

DOC # 2012-0330413

07/16/2012 02:21P Fee:NC

Page 1 of 20

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

When Recorded Mail To:

Riverside City Attorney's Office

3900 Main Street

Riverside, CA 92522

Ref: CA# L10-0223.7



This instrument is for the benefit of the City of Riverside and is exempt from recording fees (Government Code § 27383<sup>1</sup>)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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Space above this line reserved for Recorder's use.

Ø

FINAL ORDER OF CONDEMNATION AS TO  
DEFENDANT OAKTREE RIVERSIDE, LP  
CASE NO. RIC10022411

C  
002

D - 16817

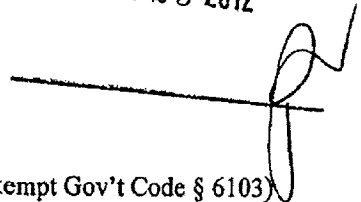
<sup>1</sup> Government Code § 27383: "No fee shall be charged by the recorder for services rendered to the State, to any municipality, county in the State or other political subdivision thereof, except for making a copy of a paper or record."

16817

28  
JUN 27 2012 10:51

**FILED**  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE

JUN 25 2012



1 GREGORY P. PRIAMOS, City Attorney, SBN 136766  
2 KRISTI J. SMITH, Supv. Deputy City Attorney, SBN 120218  
3 BRANDON S. MERCER, Deputy City Attorney, SBN 244413  
4 CITY OF RIVERSIDE  
5 City Hall, 3900 Main Street  
6 Riverside, California 92522  
7 Telephone (951) 826-5567  
8 Facsimile (951) 826-5540  
9 bmercer@riversideca.gov

6 Attorneys for Plaintiff, City of Riverside

(Fee Exempt Gov't Code § 6103)

8 SUPERIOR COURT OF CALIFORNIA  
9 COUNTY OF RIVERSIDE

10 CITY OF RIVERSIDE, a California charter ) Case No. RIC10022411  
11 city and municipal corporation, ) Assigned to the Honorable Craig G. Riemer  
12 Plaintiff, ) Dept. 5  
13 vs. ) **FINAL ORDER OF CONDEMNATIONAS TO**  
14 OAKTREE RIVERSIDE, LP; et al, ) **DEFENDANT OAKTREE RIVERSIDE, LP**  
15 Defendants. ) APN: 247-130-019

[Application for Entry of Final Order Of  
Condemnation submitted concurrently herewith.]

Complaint Filed: 11/18/2010  
Trial: 07/20/2012

19 IT IS HEREBY FOUND AND DETERMINED:

20 Partial Judgment as to defendant Oaktree Riverside, LP, ("Oaktree Riverside") having  
21 been entered in the above-entitled action, and it appearing to the satisfaction of the court that  
22 plaintiff City of Riverside ("City"), pursuant to said Partial Judgment, has paid to Oaktree  
23 Riverside the total sum awarded by the court as just compensation and payment for all claims or  
24 demands against the City for the taking of the real property located in Riverside County,  
25 described in the City's complaint as a temporary construction easement for the construction of a  
26 grade separation across the existing Burlington Northern Santa Fe railroad tracks at Iowa  
27 Avenue, between Palmyrita Avenue and Spring Street identified as Assessor's Parcel Number  
28 247-130-019, and attached hereto as Exhibit 'A.'

CITY ATTORNEY'S OFFICE  
3900 MAIN STREET  
RIVERSIDE, CA 92522  
(951) 826-5567

16817

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WHEREFORE THE COURT NOW MAKES THE FOLLOWING ORDER OF  
CONDEMNATION:

The interest of defendant Oaktree Riverside, LP ("Defendant") in the real property described in Exhibit 'A' as to Assessor's Parcel Number 247-130-019 is hereby condemned for the public use and purposes described in the Complaint as construction of a grade separation across the existing Burlington Northern Santa Fe railroad tracks at Iowa Avenue, between Palmyrita Avenue and Spring Street. Plaintiff City of Riverside <sup>shall</sup> ~~to~~ take title to the interests of Defendant in said real property, together with all improvements thereon in which said defendants have an interest, free and clear of any and all liens, encumbrances, easements, and leaseholds, of whatever kind or nature.

DATED: June 22, 2012

Craig G. Riemer  
Judge of the Superior Court

**Craig G. Riemer**  
**Judge of the Superior Court**

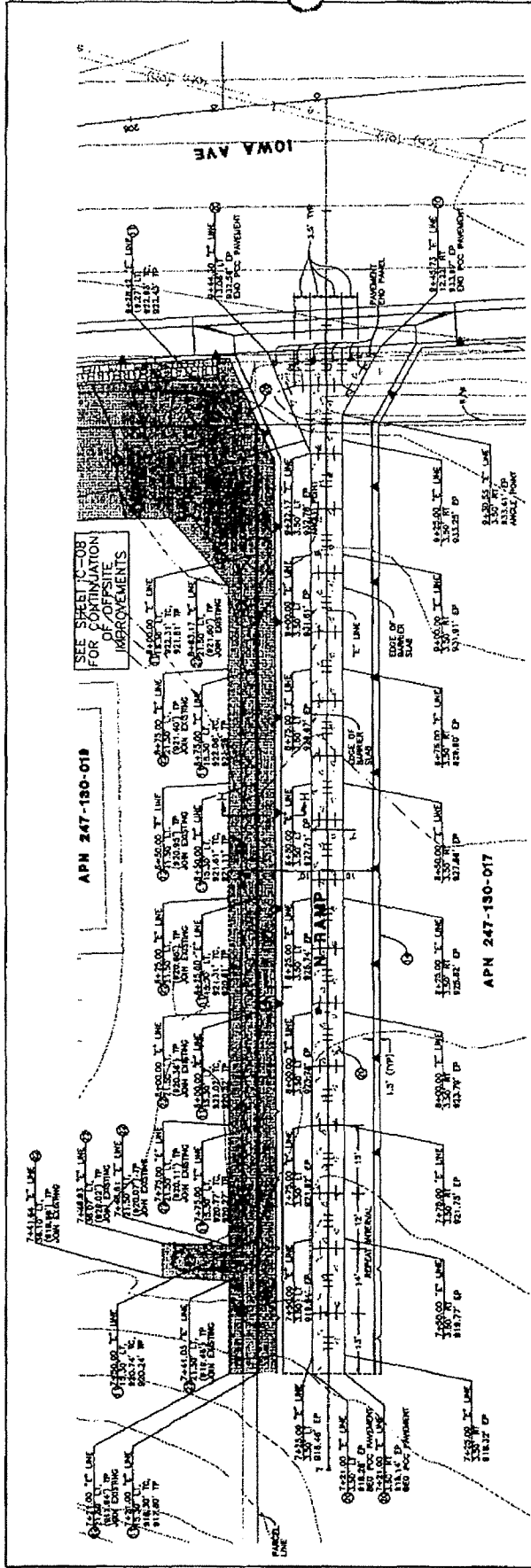
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L10-0223.7

16817

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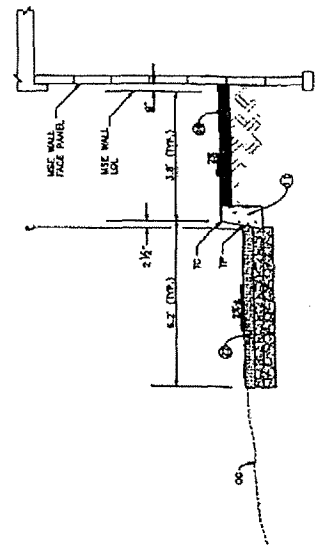
EXHIBIT A

16817



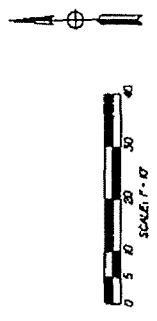
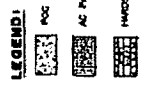
**PCC RAMP LEGEND:**  
 CONTINUOUS JOINT WITH THE BARS  
 TRANSVERSE JOINT WITH DOWEL BARS

**PCC RAMP CONSTRUCTION NOTES:**  
 1. TOLERANCES SHOWN IN PARAGRAPHS APPLICABLE TO ALL DIMENSIONS UNLESS OTHERWISE NOTED.  
 2. FOR LENGTHS AND TRANSVERSE JOINTS, DOWELS AND THE BAR SCHEDULE, SEE ADDITIONAL STD PLANS FT, P10, P11, P12, P13 AND PER LOCAL CUSTOMS.  
 3. PARALLEL DOWEL BARS PER JOSE CALTRANS STD PLAN P10.



SECTION H-H  
NO BENCH

**CONSTRUCTION NOTES:**  
 1. CONSTRUCT 11-4 CURB PER SPEC STD NO. 110-2.  
 2. CONSTRUCT 12 WALL PER STRUCTURAL CLASS. AGGREGATE B.L.C.  
 3. CONSTRUCT 12' WALKWAY PER SPEC STD NO. 110-2.  
 4. CONSTRUCT 12' WALKWAY PER SPEC STD NO. 110-2.



SHEET NO. 14 OF 14

**IOWA AVENUE  
GRADE SEPARATION  
CONSTRUCTION  
NORTH RAMP**

DATE: 11/11/11  
 DRAWN BY: J. [unreadable]  
 CHECKED BY: [unreadable]  
 APPROVED BY: [unreadable]

**AECOM**  
 1100 12TH AVENUE  
 SUITE 200  
 DENVER, CO 80202  
 TEL: 303.733.1000  
 FAX: 303.733.1001  
 WWW.AECOM.COM

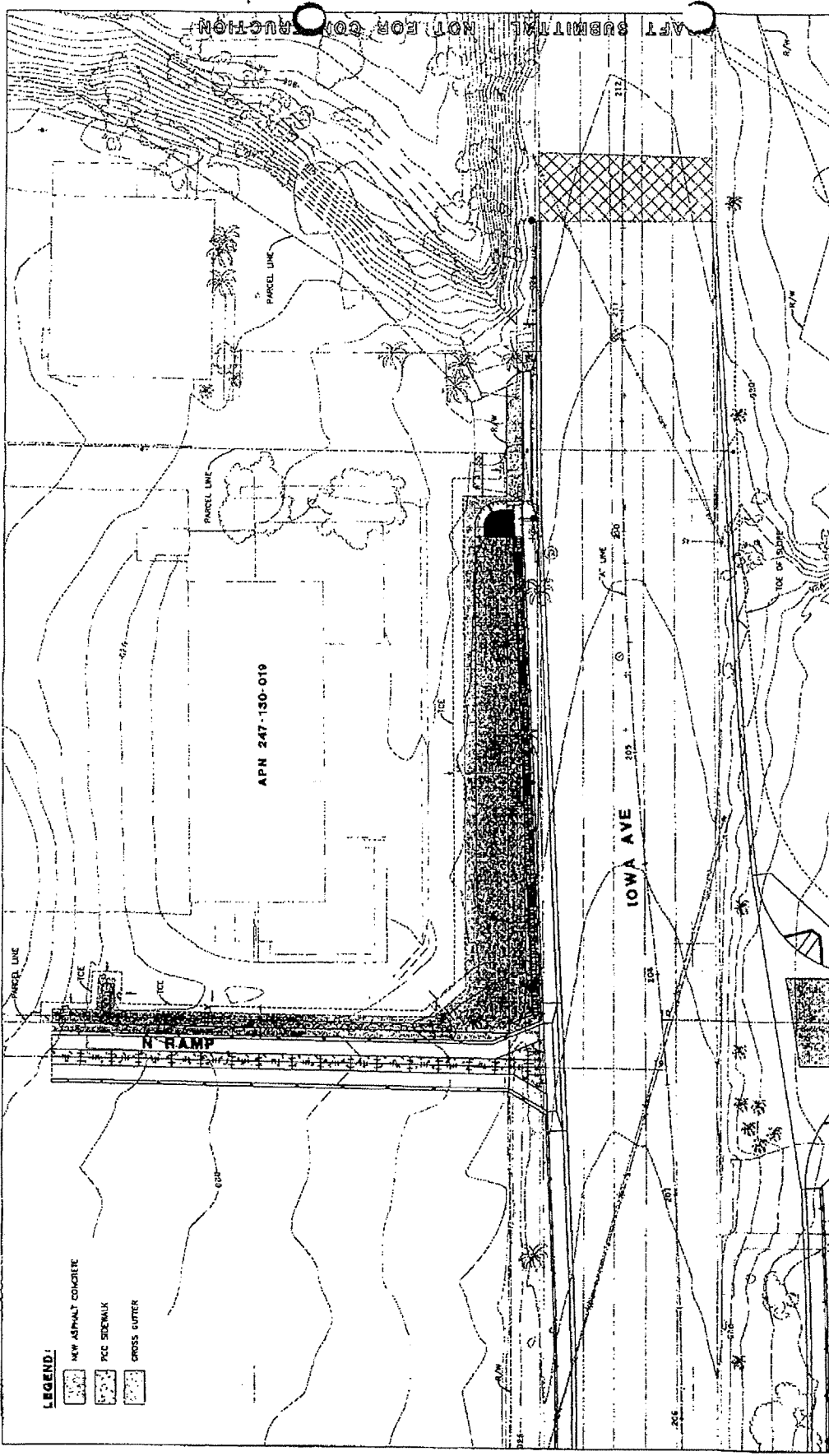
DATE: 11/11/11  
 DRAWN BY: J. [unreadable]  
 CHECKED BY: [unreadable]  
 APPROVED BY: [unreadable]

SHEET NO. 14 OF 14

16817







**LEGEND:**  
 NEW ASPHALT CONCRETE  
 PCC SIDEWALK  
 CROSS GUTTERS

IOWA AVENUE  
 GRADE SEPARATION  
 PROPOSED  
 IMPROVEMENTS  
 AT TABER PROPERTY

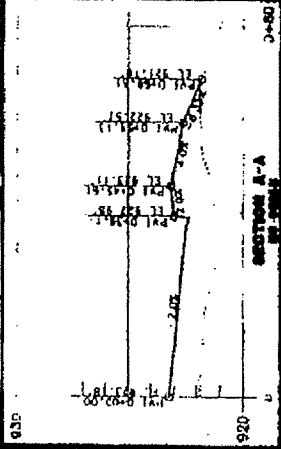
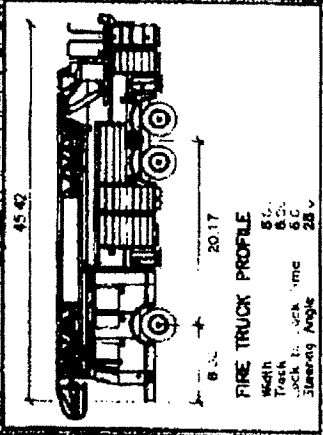
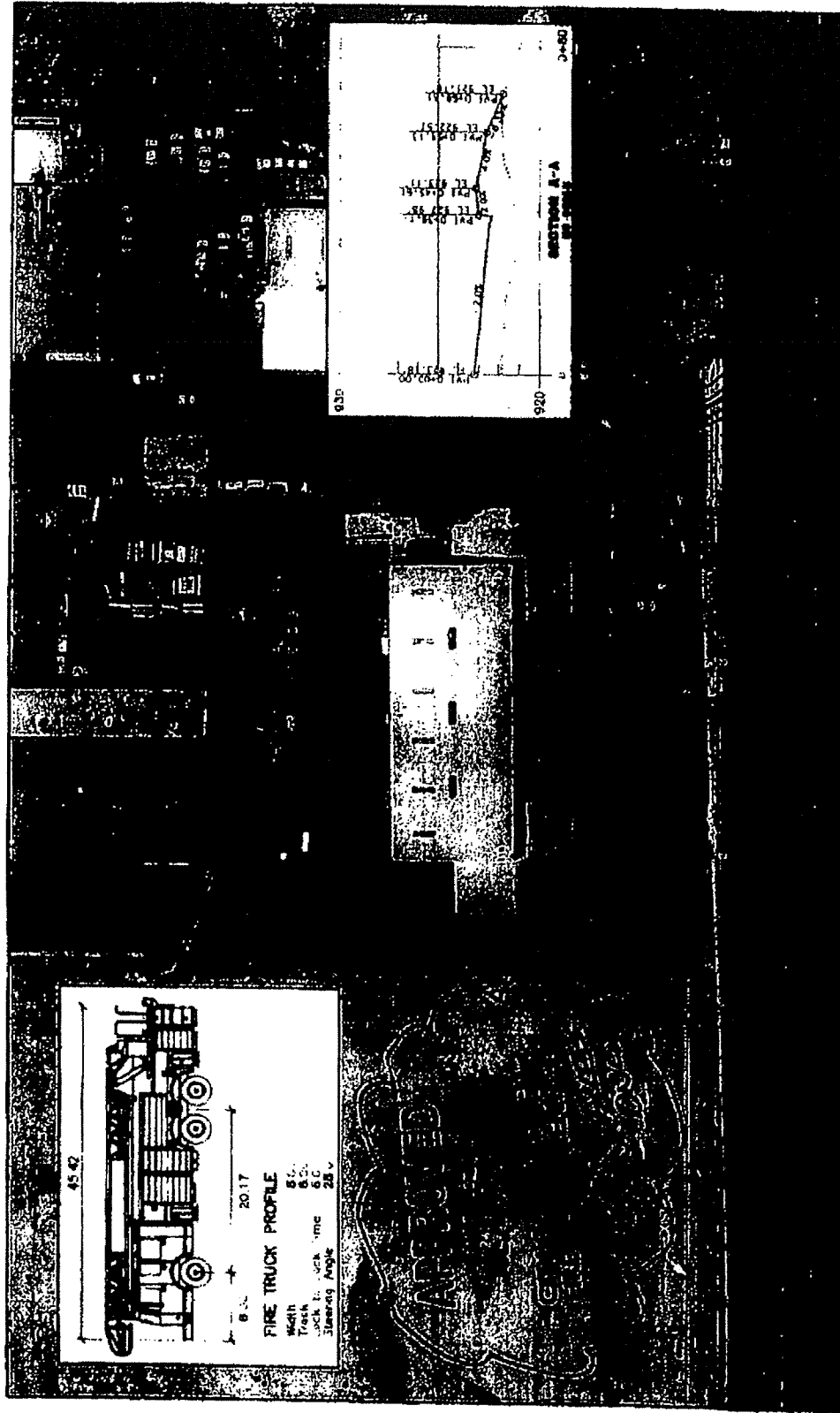
DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 SCALE: 1" = 40'

AECOM  
 1111 EAST 17TH AVENUE  
 DENVER, CO 80202

SHEET NO. \_\_\_\_\_ OF 14

APT SUBMITTAL NOT FOR CONSTRUCTION





FOR STUDY ONLY

2011-4-25

City of...  
Department of Public Works  
Fire Truck...  
Table A-1 - Fire Truck...

Scale: 1" = 10'

North Arrow





LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

<http://riverside.asrclrec.com>

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

**SEE ATTACHMENT  
OR  
SEE ATTACHED FOR CLARITY**

Date:

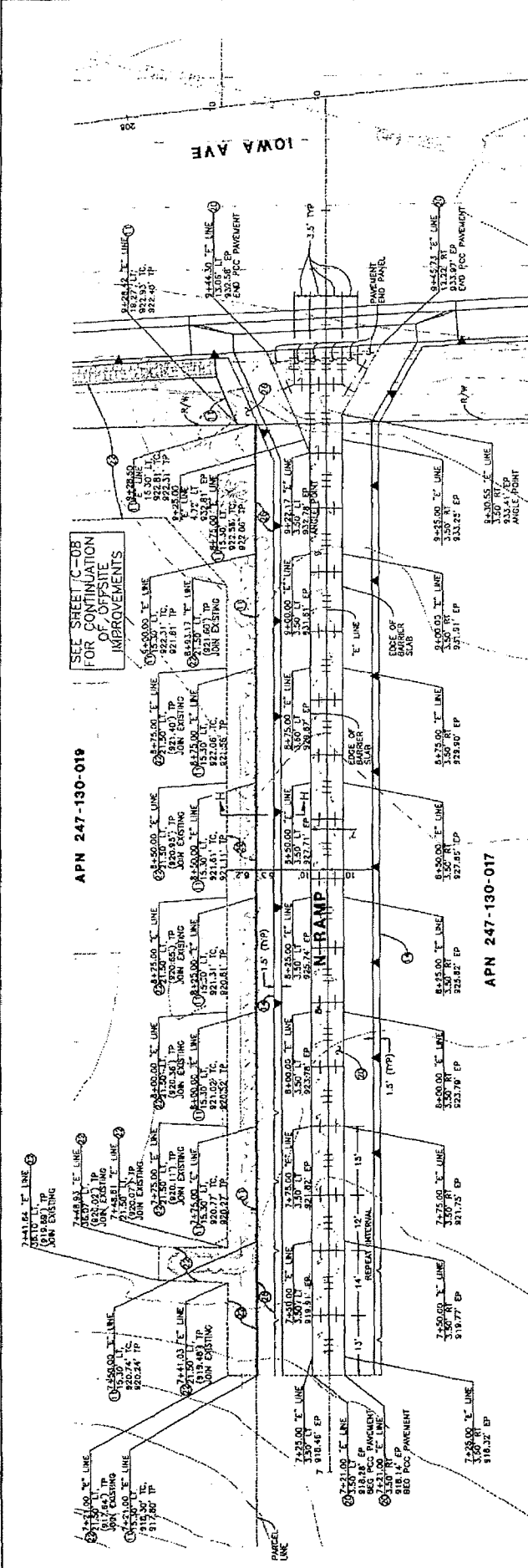
July 9, 2012

Signature:

Brandon S. Mercer

Print Name:

Brandon S. Mercer, Esq.



APN 247-130-019

APN 247-130-017

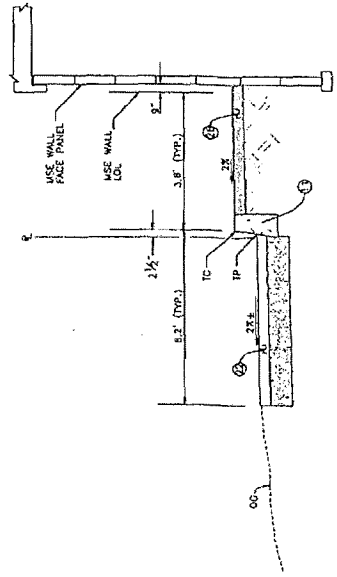
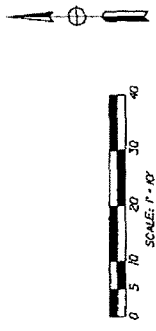
**PCC RAMP LEGENDS!**  
 LONGITUDINAL JOINT WITH THE BARS  
 TRANSVERSE JOINT WITH DOWEL BARS

**PCC RAMP CONSTRUCTION NOTES!**  
 1. DIMENSION OF STRUCTURAL SECTIONS ARE SUBJECT TO CHANGES AS PER THE CONSTRUCTION DETAILS.  
 2. FOR DETAILS SEE 2008 CALTRANS STD PLANS P1, P10, P18, P20, P30 AND PER DETAIL HEREON.  
 3. PAVEMENT END PANEL PER 2008 CALTRANS STD PLAN P30.

**CONSTRUCTION NOTES!**  
 1. CONSTRUCT A1-6 CURB PER SPHMC STD NO. 120-2.  
 2. CONSTRUCT MSE WALL, SEE STRUCTURAL PLANS.  
 3. CONSTRUCT 3" PCC PAVEMENT OVER 7" CLASS II AGGREGATE BASE.  
 4. CONSTRUCT 3" ASPHALT CONCRETE OVER 7" CRUSHED AGGREGATE BASE.  
 5. CONSTRUCT 3" ASPHALT CONCRETE.

**LEGEND!**

- PCC PAVEMENT
- AC PAVEMENT
- HARDSCAPE



SECTION H-H  
 1/4" SCALE

IOWA AVENUE  
 GRADE SEPARATION  
 CONSTRUCTION  
 DETAILS  
 NORTH RAMP

DWG NO. R-4237  
 C-07  
 SHEET 48 OF 55  
 10/11/07

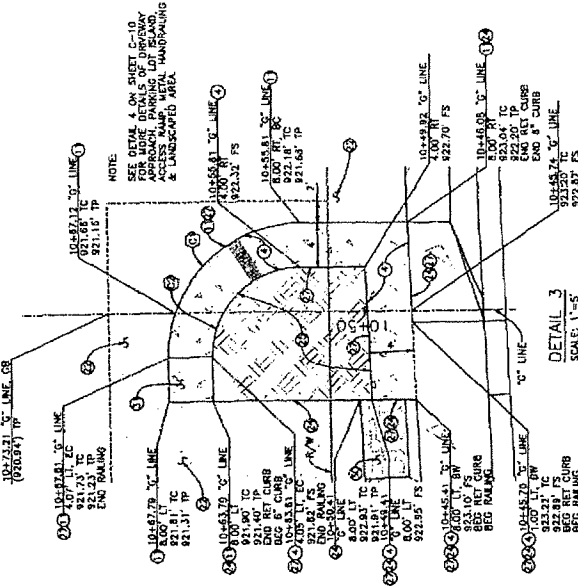
AECOM  
 PLANS PREPARED BY:  
 1-800-327-2808  
 300 N. 116th St., Suite 1100  
 Lincoln, NE 68516  
 (402) 331-2500

10817



CURVE DATA			
STATION	DELTA	RADIUS	TANGENT
10+20.12	12.00	18.97	12.07
10+32.12	9.00	12.61	8.05

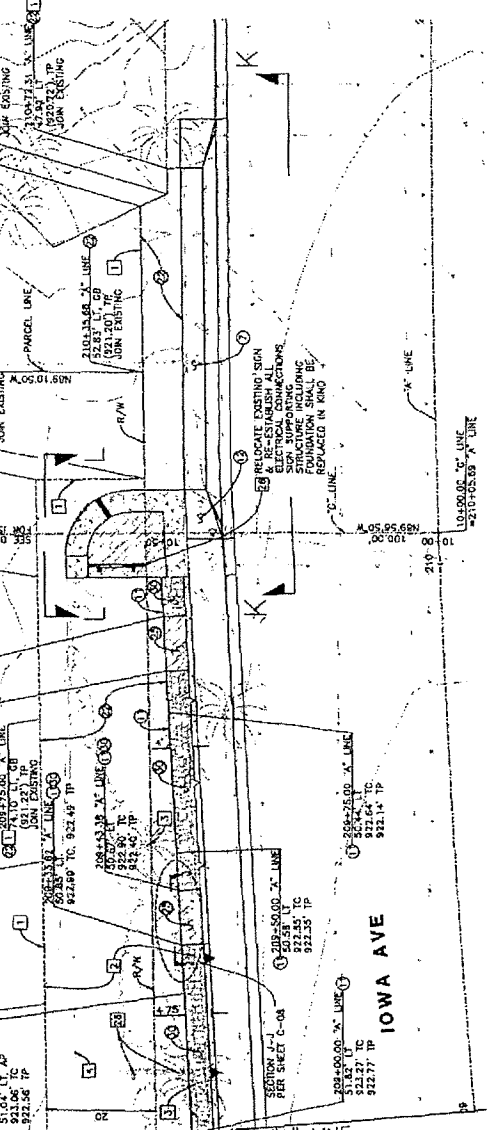
APN 247-130-019



MATCH LINE STA 209+00 "A" LINE  
SEE SHEET C-08

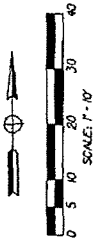
SEE SECTION K-K  
AND SECTION L-L  
(ISOMETRIC VIEWS)  
PER DETAIL 4 ON  
SHEET C-10

APN 247-130-003



- CONSTRUCTION NOTES:**
- CONSTRUCT 8" TYPE 1 CURB & OUTER PER THE CITY'S STD NO. 200.
  - CONSTRUCT SIDEWALK, WITH PER PLAN, PER THE CITY'S STD NO. 303.
  - CONSTRUCT DRIVEWAY APPROACH PER THE CITY'S STD NO. 302.
  - CONSTRUCT A1-(150) CURB PER APWA STD NO. 120-2.
  - CONSTRUCT 3" ASPHALT CONCRETE OVER 7" COURSED AGGREGATE BASE.
  - INSTALL RETAINING CURB PER DETAIL 4 ON SHEET C-10.
  - INSTALL LANDSCAPE AND IRRIGATION ARRANGEMENTS PER LANDSCAPE AND IRRIGATION PLANS.
  - INSTALL METAL HANDRRING PER SPWCC STD 608-3 AND PER THE ADDITIONAL DETAILS HEREON.
  - CONSTRUCT HARDSCAPE, WITH PER PLAN, PER DETAIL 6 ON SHEET C-11.
  - CONSTRUCT WHEELCHAIR RAMP PER DETAIL 7 ON SHEET C-11.

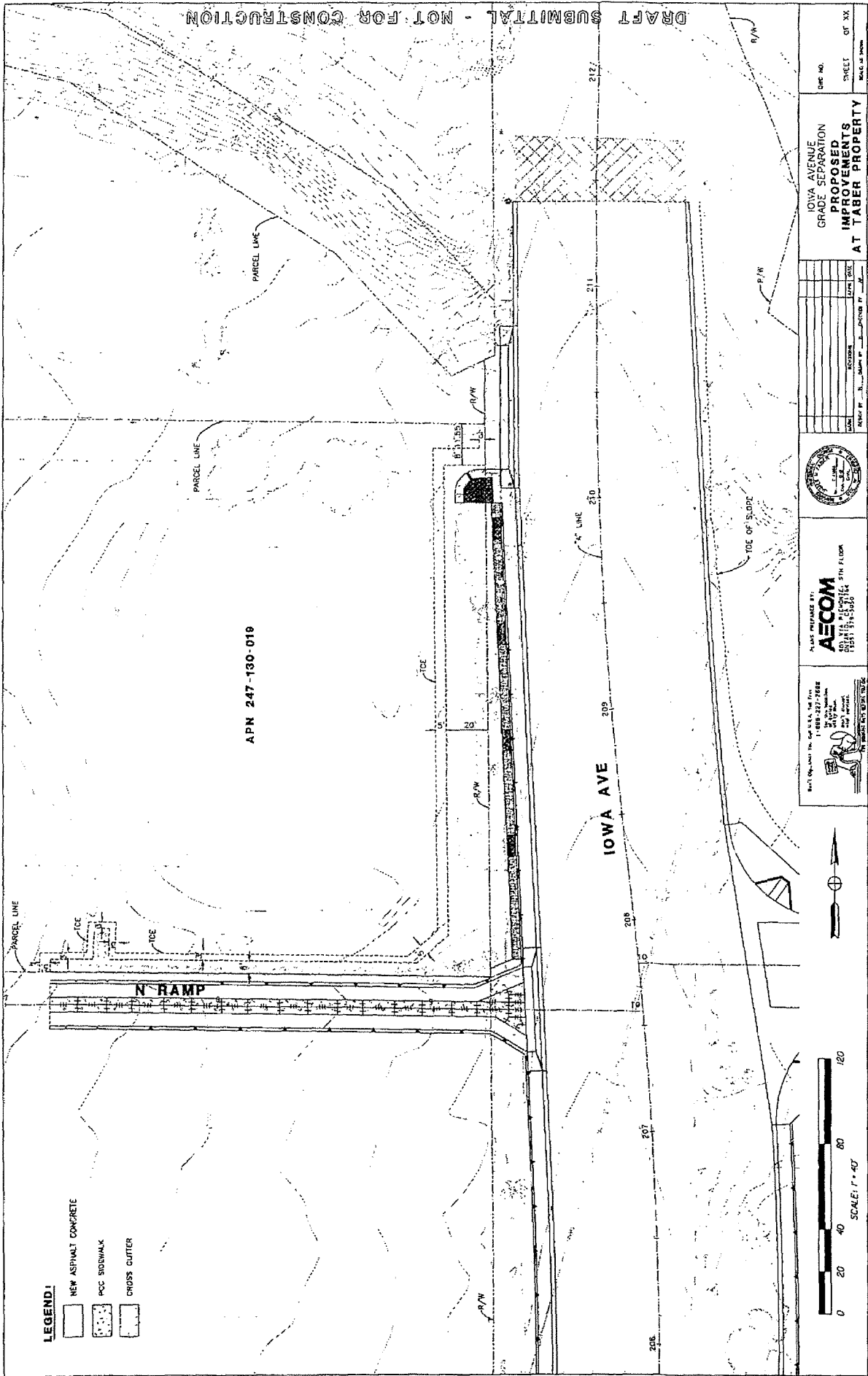
- DEMOLITION NOTES:**
- REMOVE EXISTING PAVEMENT
  - REMOVE EXISTING PAVEMENT
  - REMOVE TREES & ROOTS
  - RELOCATE BUSINESS SIGN
- LEGEND:**
- NEW ASPHALT CONCRETE
  - PCB SIDEWALK
  - PROPOSED LANDSCAPED AREA
  - HARDSCAPE



DATE: 11/18/2010  
 PROJECT NO.: 10-00000000-00000000  
 SHEET NO.: 50 OF 55  
 DRAWING TITLE: IOWA AVENUE GRADE SEPARATION CONSTRUCTION DETAILS APN 247-130-019  
 PROJECT: IOWA AVENUE GRADE SEPARATION CONSTRUCTION  
 CLIENT: AECOM  
 PROJECT NO.: 10-00000000-00000000  
 SHEET NO.: 50 OF 55  
 DATE: 11/18/2010

16817

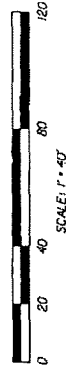
DRAFT SUBMITTAL - NOT FOR CONSTRUCTION



APN 247-130-019

IOWA AVE

- LEGEND:**
- NEW ASPHALT CONCRETE
  - PCC BOSWALK
  - CROSS CUTTER



AECOM
   
 500 N. W. 11th Street, Suite 1000
   
 Des Moines, IA 50319
   
 Phone: 515.281.2000
   
 Fax: 515.281.2001
   
 www.aecom.com

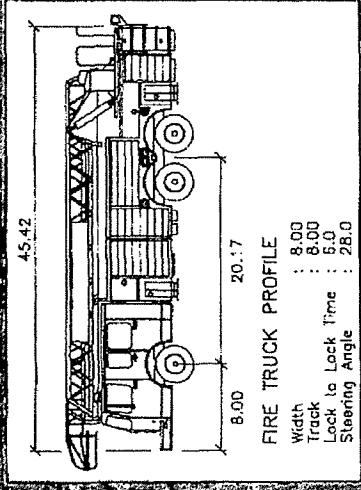
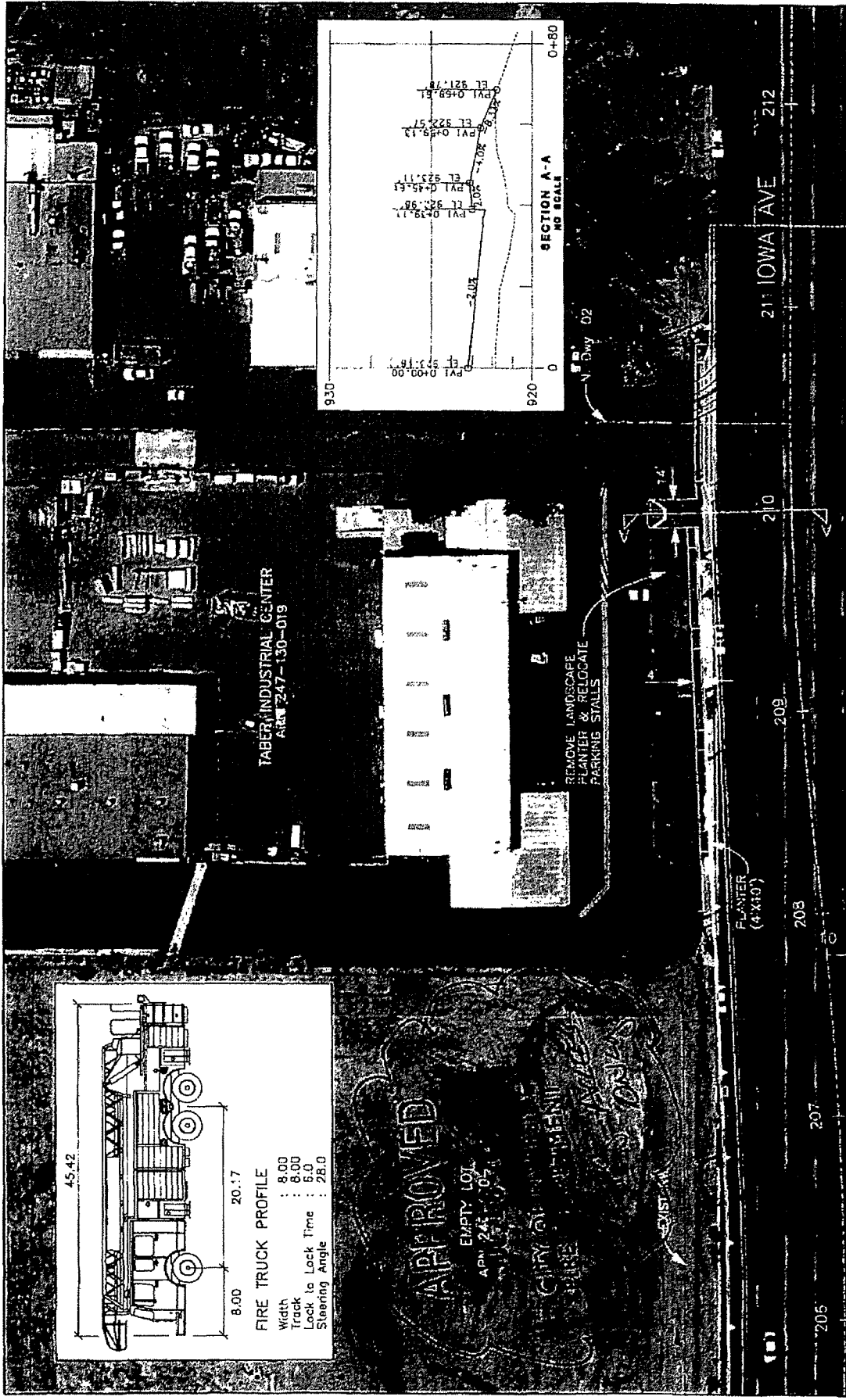
PLAN PREPARED BY:
   
**AECOM**
  
 500 N. W. 11th Street, Suite 1000
   
 Des Moines, IA 50319
   
 Phone: 515.281.2000
   
 Fax: 515.281.2001
   
 www.aecom.com



IOWA AVENUE  
 GRADE SEPARATION  
 PROPOSED  
 IMPROVEMENTS  
 AT TABER PROPERTY

SHEET NO. 101  
 OF 101

16817



**APPROVED**

EMPTY LOT

APR 24 2011

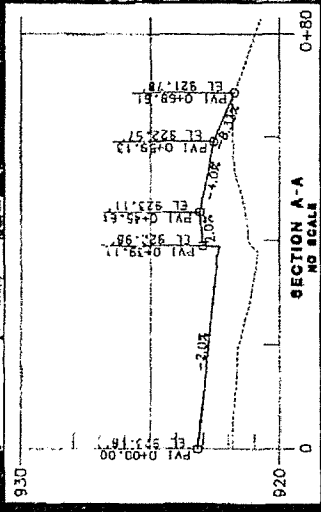
CITY OF RIVERSIDE

TABER INDUSTRIAL CENTER

Area 247-130-019

REMOVE LANDSCAPE  
PLANTER & RELOCATE  
PARKING STALLS

PLANTER  
(4'x10')



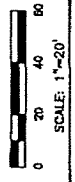
**FOR STUDY ONLY**

**2011-4-25**

**ALCOM**  
RIVERSIDE, CALIFORNIA

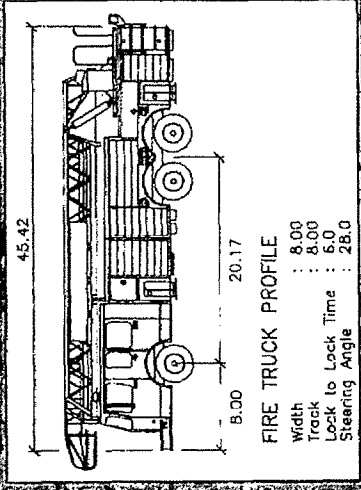
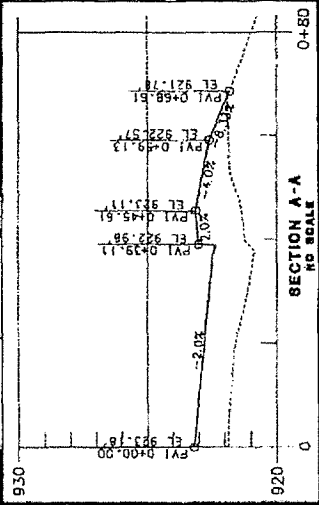
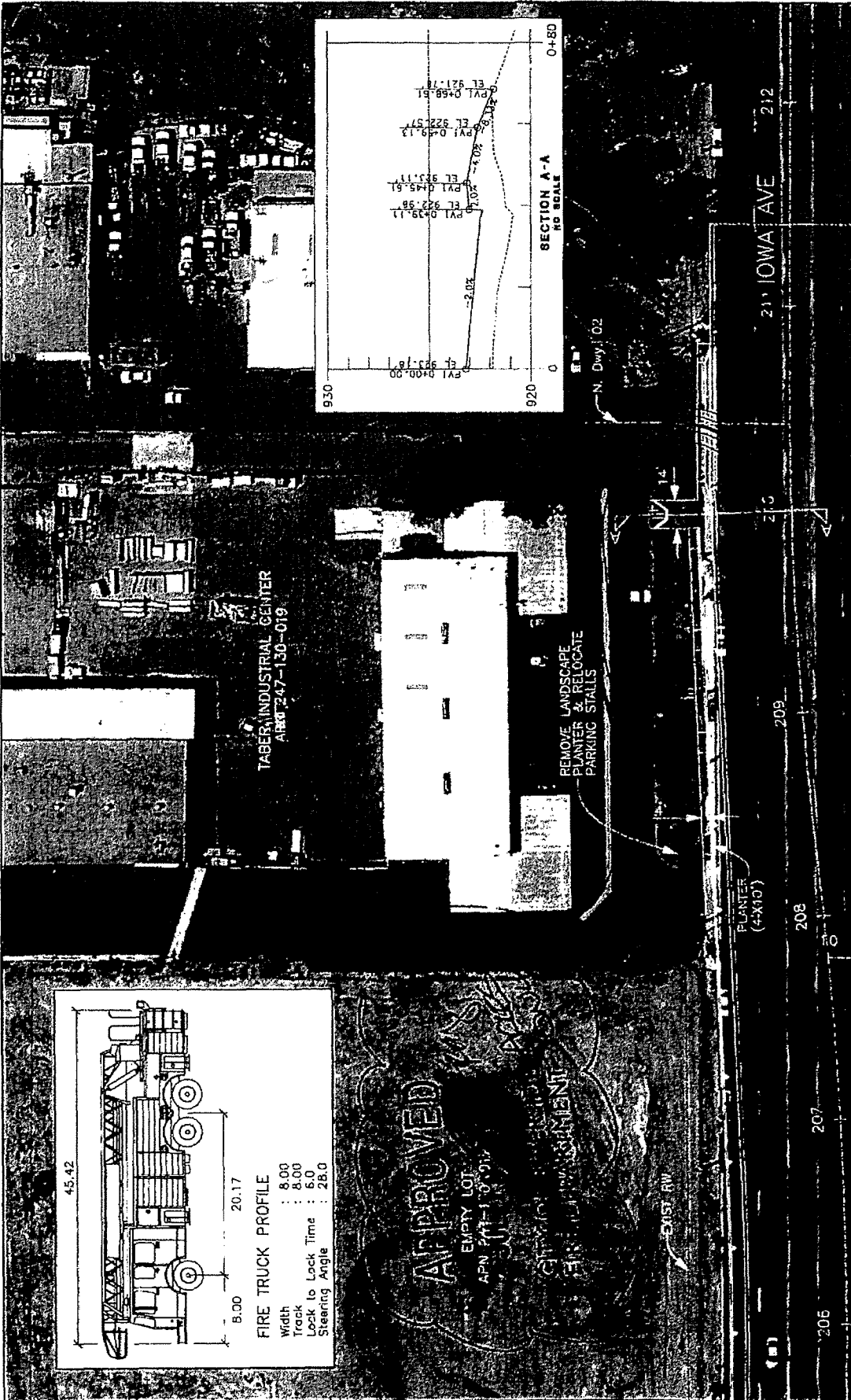
**CITY OF RIVERSIDE**  
**DEPARTMENT OF PUBLIC WORKS**  
IOWA AVENUE GRADE SEPARATION  
TABER ALT. 1D - FIRE TRUCK INGRESS

AS SHOWN  
PROJECT NO.  
ST DWG NO.  
No. 1 of 2



10817





**APPROVED**  
 EMPTY LOT  
 APN 011-10-014  
 CITY OF RIVERSIDE  
 ENVIRONMENTAL SERVICES

SCALE AS SHOWN  
 ST. 2050  
 No. 2 of 2

**CITY OF RIVERSIDE  
 DEPARTMENT OF PUBLIC WORKS  
 IOWA AVENUE GRADE SEPARATION  
 TABER ALT. 10 - FIRE TRUCK ERRORS**

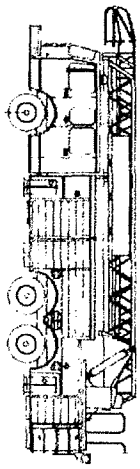
**AECOM**  
 ALLIANCE FOR ENGINEERING AND CONSTRUCTION

**2011-4-25**

**FOR STUDY ONLY**

0 20 40 60  
 SCALE: 1"=20'

16817

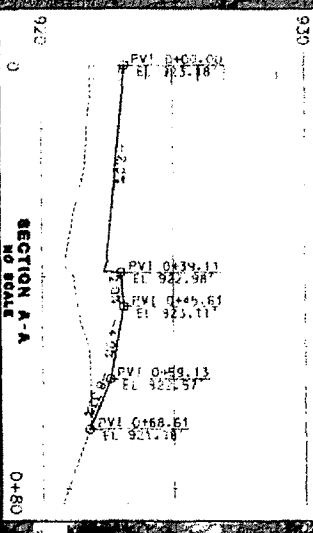


**FIRE TRUCK PROFILE**  
 WIDTH : 8'0"  
 HEIGHT : 20'7"  
 CLEARANCE : 6'0"  
 STEERING : 28.0"

**APPROVED**  
 JUL 18 2011  
 CITY OF RIVERSIDE  
 FIRE DEPARTMENT

*Handwritten signatures and initials: WJG, PLS, DVA*

REMOVE LANDSCAPE  
 PLANTER & RELOCATE  
 PARKING STALLS



IOWA AVE

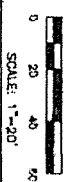
FOR STUDY ONLY

2011-4-23

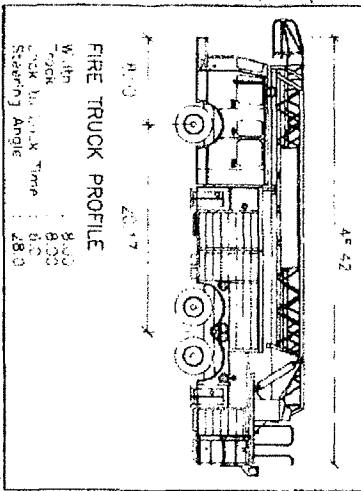


**CITY OF RIVERSIDE**  
**DEPARTMENT OF PUBLIC WORKS**  
 IOWA AVENUE GRADE SEPARATION  
 TABER A1.10 - FIRE TRUCK ROLLERS

NO SHOW  
 DATE: 01/17/11  
 BY: [Signature]  
 SHEET 2 OF 2

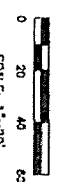
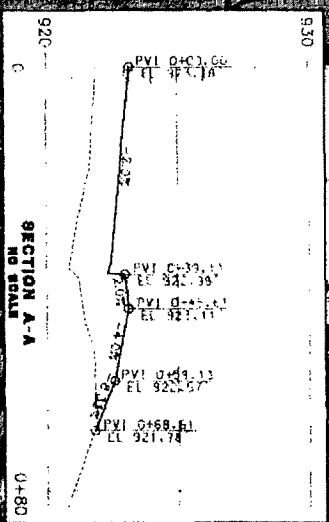


16817



**APPROVED**  
 JUL 18 2011  
 CITY OF RIVERSIDE  
 FIRE DEPARTMENT  
*OK ALESS  
 DWAS*

REMOVE LANDSCAPE  
 PLANTER & RELOCATE  
 PARKING STALLS



**FOR STUDY ONLY**

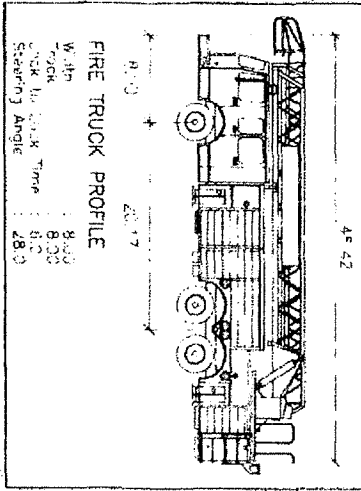
**2011-4-25**



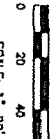
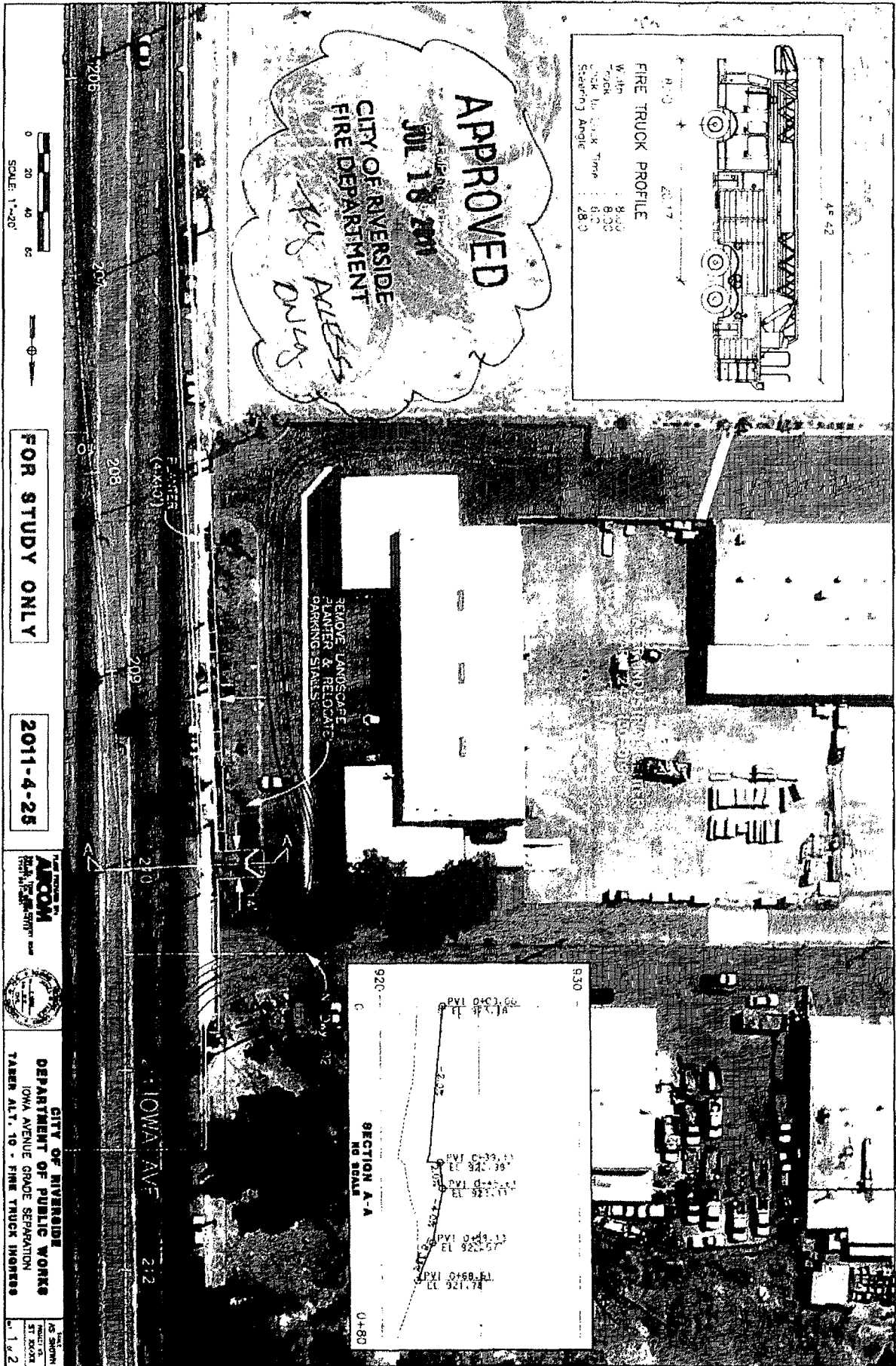
**CITY OF RIVERSIDE  
 DEPARTMENT OF PUBLIC WORKS  
 IOWA AVENUE GRADE SEPARATION  
 TAKEN ALT. 10 - FIRE TRUCK IMPROVEMENTS**

DATE: 11/12/10  
 DRAWN BY: ST ROBE  
 SHEET NO: 1 OF 2

16817



**APPROVED**  
 JUL 18 2011  
 CITY OF RIVERSIDE  
 FIRE DEPARTMENT  
*FOR ACCESS*



**FOR STUDY ONLY**

**2011-4-25**



**CITY OF RIVERSIDE  
 DEPARTMENT OF PUBLIC WORKS  
 IOWA AVENUE GRADE SEPARATION  
 TABER AVE. TO - FIRE TRUCK INGRESS**

DATE: 05/20/11  
 DRAWN BY: ST 30074  
 SCALE: 1" = 2'