIVE POINTS
PUBLIC STREET & HIGHWAY ESMT.
POR. APN 146-231-015

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

That portion of Lots 16 through 20 in Block 30 of La Sierra Gardens as shown by map on file in Book 11 of Maps, at Pages 42 through 50 thereof, and a portion of Lot 8 in Block 58 of Tract No. 2 of La Sierra Heights as shown by map on file in Book 7 of Maps, at Page 66 thereof, both Records of Riverside County, California, described as follows:

Beginning at the intersection of the Southwesterly prolongation of the Northwesterly line of said Lot 16 and a line that is parallel with and distant 30.00 feet Northeasterly, measured at right angles from the centerline of Hole Avenue as shown on said La Sierra Gardens;

Thence N.78°13'50"W. along said parallel line, a distance of 41.39 feet to the most Westerly corner of Lot 9 of Assessor's Map No. 21 recorded in Assessor's Map Book 1, at Page 26 thereof, Records of Riverside County, California;

Thence N.11°46'34"E. along the Northwesterly line of said Lot 9, a distance of 33.92 feet;

Thence S.77°16'10"E., a distance of 108.91 feet;

Thence N.81°15'37"E., a distance of 6.11 feet to line that is parallel with and distant 8.00 feet Northwesterly, measured at right angles from the Northwesterly line of Wells Avenue as described in Deed to the County of Riverside recorded September 4, 1940 in Book 474 at Page 360, Official Records of Riverside County, California;

Thence N.59°43'47"E. along said parallel line, a distance of 187.86 feet to the Northeasterly line of said Lot 20;

Thence S.78°13'50"E. along said Northeasterly line, a distance of 11.95 feet to the Northeasterly prolongation of said Northwesterly line;

Thence S.59°43'47"W. along said prolongation and Northwesterly line, a distance of 218.08 feet to a line that is parallel with and distant 44.00 feet Northeasterly, measured at right angles from the centerline of said Hole Avenue;

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11/01/2011 03:04P
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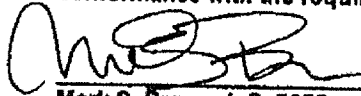


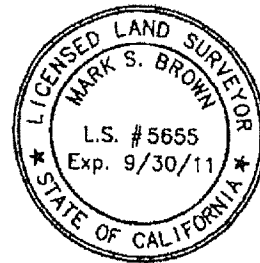
Thence N.78°13'50"W. along said parallel line, a distance of 62.73 feet to the Northwesternly line of said Lot 16;

Thence S.11°46'34"W. along said Northwesternly line and the Southwesterly prolongation of said Northwesternly line, also being the Southeasterly line of said Lot 9, a distance of 14.00 feet to the point of beginning.

The above described parcel of land contains 4,276 square feet, more or less.

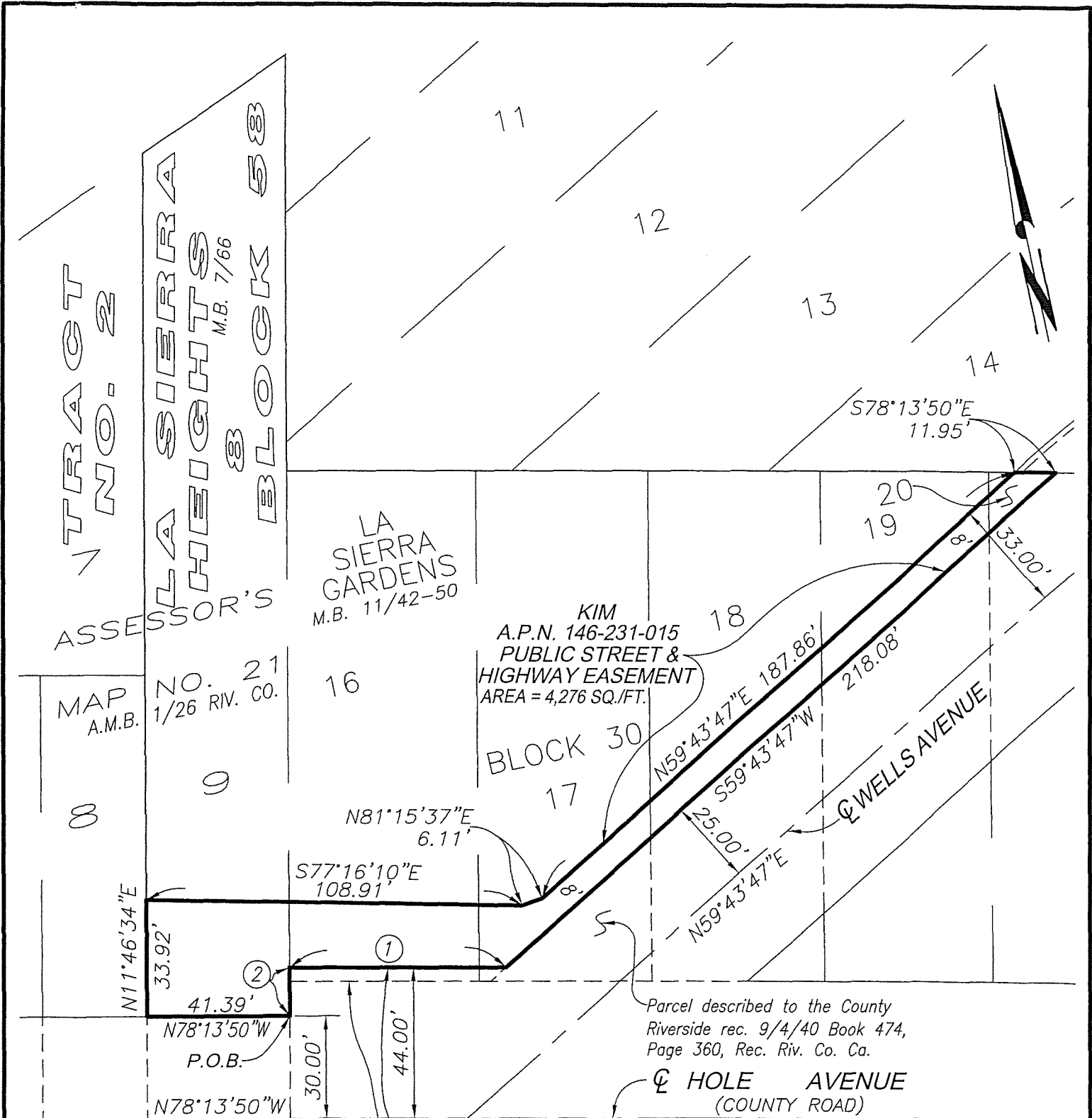
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 10/17/09 Date Prep. E.V.
Mark S. Brown, L.S. 5655
License Expires 9/30/11



2011-0432288
11/01/2011 03:04P
19 of 22





TRACT NO. 2

LA SIERRA SHEETS M.B. 7/66
ASSessor's BLOCK 58

LA SIERRA GARDENS M.B. 11/42-50

KIM A.P.N. 146-231-015 PUBLIC STREET & HIGHWAY EASEMENT AREA = 4,276 SQ./FT.

BLOCK 30

MAP A.M.B.

NO. 21 1/26 RIV. CO.

Parcel described to the County Riverside rec. 9/4/40 Book 474, Page 360, Rec. Riv. Co. Ca.

Parcel described to City of Riverside rec. 3/8/68 inst. no. 21483, O.R., Riv. Co. Ca.

- COURSE DATA**
- ① N78°13'50"W 62.73'
 - ② S11°46'34"W 14.00'

NOT A PART OF THE RECORDED DOCUMENT

• 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: 1"=40'

DRAWN BY: EV

DATE: 10/01/09

SUBJECT: FIVE POINTS PROJECT

16733

FIVE POINTS
POR. APN: 146-231-015
T.C.E.

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

That portion of Lots 16 through 20 in Block 30 of La Sierra Gardens as shown by map on file in Book 11 of Maps, at Pages 42 through 50 thereof, and a portion of Lot 8 in Block 58 of Tract No. 2 of La Sierra Heights as shown by map on file in Book 7 of Maps, at Page 66 thereof, both Records of Riverside County, California, lying within a strip of land 10.00 feet in width the Southerly line being described as follows:

Commencing at the intersection of the Southwesterly prolongation of the Northwesterly line of said Lot 16 and a line that is parallel with and distant 30.00 feet Northeasterly, measured at right angles from the centerline of Hole Avenue as shown on said La Sierra Gardens;

Thence N.78°13'50"W. along said parallel line, a distance of 41.39 feet to the most Westerly corner of Lot 9 of Assessor's Map No. 21 recorded in Assessor's Map Book 1, at Page 26 thereof, Records of Riverside County, California;

Thence N.11°46'34"E. along the Northwesterly line of said Lot 9, a distance of 33.92 feet to the Point of Beginning of said line description;

Thence S.77°16'10"E., a distance of 108.91 feet;


Thence N.81°15'37"E., a distance of 6.11 feet to line that is parallel with and distant 8.00 feet Northwesterly, measured at right angles from the Northwesterly line of Wells Avenue as described in Deed to the County of Riverside recorded September 4, 1940 in Book 474 at Page 360, Official Records of Riverside County, California;

Thence N.59°43'47"E. along said parallel line, a distance of 187.86 feet to the Northeasterly line of said Lot 20, being the termination of said line description.

The sidelines of said strip of land 10.00 feet wide shall be prolonged or shortened to terminate in the Westerly line of said Lot 9 and the Northeasterly line of said Lots 19 and 20

The above described parcel of land contains 2,936 square feet, more or less.

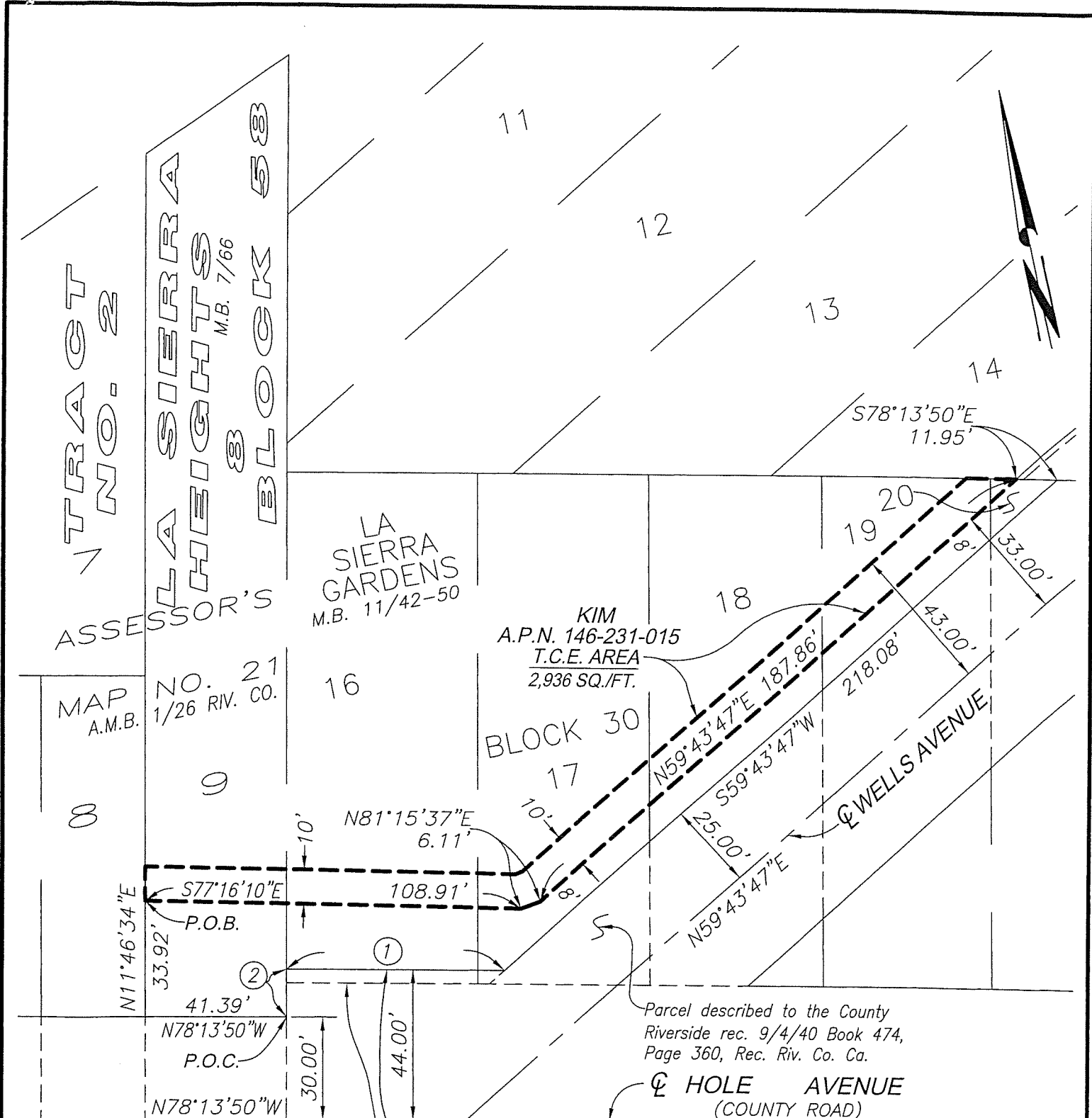
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 10/5/09 Prep. E.V.
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/11



2611-8482888
11/01/2011 03:04F
28 of 22





- COURSE DATA
- ① N78°13'50"W 62.73'
 - ② S11°46'34"W 14.00'

NOT A PART OF THE RECORDED DOCUMENT

• 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: 1"=40'

DRAWN BY: EV DATE: 10/01/09

SUBJECT: FIVE POINTS PROJECT

10733

FIVE POINTS
A.P.N. 146-231-016
FEE SIMPLE INTEREST

ALL OF THAT CERTAIN REAL PROPERTY AS CONVEYED TO BEN MILLAR, TRUSTEE OF THE BEN AND OLIVE MILLAR "SURVIVOR'S" TRUST, DATED OCTOBER 27, 1977, BY GRANT DEED RECORDED OCTOBER 27, 1999, AS DOCUMENT NO. 1999-472922 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID REAL PROPERTY IS DESCRIBED AS FOLLOWS:

PARCEL 1

THAT PORTION OF LOT 8 IN BLOCK 58 OF TRACT NO. 2 OF LA SIERRA HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 66 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF THE COUNTY ROAD WHICH BEARS SOUTH 78° 54' EAST, 300.00 FEET FROM THE INTERSECTION OF THE CENTERLINES OF LOTS "I" AND "P" OF SAID TRACT NO. 2;

THENCE NORTH 11° 06' EAST, 210.14 FEET;

THENCE NORTH 65° 59' EAST, 126.66 FEET;

THENCE SOUTH 11° 06' WEST, 152.99 FEET;

THENCE NORTH 78° 54' WEST, 87.60 FEET;

THENCE SOUTH 11° 06' WEST, 130.00 FEET TO THE CENTERLINE OF SAID COUNTY ROAD;

THENCE NORTH 78° 54' WEST, 16.00 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE SOUTHERLY 30.00 FEET FOR ROAD PURPOSES.

PARCEL 2

THAT PORTION OF LOT 8 IN BLOCK 58 OF TRACT NO. 2 OF LA SIERRA HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 66 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF THE COUNTY ROAD WHICH BEARS, SOUTH 78° 54' EAST 316.00 FEET FROM THE INTERSECTION OF THE CENTERLINES OF LOTS "I" AND "P" OF SAID TRACT NO. 2;

THENCE NORTH 11° 06' EAST, 130.00 FEET;

18-APN 146-231-016 LEGAL.doc




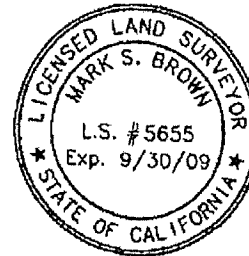
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11/01/2011 03:04P
21 of 22

10733

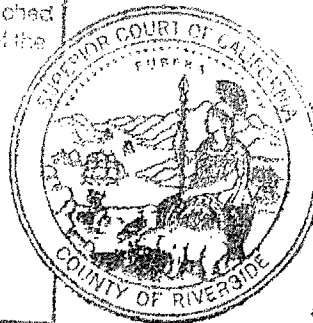
THENCE SOUTH 78° 54' EAST, 57.60 FEET;
 THENCE SOUTH 11° 06' WEST, 130.00 FEET TO THE CENTERLINE OF SAID COUNTY ROAD;
 THENCE NORTH 78° 54' WEST, 57.60 FEET TO THE POINT OF BEGINNING;
 EXCEPTING THEREFROM THE SOUTHERLY 30.00 FEET FOR ROAD PURPOSES.
 SAID PARCELS 1 AND 2 ARE ALSO SHOWN AS LOT 7 OF ASSESSOR'S MAP NO. 21, ON FILE IN BOOK 1 PAGE 26 OF ASSESSOR'S MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 THE ABOVE DESCRIBED PARCELS OF LAND CONTAIN 0.446 ACRES, MORE OR LESS.

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


 Mark S. Brown, L.S. 5655
 License Expires 9/30/09
 OCT 4th 09 Date
 Prep. E.V.

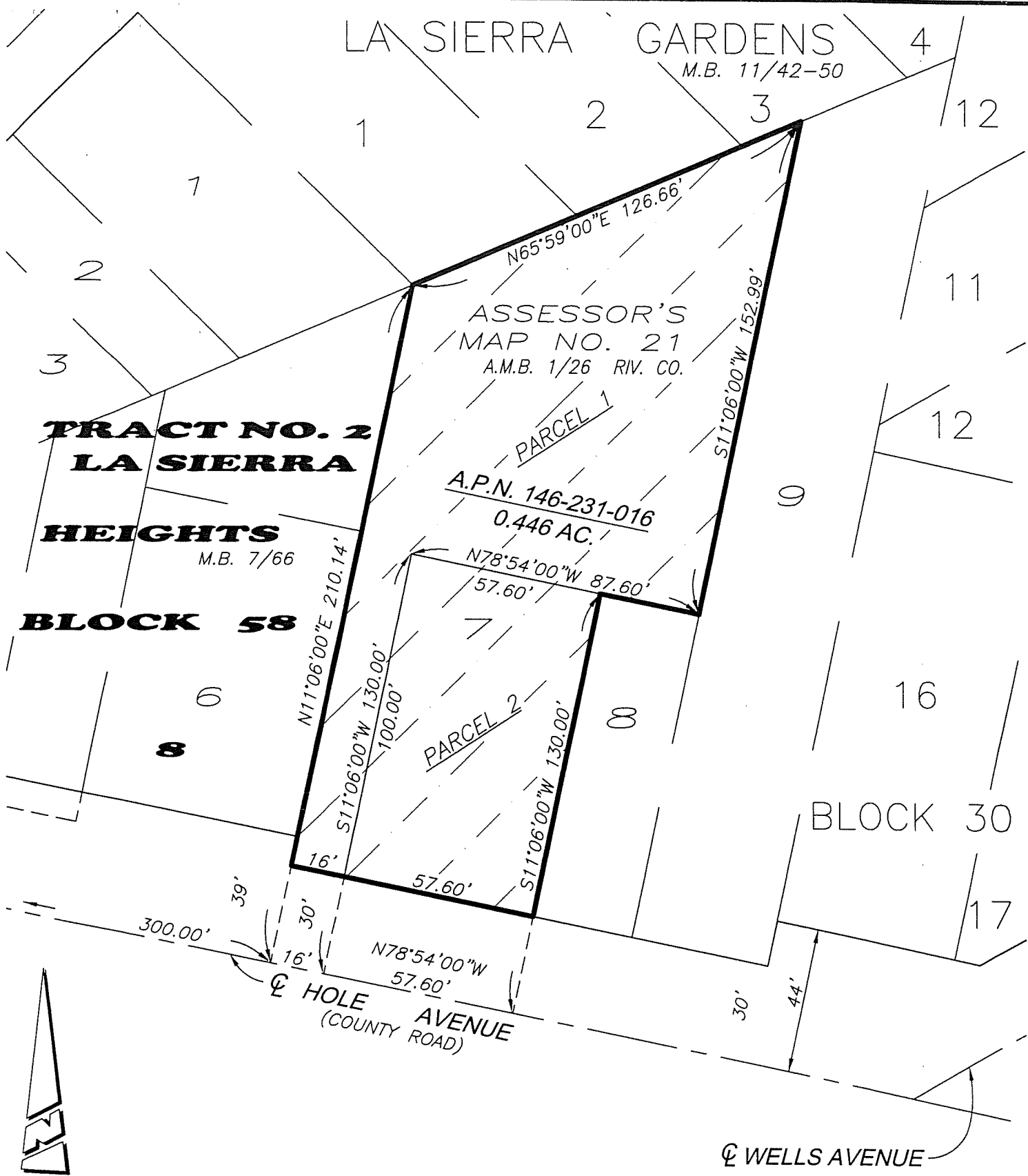


21 pages this case be in red ink
 "CERTIFIED COPY"
 The document to which this certificate is attached is certified to be a true and correct copy of the original on file and on record in my office.
 Superior Court of California
 County of Riverside
 By JC Deaton
 DEPUTY
 Dated: 10/3/2011
 Certification must be in red to be a "CERTIFIED COPY"



LA SIERRA GARDENS

M.B. 11/42-50



**TRACT NO. 2
LA SIERRA
HEIGHTS**
M.B. 7/66

BLOCK 58

ASSESSOR'S
MAP NO. 21
A.M.B. 1/26 RIV. CO.

PARCEL 1
A.P.N. 146-231-016
0.446 AC.

PARCEL 2

BLOCK 30

☉ HOLE AVENUE
(COUNTY ROAD)

☉ WELLS AVENUE



NOT A PART OF THE RECORDED DOCUMENT

• 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: 1"=40'

DRAWN BY: EV DATE: 9/23/08

SUBJECT: FIVE POINTS PROJECT - # 18

16733