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Recorded in Official Records
of Riverside County, California

Recorder  Fees \$ 

1 STAN T. YAMAMOTO, City Attorney #92381
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

7 Attorneys for Plaintiff

D- 31

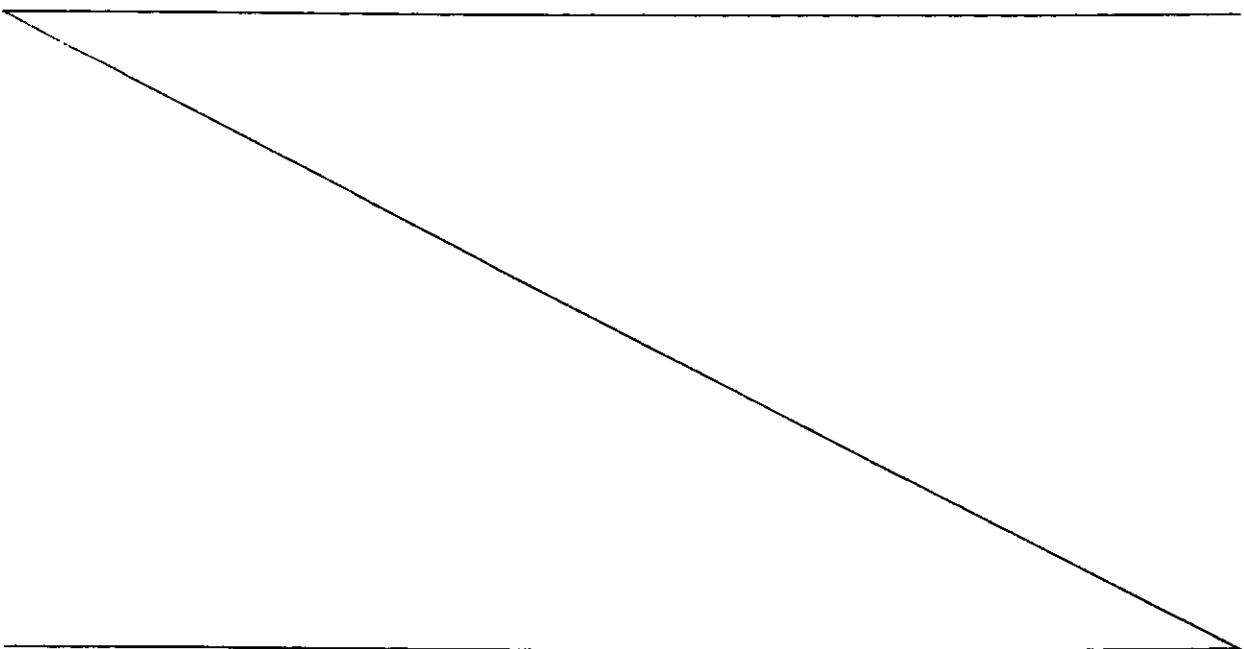


8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 FOR THE COUNTY OF RIVERSIDE

10
11 CITY OF RIVERSIDE, a municipal)
12 corporation,)
13 Plaintiff,)
14 vs.)
15 BASIL NAHAB, et al.,)
16 Defendants.)

CASE NO. 268294
FINAL ORDER
OF CONDEMNATION

(Parcels 28A and 28B)



1 STAN T. YAMAMOTO, City Attorney #92381
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 COURT
OF RIVERSIDE COUNTY

APR 11 1997

5 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 28A and 28B)
17	Defendants.)	

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 February 21, 1997, and it
21 appearing to the satisfaction of the Court that the STATE
22 TREASURER, STATE OF CALIFORNIA has paid the sum of SEVENTY-SIX
23 THOUSAND ONE HUNDRED FIFTY DOLLARS (\$76,150) from the funds
24 deposited in the State of California Condemnation Deposits Fund
25 by plaintiff in the above-referenced action to defendant COUNTY
26 OF RIVERSIDE in accordance with the Stipulation for Judgment in
27 Condemnation on file herein, and as shown by the Receipt of

1 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 28A and 28B in the
5 Complaint on file in this action shall be condemned to plaintiff
6 CITY OF RIVERSIDE as follows:

7 (a) The fee simple interest in the real property
8 designated as Parcel 28A 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 temporary construction easement and right-
16 of-way on the real property designated as Parcel 28B in
17 the Complaint on file herein and described in Exhibit B,
18 attached hereto and incorporated herein by this
19 reference, which temporary construction easement was for
20 a period of time not to exceed one year following
21 commencement of construction on said parcel, and which
22 temporary construction easement has now expired.

23 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that
24 pursuant to an Order for Prejudgment Possession issued in the
25 above-entitled action on July 20, 1995, plaintiff was authorized
26 to take possession of the real property designated as
27 Parcels 28A and 28B in the Complaint on file herein on or after

1 August 1, 1995.

2 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon
3 the recording of a certified copy of this Final Order of
4 Condemnation with the County Recorder of the County of
5 Riverside, State of California, the fee simple interest in
6 Parcel 28A as said parcel is described in attached Exhibit A is
7 vested in plaintiff CITY OF RIVERSIDE, its successors and
8 assigns.

9
10 Dated: APR 1 1 1997

WILLIAM H. SULLIVAN
JUDGE OF THE SUPERIOR COURT

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California Avenue Extension

Those portions of Section 12, Township 3 South, Range 6 West, of the Rancho La Sierra, as shown by map on file in Book 6, Page 70 of Maps, records of Riverside County, California, described as follows:

PARCEL 1

A strip of land 88.00 feet in width lying 44.00 feet on each side of 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 of 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 map of La Granada, on file in Book 12, Pages 42 through 51 of Maps, records said Riverside County;

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;

EXCEPTING THEREFROM that portion of said Section 12, lying westerly of the easterly line of Block 44 of said La Granada;

ALSO EXCEPTING THEREFROM that portion lying easterly of the westerly line of Block 55 of said La Granada;

ALSO EXCEPTING THEREFROM that portion lying northerly of the centerline of Lot A2 (Tomlinson Avenue) of said La Granada.

Area - 45,806.5 square feet.

PARCEL 2

BEGINNING at the intersection of the easterly line of Block 44 of said La Granada with the northerly line of the parcel of land hereinabove described as Parcel 1;

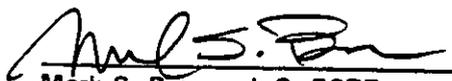
THENCE North $27^{\circ}59'30''$ East, along said easterly line, a distance of 69.42 feet to the most easterly corner of said Block 44;

THENCE North $65^{\circ}46'53''$ East, along the southerly line of Lot A2 (Tomlinson Avenue) of said La Granada, a distance of 97.79 feet to said northerly line of the parcel of the parcel of land hereinabove described as Parcel 1;

THENCE South $50^{\circ}12'39''$ West, along said northerly line, a distance of 158.47 feet to the POINT OF BEGINNING.

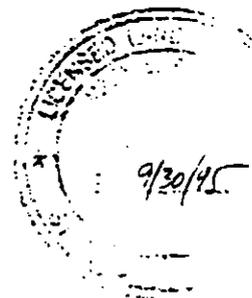
Area - 2,079.9 square feet.

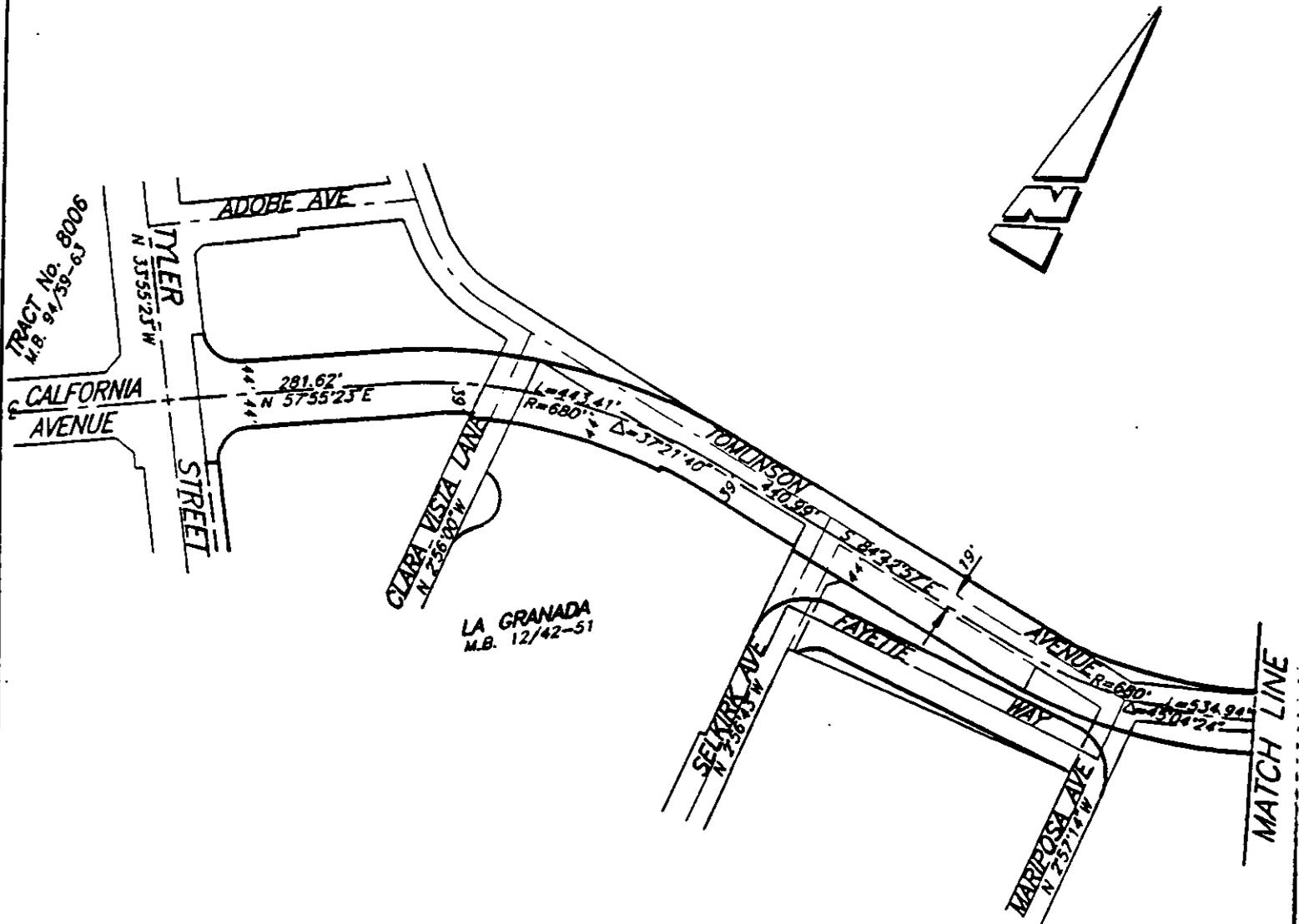
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.


 Mark S. Brown, L.S. 5655
 License Expires 9/30/95


 Date

Prep. 





• CITY OF RIVERSIDE, CALIFORNIA •

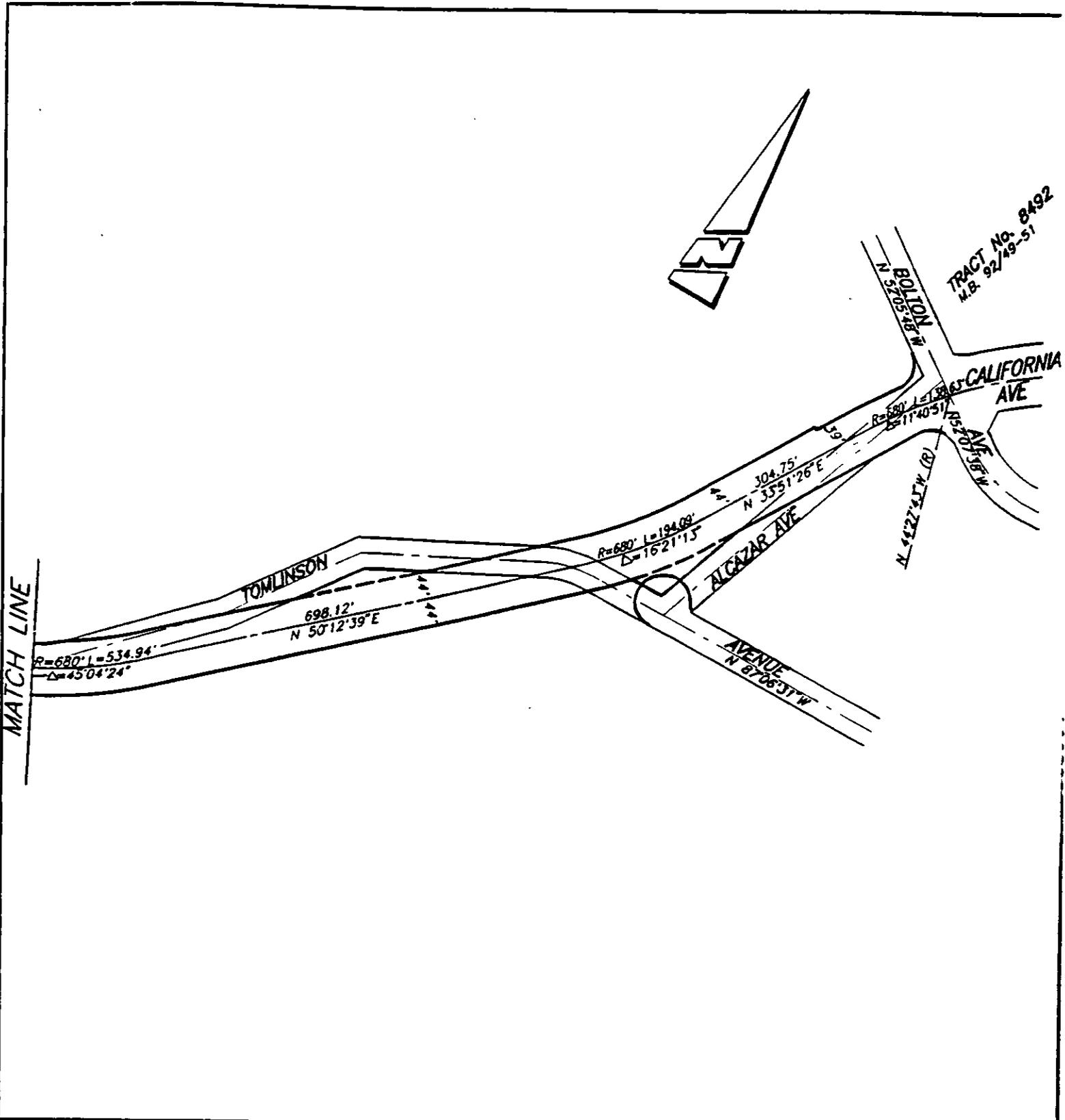
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 3

SCALE: N.T.S.

DRAWN BY: CURT DATE: 4/06/95

SUBJECT: CALIFORNIA AVENUE EXTENSION



• CITY OF RIVERSIDE, CALIFORNIA •

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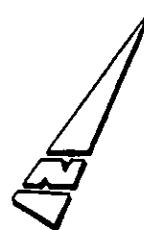
SHEET 2 OF 3

SCALE: N.T.S.

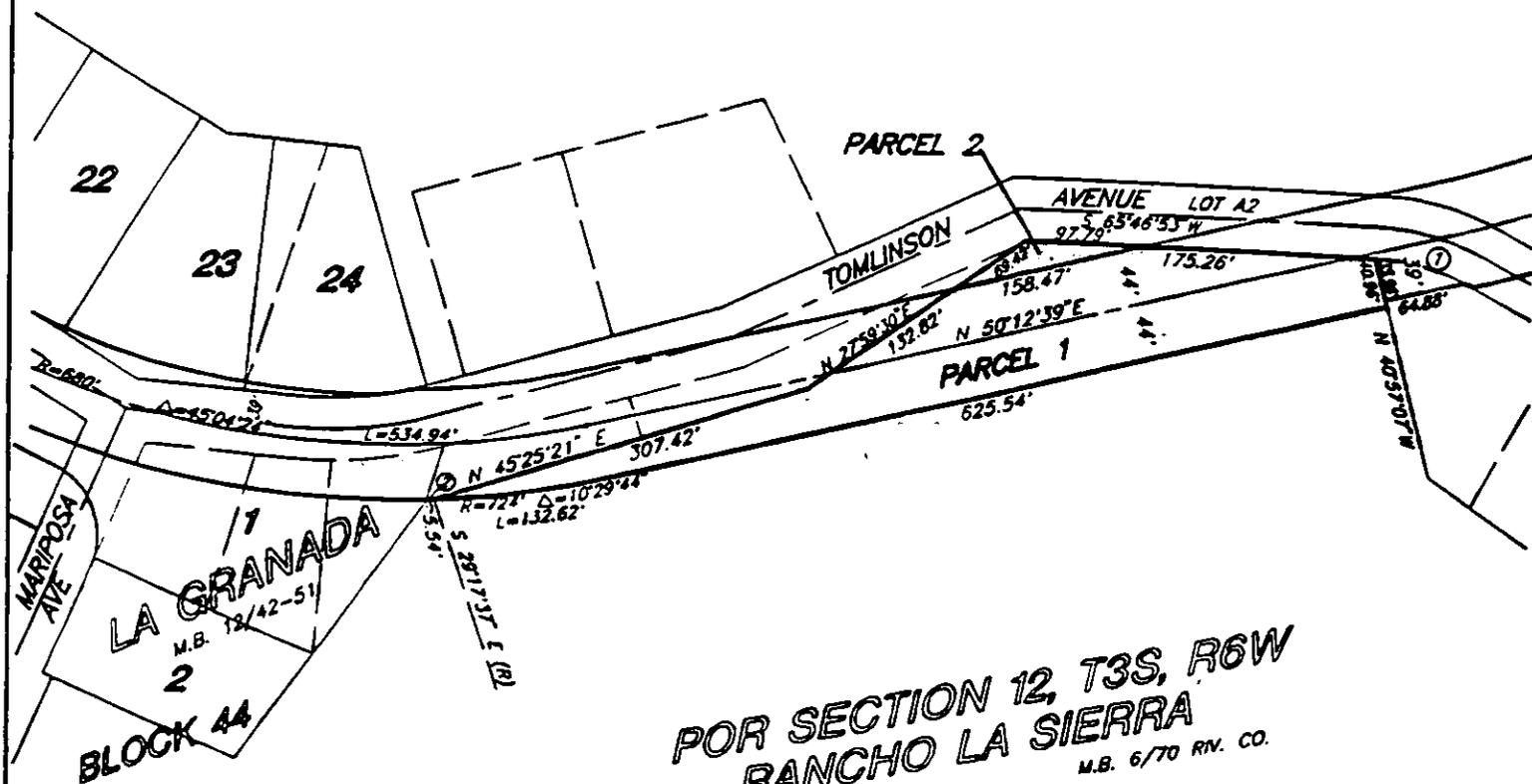
DRAWN BY: CURT DATE: 4/06/95

SUBJECT: CALIFORNIA AVENUE EXTENSION

LA GRANADA TRACT No. 2
M.B. 14/97



LOT 11



POR SECTION 12, T3S, R6W
RANCHO LA SIERRA
M.B. 6/70 RV. CO.

CURVE DATA

R	Δ	L
① 164.39'	26°18'22"	75.48'
② 724'	0°22'50"	4.81'

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 3 OF 3 6/17-2

SCALE: 1"=150' DRAWN BY: CLRT DATE: 4/06/95 SUBJECT: CALIFORNIA AVENUE EXTENSION

65-5

PARCEL 28B

California Avenue Extension
Parcel Twenty-Eight - temporary construction easement

That portion of Section 12, Township 3 South, Range 6 West, of the Rancho La Sierra, as shown by map on file in Book 6, Page 70 of Maps, records of Riverside County, California, described as follows:

COMMENCING 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 map of La Granada, on file in Book 12, Pages 42 through 51 of Maps, records said Riverside County;

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; this course is hereinafter referred to as "Course A";

THENCE North $50^{\circ}12'39''$ East, a distance of 624.65 feet to the northwesterly prolongation of the southwesterly line of Lot 1 in Block 55 of said La Granada; this course is hereinafter referred to as "Course B";

THENCE South $40^{\circ}57'07''$ East, along said northwesterly prolongation and along said southwesterly line, a distance of 44.01 feet a line parallel with and distant 44.00 feet southeasterly, as measured at right angles, from said "Course B" and the POINT OF BEGINNING of the parcel of land being described;

THENCE South $50^{\circ}12'39''$ West, along said parallel line, a distance of 625.54 feet to the beginning of a tangent curve concaving northerly and having a radius of 724.00 feet;

THENCE southwesterly to the right along said curve and continuing along a line concentric

EXHIBIT B

with and distant 44.00 feet southeasterly, as measured radially from said "Course A", through a central angle of 6°32'25" an arc length of 82.64 feet;

THENCE North 68°45'19" East, a distance of 379.55 feet;

THENCE North 34°12'19" East, a distance of 362.54 feet to said southwesterly line of Lot 1;

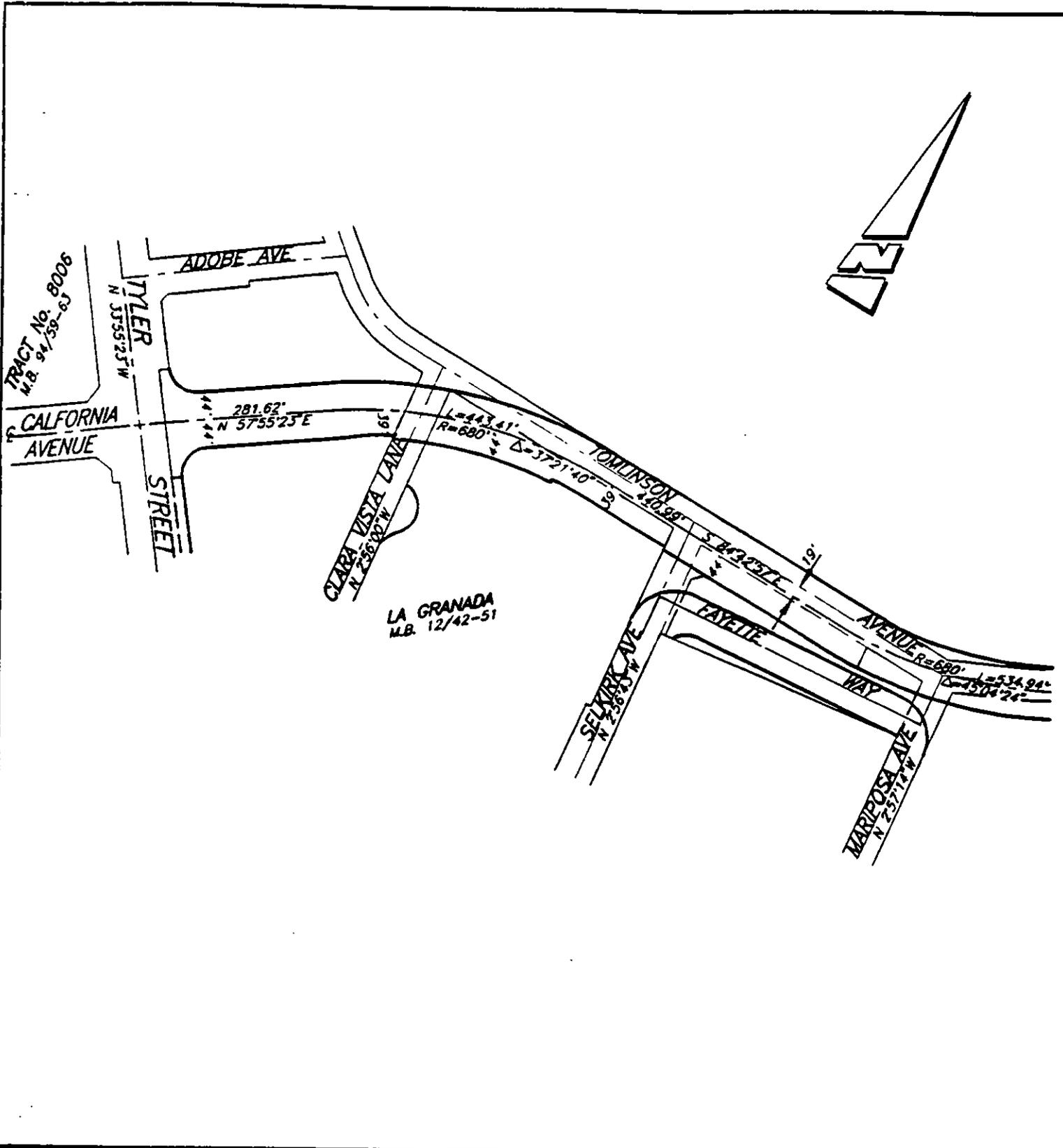
THENCE North 40°57'07" West, along said southwesterly line, a distance of 16.04 feet to the POINT OF BEGINNING.

Area - 43,156.5 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. Kap
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/95

9/30/95



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 2

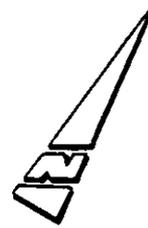
SCALE: N.T.S.

DRAWN BY: CURT DATE: 4/06/95

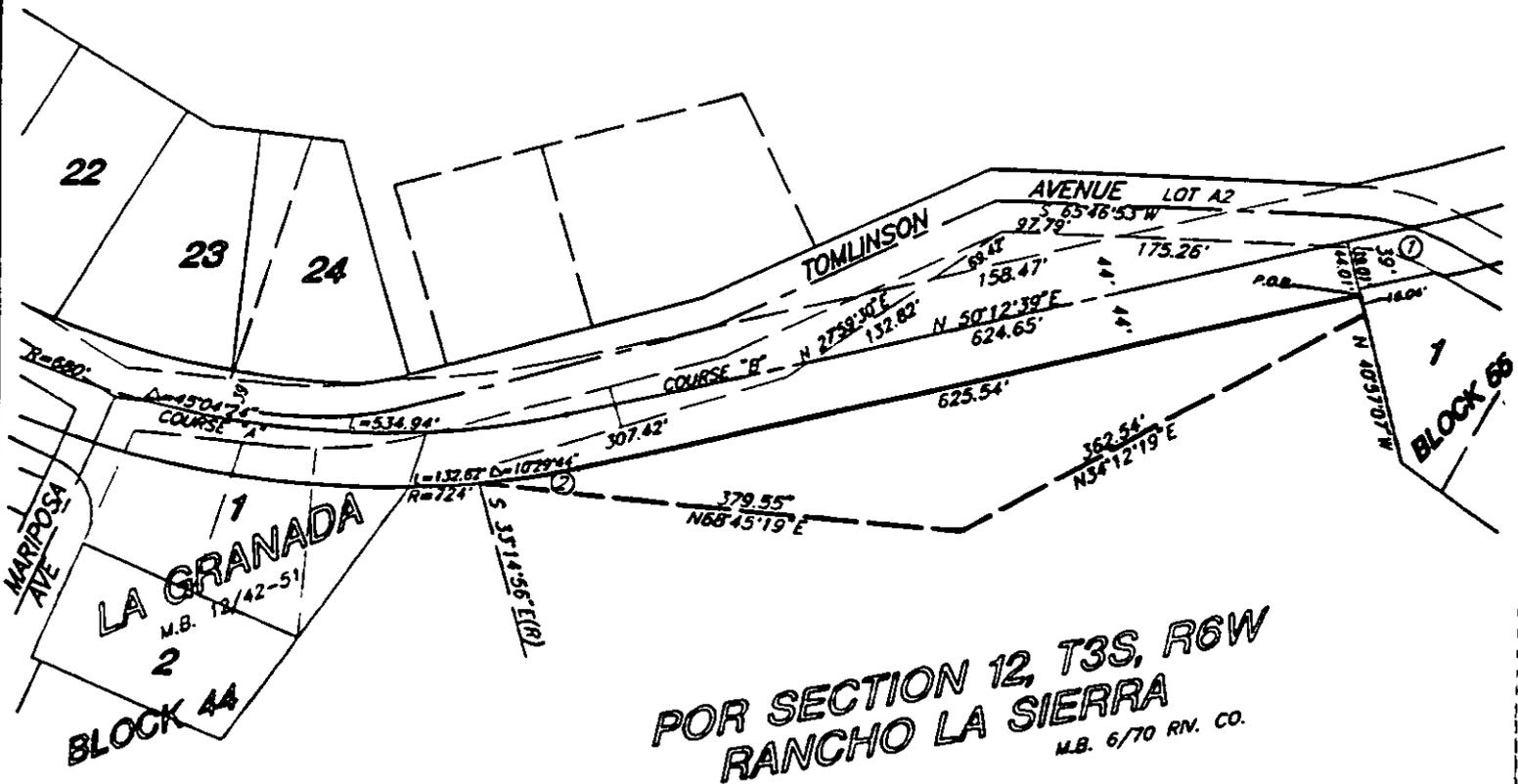
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LA GRANADA TRACT No. 2
M.B. 14/97

LOT 11



X



POR SECTION 12, T3S, R6W
RANCHO LA SIERRA
M.B. 6/70 RV. CO.

CURVE DATA

R	Δ	L
① 164.39'	26°18'22"	75.48'
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CITY OF RIVERSIDE, CALIFORNIA

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SHEET 2 OF 2 6/17-2

SCALE: 1" = 150' DRAWN BY: CLYRT DATE: 4/06/95 SUBJECT: CALIFORNIA AVENUE EXTENSION