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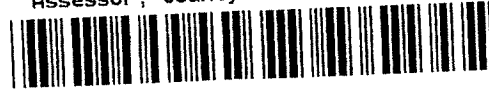
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Recorded in Official Records

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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**PARTIAL JUDGMENT, FINAL ORDER OF CONDEMNATION RE
DEFENDANT PHYLLIS E. HALL, TRUSTEE OF THE PHYLLIS E. HALL
REVOCABLE LIVING TRUST, AND ENVIRONMENTAL CLEANUP ORDER
CASE NO. RIC513720**



D- 16857

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."

FEB 15 2013

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FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

FEB 26 2013

J. Castillo

REB

FEB 27 2013

R

(Fee Exempt Gov't Code § 6103)

11
12 SUPERIOR COURT OF CALIFORNIA
13 COUNTY OF RIVERSIDE

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

15 Plaintiff,

16 vs.

17 MARK JOHNSON AND DOREEN JOHNSON,
18 TRUSTEES OF THE MARK AND DOREEN
19 JOHNSON REVOCABLE TRUST; et al,

20 Defendants.

) Case No. RIC513720
) Assigned for case management to the
) Honorable Gloria Connor Trask
) Dept. 3

) PARTIAL JUDGMENT, FINAL ORDER
) OF CONDEMNATION RE DEFENDANT
) PHYLLIS E. HALL, TRUSTEE OF THE
) PHYLLIS E. HALL REVOCABLE
) LIVING TRUST, AND
) ENVIRONMENTAL CLEANUP ORDER

21 APNs 225-052-019 and 225-052-021

22 [Stipulation re Settlement and for Entry of
23 Partial Judgment and Final Order of
24 Condemnation submitted concurrently
herewith.]

25 Complaint Filed: 11/26/2008

26 ///

27 ///



1 Pursuant to a written stipulation by and between plaintiff City of Riverside ("City"), by
2 and through Brandon S. Mercer, Deputy City Attorney, and defendant Phyllis E. Hall, Trustee of
3 the Phyllis E. Hall Revocable Living Trust ("Defendant"), by and through her attorneys, Reid &
4 Hellyer, APC, that a Partial Judgment and Final Order of Condemnation as to Assessor's Parcel
5 Numbers 225-052-019 and 225-052-021 may be made and entered herein in accordance with the
6 terms and conditions hereof without further notice to said defendants,

7 IT IS HEREBY FOUND AND DETERMINED:

8 1. The interest of Defendant in and to the real property designated in the complaint
9 as Assessor's Parcel Numbers 225-052-019 and 225-052-021 is fee simple absolute. The interest
10 being acquired by the City through this eminent domain is a fee simple, as more particularly
11 described in Exhibit 'A' hereto.

12 2. By execution of the Stipulation re Settlement and for Entry of Partial Judgment
13 herein ("Stipulation"), Defendant waives and relinquishes any right to a jury trial to determine
14 just compensation (or any other relief), a statement of decision, and the time and right to appeal
15 or otherwise attack or dispute the judgment and the final order of condemnation that will be
16 made and entered pursuant to the Stipulation.

17 3. By execution of the Stipulation, Defendant expressly waives and relinquishes,
18 among other things, the right to challenge the City's right to acquire the property by eminent
19 domain; any right to further and/or greater compensation for the property, any pre-condemnation
20 and other damages; and any right to an award of interest, attorney's fees and/or costs that might
21 be allowed by statute, case law, or otherwise.

22 4. On November 10, 2008, City deposited the sum of Two Million Three Hundred
23 Sixty-five Thousand Dollars (\$2,365,000.00) with the Treasurer of the State of California,
24 Condemnation Fund, as a deposit of probable just compensation for Assessor's Parcel Numbers
25 225-052-019 (6186 Magnolia Avenue) and 225-052-021 (6192 Magnolia Avenue), located in
26 the city of Riverside, state of California (collectively the "Hall Parcels" and legally described in
27 Exhibit "A" hereto).

28



1 5. On June 15, 2009, the Court entered an Order Permitting Withdrawal of Deposit
2 (“Withdrawal Order”) in favor of Defendant in the amount of Two Million Three Hundred
3 Sixty-five Thousand Dollars (\$2,365,000.00).

4 6. On or about June 23, 2009, the Treasurer of the State of California issued
5 payment in the amount of Two Million Three Hundred Sixty-five Thousand Dollars
6 (\$2,365,000.00) pursuant to the Withdrawal Order. Consequently, no funds remain on deposit
7 with the State Treasurer for the Hall Parcels.

8 7. Environmental investigations have established that the 6186 Magnolia Avenue
9 property was the site of a dry cleaning facility, and that hazardous substances were released into
10 the subsurface at that location as a result of operations at the dry cleaning facility. Pursuant to
11 the Stipulation, the parties acknowledge that the hazardous substances (primarily
12 perchloroethylene, commonly referred to as “PCE” or “PERC”) at and emanating from 6186
13 Magnolia Avenue must be remediated to the satisfaction of state regulators.

14 8. Following cross motions made by the parties pursuant to Code of Civil Procedure
15 section 1260.240, the Court ruled that (1) gross cleanup costs are admissible evidence in
16 eminent domain proceedings; and (2) evidence of contribution to the subsurface contamination
17 by third parties is not admissible in an eminent domain proceeding. Accordingly, the parties
18 stipulate that the proper measure of compensation is governed by *Mola Development Corp. v.*
19 *Orange County Assessment Appeals Board*, which holds that the fair market value of
20 contaminated property is determined by subtracting gross environmental cleanup costs from the
21 uncontaminated fair market value of such property.

22 9. Pursuant to the Stipulation, and with one exception, the parties have resolved all
23 aspects of their dispute over the sum representing the fair market value of the Hall Parcels, just
24 compensation to be paid for the Hall Parcels, and all other relief available to Defendant in
25 connection with the City’s acquisition of the Hall Parcels. The uncontaminated fair market value
26 of the Hall Parcels is Two Million Nine Hundred Thousand dollars (\$2,900,000.00). The parties
27 have not reached agreement on the amount that should be deducted to account for environmental
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1 cleanup costs. Instead, Defendant shall conduct all remediation at her sole cost and expense
2 pursuant to the terms and conditions of the Stipulation.

3 10. Pursuant to the Stipulation, the City shall pay Defendant an additional Five
4 Hundred Thirty-five Thousand Dollars (\$535,000.00 which is referred to below as the "Balance
5 Owed" and which brings the City's total payments to Two Million Nine Hundred Thousand
6 dollars (\$2,900,000.00), the stipulated uncontaminated fair market value), and Defendant shall
7 remediate the hazardous substances contamination associated with the Hall Parcels and the dry
8 cleaning facility and its operations. Except as provided below, there shall be no other payments
9 (i.e., no payments for attorneys' fees, interest, precondemnation damages, etc.).

10 11. Pursuant to the Stipulation, "remediate" and "remediation" encompass all
11 measures customarily undertaken by top tier environmental remediation practitioners working
12 on similar sites to design and plan for, obtain permits for, construct, operate, monitor, and
13 decommission and remove the equipment and facilities necessary and appropriate to remove the
14 dry cleaning-related contamination at and emanating from the Hall Parcels from the subsurface
15 (whether in soil, soil gas, or groundwater). The terms "remediate" and "remediation" thus
16 include, but are not limited to, collecting and analyzing sampling data, preparing work plans and
17 reports for governmental agencies, and building and operating soil vapor and/or groundwater
18 extraction and treatment systems sufficient to achieve performance standards and closure
19 requirements established by duly authorized governmental oversight agencies (e.g., the Regional
20 Water Quality Control Board or "Board").

21 Defendant's Remediation Obligation

22 12. Pursuant to the Stipulation, this Partial Judgment may and shall include a
23 mandatory injunction directing Defendant to carry out the remediation of the hazardous
24 substances at and emanating from the Hall Parcels. The terms and conditions of the mandatory
25 injunction provided for in Paragraph 12 of the Stipulation shall be contained in this Partial
26 Judgment and Final Order of Condemnation.

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1 8.6; (2) has failed for a period of more than thirty (30) consecutive days to perform the ongoing
2 operation of the Remediation system called for in paragraph 8.7; or (3) has otherwise failed to
3 proceed with the Remediation in a manner consistent with recognized best practices among top
4 tier environmental remediation practitioners working on similar sites. For purposes of clause
5 "(3)" in the preceding sentence, an in-place management approach relying on risk assessment
6 evaluation and/or institutional or engineering controls shall not constitute satisfactory
7 compliance with Defendant's Remediation obligations hereunder unless the City, in its sole and
8 absolute discretion, concurs in writing with such approach.

9 18. Should the City's cost of post-abandonment Remediation costs exceed the Cash
10 Security, the City shall have the right to (1) advance the costs of Remediation work remaining to
11 be completed, (2) foreclose on the deed of trust provided for in Paragraph 16 above, and (3) seek
12 repayment in full of all costs that remain unpaid after the City has applied the net proceeds
13 obtained from liquidating the Additional Security.

14 19. Defendant waives any and all claims, defenses, damage, loss, costs, and expenses
15 of whatever kind or nature, whether known or unknown, suspected and unsuspected, to
16 challenge the City's foreclosure on the Additional Security, including but not limited to
17 arguments based on (1) the amount or reasonableness of Remediation Costs expended by the
18 City to cure an Abandonment and (2) the reasonableness of the net proceeds obtained from
19 liquidating the Additional Security.

20 Release

21 20. In consideration of the City's payment of the Cash Security, Defendant's
22 Remediation obligation, and the parties other commitments and undertakings pursuant to the
23 Stipulation, and save and except for claims of breach of the Stipulation, the City and Defendant
24 hereby completely release and forever discharge the other, and all of their boards, bureaus,
25 officers, agents, employees and all persons who acted on their behalf with relation to the
26 allegations contained in the complaint herein or otherwise related to City's acquisition of the
27 Hall Parcels.

28



1 21. Solely with respect to allegations contained in the complaint, answer, and the
2 City's acquisition activities, the City and Defendant waive any and all rights created by
3 California Civil Code section 1542, which reads as follows: "A general release does not extend
4 to claims which the creditor does not know or suspect to exist in his or her favor at the time of
5 executing the release, which if known by him or her must have materially affected his or her
6 settlement with the debtor."

7 22. The use for which an interest in and to Assessor's Parcel Number 225-052-019
8 and 225-052-021 is being acquired is a use authorized by law and the acquisition of said interest
9 is necessary to said use.

10 23. An Order of Prejudgment Possession became effective as to the interest of
11 Defendant in and to Assessor's Parcel Number 225-052-019 and 225-052-021 on May 15, 2009.

12 24. The total of all applicable unpaid taxes, penalties, and costs for prior, current, and
13 next succeeding tax years, prorated, to the date of possession are as follows:

<u>Assessor's Parcel Number</u>	<u>Total Unpaid Taxes, Penalties and Costs</u>
225-052-019	\$574.22
225-052-021	\$1,057.13

17 WHEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

18 1. The total compensation, award, and damages to be paid as a result of the
19 condemnation of the interests of defendant Phyllis E. Hall, Trustee of the Phyllis E. Hall
20 Revocable Living Trust, ("Defendant") in and to Assessor's Parcel Numbers 225-052-019 (6186
21 Magnolia Avenue) and 225-052-021 (6192 Magnolia Avenue), located in the city of Riverside,
22 state of California (collectively the "Hall Parcels" and legally described in Exhibit "A" hereto) is
23 the total sum of Two Million Nine Hundred Thousand dollars (\$2,900,000.00) ("Award").

24 2. Payment of the Award hereunder shall be deemed to expressly include all costs of
25 suit pursuant to California Code of Civil Procedure section 1268.710 and all litigation expenses
26 including, but not limited to, those defined in California Code of Civil Procedure section
27 1235.140. Payment hereunder shall further be deemed to be the total just compensation and
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1 damages, if any, to which Defendant shall be entitled by reason of the condemnation of and
2 construction activities by plaintiff on Assessor's Parcel Number 225-052-019 and 225-052-021.

3 3. The Award remaining to be paid shall be paid by plaintiff outside these court
4 proceedings by depositing Five Hundred Thirty-five Thousand Dollars (\$535,000.00) plus the
5 statutory interest thereon (as set forth in paragraph 13 above) into an interest-bearing escrow
6 account (as set forth in paragraph 14 above) ("Escrow).

7 4. Payment to Defendant of the total Award shall constitute payment in full for the
8 real property taken and for all damages of any kind and nature whatsoever suffered by said
9 defendant by reason of such taking as reflected in Exhibit A.

10 5. Defendant shall execute and deposit into Escrow a deed of trust, security
11 agreement, and assignment of rents as set forth in paragraph 15 above.

12 6. An Order of Prejudgment Possession became effective as to the interest of
13 Defendant in and to Assessor's Parcel Numbers 225-052-019 and 225-052-021 on May 15,
14 2009.

15 7. Pursuant to Revenue and Taxation Code section 5082, all current, general, and
16 special county taxes due and owing to the county of Riverside as to the property shall be
17 prorated to May 15, 2009. As of May 15, 2009, the property shall be exempt from general and
18 special county taxes and all such taxes shall be canceled after that date pursuant to Revenue and
19 Taxation Code sections 4985 et seq. and 5081 et seq.

20 Environmental Cleanup Order

21 8.1 Defendant shall accept "responsible party" status within the meaning of Sections
22 25323.5 and 33459(h) of the California Health and Safety Code and "discharger" status within
23 the meaning of Section 13304 of the California Water Code with respect to the Hall Parcels and
24 the contamination at and emanating from them,

25 8.2 Not later than sixty (60) days following entry of this Partial Judgment and Final
26 Order of Condemnation, Defendant shall enter into an oversight agreement with the Regional
27
28



1 Water Quality Control Board ("Board") for the remediation work contemplated in this
2 Stipulation.

3 8.3 Not later than ninety (90) days following entry of this Partial Judgment and Final
4 Order of Condemnation, Defendant shall submit to the City a draft remedial action plan ("RAP")
5 pursuant to which Defendant will remediate the contamination at and emanating from the Hall
6 Parcels. The remediation method(s) presented in the RAP shall be designed to achieve cleanup
7 to Board standards for groundwater contamination, and Board-approved levels for soil/soil
8 vapor such that no further active or passive remediation measures (including but not limited to
9 vapor barriers, risk management plans, operation and maintenance plans, deed restrictions,
10 notice protocols, or other engineering or institutional measures) are required for
11 development/redevelopment of the Hall Parcels or any impacted downgradient parcels to uses
12 permissible for those locations as of January 2012. Defendant shall timely consider in good faith
13 any comments on its draft RAP provided by the City.

14 8.4 Not later than 120 days following entry of this Partial Judgment and Final Order
15 of Condemnation, Defendant shall submit its draft RAP to the Board. The RAP submitted to the
16 Board shall be sufficient to meet the standards described in the preceding paragraph 8.
17 Subsequent to submitting the draft RAP, Defendant shall work diligently to address any
18 concerns raised during the Board's review process and to obtain approval from the Board for the
19 draft RAP.

20 8.5 Not later than 210 days following entry of this Partial Judgment and Final Order
21 of Condemnation, Defendant shall have caused to be installed all extraction and/or treatments
22 systems (and related improvements and facilities) required to effectuate prompt implementation
23 of the Board-approved RAP.

24 8.6 Defendant shall cause the remediation system to be fully operational no later than
25 240 days following entry of this Partial Judgment and Final Order of Condemnation.

26 8.7 Defendant shall thereafter cause the system to operate continuously, consistent
27 with recognized best practices among top tier environmental remediation practitioners, until (1)
28



1 the remediation standards provided herein have been achieved and (2) the Board has issued an
2 unconditional "no further action" letter or similar closure document acceptable to the City. The
3 City shall not unreasonably deny, delay, or condition its acceptance of the "no further action"
4 letter or other closure document.

5 8.8 Defendant shall provide the City with regular notice of Defendant's compliance
6 with the time limits contained in this Partial Judgment and Final Order of Condemnation, which
7 can be modified by written stipulation of the parties.

8 WHEREFORE THE COURT NOW MAKES THE FOLLOWING ORDER OF
9 CONDEMNATION:

10 The interest of defendant Phyllis E. Hall, Trustee of the Phyllis E. Hall Revocable Living
11 Trust, ("Defendant") in the real property described in Exhibit "A" as to Assessor's Parcel
12 Numbers 225-052-019 and 225-052-021 is hereby condemned for the public use and purposes
13 described in the Complaint as construction of an underpass at the Union Pacific railroad tracks
14 and Magnolia Avenue, between Elizabeth Street and Sunnyside Drive. Plaintiff City of
15 Riverside to take title to the interests of Defendant in said real property, together with all
16 improvements thereon in which said defendants have an interest, free and clear of any and all
17 liens, encumbrances, easements, and leaseholds, of whatever kind or nature.

18
19
20 DATED: 2/22/13


Judge of the Superior Court

21 **Gloria Connor Trask**

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24 L08-0206.1



EXHIBIT A



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EXHIBIT A

**MAGNOLIA AVENUE GRADE SEPARATION
FEE SIMPLE INTEREST
APN: 225-052-019**

THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, WITH THE NORTH LINE OF THE RIGHT OF WAY OF SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD COMPANY, AS DESCRIBED IN DEED RECORDED IN BOOK 163 PAGE 314 OF DEEDS, RECORDS OF RIVERSIDE COUNTY RECORDS;

THENCE WEST ALONG THE NORTH LINE OF SAID RAILROAD RIGHT OF WAY, 434 FEET;

THENCE AT A RIGHT ANGLE NORTH AND PARALLEL WITH THE EAST LINE OF NORTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION 34, 56.48 FEET, MORE OR LESS TO THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, AS DESCRIBED IN DEED RECORDED IN BOOK 329, PAGE 190 OF DEEDS, RIVERSIDE COUNTY RECORDS;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF MAGNOLIA AVENUE 250 FEET FOR THE POINT OF BEGINNING;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, A DISTANCE OF 50 FEET;

THENCE AT A RIGHT ANGLE IN A SOUTHEASTERLY DIRECTION, 332.67 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34;

THENCE SOUTH ALONG SAID EAST LINE OF NORTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION 34, 56.55 FEET TO A POINT DISTANT 106.35 FEET NORTHERLY FROM THE NORTHERLY LINE OF SAID RAILROAD RIGHT OF WAY;



THENCE IN A NORTHWESTERLY DIRECTION 358.81 FEET, TO THE POINT OF BEGINNING.

SAID PROPERTY IS ALSO SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 6, PAGE 78 OF RECORDS OF SURVEY, AS LOT 13 ON ASSESSOR'S MAP NO. 4, ON FILE IN BOOK 1, PAGE 4 OF ASSESSOR'S MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 17, 326 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.

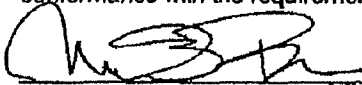
 7/3/07 Date Prep. E.V.
Mark S. Brown, L.S. 5655
License Expires 9/30/07



EXHIBIT A

**MAGNOLIA AVENUE GRADE SEPARATION
FEE SIMPLE INTEREST
APN: 225-052-021**

THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, LYING SOUTHEASTERLY OF MAGNOLIA AVENUE, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, WITH THE NORTH LINE OF THE RIGHT OF WAY, OF SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD, AS DESCRIBED IN DEED RECORDED JUNE 13, 1903 IN BOOK 163 PAGE 314 OF DEEDS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA;

THENCE WEST, ALONG THE NORTH LINE OF SAID RAILROAD RIGHT OF WAY, 434 FEET;

THENCE NORTH 00° 07' WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 56.48 FEET, MORE OR LESS TO THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, AS DESCRIBED IN DEED TO THE CITY OF RIVERSIDE, RECORDED IN BOOK 329, PAGE 190 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 27° 30' EAST, ALONG SAID SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, 200 FEET FOR THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 27° 30' EAST ALONG SAID SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, 50 FEET;

THENCE SOUTH 62° 30' EAST 358.81 FEET, MORE OR LESS, TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION;

THENCE SOUTH 00° 07' EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 32.25 FEET;

THENCE SOUTH 89° 18' WEST, 44.24 FEET;

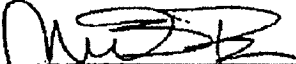


THENCE NORTH 62° 30' WEST, 335.35 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DEED FILED FOR RECORD NOVEMBER 10, 1949 AS INSTRUMENT NO. 1267.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 17,873 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.

 7/3/07 Date Prep. E.V.
Mark S. Brown, L.S. 5655
License Expires 9/30/07



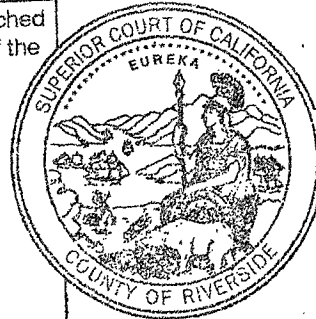
1/6 pages This must be in red to be a "CERTIFIED COPY"

Each document to which this certificate is attached is certified to be a full, true and correct copy of the original on file and of record in my office.

Superior Court of California
County of Riverside

By K Deaton
K Deaton DEPUTY

Dated: 3-4-2013



Certification must be in red to be a "CERTIFIED COPY"

