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Riverside City Attorney's Office
3900 Main Street
Riverside, CA 92522
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DOC # 2011-0403582

09/12/2011 11:33A Fee:NC

Page 1 of 36

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 AS TO DEFENDANTS S.F. INDUSTRIAL
PROPERTIES-BROOK PARK LLC AND LEONA RIVERSIDE LLC
CASE NO. RIC483204**



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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."

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GREGORY P. PRIAMOS, City Attorney, SBN 136766
HERIBERTO F. DIAZ, Deputy City Attorney, SBN 132821
CITY OF RIVERSIDE
City Hall, 3900 Main Street
Riverside, California 92522
Telephone (951) 826-5567
Facsimile (951) 826-5540
ediaz@riversideca.gov

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

SEP 07 2011



AH
SEP 08 2011
LR

Attorneys for Plaintiff, City of Riverside

(Fee Exempt Gov't Code § 6103)

SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

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

Plaintiff,

vs.

CHAMPION ELECTRIC, INC.; et al.,

Defendants.

Case No.: RIC483204

) Assigned for all purposes to the
) Hon. Judge Jacqueline C. Jackson
) Department 7

) **PARTIAL JUDGMENT AS TO**
) **DEFENDANTS S.F. INDUSTRIAL**
) **PROPERTIES-BROOK PARK LLC AND**
) **LEONA RIVERSIDE LLC**

) [Stipulation re Settlement and for Entry of
) Partial Judgment filed concurrently
) herewith]

Complaint Filed: October 17, 2007

Pursuant to a written stipulation by and between plaintiff City of Riverside (hereinafter "City"), by and through Heriberto F. Diaz, Deputy City Attorney, and defendants S.F. Industrial Properties-Brook Park LLC and Leona Riverside LLC (collectively "Defendants"), by and through their attorneys, Oliver, Sandifer & Murphy, by Jennifer L. Pancake, Esq., that a Partial Judgment as to certain interests located upon portions of the property identified as Assessor's Parcel Numbers 249-040-005 and 249-040-010 may be made and entered herein in accordance with the terms and conditions hereof.

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IT IS HEREBY FOUND AND DETERMINED:

1. The interest of Defendants in and to the real property designated in the complaint as Assessor's Parcel Numbers 249-040-005 and 249-040-010 ("parcels 249-040-005 and 249-040-010") is fee simple absolute. Through this eminent domain action, the City is acquiring nine separate property interests which are located upon portions of parcels 249-040-005 and 249-040-010. These interests are being acquired for the purposes of waterline facilities easement, water meter facilities easement, fire hydrant facilities easement, temporary construction easements, and public street easement. These interests are more particularly listed in Paragraphs 6-8 below and more particularly described in Exhibits 1-9 attached hereto.

2. By execution of the Stipulation re Settlement and for Entry of Partial Judgment ("Stipulation"), Defendants waive the right to jury trial, Statement of Decision, and the right and time for appeal.

3. By execution of the Stipulation, Defendants expressly waive the right to challenge the City's right to acquire the property by eminent domain, the right to further and greater compensation, except as provided for in this Partial Judgment and the right to an award of interest, attorneys fees and costs, to the extent that they may be allowable by law.

4. Pursuant to the Stipulation, the total amount of just compensation to be paid by the City to Defendants is the sum of Three Hundred Thousand Dollars (\$300,000.00). Said sum is inclusive of fair market value and interest thereon, attorney's fees and all costs of suit, including those costs defined in California Code of Civil Procedure section 1268.710 and litigation expenses including, but not limited to those defined in California Code of Civil Procedure section 1235.140.

5. Pursuant to the Stipulation, the parties further settled the following: (i) all claims and defenses in this action and in the matter of *City of Riverside v. Hunsaker* (Riverside County Superior Court Case No. RIC506079) ("*Hunsaker*"), wherein the City is acquiring certain interests in and to Assessor's Parcel Numbers 249-040-005 and 249-040-010, described in the *Hunsaker* complaint; and (ii) certain additional interests in and to Assessor's Parcel Number



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1 249-040-005 that were not described in this case or in the *Hunsaker* case, but which shall be
2 condemned pursuant to this judgment and pursuant to the final order of condemnation.

3 6. On October 17, 2007, the City filed this eminent domain proceeding to acquire
4 certain interests in and to portions of real property identified in the Complaint in Eminent
5 Domain filed herein. The interests in real property, condemned in this action and included in this
6 Partial Judgment consist of:

7 City of Riverside v. Champion Electric

8 a) Temporary Construction Easement (approximately 6,824 sq ft) located
9 upon parcel APN 249-040-005 and described more particularly in Exhibit
10 1 attached hereto.

11 7. On August 14, 2008, the City filed a separate eminent domain proceeding entitled
12 *City of Riverside v. Hunsaker, et al.* (Riverside County Superior Court Case No. RIC506079) to
13 acquire certain interests in and to portions of real property identified in the *Hunsaker* Complaint
14 in Eminent Domain. The interests in real property condemned in the *Hunsaker* action and
15 included in this Partial Judgment consist of:

16 City of Riverside v. Hunsaker

17 a. Temporary Construction Easement (approximately 2,000 sq ft) located
18 upon parcel APN 249-040-005 and described more particularly in Exhibit
19 2 attached hereto.

20 b. Temporary Construction Easement (approximately 674 square feet)
21 located upon parcel APN 249-040-010 and described more particularly in
22 Exhibit 3 attached hereto.

23 c. Temporary Construction Easement (approximately 5,048 sq ft) located
24 upon parcel APN 249-040-010 and described more particularly in Exhibit
25 4 attached hereto.

26 d. Public Street Easement (approximately 2,360 sq ft) located upon parcel
27 APN 249-040-010 and described more particularly in Exhibit 5 attached
28 hereto.



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2 8. The City is also acquiring additional property interests which were not described
3 in either the current or the *Hunsaker* actions, and the City is condemning and justly
4 compensating Defendants for those additional interests through this Partial Judgment. These
5 additional interests in real property consist of:

6 Additional Interests Acquired

- 7 a. Waterline Facilities Easement (approximately 50 sq ft) located upon
8 parcel APN 249-040-005 and described more particularly in Exhibit 6
9 attached hereto.
10 b. Water Meter Facilities Easement (approximately 144 sq ft) located upon
11 parcel APN 249-040-005 and described more particularly in Exhibit 7
12 attached hereto.
13 c. Fire Hydrant Facilities Easement (approximately 30 sq ft) located upon
14 parcel APN 249-040-005 and described more particularly in Exhibit 8
15 attached hereto.
16 d. Temporary Construction Easement (approximately 690 sq ft) located upon
17 parcel APN 249-040-005 and described more particularly in Exhibit 9
18 attached hereto.

19 9. All property interests acquired by the City are legally described in Exhibits 1-9
20 hereto.

21 10. On October 1, 2007, City deposited the sum of Twenty-eight Thousand One
22 Hundred Dollars (\$28,100.00) with the Treasurer of the State of California, Condemnation
23 Fund, as a deposit of probable just compensation as to interests sought to be condemned in this
24 action.

25 11. An Order of Prejudgment Possession became effective on May 8, 2008, as to the
26 interests sought to be condemned in this action. The May 8, 2008, Order of Prejudgment
27 Possession affected the temporary construction easement located upon parcel APN 249-040-005
28 (approximately 6,824 sq. ft) and described more particularly in Exhibit 1 attached hereto.



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12. On August 11, 2008, City deposited the sum of Fifty-three Thousand Four Hundred Dollars (\$53,400) with the Treasurer of the State of California, Condemnation Fund, as a deposit of the probable just compensation for the interests sought to be condemned in the *Hunsaker* action.

13. An Order of Prejudgment Possession became effective on November 14, 2008, as to the interests sought to be condemned in the *Hunsaker* action. The November 14, 2008, Order for Prejudgment Possession affected the temporary construction easement located upon parcel APN 249-040-005 (approximately 2,000 square feet) and described more particularly in Exhibit 2 attached hereto, the temporary construction easement located upon parcel APN 249-040-010 (approximately 674 square feet) and described more particularly in Exhibit 3 attached hereto, the temporary construction easement located upon parcel APN 249-040-010 (approximately 5,084 square feet) and described more particularly in Exhibit 4 attached hereto, and the public street easement located upon parcel APN 249-040-010 (approximately 2,360 square feet) and described more particularly in Exhibit 5 attached hereto.

14. On May 8, 2008, the City took possession of the additional property interests acquired herein. These interests are: the waterline facilities easement located upon parcel APN 249-040-005 (approximately 50 square feet) and described more particularly in Exhibit 6 attached hereto, the water meter facilities easement located upon parcel APN 249-040-005 (approximately 144 square feet) and described more particularly in Exhibit 7 attached hereto, the fire hydrant facilities easement located upon parcel APN 249-040-005 (approximately 30 square feet) and described more particularly in Exhibit 8 attached hereto, and the temporary construction easement located upon parcel APN 249-040-005 (approximately 690 sq. ft) and described more particularly in Exhibit 9 attached hereto.

15. No sums deposited with the Treasurer of the State of California have been withdrawn by Defendants.



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1 b) The funds on deposit with the Treasurer of the State of California,
2 Condemnation Fund, in the amount of Fifty-three Thousand Four Hundred Dollars (\$53,400)
3 which were deposited in the *Hunsaker* action shall be returned to the City as follows: the draft
4 shall be made payable to the City of Riverside and forwarded to:

5 City of Riverside
6 Heriberto F. Diaz, Deputy City Attorney
7 3900 Main Street, 5th Floor
8 Riverside, CA 92522

9 c) The sum of Three Hundred Thousand Dollars (\$300,000.00) shall be paid
10 by the City outside these court proceedings to Defendants as follows: the draft shall be made
11 payable to "Oliver, Sandifer & Murphy Trust Account" and forwarded to:

12 Jennifer L. Pancake, Esq.
13 OLIVER, SANDIFER & MURPHY
14 281 S. Figueroa Street, Second Floor
15 Los Angeles CA 90012-2501

16 21. Payment to Defendants of the sums herein above specified shall constitute
17 payment in full for the real property taken and for all damages of any kind and nature
18 whatsoever suffered by said defendants by reason of such taking.

19 WHEREFORE THE COURT NOW MAKES THE FOLLOWING ORDER OF
20 CONDEMNATION:

21 22. The interests of defendants S.F. Industrial Properties-Brook Park LLC and Leona
22 Riverside LLC (collectively "Defendants") in the real property listed above in paragraphs 6-8
23 and described in Exhibits 1-9 attached hereto, as a waterline facilities easement, a water meter
24 facilities easement, a fire hydrant facilities easement, temporary construction easements, and a
25 public street easement are hereby condemned for the public use and purposes of construction of
26 a grade separation at the railroad crossing on Columbia Avenue from La Cadena Drive to Iowa
27 Avenue and related street improvements.

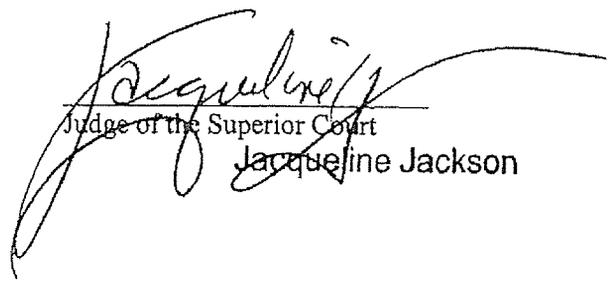
28 23. Upon the payment of just compensation to Defendants as provided for in this
29 Partial Judgment, plaintiff City of Riverside may file a Final Order of Condemnation and
30 thereby take title to the interests of Defendants in said real property, listed above in paragraphs



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6-8 and described in Exhibits 1-9 attached hereto, free and clear of any and all liens,
encumbrances, easements, and leaseholds, of whatever kind or nature.

DATED: 8/26/11



Judge of the Superior Court
Jacqueline Jackson

07-1853.5



EXHIBIT 1



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Exhibit 1 to Partial Judgment as to Defendants
S.F. Industrial Properties-Brook Park LLC and
Leona Riverside LLC
City of Riverside v. Champion Electric
RIC483204

Columbia Avenue Grade Separation
A.P.N. 249-040-005
Temporary Construction Easement

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

That portion of the North Half of the Northwest Quarter of Section 18, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

The northerly 10.00 feet of the southerly 32.00 feet of Parcel No. 1 and the northerly 10.00 feet of the southerly 32.00 feet of the westerly 296.25 feet of Parcel No. 2, all of Record of Survey on file in Book 21, Page 30 of Record of Surveys, records of Riverside County, California;

EXCEPTING THEREFROM that portion of said Parcel No. 1, described as follows:

BEGINNING at the intersection of the northwesterly line of said Parcel No. 1, with the northerly line of the southerly 22.00 feet of said Parcel No. 1;

THENCE South 89°55'30" East, along said northerly line of the southerly 22.00 feet of Parcel No. 1, a distance of 230.00 feet;

THENCE North 0°04'30" East, at right angle to said northerly line, a distance of 5.00 feet to the northerly line of the southerly 27.00 feet of Parcel No. 1;

THENCE North 89°55'30" West, along said last mentioned parallel line, a distance of 226.51 feet to said northwesterly line of Parcel No. 1;

THENCE South 34°58'30" West, along said northwesterly line, a distance of 6.10 feet to the POINT OF BEGINNING.

Area - 6824 square feet.

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

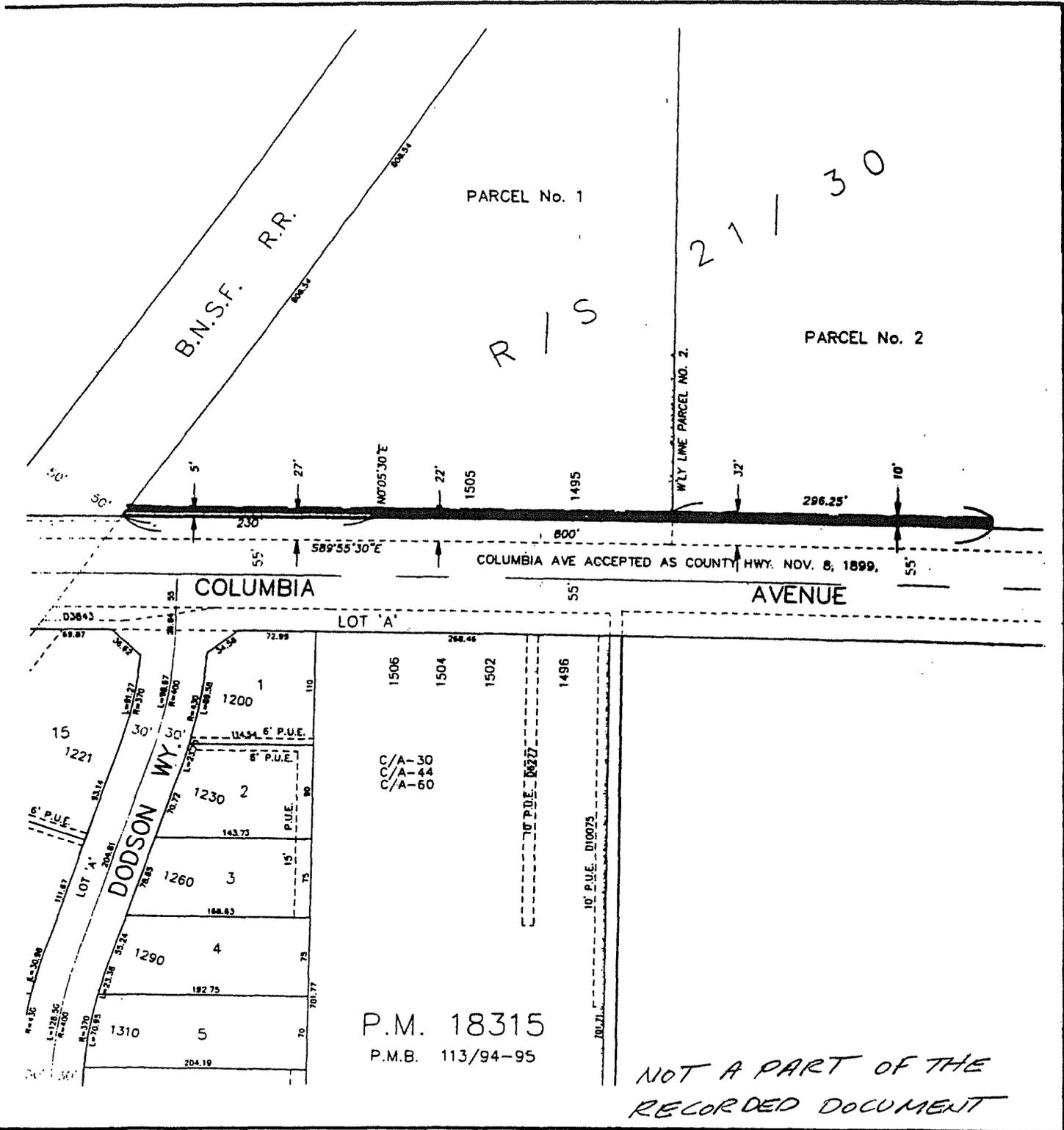
 12/19/09 Date Prep. 
Mark S. Brown, L.S. 5655
License Expires 9/30/07



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S.F. 4110

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• CITY OF RIVERSIDE, CALIFORNIA • 11-39

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

DRAWN BY: KAS DATE: 10/18/06

SUBJECT: COLUMBIA AVENUE GRADE SEPARATION

#12
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EXHIBIT 2



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Exhibit 2 to Partial Judgment as to Defendants
S.F. Industrial Properties-Brook Park LLC and
Leona Riverside LLC
City of Riverside v. Champion Electric
RIC483204

A.P.N. 249-040-005-6
TEMPORARY CONSTRUCTION EASEMENT

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

THAT PORTION OF THE NORTH ONE- HALF OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, LYING WITHIN THAT
PORTION OF PARCEL NO. 2 OF RECORD OF SURVEY FILED IN BOOK 21, PAGE 30 OF RECORD OF
SURVEYS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL NO. 2;

THENCE NORTH 00°50'02" EAST ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF
22.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING LOCATED ALONG A LINE
PARALLEL WITH AND DISTANT 55.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM
THE CENTERLINE OF COLUMBIA AVENUE AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 89° 09' 58" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 100.00 FEET;

THENCE NORTH 00°50'02" EAST A DISTANCE OF 20.00 FEET TO A LINE PARALLEL WITH AND
DISTANT 75.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF
COLUMBIA AVENUE;

THENCE SOUTH 89°09'58" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 100.00 FEET TO
SAID EASTERLY LINE OF PARCEL NO. 2;

THENCE SOUTH 00°50'02" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 20.00 FEET TO THE
TRUE POINT OF BEGINNING.

AREA -2000 SQUARE FEET.

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

Victor E. Salazar



XICOTENCATL E. SALAZAR, L.S. 5507 DATE: FEBRUARY 28, 2008
LICENSE EXPIRES 9/30/2008

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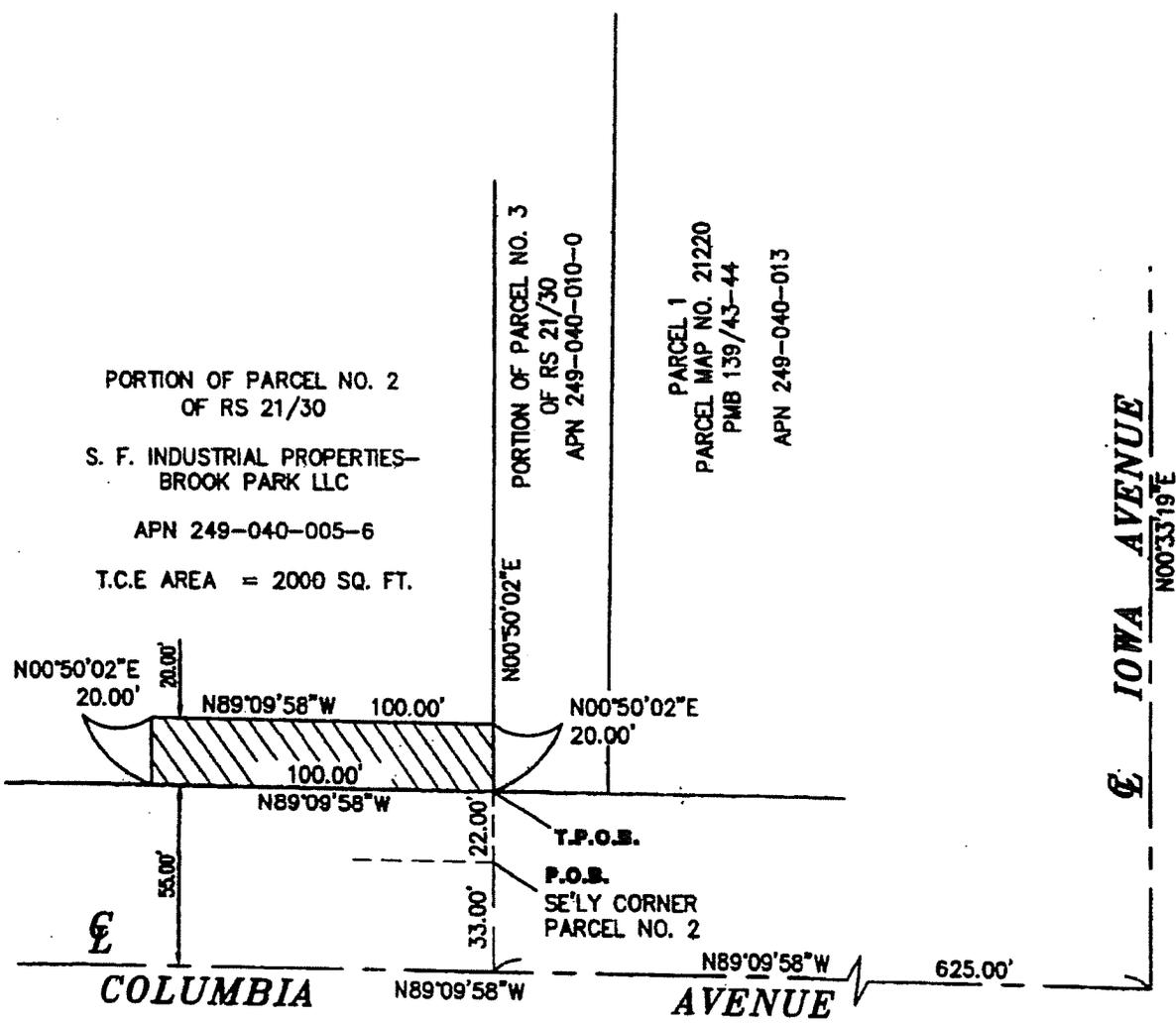
DESCRIPTION APPROVAL

Mark S. Brown 3/4/08
MARK S. BROWN DATE
CITY SURVEYOR



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NOT A PART OF THE RECORDED DOCUMENT

◆ 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"= 50'	Drawn by: XES	Date: 02/25/08	Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS	

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EXHIBIT 3



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Exhibit 3 to Partial Judgment as to Defendants
S.F. Industrial Properties-Brook Park LLC and
Leona Riverside LLC
City of Riverside v. Champion Electric
RIC483204

A.P.N. 249-040-010-0
TEMPORARY CONSTRUCTION EASEMENT-2

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

THAT PORTION OF THE NORTH ONE- HALF OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, LYING WITHIN THAT
PORTION OF PARCEL NO. 3 OF RECORD OF SURVEY FILED IN BOOK 21, PAGE 30 OF RECORD OF
SURVEYS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1 OF PACEL MAP NO. 21220 ON FILE IN
BOOK 139 PAGES 43 AND 44 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89° 09' 58" WEST A DISTANCE OF 33.62 FEET ALONG THE WESTERLY
PROLONGATION OF THE SOUTHERLY LINE OF SAID PARCEL, SAID LINE ALSO BEING A LINE
PARALLEL WITH AND DISTANT 55.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM
THE CENTERLINE OF COLUMBIA AVENUE AS SHOWN ON SAID PARCEL MAP, TO THE WESTERLY
LINE OF SAID PARCEL NO. 3 OF SAID RECORD OF SURVEY;

THENCE NORTH 00°50'02" EAST ALONG SAID WESTERLY LINE OF PARCEL NO. 3, A DISTANCE OF
20.00 FEET TO A LINE PARALLEL WITH AND DISTANT 75.00 FEET NORTHERLY AS MEASURED AT
RIGHT ANGLES FROM SAID CENTERLINE OF COLUMBIA AVENUE;

THENCE SOUTH 89°09'58" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 33.62 FEET TO THE
WESTERLY LINE OF SAID PARCEL 1;

THENCE SOUTH 01°15'32" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 20.00 FEET TO
THE TRUE POINT OF BEGINNING.

AREA -674 SQUARE FEET.

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

Xicotencatl E. Salazar

XICOTENCATL E. SALAZAR, L.S. 5507 DATE: FEBRUARY 28, 2008
LICENSE EXPIRES 9/30/2008



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DESCRIPTION APPROVAL:
[Signature] 5/19/08
MARK S. BROWN DATE
CITY SURVEYOR



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PORTION OF PARCEL NO. 3
OF RS 21/30

S. F. INDUSTRIAL PROPERTIES-
BROOK PARK LLC, ET AL

APN 249-040-010-0

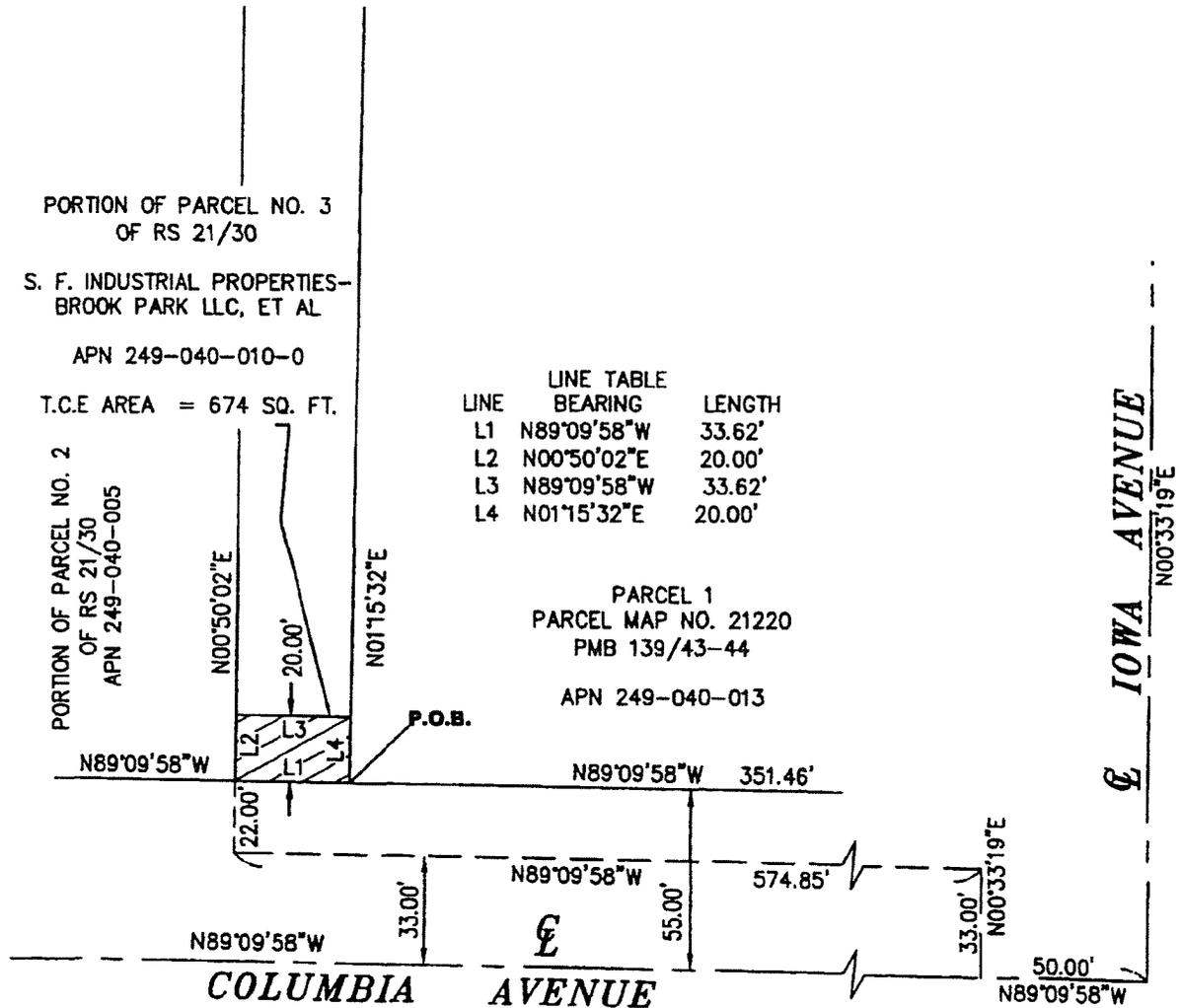
T.C.E AREA = 674 SQ. FT.

PORTION OF PARCEL NO. 2
OF RS 21/30
APN 249-040-005

LINE	BEARING	LENGTH
L1	N89°09'58"W	33.62'
L2	N00°50'02"E	20.00'
L3	N89°09'58"W	33.62'
L4	N01°15'32"E	20.00'

PARCEL 1
PARCEL MAP NO. 21220
PMB 139/43-44

APN 249-040-013



NOT A PART OF THE RECORDED DOCUMENT

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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Sheet 1 of 1



Scale 1"= 50'

Drawn by: XES

Date: 02/25/08

Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

EXHIBIT 4



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Exhibit 4 to Partial Judgment as to Defendants
S.F. Industrial Properties-Brook Park LLC and
Leona Riverside LLC
City of Riverside v. Champion Electric
RIC483204

A.P.N. 249-040-010-0
TEMPORARY CONSTRUCTION EASEMENT -1

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

THAT PORTION OF THE NORTH ONE- HALF OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, LYING WITHIN THAT
PORTION OF PARCEL NO. 3 OF RECORD OF SURVEY FILED IN BOOK 21, PAGE 30 OF RECORD OF
SURVEYS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF IOWA AVENUE AND
PALMYRITA AVENUE AS SHOWN BY SAID RECORD OF SURVEY;

THENCE NORTH 89° 05' 49" WEST ALONG SAID CENTERLINE OF PALMYRITA AVENUE A
DISTANCE OF 84.65 FEET;

THENCE PERPENDICULAR TO SAID CENTERLINE SOUTH 00° 54' 11" WEST A DISTANCE OF 33.00
FEET TO THE NORTHERLY LINE OF SAID PARCEL NO. 3, SAID NORTHERLY LINE ALSO BEING
THE SOUTHERLY RIGHT OF WAY LINE OF SAID PALMYRITA AVENUE;

THENCE NORTH 89°05'49" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG
SAID NORTHERLY LINE OF PARCEL NO. 3 A DISTANCE OF 17.88 FEET TO THE POINT OF
BEGINNING;

THENCE SOUTH 46°30'47" EAST A DISTANCE OF 44.71 FEET TO A LINE PARALLEL WITH AND
DISTANT 70.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF
IOWA AVENUE;

THENCE SOUTH 00°33'19" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 68.68 FEET;

THENCE SOUTH 89°26'41" EAST A DISTANCE OF 7.00 FEET TO A LINE PARALLEL WITH AND
DISTANT 63.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF
IOWA AVENUE;

THENCE SOUTH 00°33'19" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 374.15 FEET;

THENCE SOUTH 01°35'49" WEST A DISTANCE OF 15.74 FEET TO THE NORTHERLY LINE OF
PARCEL 1 OF PARCEL MAP NO. 21220 ON FILE IN BOOK 139, PAGES 43 AND 44, OF PARCEL MAPS,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89°10'41" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 10.00 FEET;

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Exhibit 4 cont. to Partial Judgment as to Defendants
S.F. Industrial Properties-Brook Park LLC and
Leona Riverside LLC
City of Riverside v. Champion Electric
RIC483204

THENCE NORTH 01°35'49" EAST A DISTANCE OF 15.79 FEET;

THENCE NORTH 89°26'41" WEST A DISTANCE OF 1.00 FEET TO A LINE PARALLEL WITH AND
DISTANT 74.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF
IOWA AVENUE;

THENCE NORTH 00°33'19" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 432.80 FEET;

THENCE NORTH 46°30'47" WEST A DISTANCE OF 59.43 FEET TO SAID SOUTHERLY RIGHT OF
WAY LINE OF PALMYRITA AVENUE;

THENCE SOUTH 89°05'49" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF
14.78 FEET TO THE POINT OF BEGINNING.

AREA - 5048 SQUARE FEET.

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

Xicotencatl E. Salazar

XICOTENCATL E. SALAZAR, L.S. 5507 DATE: April 22, 2008
LICENSE EXPIRES 9/30/2008



DESCRIPTION APPROVAL:

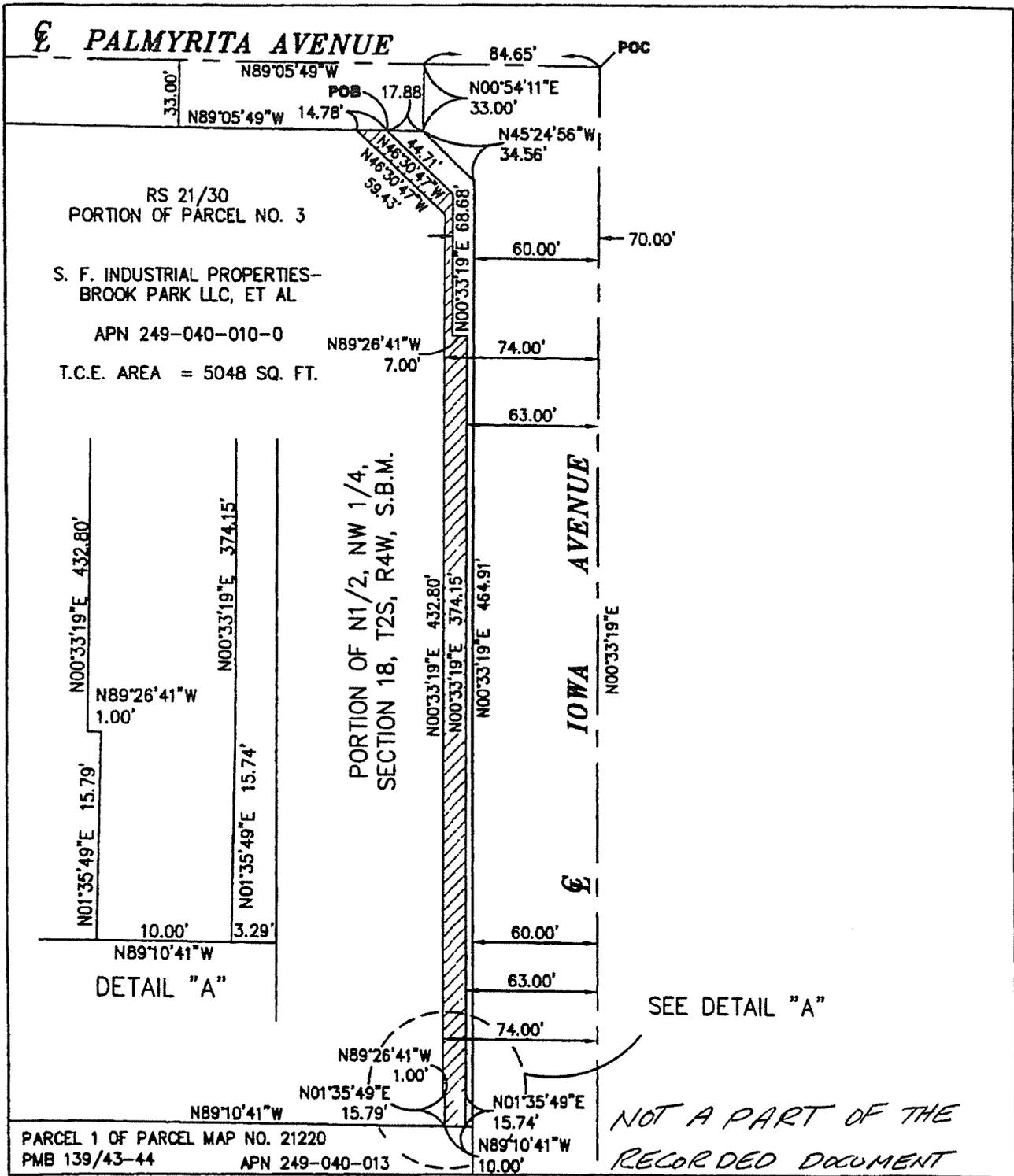
Mark S. Brown 5/15/08
MARK S. BROWN DATE
CITY SURVEYOR

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10734



◆ 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" = 60' Drawn by: XES Date: 04/22/08 Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

10734

EXHIBIT 5



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09/12/2011 11:33A
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Exhibit 5 to Partial Judgment as to Defendants
S.F. Industrial Properties-Brook Park LLC and
Leona Riverside LLC
City of Riverside v. Champion Electric
RIC483204

A.P.N. 249-040-010-0
PUBLIC STREET EASEMENT

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

THAT PORTION OF THE NORTH ONE- HALF OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, LYING WITHIN THAT
PORTION OF PARCEL NO. 3 OF RECORD OF SURVEY FILED IN BOOK 21, PAGE 30 OF RECORD OF
SURVEYS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF IOWA AVENUE AND
PALMYRITA AVENUE AS SHOWN BY SAID RECORD OF SURVEY;

THENCE NORTH 89° 05' 49" WEST ALONG THE CENTERLINE OF SAID PALMYRITA AVENUE A
DISTANCE OF 84.65 FEET;

THENCE PERPENDICULAR TO SAID CENTERLINE SOUTH 00° 54' 11" WEST A DISTANCE OF 33.00
FEET TO THE NORTHERLY LINE OF SAID PARCEL NO. 3 AND THE POINT OF BEGINNING OF THE
PARCEL OF LAND BEING DESCRIBED; SAID NORTHERLY LINE ALSO BEING IN THE SOUTHERLY
RIGHT OF WAY LINE OF SAID PALMYRITA AVENUE;

THENCE NORTH 89°05'49" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG
SAID NORTHERLY LINE OF PARCEL NO. 3, A DISTANCE OF 17.88 FEET;

THENCE SOUTH 46°30'47" EAST A DISTANCE OF 44.71 FEET TO A LINE PARALLEL WITH AND
DISTANT 70.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF
IOWA AVENUE;

THENCE SOUTH 00°33'19" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 68.68 FEET;

THENCE SOUTH 89°26'41" EAST A DISTANCE OF 7.00 FEET TO A LINE PARALLEL WITH AND
DISTANT 63.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF
IOWA AVENUE;

THENCE SOUTH 00°33'19" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 374.15 FEET;

THENCE SOUTH 01°35'49" WEST A DISTANCE OF 15.74 FEET TO THE NORTHERLY LINE OF
PARCEL NO. 1 OF PARCEL MAP NO. 21220 AS SHOWN BY MAP ON FILE IN BOOK 139, PAGES 43
AND 44, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;



Exhibit 5 cont. to Partial Judgment as to Defendants
S.F. Industrial Properties-Brook Park LLC and
Leona Riverside LLC
City of Riverside v. Champion Electric
RIC483204

THENCE SOUTH 89°10'41" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 3.29 FEET TO THE WESTERLY RIGHT OF WAY LINE OF IOWA AVENUE; AS DESCRIBED IN GRANT DEED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED APRIL 23, 1992 AS INSTRUMENT NO. 145785 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY; SAID WESTERLY RIGHT OF WAY LINE ALSO BEING A LINE PARALLEL WITH AND DISTANT 60.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF IOWA AVENUE;

THENCE NORTH 00°33'19" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 464.91 FEET TO AN ANGLE POINT IN SAID WESTERLY RIGHT OF WAY LINE;

THENCE NORTH 45°24'56" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 34.56 FEET TO THE POINT OF BEGINNING.

AREA - 2360 SQUARE FEET.

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

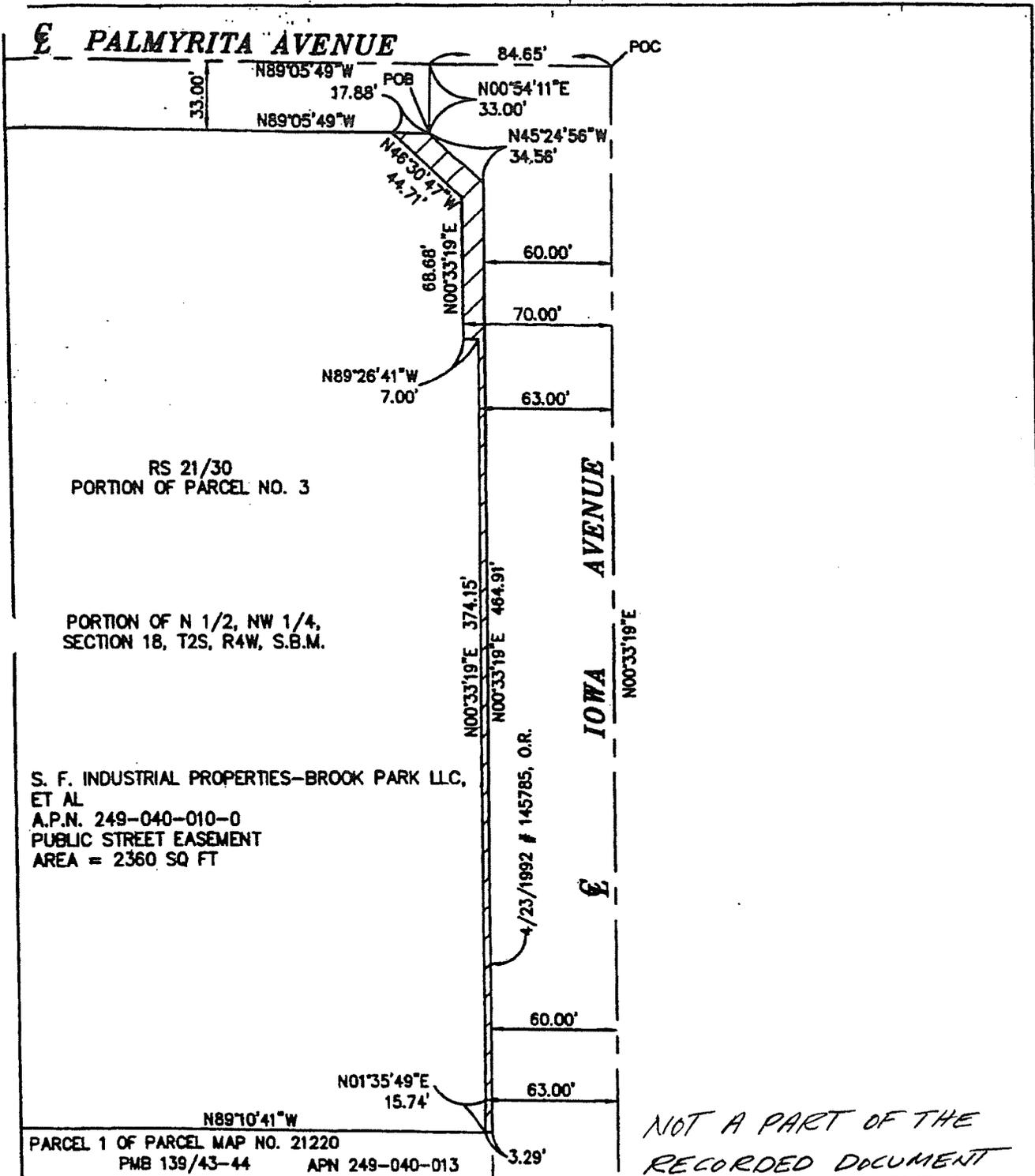
Xicotencatl E. Salazar



XICOTENCATL E. SALAZAR, L.S. 5507 DATE: April 22, 2008
LICENSE EXPIRES 9/30/2008

DESCRIPTION APPROVAL:
[Signature] 5/15/08
MARK S. BROWN DATE
CITY SURVEYOR





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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Sheet 1 of 1



Scale 1"= 60'

Drawn by: XES

Date: 04/22/08

Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

EXHIBIT 6



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09/12/2011 11:33A
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Exhibit 6 to Partial Judgment as to Defendants
S.F. Industrial Properties-Brook Park LLC and
Leona Riverside LLC
City of Riverside v. Champion Electric
RIC483204

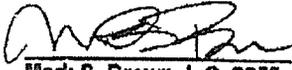
Columbia/SB Transmission Main Replacement
APN: 249-040-005
Waterline Facilities Easement

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

The Northerly 5.00 feet of the Southerly 27.00 feet of the Westerly 10.00 feet of the Easterly 98.75 of Parcel 1 of Record of Survey on file in Book 21 at Page 30 thereof, Records of Riverside County, California.

The above described parcel of land contains 50 square feet, more or less.

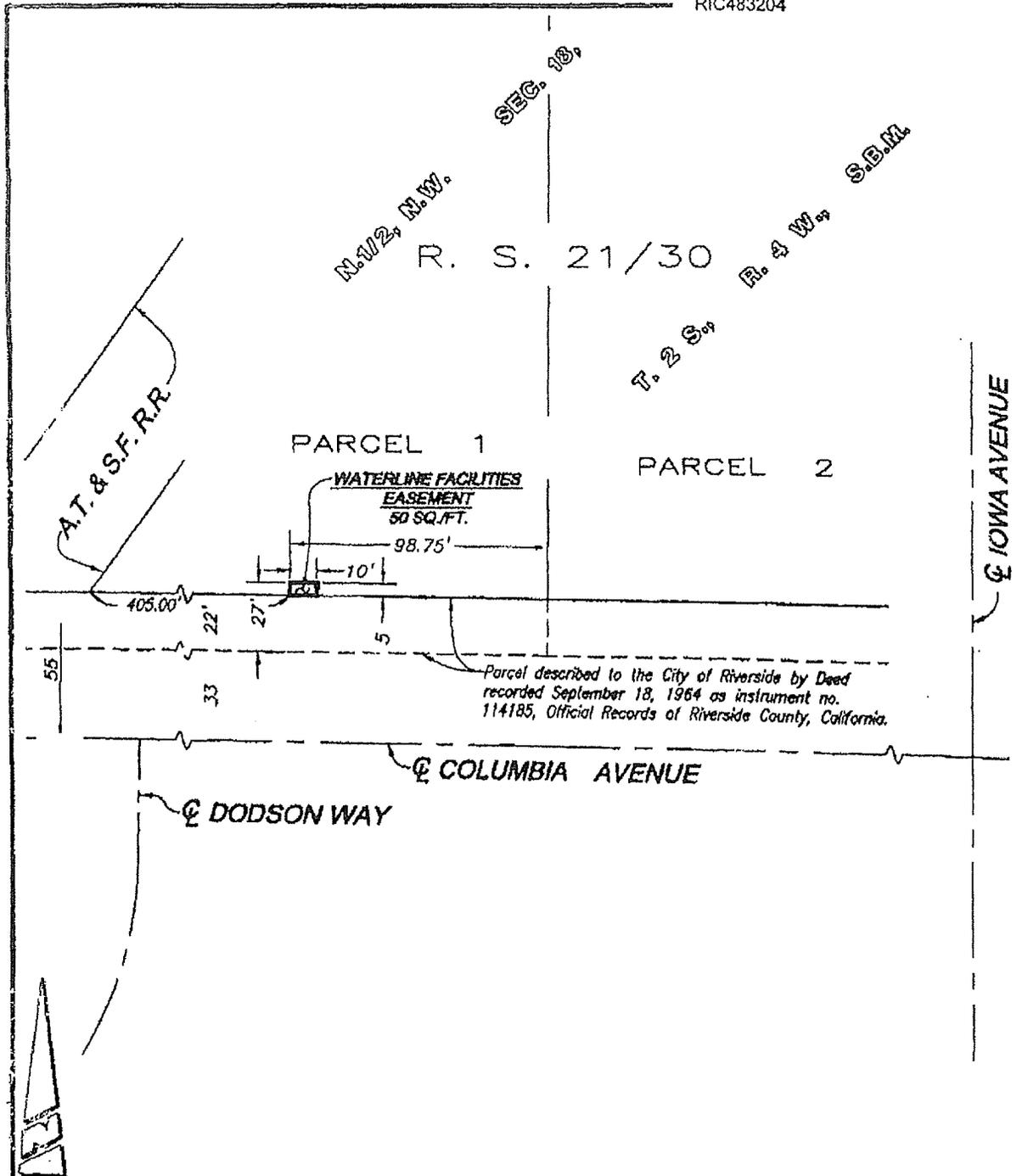
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.


Mark S. Brown, L.S. 5655
License Expires 9/30/09

3/24/08 Date
Prep. E.V.



Exhibit 6 cont. to Partial Judgment as to Defendants
 S.F. Industrial Properties-Brook Park LLC and
 Leona Riverside LLC
 City of Riverside v. Champlon Electric
 RIC483204



● 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"=50'	DRAWN BY: EV	DATE: 3/17/08	SUBJECT: COLUMBIA AVENUE - WATERLINE FACILITIES



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EXHIBIT 7



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09/12/2011 11:33A
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Exhibit 7 to Partial Judgment as to Defendants
S.F. Industrial Properties-Brook Park LLC and
Leona Riverside LLC
City of Riverside v. Champion Electric
RIC483204

Columbia/SB Transmission Main Replacement
APN: 249-040-005
Water Meter Facilities Easement

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

The Northerly 12.00 feet of the Southerly 34.00 feet of the Westerly 12.00 feet of the
Easterly 42.75 feet of Parcel 1 of Record of Survey on file in Book 21 at Page 30 thereof,
Records of Riverside County, California.

The above described parcel of land contains 144 square feet, more or less.

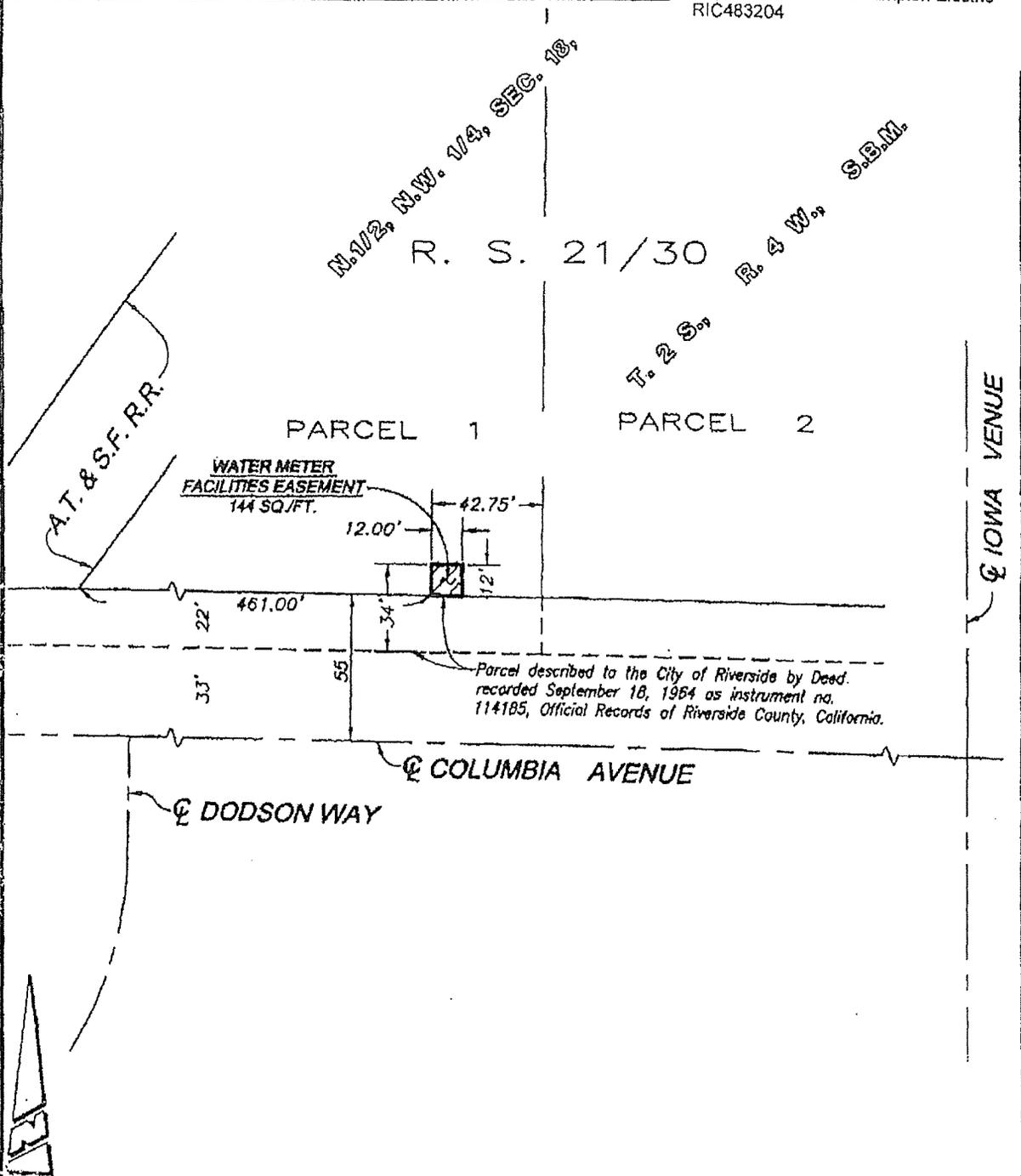
This description was prepared by me or under my direction in
conformance with the requirements of the Land Surveyors Act.


Mark S. Brown, L.S. 5655
License Expires 9/30/09

8/4/08 Date
Prep. E.V.



Exhibit 7 cont. to Partial Judgment as to Defendant
 S.F. Industrial Properties-Brook Park LLC and
 Leona Riverside LLC
 City of Riverside v. Champion Electric
 RIC483204



• 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"=50'	DRAWN BY: EV	DATE: 8/1/08	SUBJECT: COLUMBIA AVENUE - WATERMETER FACILITIES



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EXHIBIT 8



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Exhibit 8 to Partial Judgment as to Defendants
S.F. Industrial Properties-Brook Park LLC and
Leona Riverside LLC
City of Riverside v. Champion Electric
RIC483204

Columbia/SB Transmission Main Replacement
POR. APN: 249-040-005
Fire Hydrant Facilities Easement

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

That portion of Section 18, Township 2 South, Range 4 West, S.B.M., being a portion of Parcel 2 of Record of Survey on file in Book 21 at Page 30 thereof, Records of Riverside County, California, lying within a strip of land 5.00 feet in width, the Southerly line being described as follows:

COMMENCING at the intersection of the Westerly line of said Parcel 2 and the Northerly line of that certain parcel of land as described in Grant Deed to the City of Riverside, recorded September 18, 1964 as instrument no. 114185, Official Records of Riverside County, California;

Thence S.89°55'30"E. along said Northerly line, a distance of 118.00 feet to the **POINT OF BEGINNING** of said Southerly line description;

Thence N.89°55'30"W. along said Northerly line, a distance of 6.00 feet to the end of said Southerly line description.

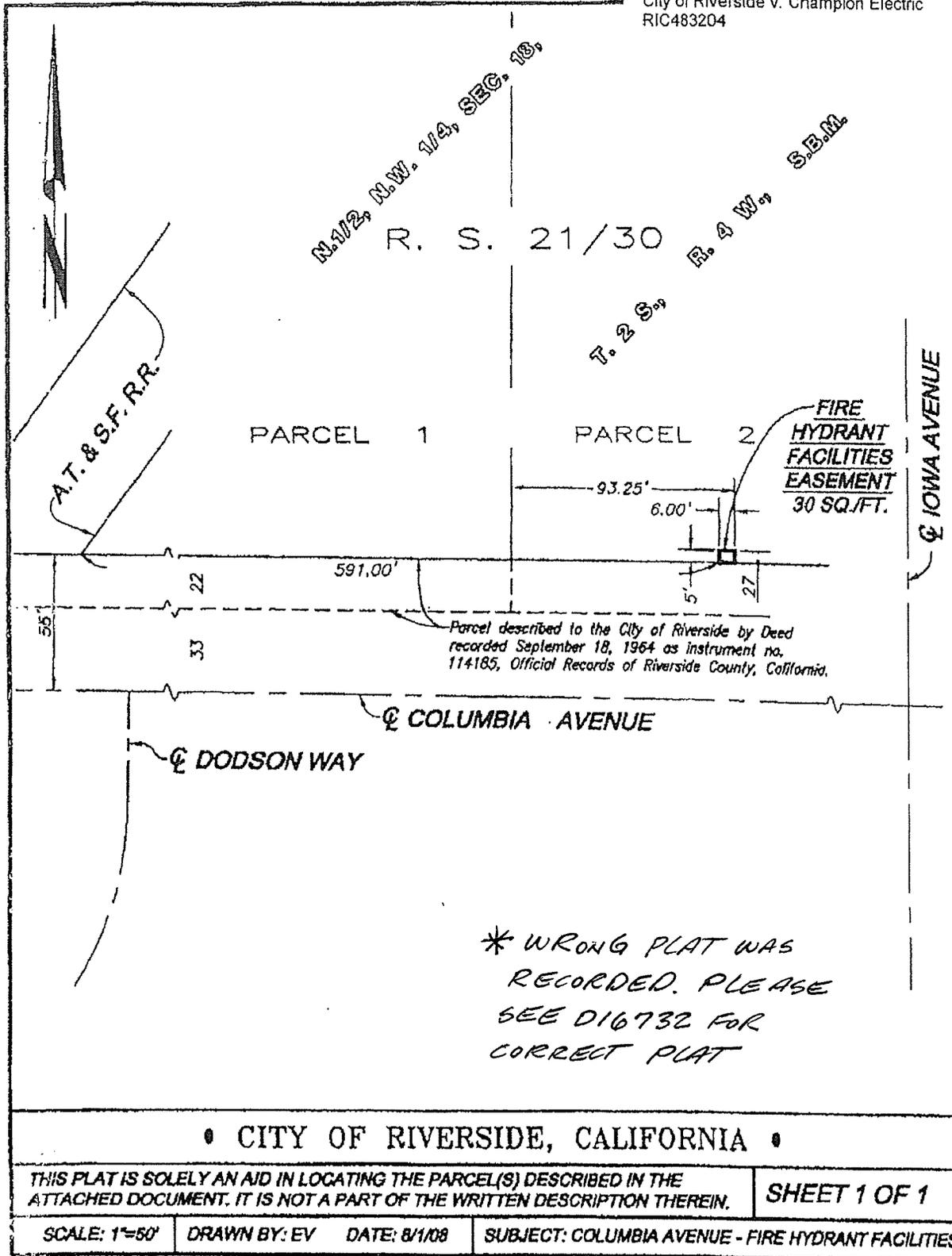
The above described parcel of land contains 30 square feet, more or less.

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

 7/22/10 Prep. EV
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/11



Exhibit 8 cont to Partial Judgment as to Defendants
 S.F. Industrial Properties-Brook Park LLC and
 Leona Riverside LLC
 City of Riverside v. Champion Electric
 RIC483204



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EXHIBIT 9



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Exhibit 9 to Partial Judgment as to Defendants
S.F. Industrial Properties-Brook Park LLC and
Leona Riverside LLC
City of Riverside v. Champion Electric
RIC483204

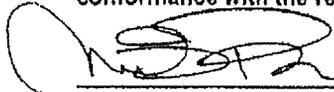
Columbia/SB Transmission Main Replacement
APN: 249-040-005
Temporary Construction Easement

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

The Northerly 23.00 feet of the Southerly 45.00 feet of the Westerly 30.00 feet of the Easterly 51.75 feet of Parcel 1 of Record of Survey on file in Book 21 at Page 30 thereof, Records of Riverside County, California.

The above described parcel of land contains 690 square feet, more or less.

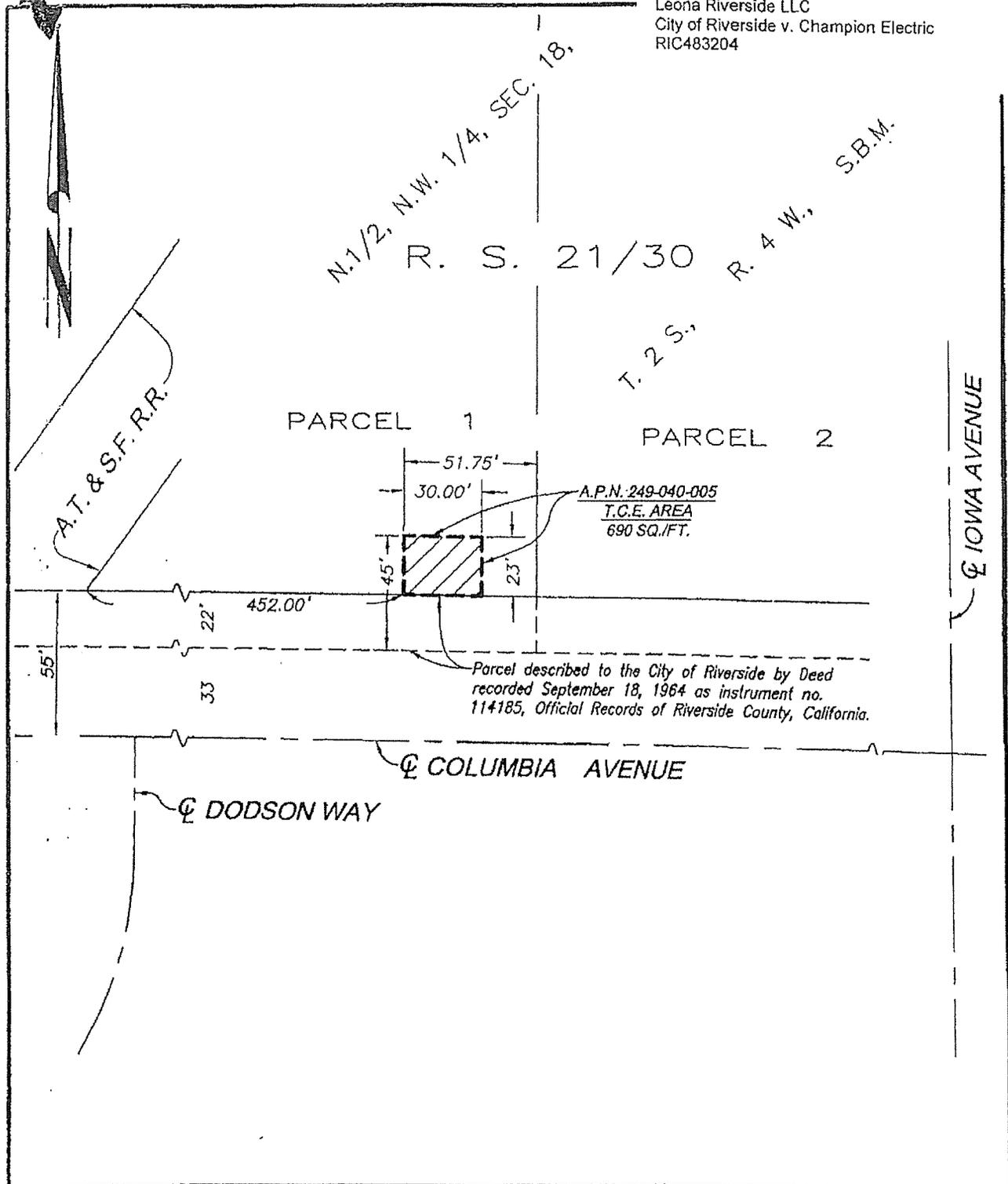
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.


Date 10/23/08 Prep. E.V.
Mark S. Brown, L.S. 5655
License Expires 9/30/09



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Exhibit 9 cont. to Partial Judgment as to Defendants
 S.F. Industrial Properties-Brook Park LLC and
 Leona Riverside LLC
 City of Riverside v. Champion Electric
 RIC483204



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 1

SCALE: 1"=50'

DRAWN BY: EV

DATE: 10/23/08

SUBJECT: COLUMBIA AVENUE



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Exhibit 9 to Partial Judgment as to Defendants
S.F. Industrial Properties-Brook Park LLC and
Leona Riverside LLC
City of Riverside v. Champion Electric
RIC483204

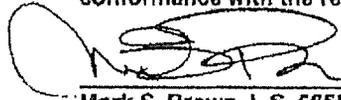
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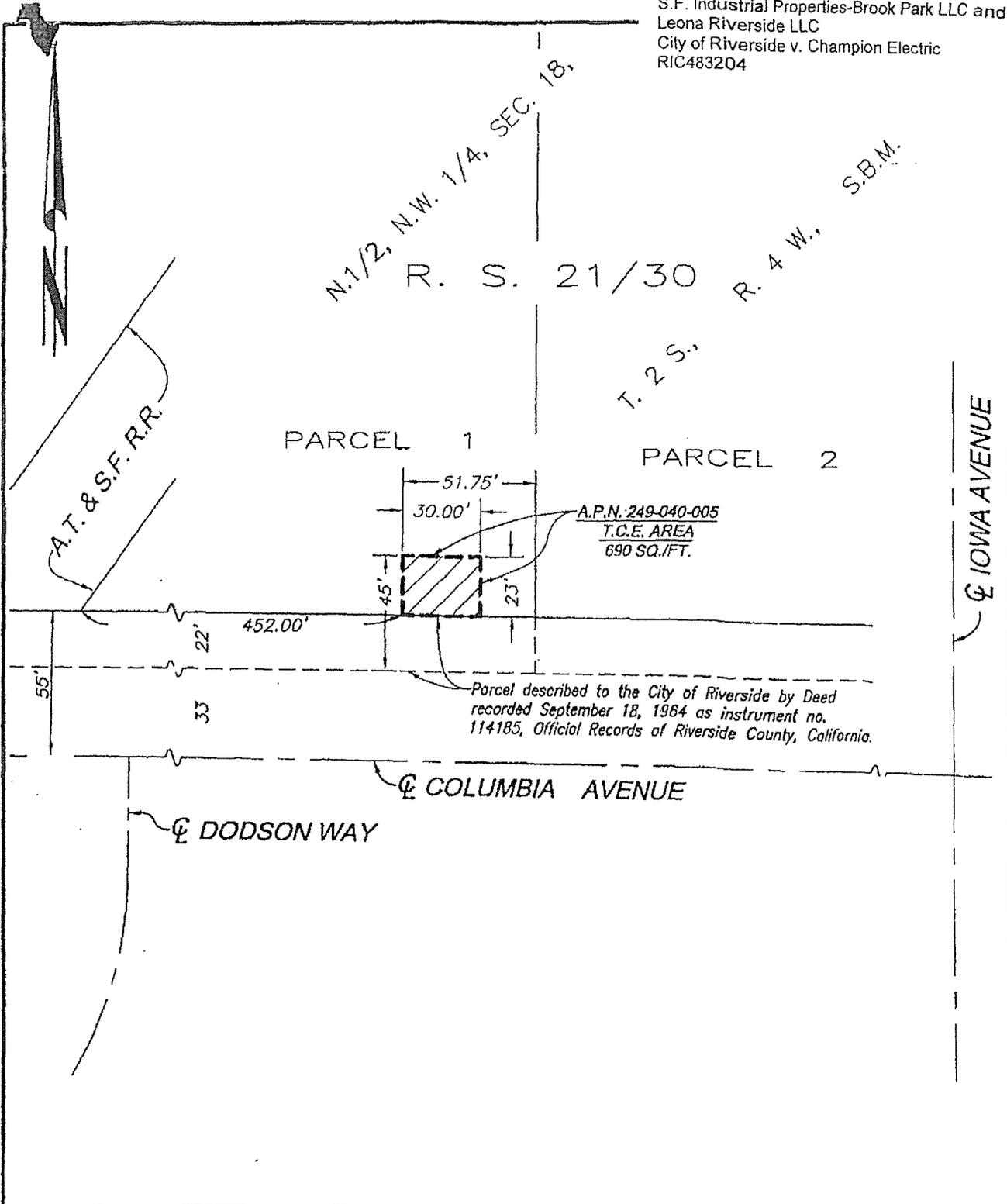

Date 10/23/08 Prep. E.V.
Mark S. Brown, L.S. 5655
License Expires 9/30/09



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Exhibit 9 cont. to Partial Judgment as to Defendants
 S.F. Industrial Properties-Brook Park LLC and
 Leona Riverside LLC
 City of Riverside v. Champion Electric
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• CITY OF RIVERSIDE, CALIFORNIA •

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SCALE: 1"=50' DRAWN BY: EV DATE: 10/23/08 SUBJECT: COLUMBIA AVENUE

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