

# ORIGINAL

Recording requested by the  
REDEVELOPMENT AGENCY  
OF THE CITY OF RIVERSIDE  
when recorded return to:

BEST BEST & KRIEGER LLP  
400 Mission Square  
3750 University Avenue  
P.O. Box 1028  
Riverside, CA 92502  
Attention: Lisa E. Geiss

DOC # 2008-0460482

08/20/2008 08:00A Fee:NC

Page 1 of 7

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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*This document is recorded at the request of the REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE pursuant to Section 27383 of the Government Code. No fee shall be charged therefore.*

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051

*B*

## FINAL ORDER OF CONDEMNATION

REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, a public body,  
corporate and politic,

v.

CHOL SUNPAK, an individual; ALICE KIM, an individual, et al.

Riverside Superior Court Case No. RIC 460011

(Assessor Parcel No. 213-031-004)

**ORIGINAL**

**JAN 08 2008**

1 GREGORY P. PRIAMOS, Bar No. 136766  
2 HERIBERTO F. DIAZ, Bar No. 132821  
3 OFFICE OF THE CITY ATTORNEY  
4 CITY OF RIVERSIDE  
5 3900 Main Street, 5<sup>th</sup> Floor  
6 Riverside, California 92501  
7 Telephone: (951) 826-5567  
8 Telecopier: (951) 826-5540

EXEMPT FROM FILING FEES  
UNDER GOVERNMENT CODE  
SECTION 6103

9 MARK A. EASTER, Bar No. 143435  
10 BEST BEST & KRIEGER LLP  
11 3750 University Avenue  
12 P.O. Box 1028  
13 Riverside, California 92502  
14 Telephone: (951) 686-1450  
15 Telecopier: (951) 686-3083

**FILED**  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE  
JAN 28 2008  
*[Signature]*

16 Attorneys for Plaintiff,  
17 REDEVELOPMENT AGENCY OF THE  
18 CITY OF RIVERSIDE

19 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
20 COUNTY OF RIVERSIDE

21 REDEVELOPMENT AGENCY OF THE  
22 CITY OF RIVERSIDE, a public body,  
23 corporate and politic

24 Plaintiff,

25 v.

26 CHOL SUN PAK, an individual; ALICE  
27 KIM, an individual, et al.,

28 Defendants.

Case No. RIC 460011  
Judge: Honorable Stephen D. Cunnison

FINAL ORDER OF CONDEMNATION AS TO  
THE INTERESTS OF DEFENDANTS CHOL  
SUN PAK, ALICE KIM and ALL PERSONS  
CLAIMING INTEREST IN PROPERTY, only.

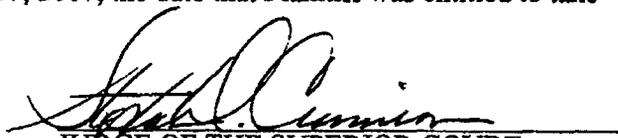
Complaint filed: November 2, 2006  
Trial Date: No trial date set  
Dept. 06

RVLIT\LGEISS\726178.2

1 Partial Judgment having been entered in the above-entitled action on April 27, 2007 as to  
2 Chol Sun Pak and Alice Kim only, and it appearing to the satisfaction of the court that plaintiff  
3 Redevelopment Agency of the City of Riverside, a public body, corporate and politic, pursuant to  
4 said partial judgment, has paid to defendants Chol Sun Pak, Alice Kim and All Persons Claiming  
5 Interest in Property ("Defendants"), the total sum awarded by the Court as just compensation and  
6 payment for all claims or demands against Plaintiff on account of the taking of the real property  
7 located in Riverside, California, and described in Plaintiff's complaint as Riverside County  
8 Assessor Parcel No. 213-031-004, as more particularly described in Exhibit "A" attached hereto  
9 and incorporated herein.

10  
11 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the Property is given  
12 for and condemned to Plaintiff for the public purpose of the assemblage and redevelopment of  
13 underutilized parcels between First Street and Third Street, east of Market, and west of the alley  
14 between Main Street and Orange Street, in the City of Riverside, California, for the elimination of  
15 blight and redevelopment purposes, and for such other uses as are permitted by sections 33020,  
16 33021 and 33391 of the California Health and Safety Code. Title to the Property described as  
17 Riverside County Assessor Parcel No. 213-031-004 in fee simple absolute shall vest in Plaintiff  
18 on the date that a certified copy of this Final Order of Condemnation is recorded in the Office of  
19 the Recorder of Riverside County, California. All liens, charges, conditions, and restrictions on  
20 the Property are extinguished, including without limitation all real property taxes, assessments,  
21 penalties and costs from and after June 17, 2007, the date that Plaintiff was entitled to take  
22 possession of the Property.

23 DATED: June 14, 2008

  
JUDGE OF THE SUPERIOR COURT

LAW OFFICES OF  
BEST BEST & KRIEGER LLP  
3750 UNIVERSITY AVENUE  
P.O. BOX 1028  
RIVERSIDE, CALIFORNIA 92502

EXHIBIT "A"

A.P.N. 213-031-004  
FEE SIMPLE INTEREST

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

That portion of Block 1, Range 6 of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at a point on the westerly line of Block 1, Range 6, 90 feet northerly from the southwest corner thereof;

THENCE north along the westerly line of said Block1, a distance of 135.0 feet;

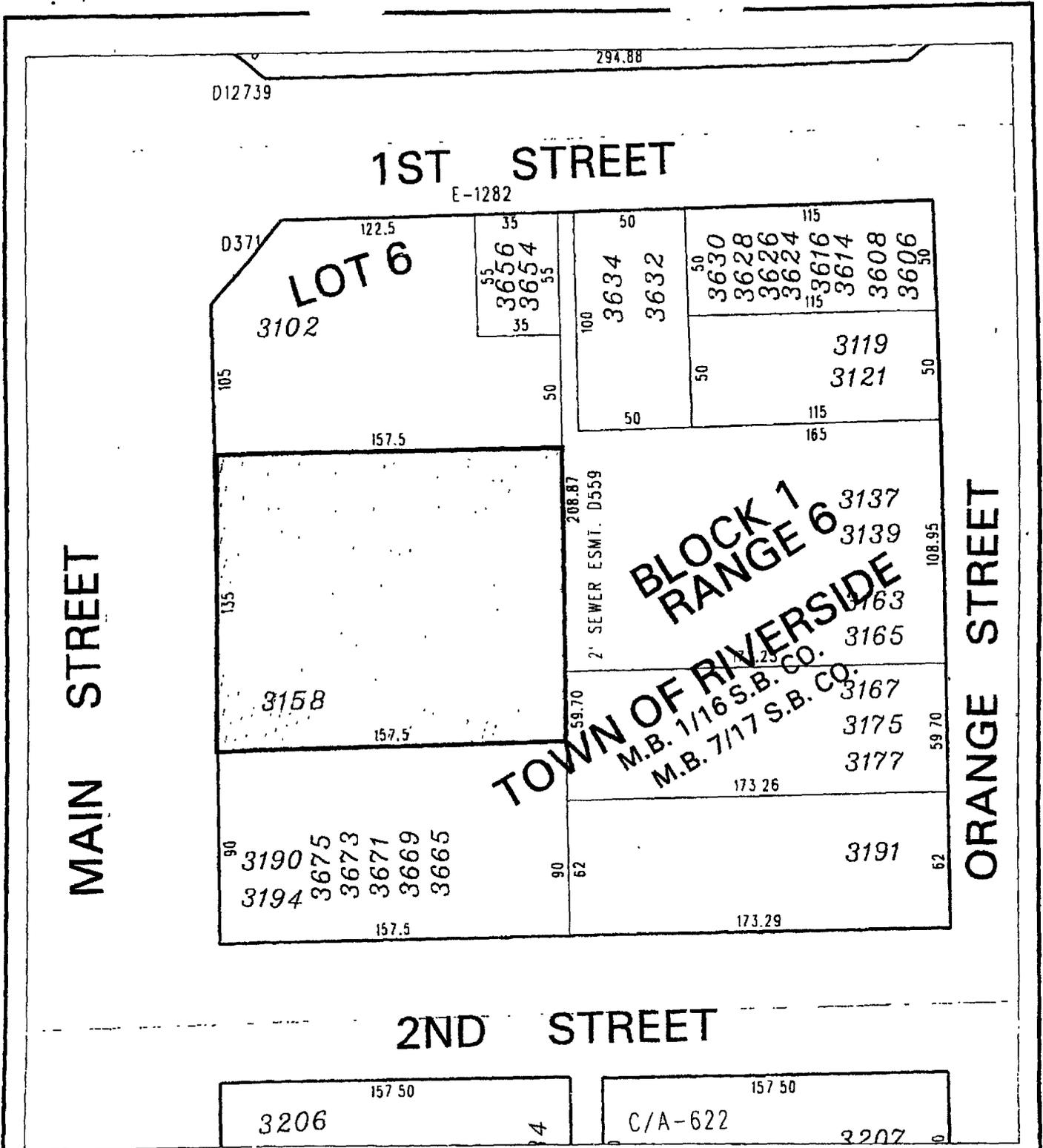
THENCE easterly and parallel with the southerly line of Block 1, a distance of 157.5 feet;

THENCE southerly parallel with the westerly line of Block 1, a distance of 135.0 feet;

THENCE westerly parallel with the southerly line of said Block 1, a distance of 157.5 feet to the POINT OF BEGINNING.

DESCRIPTION APPROVAL:

By: *Mark Brown*                      08/07/2006  
For Mark Brown                      Date  
City Surveyor



◆ CITY OF RIVERSIDE, CALIFORNIA ◆ 25-5

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" = 50'

Drawn by: sken

Date: 08/07/06

Subject: 1ST TO 3RD REDEVELOPMENT PROJECT



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 JOP

DEPUTY

Dated: 11/18/08



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