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CITY OF RIVERSIDE
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Recorded in Official Records

County of Riverside

Larry W Ward

Assessor, County Clerk & Recorder



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

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

D-16373



FINAL ORDER OF CONDEMNATION AS TO
ASSESSOR PARCEL NUMBERS 239-160-001 AND 239-160-010

CITY OF RIVERSIDE, a municipal corporation,

vs.

RICKEY L. SCOGGINS, et al.

Riverside Superior Court Case No. RIC 433300

1 GREG PRIAMOS, Bar No. 136766
HERIBERTO F. DIAZ, Bar No. 132821
2 DEPUTY CITY ATTORNEY
CITY OF RIVERSIDE
3 3900 Main Street, 5th Floor
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EXEMPT FROM FILING FEES
PURSUANT TO GOVERNMENT
CODE SECTION 6103

5 MARK A. EASTER, Bar No. 143435
6 MICHAEL A. FELSTED, Bar No. 227627
BEST BEST & KRIEGER LLP
7 3750 University Avenue
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8 Riverside, California 92502
Telephone: (951) 686-1450
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FILED
SUPERIOR COURT OF CALIFORNIA
RIVERSIDE

JUN 09 2009

10 Attorneys for Plaintiff
City of Riverside

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

13
14 CITY OF RIVERSIDE, a municipal
15 corporation,

Case No. RIC 433300
Judge: Honorable Gloria C. Trask
Dept. 1

16 Plaintiff,

FINAL ORDER OF CONDEMNATION AS
TO THE INTERESTS OF DEFENDANTS
17 RICKEY L. SCOGGINS, FRANCES RENE
SCOGGINS AND CLASSIC LANDSCAPE
AND POOLS, AS TO ASSESSOR PARCEL
NUMBERS 239-160-001 AND 239-160-010

17 - v.

18 RICKY L. SCOGGINS, et al.

19 Defendants.

Trial Date: January 20, 2009
Time: 10:00 a.m.
Dept.: 1

Complaint filed: July 11, 2005

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

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

1 FINAL ORDER OF CONDEMNATION

2 Judgment having been entered in the above-entitled action, and it appearing to the
3 satisfaction of the Court that Plaintiff City of Riverside (the "City"), pursuant to said
4 Judgment, has paid Rickey L. Scoggins, Frances Renee Scoggins and Classic Landscape and
5 Pools ("Defendants"), the total sum of Two Million Three Hundred Ninety-Four Thousand
6 Two Hundred Seventy-Six and 80/100 Dollars (\$2,394,276.80), as just compensation for all
7 claims or demands against the City by Defendants, pursuant to the Court's Judgment After
8 Eminent Domain Jury Trial, for the taking in fee, of the real property described in Plaintiff's
9 Complaint as Assessor Parcel Numbers 239-160-001 and 239-160-010.

10
11 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the Property, more
12 particularly described in the attached **Exhibit "A"**, is given for and condemned to the City
13 for the purposes set forth in Resolution of Necessity No. 20771, adopted on August 10,
14 2004, and for such other uses as are permitted by sections 37350.5, 39792 and 40404 of the
15 California Government Code, which is a public use, and the taking of said Property is
16 necessary for said use and purpose.

17
18 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all liens, charges,
19 conditions and restrictions upon the Property being condemned, including all real property
20 taxes, assessments, penalties and costs, are hereby ordered canceled from and after
21 November 2, 2005, the date Plaintiff took possession of the Property. Title to the Property
22 described as fee and easement interests in the attached **Exhibit "A"**, shall vest in Plaintiff on
23 the date that a certified copy of this Final Order of Condemnation is recorded in the Office
24 of the Recorder of Riverside County, California.

25 DATED: JUN 08 2009

26 Gloria Connor Trask
27 JUDGE OF THE SUPERIOR COURT

Exhibit "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

PARCEL 1:

Lot 1 in Block 24, Arlington Heights, in the City of Riverside, County of Riverside, as per map recorded in Book 11, Page 20 and 21 of Maps, records of San Bernardino County, California.

EXCEPTING THEREFROM those portions of said lot conveyed to the City of Riverside, a Municipal Corporation, in document recorded May 28, 1965 as Instrument No. 62807 and June 23, 1972 as Instrument No. 82778, both of Official Records.

PARCEL 2:

Lot 2 in Block 24, Arlington Heights, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 11, Pages 20 and 21 of maps, records of San Bernardino County, California.

EXCEPTING THEREFROM the exclusive right to use the surface and to fence the following described portion of Lot 2:

Beginning at the most Easterly corner of Lot 2;

Thence Southwesterly along the Southeasterly line of said Lot 2, a distance of 208.15 feet;

Thence Northwesterly and parallel with the Southwesterly line of Gibson Street, a distance of 3 feet;

Thence Northeasterly and parallel with the Southeasterly line of said Lot 2, a distance of 208.15 feet more or less, to the Southwesterly line of Gibson Street;

Thence Southeasterly along said Southwesterly line of Gibson Street, a distance of 3 feet, more or less, to the point of beginning.

DESCRIPTION APPROVAL 8, 3, 197
for [Signature]
SURVEYOR, CITY OF RIVERSIDE by _____

Assessor's Parcel Number: 239-160-001 &
239-160-010

Exhibit "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

That portion of Lot 3 in Block 24 of Arlington Heights, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 11 Pages 20 and 21 of maps, records of San Bernardino County, described as follows:

Beginning at a point on the Northeasterly line of Van Buren Boulevard, which bears North 34°00' West, 212.29 feet from the most Southerly corner of said Lot 3;

Thence North 34°00' West, along said Northeasterly line of Van Buren Boulevard, 140 feet;

Thence North 56°00' East, 173.33 feet;

Thence South 34°00' East, and parallel with the Northeasterly line of Van Buren Boulevard, 140 feet;

Thence South 56°00' West, 173.33 feet, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the City of Riverside by deed recorded April 21, 1972 as Instrument No. 52028.

Assessor's Parcel Number: 239-160-008-7

DESCRIPTION APPROVAL 8/3/04
for K. Stroud by _____
SURVEYOR, CITY OF RIVERSIDE

Exhibit "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

PARCEL 1:

Those portions of Lots 3 and 4, in Block 24 of Arlington Heights, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 11, Pages 20 and 21 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at a point on the Northwest line of said Lot 4, North 56°00'00" East, 426.91 feet, thereon from the most Westerly corner of said Lot 4;

Thence South 34°00'00" East, 652.00 feet to the Southeast line of said Lot 4;

Thence South 56°00'00" West, on said Southeast line and the Southeast line of said Lot 3 to the intersection of a line parallel with and distant 66.00 feet Northeasterly, as measured at right angles, from the center line of Van Buren Boulevard, said parallel line also being the Northeast line of the Southwest 26.00 feet of said Lot 3;

Thence North 34°00'00" West, 212.29 feet;

Thence North 56°00'00" East, 147.33 feet;

Thence North 34°00'00" West, 140.00 feet;

Thence South 56°00'00" West, 147.33 feet;

Thence North 34°00'00" West, 300.00 feet to the Northwest line of said Lot 3;

Thence North 56°00'00" East, on said Northwest line and the Northwest line of said Lot 4 to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of said land conveyed to the City of Riverside and more particularly described and set forth in that certain document recorded May 15, 1972 as Instrument No. 62914, of Official Records.

PARCEL 2:

CLTA Guarantee Form No. 1 Litigation
Guarantee (Rev 12-16-93)

Exhibit "A" Continued

That portion of Lot 4 in Block 24 of Arlington Heights, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 11, Pages 20 and 21 of Maps, Records of San Bernardino County, California, described as follows:

Beginning at the most Southerly corner of said Lot 4;

Thence North 56°00'00" East, 426.91 feet to the Southeast corner of that certain parcel conveyed to the Riverside Savings Bank & Trust Company by deed recorded in Book 201 Page 304 of Deeds, records of Riverside County, California, and the TRUE POINT OF BEGINNING;

Thence continuing North 56°00'00" West, 6 feet;

Thence North 34°00'00" West, 652 feet;

Thence South 56°00'00" West, 6 feet to the Northwest corner of said parcel conveyed to said Riverside Savings Bank & Trust Company;

Thence South 34°00'00" East, 652 feet to the True Point of Beginning.

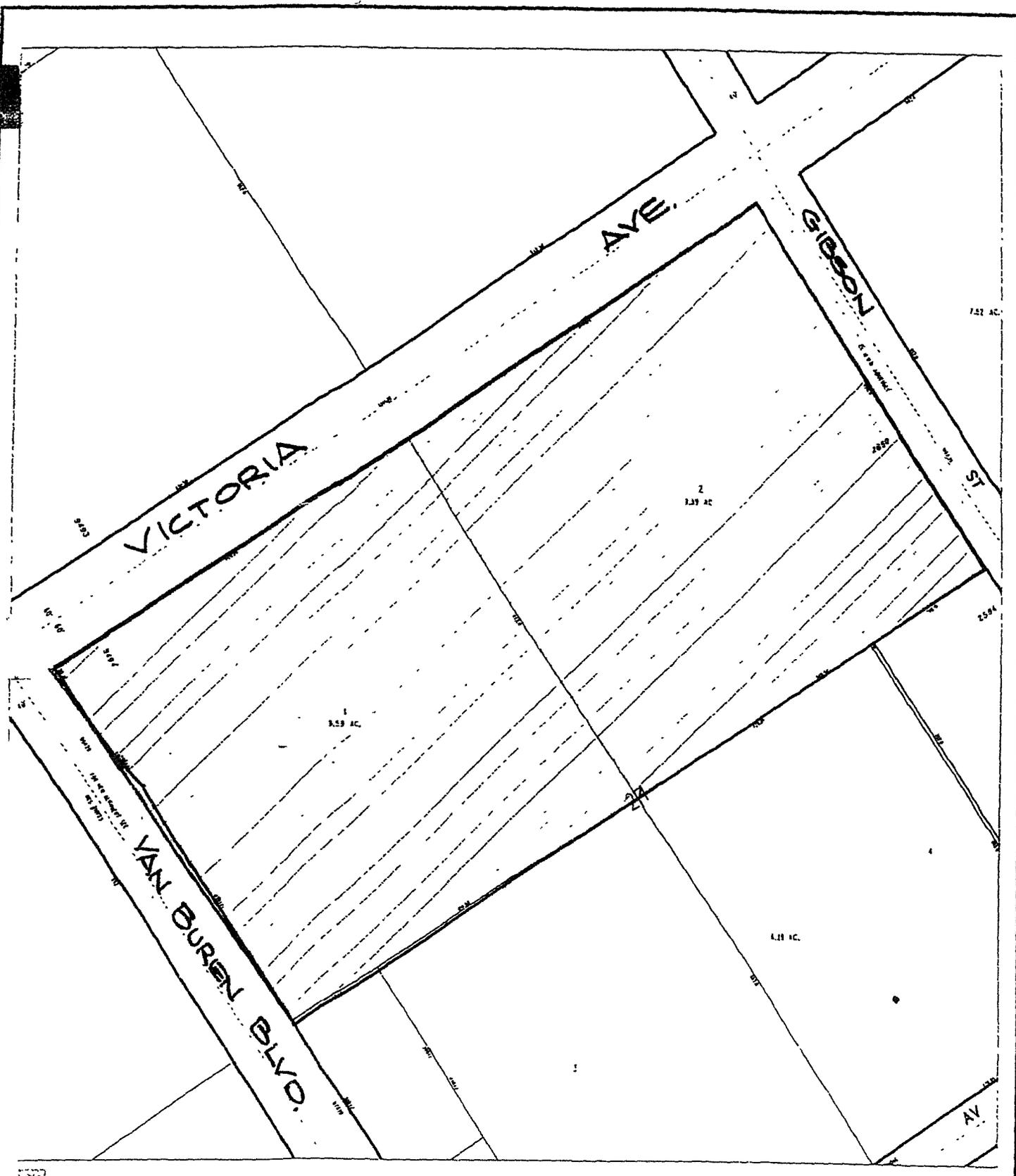
Assessor's Parcel Number: 239-160-006
239-160-007
239-160-009
239-160-005

DESCRIPTION APPROVAL 8/3/2004
[Signature]
SURVEYOR, CITY OF RIVERSIDE by *[Signature]*



EXHIBIT "B"

PARCEL MAPS



◆ 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.

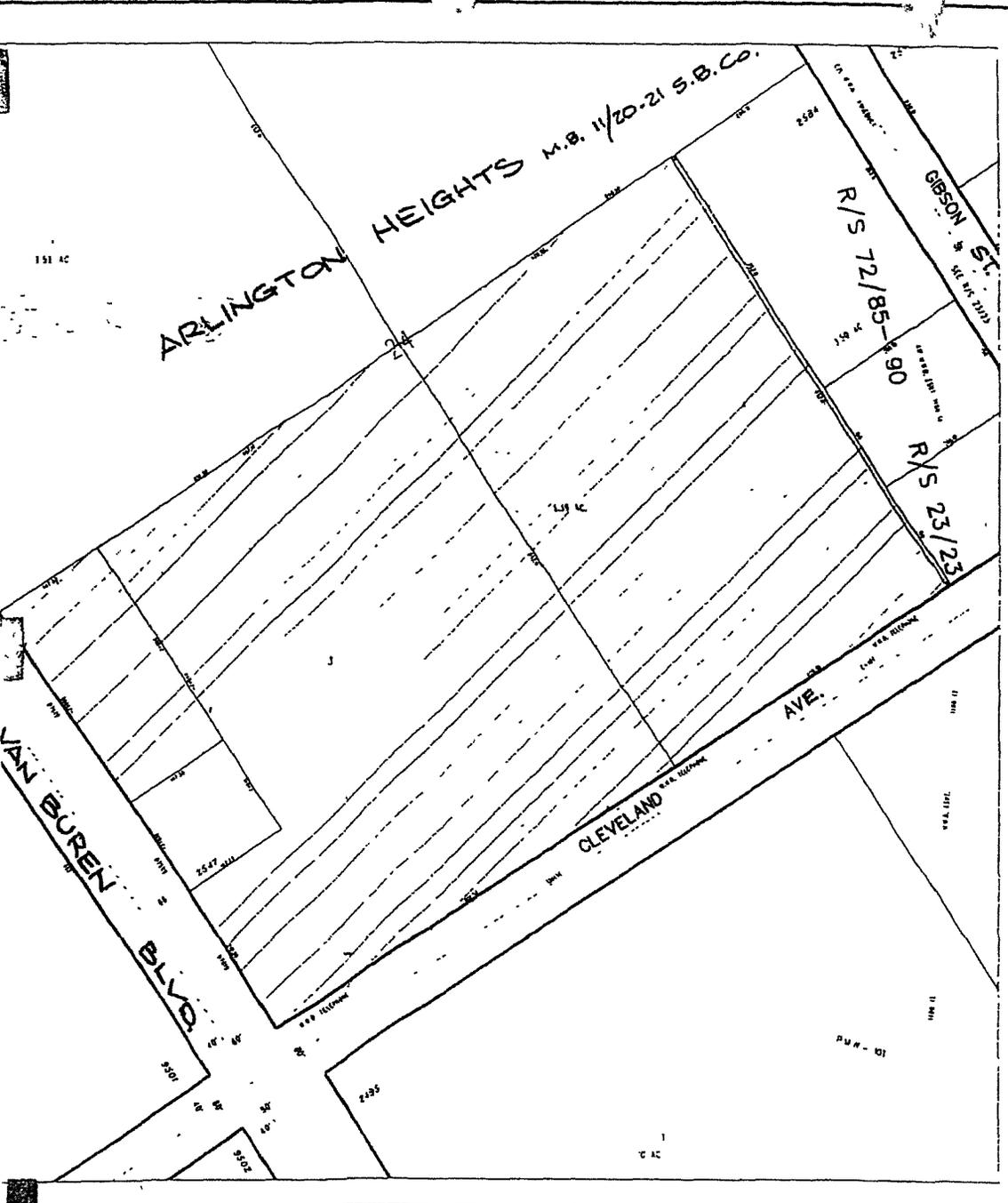
Sheet 1 of 1



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Subject: 00000000

110272



◆ 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 1



Scale: 1" = 100' | Drawn by: fwally | Date: 07/12/04

Subject: L1M

The foregoing instrument is certified, under penalty of perjury, to be a correct copy of the original on file in this office.

Colleen J. Nicol

Colleen J. Nicol, City Clerk
City of Riverside, California

Executed on Sept. 20 2004 at
Riverside, California

16373

BEST BEST & KRIEGER LLP
ATTORNEYS AT LAW
3750 UNIVERSITY AVENUE, SUITE 400
P O BOX 1028
RIVERSIDE, CA 92502

PROOF OF SERVICE

I, Stephanie Ramos, declare:

I am a citizen of the United States and employed in Riverside County, California. I am over the age of eighteen years and not a party to the within-entitled action. My business address is 3750 University Avenue, Suite 400, P.O. Box 1028, Riverside, California 92502. On April 15, 2009, I served a copy of the within document(s):

FINAL ORDER OF CONDEMNATION AS TO THE INTERESTS OF DEFENDANTS RICKEY L. SCOGGINS, FRANCES RENE SCOGGINS AND CLASSIC LANDSCAPE AND POOLS AS TO ASSESSOR PARCEL NUMBERS 239-160-001 AND 239-160-010



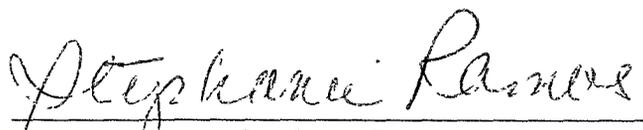
by placing the document(s) listed above in a sealed envelope with postage thereon fully prepaid, the United States mail at Riverside, California addressed as set forth below.

Charles D. Cummings
SULLIVAN, WORKMAN & DEE LLP
800 South Figueroa Street, 12th Floor
Los Angeles, CA 90017-2521
Telephone: (213) 624-5544
Facsimile: (213) 627-7128
E-mail: ccummings@swdlaw.net

I am readily familiar with the firm's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on April 15, 2009, at Riverside, California.


Stephanie Ramos