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MCCORMICK, KIDMAN & BEHRENS, LLP
LAWYERS

When recorded mail to:
McCORMICK, KIDMAN & BEHRENS
H. L. (MIKE) McCORMICK
KEITH E. McCULLOUGH
695 Town Center Drive, Suite
Costa Mesa, CA 92626
(714)755-3100

RECORDED
18105 E D
RIVERSIDE COUNTY
MAY 28 1997
ARTHUR SIMS, Clerk
By _____ Deputy

Attorneys for City of Riverside,
A Municipal Corporation

FREE RECORDING REQUESTED
PER GOVERNMENT CODE 6103

Keith E. McCullough
KEITH E. McCULLOUGH Attorney and
authorized agent for City of
Riverside, A Municipal Corporation

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

CITY OF RIVERSIDE, a	)	CASE NO. 217511
municipal corporation,)	
	)	FINAL ORDER OF CONDEMNATION
Plaintiff,)	
	)	PARCELS E & F
v,)	
	)	ASSESSOR PARCEL NOS:
JOHNNY V. CHOW, et al.	)	239-190-014-5
	)	239-190-015-6
Defendants.	)	239-190-016-7
	)	239-190-017-8

Plaintiff in the above entitled cause obtained a judgment, on file herein, authorizing the taking by condemnation of properties described in the Complaint in Eminent Domain. The real property is also described in Exhibit "A" and Exhibit "B" (maps) attached hereto and by this reference made a part hereof as though set forth at length. The complaint alleged that defendants BETHEL

1 CHRISTIAN CENTER, INC., a California Corporation, Riverside Bethel
2 Assembly of God, Inc., a California corporation and Bethel
3 Assembly of God, Riverside, California and Elizabeth E. Irving
4 and "all persons unknown claiming an interest in the property"
5 owned or had an interest in such real property.

6 The Judgment further provides that BETHEL CHRISTIAN CENTER,
7 INC., a California Corporation, Riverside Bethel Assembly of God,
8 Inc., a California corporation and Bethel Assembly of God,
9 Riverside, California filed an answer to the complaint on or about
10 June 1, 1992 claiming ownership of the parcels E and F;

11 That BETHEL CHRISTIAN CENTER, INC., a California Corporation,
12 filed a cross-complaint for declaratory relief on August 16, 1994
13 and the City of Riverside filed a General Denial on November 8,
14 1994. It further appearing that Bethel Christian Center, Inc.
15 moved to amend its answer to the complaint, and plaintiff opposed
16 that motion. Further, that in response to plaintiff's opposition,
17 Bethel Christian Center, Inc. elected to dismiss its cross-
18 complaint and proceed with the amendment of its answer. It
19 further appearing that plaintiff demurred to Bethel's amended
20 answer, which demurrer was sustained without leave to amend by
21 Order of the court dated December 19, 1995;

22 That J. M. Woodworks, Inc. Profit Sharing Plan, erroneously
23 sued and served as J. M. Woodworks, Inc. Flat Benefit Plan and J.
24 M. Woodworks, Inc. filed an answer to the complaint on or about
25 September 22 1992, claiming a beneficiary interest in a deed of
26 trust in parcel E. A Disclaimer of J. M. Woodworks, Inc. Profit
27 Sharing Plan, J. M. Woodworks, Inc. Flat Benefit Plan and J. M.
28

1 Woodworks, Inc was filed May ____, 1997, disclaiming all right,
2 title and interest of whatever character or extent in or to the
3 real property described in Plaintiff's complaint on file herein as
4 to Parcels E & F. A Request for Dismissal of J. M. Woodworks,
5 Inc. Flat Benefit Plan and J. M. Woodworks, Inc. was filed on
6 March 13, 1997;

7 That J. M. Woodworks, Inc. Profit Sharing Plan accepted
8 service of the summons and complaint as Doe 10 by signing a Notice
9 and Acknowledgment of Receipt on September 17, 1996 and an answer
10 was filed to the complaint on or about September 30, 1996,
11 claiming a beneficiary interest in a deed of trust for parcel E.
12 A Disclaimer of J. M. Woodworks, Inc. Profit Sharing Plan, was
13 filed May 17, 1997, disclaiming all right, title and interest of
14 whatever character or extent in or to the real property described
15 in Plaintiff's complaint on file herein as to Parcels E & F. A
16 Request for Dismissal of J. M. Woodworks, Inc. Profit Sharing Plan
17 named as Doe 10 was filed on March 13, 1996;

18 That Elizabeth E. Irving filed an answer to the complaint on
19 or about August 27, 1992 as beneficiary under a Deed of Trust;

20 That defendant First American Title Company was named as Doe
21 1 and served with a summons and complaint on August 5, 1992. A
22 disclaimer of all right, title and interest in the property or
23 property rights involved or in any award herein was filed on or
24 about September 28, 1992;

25 That defendant Chicago Title Company, a California
26 corporation was as Doe 11 and served with the summons and
27 complaint on September 14, 1996. A disclaimer of all right, title
28

1 and interest in the property or property rights involved or in any
2 award herein was filed on or about October 15, 1996;

3 That Cubanacan Enterprises was duly served with a copy of the
4 summons and complaint in Eminent Domain in this action on August
5 11, 1992 and has failed to respond thereto within the time
6 prescribed by law; that such defendant's default was entered by
7 the Clerk of this Court on November 16, 1992 pursuant to the
8 request of plaintiff; that a Declaration pursuant to Civil Code
9 of Procedure Section 587 and a declaration of non-military status
10 as to such defendant is on file herein;

11 That Ticor Title Insurance Company of California, a
12 California corporation, now known as Chicago Title Insurance
13 Company, a California corporation, named as Doe 2 was duly served
14 with a copy of the summons and complaint in Eminent Domain in this
15 action on August 5, 1992 and has failed to respond thereto within
16 the time prescribed by law; that such defendant's default was
17 entered by the Clerk of this Court on November 3, 1992 pursuant to
18 the request of plaintiff; that a Declaration pursuant to Civil
19 Code of Procedure Section 587 and a declaration of non-military
20 status as to such defendant is on file herein;

21 That Whelen Escrow Company, a California Corporation, named
22 as Doe 3, was duly served with a copy of the summons and complaint
23 in Eminent Domain in this action on August 5, 1992 and has failed
24 to respond thereto within the time prescribed by law; that such
25 defendant's default was entered by the Clerk of this Court on
26 November 16, 1992 pursuant to the request of plaintiff; that a
27 Declaration pursuant to Civil Code of Procedure Section 587 and a
28

1 declaration of non-military status as to such defendant is on file
2 herein;

3 That Duena Escrow Corporation, a California corporation,
4 named as Doe 4 was duly served with a copy of the summons and
5 complaint in Eminent Domain in this action on August 12, 1992 and
6 has failed to respond thereto within the time prescribed by law;
7 that such defendant's default was entered by the Clerk of this
8 Court on November 3, 1992 pursuant to the request of plaintiff;
9 that a Declaration pursuant to Civil Code of Procedure Section 587
10 and a declaration of non-military status as to such defendant is
11 on file herein;

12 That no person unknown has claimed any interest in the
13 property or the award provided for in such Judgment. The Judgment
14 states that upon payment into Court of the award specified
15 therein, plaintiff is entitled to a Final Order of Condemnation.

16 Plaintiff paid the award specified in the Judgment into court
17 for the benefit of the remaining named defendants BETHEL CHRISTIAN
18 CENTER, INC., a California Corporation, Riverside Bethel Assembly
19 of God, Inc., a California corporation and Bethel Assembly of God,
20 Riverside, California as owners of the property being taken and
21 Elizabeth E. Irving as beneficiary under a Deed of Trust. The
22 award is the total amount of compensation awarded by the court for
23 the taking of Parcel Nos. E and F and for all interest due such
24 defendants by reason of plaintiff's prejudgment or post-judgment
25 possession of such parcels. Such taking of Parcel Nos. E and F is
26 for the acquisition, consisting of land presently in citrus or
27 vacant uses, located adjacent to the northerly boundary and
28

1 entrance area of the California Citrus State Historic Park to
2 protect and enhance the park. Further, the acquisition is to
3 assure land uses compatible with the California Citrus State
4 Historic and is consistent with and in furtherance of those
5 provisions of the California Wildlife, Coastal, and Park Land
6 Conservation Act pertaining to the California Citrus State
7 Historic park (which were found to be necessary public uses).
8 Plaintiff now applies to the court pursuant to Code of Civil
9 Procedure section 1268.030 for a Final Order of Condemnation:

10 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED
11 that Parcel Nos E and F, the real property affected by these
12 proceedings, which property is located in the County of Riverside,
13 State of California, and which is more particularly described in
14 Exhibits "A" and "B" (maps) attached hereto and by this reference
15 made a part hereof as though set forth at length, is hereby
16 condemned to plaintiff;

17 It is further ordered that a certified copy of this final
18 order be filed for recording in the office of the Recorder of the
19 county in which said property is located and upon such recordation
20 title to the property hereinabove described as Parcel Nos. E and F
21 shall vest in plaintiff.

22 DATED: MAY 28 1997

23 **Stephen D. Curvison**

24 Judge of the Superior Court

EXHIBIT "E"

The real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel E-1:

The southeasterly rectangular one half of Lot 3 in Block 25 of Arlington Heights as shown by map on file in Book 11, Pages 20 and 21 of Maps, records of San Bernardino County, California;

EXCEPTING THEREFROM that portion deeded to the City of Riverside in deed recorded March 3, 1972 as Instrument No. 29364 of Official Records of Riverside County, California.

Area - 4.798 acres

Parcel E-2:

A portion of Lot 4 in Block 25 of Arlington Heights, as shown by map on file in Book 11, Pages 20 and 21 of Maps, Records of San Bernardino County, California and described as follows:

BEGINNING at the most southerly corner of said Lot 4;

THENCE North 56° East, 237.5 feet along the northwesterly line of Dufferin Avenue;

THENCE North 34° West, 680.25 feet;

THENCE South 56° West 237.5 feet;

THENCE South 34° East 680.25 feet to the POINT OF BEGINNING.

Area - 3.7089 acres

Parcel E-3:

All that portion of Lot 4 in Block 25 of Arlington Heights, as shown by map on file in Book 11, Pages 20 and 21 of Maps, records of San Bernardino County, California, described as follows, by metes and bounds:

BEGINNING at the most southerly corner of said lot;

THENCE North 56° East, along the northwesterly line of Dufferin Avenue, 237.5 feet from the POINT OF THE BEGINNING;

THENCE North 34° West, 680.25 feet;

THENCE North 56° East, 398.34 feet;

THENCE South 34° East, 528.15 feet;

THENCE South 56° West, 40.35 feet;

THENCE South 34° East, 152.10 feet;

THENCE South 56° West, 358 feet to the POINT OF BEGINNING;

Estimated to contain 6.08 acres of land;

Area - 6.249 acres, more or less

TOGETHER with all that portion of the northwesterly half of Dufferin Avenue, adjoining the hereinabove described property, which was abandoned by resolution of the Council of the City of Riverside, dated July 21, 1926, and recorded July 24, 1926 in Book 682, Page 471 of Deeds, records of Riverside County, California.

EXHIBIT "F"

The real property located in the City of Riverside, County of Riverside, State of California, described as follows:

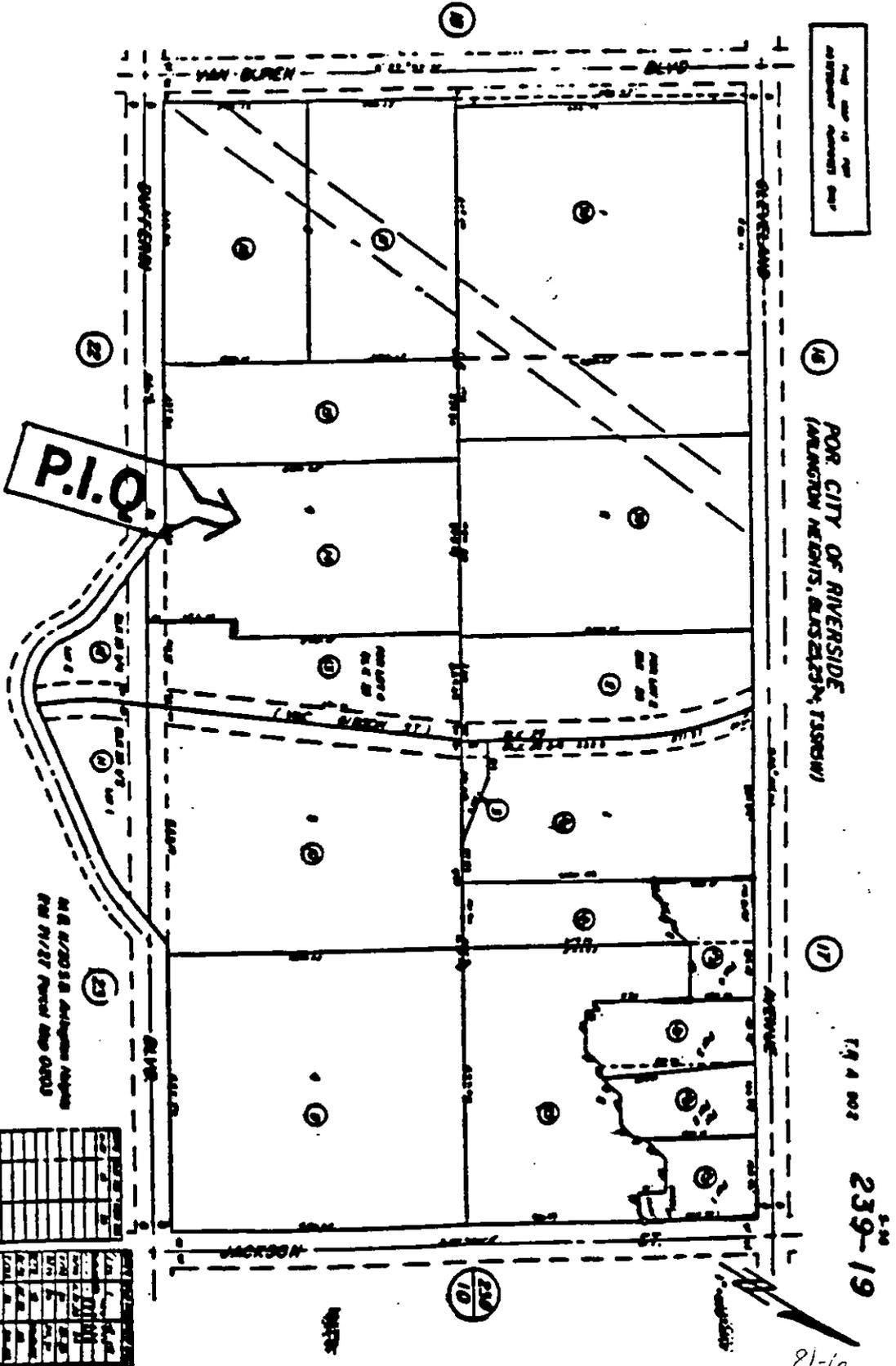
Parcel F:

The northwesterly rectangular half of Lot 3 in Block 25 of Arlington Heights as shown by map on file in Book 11, Pages 20 and 21 of Maps, records of Riverside County, California;

EXCEPT the southwest 26.00 feet conveyed to the City of Riverside by deed recorded March 3, 1972 as Instrument No. 29363 of Official Records.

Area - 4.798 acres.

ADVISOR'S MAP 24210 OF THE
 DIVISION COURT, CALIF.



"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."

1944 map
239-19

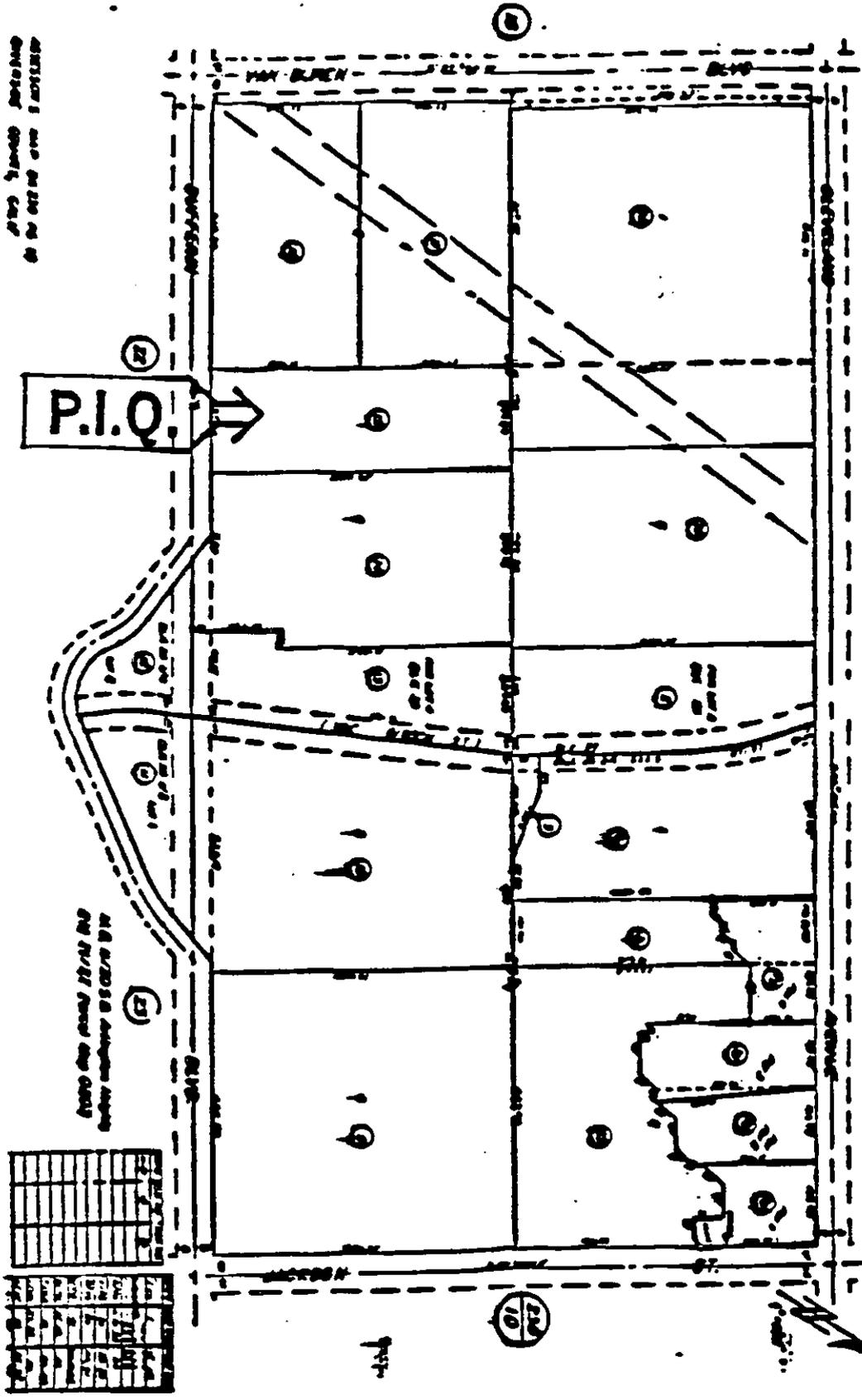
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FOR CITY OF RIVERSIDE
(ANALYSIS, BUREAU OF LANDS)

17

1944 map

239-19



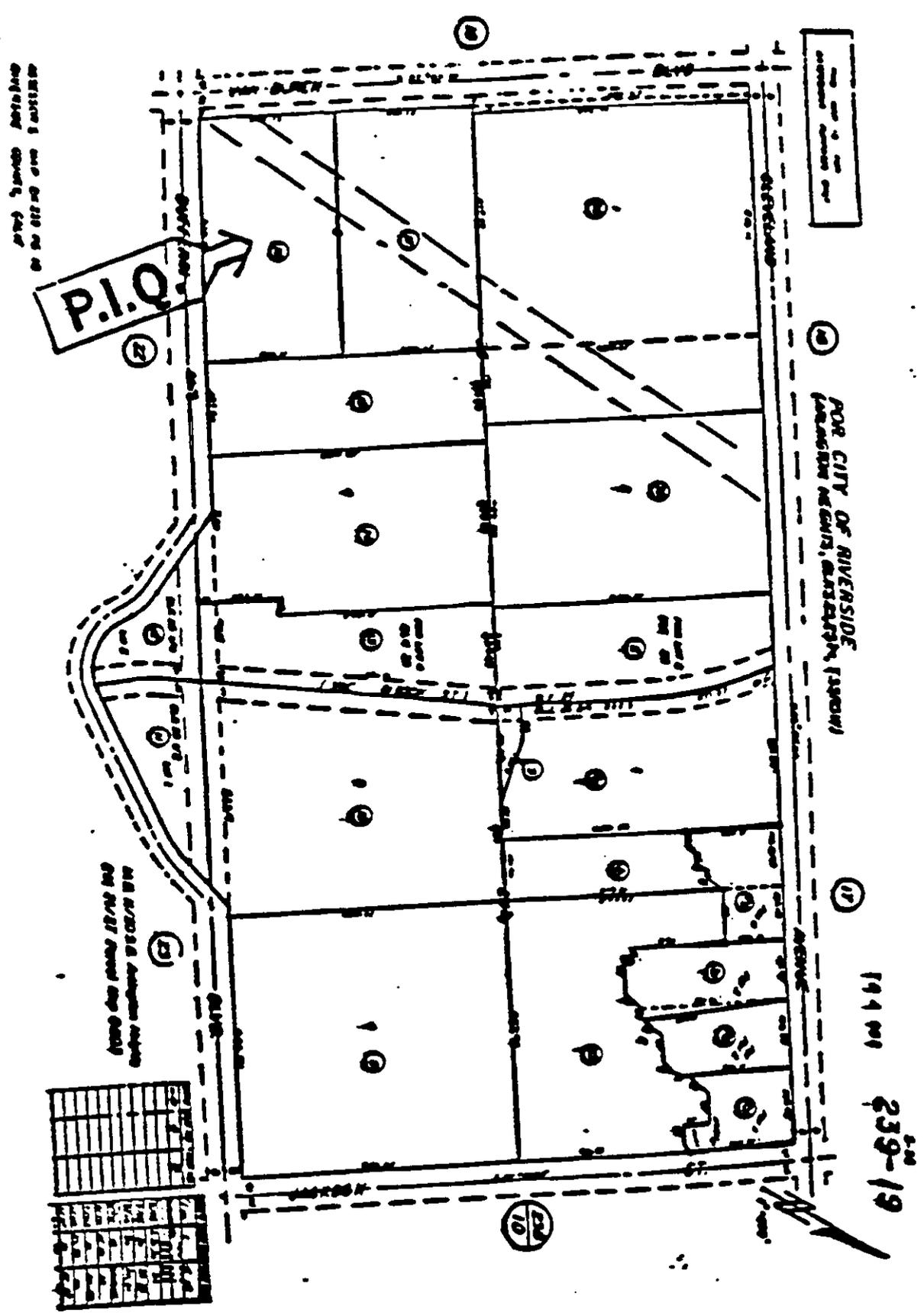
SECTION 5 AND 6 AND 7 OF 10
QUAD 239-19

P.I.O.

ALL RIGHTS RESERVED
BY THE BUREAU OF LANDS

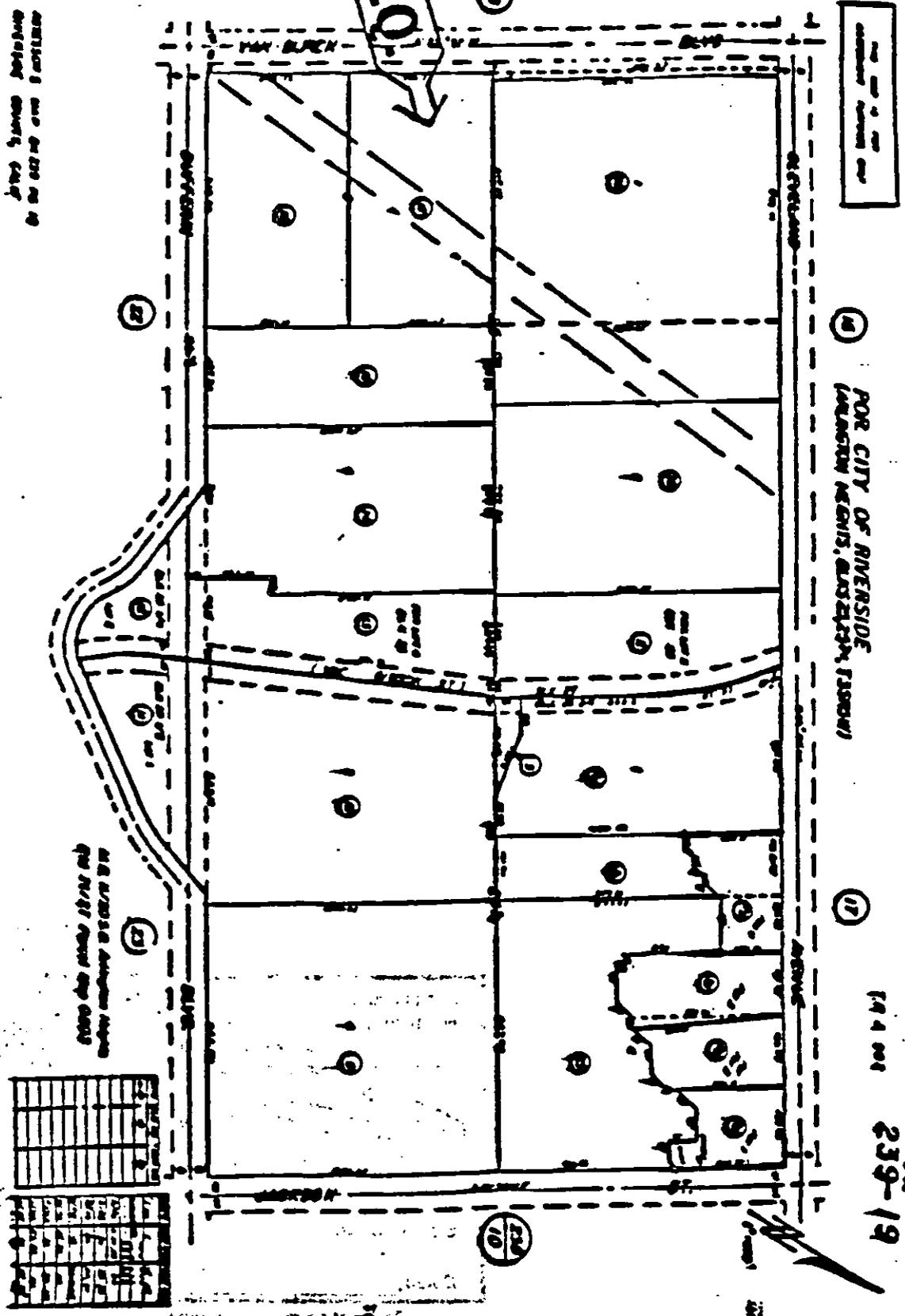
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"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any



"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."

SECTION 8 AND 22 OF AN
 ANTI-SLUMP ACT, CALIF.



FOR CITY OF RIVERSIDE
 (ANALYSIS REPORT, SUBSECTION 1300)

194 001 239-19

"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."

McCORMICK, KIDMAN & BEHRENS, LLP
LAWYERS

1 McCORMICK, KIDMAN & BEHRENS, LLP
2 H.L. (MIKE) McCORMICK, Bar No. 32590
3 KEITH E. McCULLOUGH, Bar No. 142519
4 695 Town Center Drive, Suite 1400
5 Costa Mesa, CA 92626
6 (714)755-3100

FILED
RIVERSIDE COUNTY

MAY 28 1997

7 Attorneys for City of Riverside
8 A Municipal Corporation

ARTHUR SIMS, Clerk
By: _____ No Fee
Dem. (Gov. Code,
§ 6103)

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

11	CITY OF RIVERSIDE, a	)	CASE NO. 217511
12	municipal corporation,)	
13		)	JUDGMENT IN CONDEMNATION
14	Plaintiff,)	
15		)	PARCELS E & F
16	v,)	
17		)	Assessor Parcel Nos.
18	JOHNNY V. CHOW, et al.	)	239-190-017-8
19		)	239-190-014-5
20	Defendants.	)	239-190-015-6
21		)	239-190-016-7

22 IT APPEARING TO THE COURT that Plaintiff, CITY OF RIVERSIDE,
23 a municipal corporation, ("Riverside" herein) and defendants,
24 BETHEL CHRISTIAN CENTER, INC., a California Corporation, Riverside
25 Bethel Assembly of God, Inc., a California corporation and Bethel
26 Assembly of God, Riverside, California and Elizabeth E. Irving
27 proceeded to trial in this eminent domain proceeding and that trial
28 was conducted on April 14th through 17th, 1997 whereupon a
Stipulation for Judgment between Plaintiff and Bethel was entered
into; and that it is now proper that Judgment in Condemnation be
entered with respect to such defendants' interest in the real
property and property rights described in plaintiff's complaint on
file herein.

1 It further appearing to the court that all other defendants
2 named in such complaint, or who have otherwise appeared herein,
3 have either disclaimed, are in default or been dismissed, and that
4 it is proper to enter judgment herein;

John Kent
5 It further appearing to the court that a Statement of Decision
6 has been filed on May 14, 1997. *and modified by Stipulation of May 28, 1997.* It further appearing that the
7 provisions for compensation set forth in this Judgment shall be the
8 sole compensation provided to the appearing defendants for the
9 taking of the property and property rights described in this
10 Judgment, and unless specifically and expressly provided for in
11 this Judgment, such defendants shall have no right to or make any
12 claims for any compensation for the taking, severance damages in
13 the event of a partial taking, improvements, improvements
14 pertaining to the realty, personal property, goodwill, crops,
15 litigation expenses, interest or costs.

16 It further appearing that plaintiff filed its Complaint in
17 Eminent Domain on March 10, 1992, naming as defendant(s) the
18 following:

<u>Name of Defendant</u>	<u>Capacity</u>
<u>Parcel E:</u>	
Bethel Christian Center, Inc., a California corporation	Owner
Cubanacan Enterprises	Beneficiary
J. M. Woodworks, Inc. Flat Benefit Plan	Beneficiary
J. M. Woodworks, Inc.	Beneficiary
Bethel Assembly of God, Riverside, California, Inc.	Owner
Elizabeth E. Irving	Beneficiary

1 and plaintiff opposed that motion. Further, that in response to
2 plaintiff's opposition, Bethel Christian Center, Inc. elected to
3 dismiss its cross-complaint and proceed with the amendment of its
4 answer. It further appearing that plaintiff demurred to Bethel's
5 amended answer, which demurrer was sustained without leave to amend
6 by Order of the court dated December 19, 1995.

7 It further appearing that J. M. Woodworks, Inc. Profit Sharing
8 Plan, erroneously sued and served as J. M. Woodworks, Inc. Flat
9 Benefit Plan and J. M. Woodworks, Inc. filed an answer to the
10 complaint on or about September 22 1992, claiming a beneficiary
11 interest in a deed of trust in parcel E. A Disclaimer of J. M.
12 Woodworks, Inc. Profit Sharing Plan, J. M. Woodworks, Inc. Flat
13 Benefit Plan and J. M. Woodworks, Inc was filed May 28, 1997,
14 disclaiming all right, title and interest of whatever character or
15 extent in or to the real property described in Plaintiff's
16 complaint on file herein as to Parcels E & F. A Request for
17 Dismissal of J. M. Woodworks, Inc. Flat Benefit Plan and J. M.
18 Woodworks, Inc. was filed on March 13, 1997;

19 It further appearing that J. M. Woodworks, Inc. Profit Sharing
20 Plan accepted service of the summons and complaint as Doe 10 by
21 signing a Notice and Acknowledgment of Receipt on September 17,
22 1996 and an answer was filed to the complaint on or about September
23 30, 1996, claiming a beneficiary interest in a deed of trust for
24 parcel E. A Disclaimer of J. M. Woodworks, Inc. Profit Sharing
25 Plan, was filed May 28, 1997, disclaiming all right, title and
26 interest of whatever character or extent in or to the real property
27 described in Plaintiff's complaint on file herein as to Parcels E
28 & F. A Request for Dismissal of J. M. Woodworks, Inc. Profit

1 Sharing Plan named as Doe 10 was filed on March 13, 1996;

2 It further appearing that Elizabeth E. Irving filed an answer
3 to the complaint on or about August 27, 1992 as beneficiary under
4 a Deed of Trust for parcels E and F;

5 That defendant First American Title Company was named as Doe
6 1 and served with a summons and complaint on August 5, 1992. A
7 disclaimer of all right, title and interest in the property or
8 property rights involved or in any award herein was filed by First
9 American Title Company on or about September 28, 1992;

10 It further appearing that defendant Chicago Title Company, a
11 California corporation was named as Doe 11 and served with the
12 summons and complaint on September 14, 1996. A disclaimer of all
13 right, title and interest in the property or property rights
14 involved or in any award herein was filed on or about October 15,
15 1996;

16 That Cubanacan Enterprises was duly served with a copy of the
17 summons and complaint in Eminent Domain in this action on August
18 11, 1992 and has failed to respond thereto within the time
19 prescribed by law; that such defendant's default was entered by the
20 Clerk of this Court on November 16, 1992 pursuant to the request of
21 plaintiff; that a Declaration pursuant to Civil Code of Procedure
22 Section 587 and a declaration of non-military status as to such
23 defendant is on file herein;

24 That Ticor Title Insurance Company of California, a California
25 corporation, now known as Chicago Title Insurance Company, a
26 California corporation, named as Doe 2 was duly served with a copy
27 of the summons and complaint in Eminent Domain in this action on
28 August 5, 1992 and has failed to respond thereto within the time

1 prescribed by law; that such defendant's default was entered by the
2 Clerk of this Court on November 3, 1992 pursuant to the request of
3 plaintiff; that a Declaration pursuant to Civil Code of Procedure
4 Section 587 and a declaration of non-military status as to such
5 defendant is on file herein;

6 That Whelen Escrow Company, a California Corporation, named as
7 Doe 3, was duly served with a copy of the summons and complaint in
8 Eminent Domain in this action on August 5, 1992 and has failed to
9 respond thereto within the time prescribed by law; that such
10 defendant's default was entered by the Clerk of this Court on
11 November 16, 1992 pursuant to the request of plaintiff; that a
12 Declaration pursuant to Civil Code of Procedure Section 587 and a
13 declaration of non-military status as to such defendant is on file
14 herein;

15 That Duena Escrow Corporation, a California corporation, named
16 as Doe 4 was duly served with a copy of the summons and complaint
17 in Eminent Domain in this action on August 12, 1992 and has failed
18 to respond thereto within the time prescribed by law; that such
19 defendant's default was entered by the Clerk of this Court on
20 November 3, 1992 pursuant to the request of plaintiff; that a
21 Declaration pursuant to Civil Code of Procedure Section 587 and a
22 declaration of non-military status as to such defendant is on file
23 herein;

24 It further appearing that plaintiff is an entity which has the
25 power of eminent domain; that such entity has adopted a
26 condemnation resolution which meets the requirements of law; that
27 plaintiff has recorded a notice of the pendency of the proceedings
28 required by Code of Civil Procedure section 1250.150. Based on a

1 review of the stated purpose of the acquisition as set forth in the
2 complaint and in the adopted Resolution of Necessity, it appears
3 the use for which the parcels being acquired herein is for a use
4 authorized by law and is a public use, and that the taking in
5 condemnation of such property by plaintiff is necessary for such
6 public use in that public interest and necessity require the
7 proposed project, the proposed project is planned or located in a
8 manner that will be most compatible with the greatest public good
9 and the least possible injury, and the property being taken is
10 necessary for the proposed project;

11 It further appearing the offer required by section 7267.2 of
12 the California Government Code has been made to the owners of
13 record of the property;

14 It further appearing that a Notice of Acquisition was sent to
15 the County Tax Collector as required by Revenue and Taxation Code
16 section 5091 on May 19, 199. An Application for Separate Valuation
17 of Property, pursuant to Code of Civil Procedure section 1268.450
18 was filed and served on the Riverside County Tax Collector on May
19 19, 1997. Plaintiff also filed an Application for an Order from
20 the Court requiring certification of taxes and an Order was made on
21 May 13, 1997 pursuant to Code of Civil Procedure section 1260.250.
22 The Order certifying real property taxes due the County of
23 Riverside on the parcels being condemned herein was made by the
24 court. Such Order was filed and served on the Tax Collector.
25 Pursuant to such Order, the County Tax Collector has filed a
26 certification claiming past due and current taxes due on the
27 parcel(s) taken in the total amount of \$00.00.

28 It further appearing that Plaintiff is immediately authorized

MCCORMICK, KIDMAN & BEHRENS, LLP
LAWYERS

1 to take possession of the parcels upon payment of the amount of the
2 award into the Court and with the recordation of a Final Order of
3 Condemnation.

Ken
Qu

4 NOW THEREFORE, based on the Statement of Decision, ^{as amended} the court
5 file and the Stipulation between Plaintiff and Bethel, and the
6 court having been advised in the premises and GOOD CAUSE APPEARING
7 THEREFORE:

8 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon payment
9 into court for the benefit of defendants BETHEL CHRISTIAN CENTER,
10 INC., a California Corporation, Riverside Bethel Assembly of God,
11 Inc., a California corporation and Bethel Assembly of God,
12 Riverside, California; Elizabeth E. Irving and the County of
13 Riverside, as their interests may appear or as may be specifically
14 set forth herein of the sum of Four Hundred Ninety-three Thousand
15 Five Hundred and 00/100 DOLLARS (\$493,500), together with costs set
16 forth below, there shall be condemned unto plaintiff all those real
17 property rights and improvements thereon pertaining to the realty
18 described as Parcel Nos. "E" and "F" in plaintiff's complaint on
19 file herein.

20 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the use for
21 which the property described as Parcel Nos. "E" and "F" herein is
22 condemned to wit: The acquisition, consisting of land presently in
23 citrus or vacant uses, located adjacent to the northerly boundary
24 and entrance area of the California Citrus State Historic Park to
25 protect and enhance the park. Further, the acquisition is to
26 assure land uses compatible with the California Citrus State
27 Historic and is consistent with and in furtherance of those
28 provisions of the California Wildlife, Coastal, and Park Land

1 Conservation Act pertaining to the California Citrus State Historic
2 park. The taking of such property is authorized by law and is a
3 public use, and that the taking of said property by plaintiff is
4 necessary for said public use.

5 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the payment
6 into Court of the aforesaid sum of Four Hundred Ninety-three
7 Thousand Five Hundred and 00/100 DOLLARS (\$493,500), together with
8 the costs set forth below, is in full payment for the real
9 property, property rights and interests so taken, including any
10 improvements thereon, all improvements pertaining to the realty,
11 crops, goodwill and any and all compensable damages of every kind
12 and nature suffered or to be suffered by all defendants,
13 by reason of the taking of parcel nos. "E" and "F"; in addition
14 there are no benefits to the remainder of the property owned by all
15 defendants as such benefits are defined in Code of Civil Procedure
16 section 1263.430 and the court has made no offset of special
17 benefits against damages to the remainder as permitted under Code
18 of Civil Procedure section 1263.410.

19 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the payment
20 into court of the compensation set forth in this Judgment
21 represents the fair market value of the property or property rights
22 being taken and provides just compensation to all defendants for
23 the property and property rights being taken;

24 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that defendants
25 First American Title Company, named as Doe 1, J. M. WOODWORKS, INC.
26 FLAT BENEFIT PLAN, J. M. WOODWORKS, INC. AND J. M. WOODWORKS, INC.
27 PROFIT SHARING PLAN, named as Doe 10 and Chicago Title Company, a
28 California corporation named as Doe 11 having filed disclaimers

1 herein have no right, title or interest or lien or claim upon
2 parcel nos."E" and "F", nor in the award pertaining to said parcel;

3 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that defendants
4 Cubanacan Enterprises, Ticor Title Insurance Company of California,
5 a California corporation, now known as Chicago Title Insurance
6 Company, a California corporation, named as Doe 2, Whelen Escrow
7 Company, a California Corporation, named as Doe 3, and Duena Escrow
8 Corporation, a California corporation, named as Doe 4 having been
9 duly served with the Summons and Complaint in the manner prescribed
10 by law, having failed to respond or answer or claim any interest in
11 parcel nos. "E" and "F" or the award pertaining to the parcel and
12 a Clerk's Entry of Default has been made, such defendants have no
13 right, title or interest in parcel nos. "E" and "F" or the award
14 pertaining to such parcel.

15 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that no defendant
16 who has been dismissed or who has disclaimed or had a Clerk's Entry
17 of Default entered as to any claimed interest in parcels "E" and "F"
18 or the award herein shall recover from plaintiff any costs of suit,
19 interest or litigation expenses.

20 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Plaintiff
21 shall deposit any interest due with the court prior to obtaining a
22 Final Order of Condemnation.

23 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that pursuant to
24 Code of Civil Procedure section 1250.250, plaintiff was not
25 required to and did not make the County of Riverside, or any other
26 taxing agency as to current ad valorem taxes, a party to this
27 action. All holders of a lien that secures a special assessment or
28 bond representing the special assessment are named as defendants

1 regardless of the nature of the special assessment and the manner
2 of collection of the special assessment. This Court hereby
3 reserves jurisdiction to apportion, adjust and fix between
4 defendants all ad valorem taxes due to the County of Riverside or
5 other taxing authorities which have, or may, become a lien on the
6 real property or property interests which are the subject of and
7 involved in this action and judgment, to wit: Parcel nos. "E" and
8 "F" as described in plaintiff's complaint and have the following
9 assessor parcel numbers: 239-190-017-8, 239-190-014-5, 239-190-015-
10 6 and 239-190-016-7; that the Court has heretofore issued its Order
11 to the County Tax Collector to certify to the court the information
12 specified in Code of Civil Procedure section 1260.250. The
13 certification consists of the information as to all unpaid taxes on
14 the property, including any penalties and costs for both prior
15 years and the current tax year in which any Order for Prejudgment
16 Possession as to the property became effective and any claims for
17 taxes due after the effective date of any such Order for
18 Prejudgment Possession. The amount certified pursuant to such
19 section was and is \$00.00.

20 The court determines that the apportionment date in the matter
21 pursuant to Revenue and Taxation Code section 5082 is May 28, 1997;
22 that the assessor parcel numbers are 239-190-017-8, 239-190-014-5,
23 239-190-015-6 and 239-190-016-7 and being acquired as exempt
24 property, as defined in Revenue and Taxation Code section 5081, and
25 that any lien for ad valorem taxes on assessor parcel numbers 239-
26 190-017-8, 239-190-014-5, 239-190-015-6 and 239-190-016-7 are
27 hereby extinguished and shall transfer to and attach to the award
28 herein, pursuant to Revenue and Taxation Code section 5083;

1 Plaintiff's title to assessor parcel numbers 239-190-017-8,
2 239-190-014-5, 239-190-015-6 and 239-190-016-7 shall be free of all
3 liens for ad valorem taxes and plaintiff shall have no liability to
4 pay such taxes. The tax collector shall collect such taxes from
5 the award herein or defendants;

6 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon payment
7 into Court of the just compensation for defendants, as set forth in
8 this Judgment, plaintiff shall be entitled to obtain a Final Order
9 of Condemnation as to the property being taken herein provided
10 plaintiff submits proof of the deposit of the award into court for
11 the benefit of defendants.

12 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that pursuant to
13 a Stipulation between the appearing defendants herein, the
14 Compensation awarded, including interest pursuant to this Judgment,
15 shall be allocated as follows:

- 16 (1) Elizabeth E. Irving shall be paid the amount of
17 \$52,949.74;
- 18 (2) BETHEL CHRISTIAN CENTER, INC., a California
19 Corporation, Riverside Bethel Assembly of God,
20 Inc., a California corporation and Bethel Assembly
21 of God, Riverside, California shall be paid the sum
22 of \$440,550.26.

23 The defendants may apply ex parte to the court for an Order
24 allowing the disbursement of monies deposited with the court by
25 plaintiff in accordance with this Judgment. Where the Judgment
26 provides for payment to more than one defendant and/or to a public
27 taxing agency, the Order for Disbursement shall provide for payment
28 to such parties. All defendants and any taxing agency shall

1 provide the Court clerk with a fully executed Satisfaction of
2 Judgment form (either in the form approved by the Judicial Council
3 of California EJ-100 {Rev. July 1, 1993 (COR 7/84) STD-CT-16 (Rev.
4 8/84), entitled Acknowledgment of Satisfaction of Judgment, or its
5 equivalent) and serve plaintiff a copy of the executed form showing
6 its filing with the court.

7 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that defendant(s)
8 shall recover their costs of suit herein as follows:

9	To defendants BETHEL CHRISTIAN CENTER, INC., a	
10	California Corporation, Riverside Bethel	
11	Assembly of God, Inc., a California	
12	corporation and Bethel Assembly of God,	
13	Riverside, California	\$2855.28
14	To defendant Elizabeth E. Irving	<u>\$ 197.00</u>
15		
16		Total \$3052.28

17 Dated: MAY 28 1997,

18 Stephen D. Cunnison

19 Judge of the Superior Court