

Recording Requested By
First American Title Company
Riverside Resale

DOC # 2005-0766417
09/16/2005 08:00A Fee:100.00
Page 1 of 30
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:
FIRST AMERICAN TITLE COMPANY

WHEN RECORDED MAIL DOCUMENT TO:
GREGORY P. PRIAMOS
CITY OF RIVERSIDE
CITY HALL, 3900 MAIN STREET
RIVERSIDE, CA 92522



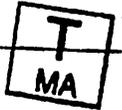
M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.	
	1		30						6	
									MA	
A	R	L				COPY	LONG	REFUND	NCHG	EXAM

TRA:
APN:
DTT:

D- 15930

100

FINAL JUDGMENT AND ORDER OF CONDEMNATION



THIS AREA
FOR
RECORDER'S
USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

15930

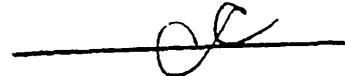
AUG 20 2005

1 GREGORY P. PRIAMOS, City Attorney #136766
2 HERIBERTO F. DIAZ, Deputy City Attorney #132821
3 CITY OF RIVERSIDE
4 City Hall, 3900 Main Street
5 Riverside, California 92522
6 Telephone (951) 826-5567
7 Facsimile (951) 826-5540

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

AUG 30 2005

Attorneys for Plaintiff, City of Riverside



SUPERIOR COURT OF CALIFORNIA

COUNTY OF RIVERSIDE

11 CITY OF RIVERSIDE, a municipal corporation,
12
13 Plaintiff,
14 vs.
15 SALVADOR VALADEZ; GUADALUPE VALADEZ; PAUL W. FREER; CALVERT EDWIN ERWIN; SOUTHERN CALIFORNIA EDISON COMPANY; JOYCE A. ERWIN; BENEFICIAL MANAGEMENT CORPORATION OF AMERICA, a Delaware corporation; BENEFICIAL CALIFORNIA INC.; FORD MOTOR CREDIT COMPANY; EMPLOYMENT DEVELOPMENT DEPARTMENT; INTERNAL REVENUE SERVICE; COUNTY OF RIVERSIDE; JOHN L. JACOB; WINIFRED L. JACOB; FRANCISE PARIS; MARGARETA PARIS; SERRANO RECONVEYANCE COMPANY, a California corporation; HOME SAVINGS OF AMERICA, F.A., a corporation; JERRY L. REYNOLDS; LA SIERRA HEIGHTS WATER COMPANY; DALY WATER COMPANY; RAY J. ERNST; JUNE ERNST; JAMES D. MALONE; SECURITY PACIFIC NATIONAL BANK OF LOS ANGELES; PACIFIC TELEPHONE AND TELEGRAPH COMPANY; DANIEL L. MALONE; WHELAN ESCROW COMPANY, a California corporation; STANLEY J. SKURA; STATE FARM INSURANCE; STATE BOARD OF EQUALIZATION; SPOUSE OF

CASE NO.: RIC 391405

FINAL JUDGMENT AND ORDER OF CONDEMNATION

Assessor's Parcel Numbers:

- 147-032-005 (37A/37B)
- 147-032-006 (36A/36B)
- 147-032-007 (35A/35B/35C)
- 147-050-003 (31A/31B)
- 147-100-010 (23A/23B)
- 147-110-002 (144A/144B/144C)
- 147-110-037 (151A/151B)
- 150-092-001 (103A/103B)
- 150-250-021 (113A/113B)
- 150-281-011 (43A/43B)
- 150-282-001 (129A/129B/129C/129D)
- 154-330-011 (81A/81B)

1 JAMES D. MALONE; SPOUSE OF DANIEL)
 L. MALONE; CHARLES F. WONG and)
 2 DALE L. WONG, as Trustees of the Wong)
 Family Trust initially created June 24, 1995;)
 3 FIRST AMERICAN TITLE INSURANCE)
 COMPANY, a California corporation;)
 4 MAUDELLA DORMAN, as Trustor(s) and)
 Trustee(s) of the Maudella Dorman Living)
 5 Trust dated May 22, 1996; LUOM THI)
 NGUYEN; BINH-AN PHAM; DSL SERVICE)
 6 COMPANY, a California corporation;)
 DOWNEY SAVINGS AND LOAN)
 7 ASSOCIATION, F.A.; STEWART TITLE, a)
 Texas corporation; WASHINGTON MUTUAL)
 8 BANK, F.A., a Federal Association; CHAU)
 NGOC LAM; PATRICK TRAN; SPOUSE OF)
 9 CHAU NGOC LAM; SPOUSE OF PATRICK)
 TRAN; ORANGE COAST TITLE)
 10 COMPANY, a California corporation; MERLE)
 E. JONES; BERTHA JONES; ROBERT W.)
 11 LAVENDER; ETHEL L. LAVENDER; RAY)
 RUSSELL; STEWART TITLE CO. OF)
 12 RIVERSIDE COUNTY, a California)
 corporation; JOY ZIOBER; DOES 1 through)
 13 100; and ALL PERSONS UNKNOWN)
 CLAIMING AN INTEREST IN THE)
 14 PROPERTY,)
 15 Defendants.)

16
 17 This Final Judgment and Order of condemnation is hereby made following disposition,
 18 through the court proceedings described below, of all parties and property interests alleged in the
 19 Complaint in Eminent Domain.

20 NOW, THEREFORE, IT IS HEREBY FOUND AND DETERMINED:

21 1. Pursuant to its Charter §§ 37350.5, 39792, and 40404 of the Government Code
 22 of the State of California § 1240.010 of the Code of Civil Procedure of the State of California, and
 23 Article I § 19 of the Constitution of the State of California, Plaintiff City of Riverside is authorized
 24 to acquire real property or interests therein for public uses and purposes, to wit: the widening of
 25 Tyler Street, a public street, between Wells Avenue and Eureka Drive, and for related incidental
 26 improvements ("Project").

27 ///

1 2. After a duly noticed public hearing and an opportunity to be heard in compliance
2 with Code of Civil Procedure § 1245.235, on February 18, 2003, Plaintiff's City Council adopted
3 Resolution No. 20350 authorizing Plaintiff to acquire by eminent domain the property described in
4 the complaint on file herein, as Riverside County Assessor's Parcel Numbers 147-032-005 (37A/37B),
5 147-032-006 (36A/36B), 147-032-007 (35A/35B/35C), 147-050-003 (31A/31B), 147-100-010
6 (23A/23B), 147-110-002 (144A/144B/144C), 147-110-037 (151A/151B), 150-092-001 (103A/103B),
7 150-250-021 (113A/13B), 150-281-011 (43A/43B), 150-282-001 (129A/129B/129C/129D), and 154-
8 330-011 (81A/81B). In compliance with §§ 1245.220 and 1245.230 of the Code of Civil Procedure,
9 the City Council found and determined that: (a) the public interest and necessity require the proposed
10 project; (b) the proposed project is planned and located in the manner that will be most compatible
11 with the greatest public good and least private injury; (c) the acquisition and taking of permanent
12 easements and lesser interests in the property sought to be acquired are necessary for the Project; and
13 (d) the offer required by § 7267.2 of the Government Code has been made to the owners of record of
14 the subject properties.

15 3. Plaintiff CITY OF RIVERSIDE commenced this eminent domain action to
16 condemn permanent and temporary construction easements over portions of Assessor Parcel
17 Numbers 147-032-005, 147-032-006, 147-032-007, 147-050-003, 147-100-010, 147-110-002, 147-
18 110-037, 150-092-001, 150-250-021, 150-281-011, 150-282-001, and 154-330-011.

19 4. Plaintiff named the following defendants in this action: SALVADOR
20 VALADEZ; GUADALUPE VALADEZ; PAUL W. FREER; CALVERT EDWIN ERWIN;
21 SOUTHERN CALIFORNIA EDISON COMPANY; JOYCE A. ERWIN; BENEFICIAL
22 MANAGEMENT CORPORATION OF AMERICA, a Delaware corporation; BENEFICIAL
23 CALIFORNIA INC.; FORD MOTOR CREDIT COMPANY; EMPLOYMENT DEVELOPMENT
24 DEPARTMENT; INTERNAL REVENUE SERVICE; COUNTY OF RIVERSIDE; JOHN L.
25 JACOB; WINIFRED L. JACOB; FRANCISE PARIS; MARGARETA PARIS; SERRANO
26 RECONVEYANCE COMPANY, a California corporation; HOME SAVINGS OF AMERICA,
27 F.A., a corporation; JERRY L. REYNOLDS; LA SIERRA HEIGHTS WATER COMPANY;

1 DALY WATER COMPANY; RAY J. ERNST; JUNE ERNST; JAMES D. MALONE;
 2 SECURITY PACIFIC NATIONAL BANK OF LOS ANGELES; PACIFIC TELEPHONE AND
 3 TELEGRAPH COMPANY; DANIEL L. MALONE; WHELAN ESCROW COMPANY, a
 4 California corporation; STANLEY J. SKURA; STATE FARM INSURANCE; STATE BOARD
 5 OF EQUALIZATION; SPOUSE OF JAMES D. MALONE; SPOUSE OF DANIEL L. MALONE;
 6 CHARLES F. WONG and DALE L. WONG, as Trustees of the Wong Family Trust initially
 7 created June 24, 1995; FIRST AMERICAN TITLE INSURANCE COMPANY, a California
 8 corporation; MAUDELLA DORMAN, as Trustor(s) and Trustee(s) of the Maudella Dorman
 9 Living Trust dated May 22, 1996; LUOM THI NGUYEN; BINH-AN PHAM; DSL SERVICE
 10 COMPANY, a California corporation; DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.;
 11 STEWART TITLE, a Texas corporation; WASHINGTON MUTUAL BANK, F.A., a Federal
 12 Association; CHAU NGOC LAM; PATRICK TRAN; SPOUSE OF CHAU NGOC LAM;
 13 SPOUSE OF PATRICK TRAN; ORANGE COAST TITLE COMPANY, a California corporation;
 14 MERLE E. JONES; BERTHA JONES; ROBERT W. LAVENDER; ETHEL L. LAVENDER;
 15 RAY RUSSELL; STEWART TITLE CO. OF RIVERSIDE COUNTY, a California corporation;
 16 JOY ZIOBER; ERIC CLINE; CHRISTINA CLINE; PAT CLINE; KEVIN CLINE; ROMANIA
 17 PARIS; RICHARDO PARIS; CHARLES EPPIE; WINNIE EPPIE; LINDA EPPIE; LYLE
 18 SMITH; LINDA SMITH; JOSE ZORILLA; GINA ZORILLA; PEGGY ZORILLA; ABLE
 19 ZORILLA; LENA SANCHEZ; JUANITA SANCHEZ; DAVE SANCHEZ; MARIA MARTINEZ;
 20 JUAN MARTINEZ; JOSE MARTINEZ; DON GREEN; DAVID GREEN; SARA GREEN; SAM
 21 SMITH; COMMONWEALTH TRUST DEED SERVICES, INC.; BANKERS TRUST
 22 COMPANY; and ANDRE HANDJAJA.

23 5. The following Defendants filed disclaimers on the dates indicated below, and are
 24 entitled to no compensation herein:

<u>DEFENDANT</u>	<u>DATE OF FILING</u>
COUNTY OF RIVERSIDE	08/26/03
STEWART TITLE CO. OF RIVERSIDE COUNTY	09/02/03

<u>DEFENDANT</u>	<u>DATE OF FILING</u>
STEWART TITLE	09/02/03
INTERNAL REVENUE SERVICE	09/03/03
EMPLOYMENT DEVELOPMENT DEPARTMENT	09/15/03
FIRST AMERICAN TITLE INSURANCE COMPANY	10/10/03
PACIFIC TELEPHONE AND TELEGRAPH COMPANY	10/27/03
STATE BOARD OF EQUALIZATION	11/20/03
CALIFORNIA RECONVEYANCE COMPANY	01/20/04
WASHINGTON MUTUAL BANK, F.A.	01/20/04
ORANGE COAST TITLE COMPANY	10/06/04

6. The following Defendants were dismissed by Plaintiff without prejudice from this action on the dates indicated below:

<u>DEFENDANT</u>	<u>DATE OF FILING</u>
SECURITY PACIFIC NATIONAL • BANK OF LOS ANGELES	10/03/03
DALY WATER COMPANY	01/14/04
LA SIERRA HEIGHTS WATER COMPANY	01/14/04
CALVERT EDWIN ERWIN	04/22/05
JOYCE A. ERWIN	04/22/05

7. The following Defendants having been regularly served with process herein and having failed to appear or answer within the time allowed by law, had their defaults taken on the dates indicated below:

<u>DEFENDANT</u>	<u>DATE OF FILING</u>
SALVADOR VALADEZ	07/25/03
GUADALUPE VALADEZ	07/25/03
SOUTHERN CALIFORNIA EDISON COMPANY	07/25/03

	<u>DEFENDANT</u>	<u>DATE OF FILING</u>
1	FRANCISE PARIS	07/25/03
2	MARGARETA PARIS	07/25/03
3	JERRY L. REYNOLDS	07/25/03
4	LUOM THI NGUYEN	07/25/03
5	CHAU NGOC LAM	07/25/03
6	PATRICK TRAN	07/25/03
7	BINH-AN PHAM	07/25/03
8	DANIEL L. MALONE	07/25/03
9	MERLE E. JONES	08/15/03
10	BERTHA JONES	08/15/03
11	CHARLES F. WONG	08/20/03
12	DALE L. WONG	08/20/03
13	ERIC CLINE	08/20/03
14	CHRISTINA CLINE	08/20/03
15	PAT CLINE	08/20/03
16	KEVIN CLINE	08/20/03
17	ROMANIA PARIS	08/20/03
18	RICHARDO PARIS	08/20/03
19	CHARLES EPPIE	08/20/03
20	WINNIE EPPIE	08/20/03
21	LINDA EPPIE	08/20/03
22	LYLE SMITH	08/20/03
23	LYNDA SMITH	08/20/03
24	JOSE ZORILLA	08/20/03
25	GINA ZORILLA	08/20/03
26	PEGGY ZORILLA	08/20/03
27	ABLE ZORILLA	08/20/03
	LENA SANCHEZ	08/20/03
	JUANITA SANCHEZ	08/20/03

City Attorney's Office
3900 Main Street
Riverside, CA 92522
(951) 826-5567

15930

	<u>DEFENDANT</u>	<u>DATE OF FILING</u>
1		
2	DAVE SANCHEZ	08/20/03
3	MARIA MARTINEZ	08/20/03
4	JUAN MARTINEZ	08/20/03
5	JOSE MARTINEZ	08/20/03
6	DON GREEN	08/20/03
7	DAVID GREEN	08/20/03
8	SARA GREEN	08/20/03
9	SAM SMITH	08/20/03
10	PAUL W. FREER	08/20/03
11	DSL SERVICE COMPANY	09/04/03
12	DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.	09/04/03
13	JOY ZIOBER	01/09/04
14	BENEFICIAL MANAGEMENT CORPORATION OF AMERICA	01/14/04
15	BENEFICIAL CALIFORNIA, INC.	01/14/04
16	FORD MOTOR CREDIT COMPANY	01/14/04
17	HOME SAVINGS OF AMERICA, FA	01/14/04
18	COMMONWEALTH TRUST DEED SERVICES, INC.	01/14/04
19	BANKERS TRUST COMPANY	01/14/04
20	STATE FARM INSURANCE	01/14/04
21	WHELAN ESCROW COMPANY	01/16/04
22	MAUDELLA DORMAN	01/16/04
23	JUNE ERNST	02/03/04
24	RAY J. ERNST	02/03/04
25	STANLEY J. SKURA	02/06/04
26	PATSY J. NELSON	07/08/04

27 8. The following Defendants having been served with process pursuant to Code of Civil Procedure § 415.50, and having failed to appear or answer within the time allowed by law,

1 had their defaults taken on the dates indicated below:

2	<u>DEFENDANT</u>	<u>DATE OF FILING</u>
3	ROBERT W. LAVENDER	09/14/04
4	ETHEL L. LAVENDER	09/14/04
5	RAY RUSSELL	09/14/04
6	ALL PERSONS UNKNOWN	
7	CLAIMING AN INTEREST IN THE	
	PROPERTY	

8 9. Only Defendants JAMES D. MALONE, JOHN L. JACOB, WINIFRED L.
9 JACOB, MERRILL K. NELSON, CALVERT EDWIN ERWIN, and JOYCE A. ERWIN appeared
10 in this action seeking just compensation for the property interests alleged in the complaint.

11 10. A Partial Judgment and Final Order of Condemnation was made and entered
12 herein as to Defendant JAMES D. MALONE on June 6, 2005, disposing of the interest of said
13 Defendant and making an award of just compensation.

14 11. During the pendency of this action, Defendants CALVERT EDWIN ERWIN
15 and JOYCE A. ERWIN transferred their interest in and to the real property described in the
16 Complaint to ANDRE HANDJAJA.

17 12. California Code of Civil Procedure § 998 offers and acceptances were executed
18 by the parties and were filed on the following dates:

19	<u>DEFENDANT</u>	<u>DATE OF FILING</u>	<u>COMPENSATION</u>
20	JOHN L. JACOB and WINIFRED L. JACOB	5/20/05	\$ 7,316.00
21	MERRILL K. NELSON	5/16/05	70,000.00
22	ANDRE HANDJAJA	5/17/05	2,000.00

23
24 Pursuant to said offers and acceptances, the compensation awarded under this paragraph twelve
25 (12) is inclusive of interest, fees and costs.

26 10. On April 7, 2003, Plaintiff deposited the sum of Thirty-one Thousand Two
27 Hundred Dollars (\$31,200.00) with the Treasurer of the State of California, Condemnation Fund,

1 as a deposit of probable just compensation for Assessor's Parcel Numbers 147-032-005
 2 (37A/37B), 147-032-006 (36A/36B), 147-032-007 (35A/35B/35C), 147-050-003 (31A/31B), 147-
 3 100-010 (23A/23B), 147-110-002 (144A/144B/144C), 147-110-037 (151A/151B), 150-092-001
 4 (103A/103B), 150-250-021 (113A/13B), 150-281-011 (43A/43B), 150-282-001
 5 (129A/129B/129C/129D), and 154-330-011 (81A/81B). On September 15, 2003, Plaintiff
 6 deposited the sum of Three Thousand Dollars (\$3,000.00) with the Treasurer of the State of
 7 California, Condemnation Fund, as a deposit of probable just compensation for Assessor's Parcel
 8 Number 147-100-010. Said deposits were apportioned as follows:

9	<u>PARCEL NUMBER</u>	<u>AMOUNT</u>
10	147-032-005	\$600
11	147-032-006	\$800
12	147-032-007	\$1,600
13	147-050-003	\$2,100
14	147-100-010	\$3,000
15	147-110-002	\$1,900
16	147-110-037	\$2,200
17	150-092-001	\$11,800
18	150-250-021	\$4,800
19	150-281-011	\$2,400
20	150-282-001	\$2,100
20	154-330-011	\$700

21 None of the Parties in this action have made an application to withdraw any portion of the
 22 deposit of probable compensation. All funds remain on deposit with the State Treasurer.

23 11. An Order for Prejudgment Possession was signed by the Honorable Judge Gloria
 24 Conner Trask on May 30, 2003, authorizing Plaintiff to take possession of Assessor Parcel Numbers
 25 147-032-005 (37A/37B), 147-032-006 (36A/36B), 147-032-007 (35A/35B/35C), 147-050-003
 26 (31A/31B), 147-110-002 (144A/144B/144C), 147-110-037 (151A/151B), 150-092-001 (103A/103B),
 27 150-250-021 (113A/13B), 150-281-011 (43A/43B), 150-282-001 (129A/129B/129C/129D), and 154-

1 330-011 (81A/81B), thirty (30) days from the date of service of said order.

2 12. A Second Order for Prejudgment Possession was signed by the Honorable Judge
3 Gloria Conner Trask on October 31, 2003, authorizing Plaintiff to take possession of Assessor
4 Parcel Number 147-100-010, thirty (30) days from the date of service of said order. Pursuant to
5 said orders Plaintiff was authorized to take possession of the subject properties on the following
6 dates:

7	<u>PARCEL NUMBER</u>	<u>POSSESSION DATE</u>
8	147-032-005	July 23, 2003
9	147-032-006	July 23, 2003
10	147-032-007	July 13, 2003
11	147-050-003	July 13, 2003
12	147-100-010	February 20, 2004
13	147-110-002	July 13, 2003
14	147-110-037	July 15, 2003
15	150-092-001	July 13, 2003
16	150-250-021	July 13, 2003
17	150-281-011	July 14, 2003
18	150-282-001	July 14, 2003
19	154-330-011	July 26, 2003

20 13. No current or delinquent general or special taxes are due and owing to the
21 County of Riverside for the interests being acquired herein, in and to Assessor's Parcel Numbers
22 147-032-005, 147-032-006, 147-032-007, 147-050-003, 147-100-010, 147-110-002, 147-110-037,
23 150-092-001, 150-250-021, 150-281-011, 150-282-001, and 154-330-011.

24 WHEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

25 1. The total compensation, award and damages to be paid as a result of the
26 condemnation of the interests of Defendant MERRILL K. NELSON in and to Assessor's Parcel
27 Number 147-100-010 is the total sum of Seventy Thousand Dollars (\$70,000.00), which shall be
apportioned as follows:

- 1 a. The sum of \$28,854.45 shall be paid to the City of Riverside, pursuant to that
- 2 Deferred Payment Agreement dated September 8, 1995, and recorded as
- 3 Instrument Number 306188 in the Office of the Riverside County Recorder on
- 4 September 18, 1995; and
- 5 b. The sum of \$41,145.55 shall be paid by the City of Riverside to Defendant
- 6 MERRILL K. NELSON outside of these court proceedings within thirty (30)
- 7 days of the date of entry of this Final Judgment and Order of Condemnation.
- 8 2. The total compensation, award and damages to be paid as a result of the
- 9 condemnation of the interests of Defendants JOHN L. JACOB and WINIFRED L. JACOB in and
- 10 to Assessor's Parcel Number 147-050-003 is the total sum of Seven Thousand Three Hundred
- 11 Sixteen Dollars (\$7,316.00). Said sum shall be paid by the City of Riverside outside of these court
- 12 proceedings within thirty (30) days of the date of entry of this Final Judgment and Order of
- 13 Condemnation.
- 14 3. The total compensation, award and damages to be paid as a result of the
- 15 condemnation of the interests of Defendant ANDRE HANDJAJA in and to Assessor's Parcel
- 16 Number 147-032-007 is the total sum of Two Thousand Dollars (\$2,000.00). Said sum shall be
- 17 paid by the City of Riverside outside of these court proceedings within thirty (30) days of the date
- 18 of entry of this Final Judgment and Order of Condemnation.
- 19 4. The total compensation, award and damages to be paid as a result of the
- 20 condemnation of the interests of Defendant JAMES D. MALONE in and to Assessor's Parcel
- 21 Number 150-092-001 is the total sum of Twenty-seven Thousand Dollars (\$27,000.00). Said sum
- 22 shall be paid by the City of Riverside outside of these court proceedings within thirty (30) days of
- 23 the date of entry of this Final Judgment and Order of Condemnation.
- 24 5. Funds in the amount of Ten Thousand Four Hundred Dollars (\$10,400.00) shall
- 25 remain on deposit with the Treasurer of the State of California, Condemnation Fund, for the
- 26 benefit of Defendants SALVADOR VALADEZ, GUADALUPE VALADEZ, SOUTHERN
- 27 CALIFORNIA EDISON COMPANY, FRANCISE PARIS, MARGARETA PARIS, JERRY L.

15930

1 REYNOLDS, LUOM THI NGUYEN, CHAU NGOC LAM, PATRICK TRAN, BINH-AN
2 PHAM, DANIEL L. MALONE, MERLE E. JONES, BERTHA JONES, CHARLES F. WONG,
3 DALE L. WONG, ERIC CLINE, CHRISTINA CLINE, PAT CLINE, KEVIN CLINE, ROMANIA
4 PARIS, RICHARDO PARIS, CHARLES EPPIE, WINNIE EPPIE, LINDA EPPIE, LYLE
5 SMITH, LYNDA SMITH, JOSE ZORILLA, GINA ZORILLA, PEGGY ZORILLA, ABLE
6 ZORILLA, LENA SANCHEZ, JUANITA SANCHEZ, DAVE SANCHEZ, MARIA MARTINEZ,
7 JUAN MARTINEZ, JOSE MARTINEZ, DON GREEN, DAVID GREEN, SARA GREEN, SAM
8 SMITH, PAUL W. FREER, DSL SERVICE COMPANY, DOWNEY SAVINGS AND LOAN
9 ASSOCIATION, F.A., JOY ZIOBER, BENEFICIAL MANAGEMENT CORPORATION OF
10 AMERICA, BENEFICIAL CALIFORNIA, INC., FORD MOTOR CREDIT COMPANY, HOME
11 SAVINGS OF AMERICA, FA, COMMONWEALTH TRUST DEED SERVICES, INC.,
12 BANKERS TRUST COMPANY, STATE FARM INSURANCE, WHELAN ESCROW
13 COMPANY, MAUDELLA DORMAN, JUNE ERNST, RAY J. ERNST, STANLEY J. SKURA,
14 and PATSY J. NELSON subject to further order of this Court, or until such time as said funds
15 escheat to the State of California by operation of law.

16 6. That funds on deposit with the Treasurer of the State of California, Condemnation
17 Fund, in the amount of Six Thousand Seven Hundred Dollars (\$6,700.00), apportioned to
18 Defendants' MERRILL K. NELSON, JAMES D. MALONE, and JOHN L. JACOB AND
19 WINIFRED L. JACOB, (being paid outside these court proceedings) including all interest
20 remaining on deposit be disbursed to Plaintiff CITY OF RIVERSIDE, forthwith and payable as
21 follows:

22 City of Riverside, City Attorney's Office
23 c/o Heriberto F. Diaz
24 3900 Main Street, Fifth Floor
25 Riverside, California 92522

26 7. Plaintiff's portion of taxes as to Assessor's Parcel Numbers 147-032-005, 147-032-
27 006, 147-032-007, 147-050-003, 147-100-010, 147-110-002, 147-110-037, 150-092-001, 150-250-
021, 150-281-011, 150-282-001, and 154-330-011, if any, are cancelled as of the effective dates of

1 possession herein.

2 WHEREFORE THE COURT NOW MAKES THE FOLLOWING ORDER OF
3 CONDEMNATION:

4 1. The interests of Defendants SALVADOR VALADEZ, GUADALUPE
5 VALADEZ, PAUL W. FREER, CALVERT EDWIN ERWIN, SOUTHERN CALIFORNIA
6 EDISON COMPANY, JOYCE A. ERWIN, BENEFICIAL MANAGEMENT CORPORATION
7 OF AMERICA, a Delaware corporation, BENEFICIAL CALIFORNIA INC., FORD MOTOR
8 CREDIT COMPANY, EMPLOYMENT DEVELOPMENT DEPARTMENT, INTERNAL
9 REVENUE SERVICE, COUNTY OF RIVERSIDE, JOHN L. JACOB, WINIFRED L. JACOB,
10 FRANCISE PARIS, MARGARETA PARIS, SERRANO RECONVEYANCE COMPANY, a
11 California corporation, HOME SAVINGS OF AMERICA, F.A., a corporation, JERRY L.
12 REYNOLDS, LA SIERRA HEIGHTS WATER COMPANY, DALY WATER COMPANY, RAY
13 J. ERNST, JUNE ERNST, JAMES D. MALONE, SECURITY PACIFIC NATIONAL BANK OF
14 LOS ANGELES, PACIFIC TELEPHONE AND TELEGRAPH COMPANY, DANIEL L.
15 MALONE, WHELAN ESCROW COMPANY, a California corporation, STANLEY J. SKURA,
16 STATE FARM INSURANCE, STATE BOARD OF EQUALIZATION, SPOUSE OF JAMES D.
17 MALONE, SPOUSE OF DANIEL L. MALONE, CHARLES F. WONG and DALE L. WONG, as
18 Trustees of the Wong Family Trust initially created June 24, 1995, FIRST AMERICAN TITLE
19 INSURANCE COMPANY, a California corporation, MAUDELLA DORMAN, as Trustor(s) and
20 Trustee(s) of the Maudella Dorman Living Trust dated May 22, 1996, LUOM THI NGUYEN,
21 BINH-AN PHAM, DSL SERVICE COMPANY, a California corporation, DOWNEY SAVINGS
22 AND LOAN ASSOCIATION, F.A., STEWART TITLE, a Texas corporation, WASHINGTON
23 MUTUAL BANK, F.A., a Federal Association, CHAU NGOC LAM, PATRICK TRAN, SPOUSE
24 OF CHAU NGOC LAM, SPOUSE OF PATRICK TRAN, ORANGE COAST TITLE
25 COMPANY, a California corporation, MERLE E. JONES, BERTHA JONES, ROBERT W.
26 LAVENDER, ETHEL L. LAVENDER, RAY RUSSELL, STEWART TITLE CO. OF
27 RIVERSIDE COUNTY, a California corporation, JOY ZIOBER, ERIC CLINE, CHRISTINA

1 CLINE, PAT CLINE, KEVIN CLINE, ROMANIA PARIS, RICHARDO PARIS, CHARLES
2 EPPIE, WINNIE EPPIE, LINDA EPPIE, LYLE SMITH, LINDA SMITH, JOSE ZORILLA, GINA
3 ZORILLA, PEGGY ZORILLA, ABLE ZORILLA, LENA SANCHEZ, JUANITA SANCHEZ,
4 DAVE SANCHEZ, MARIA MARTINEZ, JUAN MARTINEZ, JOSE MARTINEZ, DON
5 GREEN, DAVID GREEN, SARA GREEN, SAM SMITH, COMMONWEALTH TRUST DEED
6 SERVICES, INC., BANKERS TRUST COMPANY, and ANDRE HANDJAJA, in the real
7 property designated in this Final Judgment, are hereby condemned for the public use and purposes
8 described in the Complaint herein, to wit, the widening and improving of public streets and rights
9 of way; Plaintiff to take title to the interests of said Defendants in said real property together with
10 all improvements therein in which said Defendants have an interest, free and clear of any and all
11 liens, encumbrances, easements, and leaseholds, of whatever kind or nature:

12 Those permanent easements and temporary construction easements condemned to the
13 City of Riverside in and to Assessor's Parcel Numbers 147-032-005 (37A/37B), 147-032-006
14 (36A/36B), 147-032-007 (35A/35B/35C), 147-050-003 (31A/31B), 147-100-010 (23A/23B), 147-
15 110-002 (144A/144B/144C), 147-110-037 (151A/151B), 150-092-001 (103A/103B), 150-250-021
16 (113A/13B), 150-281-011 (43A/43B), 150-282-001 (129A/129B/129C/129D), and 154-330-011
17 (81A/81B), are legally described as follows:

18 PARCEL 023
19 A.P.N. 147-100-010
20 Parcel 023 A – *Public Street Easement*

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

23 The northeasterly 8.00 feet of Lot 5 in Block 8 of La Granada, as shown by map on file in
24 Book 12, Pages 42 through 51 of Maps, records of Riverside County, California;

25 EXCEPTING THEREFROM that portion of said Lot 5, described in deed to the City of
26 Riverside as Parcel 1 by Grant Deed recorded February 9, 1965, as Instrument No. 15371
27 of Official Records of said Riverside County.

Area – 600 square feet.

1 Parcel 023 B – *Temporary Construction Easement*

2
3 That certain real property located in the City of Riverside, County of Riverside, State of
4 California, described as follows:

5 That portion of Lot 5 in Block 8 of La Granada, as shown by map on file in Book 12, Pages
6 42 through 51 of Maps, records of Riverside County, California, described as follows:
COMMENCING at the northeasterly corner of said Lot 5;

7 THENCE South 61°03'19" West, along the northwesterly line of said Lot 5, a distance of
8 8.04 feet to a line that is parallel with and distant 33.00 feet southwesterly, as measured at
9 right angles, from the centerline of Tyler Street, formerly Tyler Avenue, as shown by said
map, and the POINT OF BEGINNING of the parcel of land being described;

10 THENCE South 61°03'19" West, continuing along said northwesterly line, a distance of 5.02
feet;

11 THENCE South 23°19'18" East, a distance of 23.75 feet;

12 THENCE South 60°54'05" West, a distance of 7.82 feet;

13 THENCE South 29°05'55" East, a distance of 19.00 feet;

14 THENCE North 60°54'05" East, a distance of 1.01 feet;

15 THENCE South 29°05'55" East, a distance of 12.38 feet;

16 THENCE South 60°54'05" West, a distance of 1.58 feet;

17 THENCE South 29°05'55" East, a distance of 2.08 feet;

18 THENCE South 60°54'05" West, a distance of 23.33 feet;

19 THENCE North 29°05'55" West, a distance of 1.43 feet;

20 THENCE South 60°54'05" West, a distance of 8.90 feet;

21 THENCE North 29°05'55" West, a distance of 23.57 feet;

22 THENCE South 60°54'05" West, a distance of 10.00 feet;

23 THENCE South 29°05'55" East, a distance of 25.00 feet;

24 THENCE South 60°54'05" West, a distance of 15.00 feet;

25 THENCE South 29°05'55" East, a distance of 12.00 feet;

1
2 THENCE North 60°54'05" East, a distance of 61.02 feet;
3 THENCE South 23°19'18" East, a distance of 5.55 feet to the southeasterly line of that
4 certain parcel of land described in deed to Merrill K. Nelson, et ux., by document recorded
5 July 17, 1975, as Instrument No. 229850 of Official Records of said Riverside County;
6 THENCE North 61°03'19" East, along said southeasterly line, a distance of 5.02 feet to said
7 line that is parallel with and distant 33.00 feet southwesterly from the centerline of Tyler
8 Street;
9 THENCE North 23°19'18" West, along said parallel line, a distance of 75.00 feet to the
10 POINT OF BEGINNING.
11 Area – 1571 square feet.

11 PARCEL 031
12 A.P.N. 147-050-003

13 *Parcel 031 A – Public Street Easement*

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

16 The northeasterly 8.00 feet of Lot 10 in Block 7 of La Granada, as shown by map on file in
17 Book 12, Pages 42 through 51 of Maps, records of Riverside County, California;

18 EXCEPTING THEREFROM that portion of said Lot 7 lying southeasterly of the northwesterly
19 line of that certain parcel of land described in deed to Audrey Koi, by document recorded
20 June 14, 1991, as Instrument No. 200677 of Official Records of said Riverside County.

21 Area – 800 square feet.

22 *Parcel 031 B – Temporary Construction Easement*

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

25 The southwesterly 10.00 feet of the northeasterly 18.00 feet of Lot 10 in Block 7 of La
26 Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of
27 Riverside County, California;

1 EXCEPTING THEREFROM that portion of said Lot 7 lying southeasterly of the
2 northwesterly line of that certain parcel of land described in deed to Audrey Koi, by
3 document recorded June 14, 1991, as Instrument No. 200677 of Official Records of said
4 Riverside County.

4 Area – 1000 square feet.

6 PARCEL 035
7 A.P.N. 147-032-007

8 Parcel 035 A – *Public Street Easement*

9
10 The northeasterly 8.00 feet of Lot 10 in Block 6 of La Granada, as shown by map on file in
11 Book 12, Pages 42 through 51 of Maps, records of Riverside County, California;

12 EXCEPTING THEREFROM that portion of said Lot 10 lying northwesterly of the
13 northwesterly line of that certain parcel of land described in deed to Calvert Erwin, et ux., by
14 document recorded October 17, 1996, as Instrument No. 397788 of Official Records of said
15 Riverside County.

14 Area – 640 square feet.

16 Parcel 035 B – *Temporary Construction Easement*

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

19 The southwesterly 5.00 of the northeasterly 13.00 feet of Lot 10 in Block 6 of La Granada,
20 as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside
21 County, California;

22 EXCEPTING THEREFROM that portion of said Lot 10 lying northwesterly of the
23 northwesterly line of that certain parcel of land described in deed to Calvert Erwin, et ux., by
24 document recorded October 17, 1996, as Instrument No. 397788 of Official Records of said
25 Riverside County.

24 Area – 400 square feet.

26 Parcel 035 C – *Electric Energy Distribution Facilities Easement*

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

1 That portion of Lot 10 in Block 6 of La Granada, as shown by map on file in Book 12,
2 Pages 42 through 51 of Maps, records of Riverside County, California, described as
3 follows:
4 COMMENCING at the most easterly corner of said Lot 5;
5 THENCE South 69°36'45" West, along the southeasterly line of said Lot 10, a distance of
6 8.04 feet to a line that is parallel with and distant 33.00 feet southwesterly, as measured at
7 right angles, from the centerline of Tyler Street, formerly Tyler Avenue, as shown by said
8 map and the POINT OF BEGINNING of the parcel of land being described;
9 THENCE North 26°13'24" West, along said parallel line, a distance of 4.00 feet;
10 THENCE South 69°36'45" West, a distance of 3.00 feet;
11 THENCE South 26°13'24" East, a distance of 4.00 feet to said southeasterly line of Lot 10;
12 THENCE North 69°36'45" East, along said southeasterly line, a distance of 3.00 feet to the
13 POINT OF BEGINNING
14 Area – 12 square feet.

14 PARCELS 036 & 37
15 A.P.N. 147-032-005 & 147-032-006
16 Parcel 036 A & 037 A – *Public Street Easement*

17 The northeasterly 8.00 feet of Lot 10 in Block 6 of La Granada, as shown by map on file in
18 Book 12, Pages 42 through 51 of Maps, records of Riverside County, California;
19 EXCEPTING THEREFROM that portion of said Lot 10 lying southeasterly of the
20 northwesterly line of that certain parcel of land described in deed to Calvert Erwin, et ux., by
21 document recorded October 17, 1996, as Instrument No. 397788 of Official Records of said
22 Riverside County.
23 Area – 1170 square feet.

23 Parcel 036 B & 37 B – *Temporary Construction Easement*
24 That certain real property located in the City of Riverside, County of Riverside, State of
25 California, described as follows:
26 The southwesterly 5.00 of the northeasterly 13.00 feet of Lot 10 in Block 6 of La Granada,
27 as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside
County, California;

15930

1 EXCEPTING THEREFROM that portion of said Lot 10 lying southeasterly of the
2 northwesterly line of that certain parcel of land described in deed to Calvert Erwin, et ux., by
3 document recorded October 17, 1996, as Instrument No. 397788 of Official Records of said
Riverside County.

4 Area – 731 square feet.

5
6 PARCEL 043
A.P.N. 150-281-011

7 Parcel 043 A – *Public Street Easement*

8
9 That certain real property located in the City of Riverside, County of Riverside, State of
California, described as follows:

10 The easterly 8.00 feet of Lot 1 in Block 5 of La Granada, as shown by map on file in Book
11 12, Pages 42 through 51 of Maps, records of Riverside County, California;

12 EXCEPTING THEREFROM that portion of said Lot 1, lying northerly of the northerly line of
13 that certain parcel of land described in deed recorded March 21, 1997, as Instrument No.
95013 of Official Records of said Riverside County.

14 Area – 914 square feet.

15
16 Parcel 043 B – *Temporary Construction Easement*

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

19 The westerly 5.00 of the easterly 13.00 feet of Lot 1 in Block 5 of La Granada, as shown by
20 map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County,
California;

21 EXCEPTING THEREFROM that portion of said Lot 1, lying northerly of the northerly line of
22 that certain parcel of land described in deed recorded March 21, 1997, as Instrument No.
95013 of Official Records of said Riverside County.

23 Area – 578 square feet.

24
25 PARCEL 080
A.P.N. 154-330-012

26 Parcel 080 A – *Public Street Easement*

27

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

3 The easterly 8.00 feet of Lot 17 in Block 25 of La Granada, as shown by map on file in Book
4 12, Pages 42 through 51 of Maps, records of Riverside County, California;

5 EXCEPTING THEREFROM that portion of said Lot 17, lying southerly of the northerly line
6 of that certain parcel of land described in deed to Javier V. Garcia, et al., by document
7 recorded January 5, 1999, as Instrument No. 3012 of Official Records of said Riverside
8 County;

9 ALSO EXCEPTING THEREFROM that portion of said Lot 17, lying northerly of the northerly
10 line of that certain parcel of land described in deed to Dr. Marshall Jung, et ux., by document
11 recorded March 17, 1981, as Instrument No. 46640 of Official Records of said Riverside
12 County.

13 Area - 600 square feet.

14 **Parcel 080 B - Temporary Construction Easement**

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

17 The westerly 5.00 feet of the easterly 13.00 feet of Lot 17 in Block 25 of La Granada, as
18 shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside
19 County, California;

20 EXCEPTING THEREFROM that portion of said Lot 17, lying southerly of the northerly line
21 of that certain parcel of land described in deed to Javier V. Garcia, et al., by document
22 recorded January 5, 1999, as Instrument No. 3012 of Official Records of said Riverside
23 County;

24 ALSO EXCEPTING THEREFROM that portion of said Lot 17, lying northerly of the northerly
25 line of that certain parcel of land described in deed to Dr. Marshall Jung, et ux., by document
26 recorded March 17, 1981, as Instrument No. 46640 of Official Records of said Riverside
27 County.

Area - 375 square feet.

28 **PARCEL 081**
29 **A.P.N. 154-330-011**

30 **Parcel 081 A - Public Street Easement**

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

3 The easterly 8.00 feet of Lot 17 in Block 25 of La Granada, as shown by map on file in Book
4 12, Pages 42 through 51 of Maps, records of Riverside County, California;

5 EXCEPTING THEREFROM that portion of said Lot 17, lying southerly of the northerly line
6 of that certain parcel of land described in deed to Dr. Marshall Jung, et ux., by document
7 recorded March 17, 1981, as Instrument No. 46640 of Official Records of said Riverside
8 County;

9 Area – 600 square feet.

10 **Parcel 081 B – Temporary Construction Easement**

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

13 That portion of Lot 17 in Block 25 of La Granada, as shown by map on file in Book 12,
14 Pages 42 through 51 of Maps, records of Riverside County, California, described as follows:

15 COMMENCING at the northeasterly corner of said Lot 17;

16 THENCE North 84°44'30" West, along the northerly line of said Lot 17, a distance of 8.00
17 feet to the westerly line of the easterly 8.00 feet of said Lot 17, and the POINT OF
18 BEGINNING of the parcel of land being described;

19 THENCE North 84°44'30" West, continuing along said northerly line, a distance of 10.00
20 feet;

21 THENCE South 8°04'53" East, a distance of 21.58 feet to the westerly line of the easterly
22 13.00 feet of said Lot 17;

23 THENCE South 5°18'50" West, along said last mentioned westerly line, a distance of 54.00
24 feet to the northerly line of that certain parcel of land described in deed to Dr. Marshall Jung,
25 et ux., by document recorded March 17, 1981, as Instrument No. 46640 of Official Records
26 of said Riverside County;

27 THENCE South 84°44'30" East, along said last mentioned northerly line, a distance of
5.00 feet to said westerly line of the easterly 8.00 feet of Lot 17;

1 THENCE North 5°18'50" East, along said westerly line, a distance of 75.00 feet to the
2 POINT OF BEGINNING.

3 Area – 428 square feet.
4

5 **PARCEL 113**
6 **A.P.N. 150-250-021**

7 **Parcel 113 A – Public Street Easement**

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

10 That portion of Lot 6 in Block 19 of La Granada, as shown by map on file in Book 12, Pages
11 42 through 51 of Maps, records of Riverside County, California, lying westerly of a line which
12 is parallel with and distant 33.00 feet easterly, as measured at right angles, from the
following described line:

13 BEGINNING at the intersection of the centerline of Tyler Street, formerly Tyler Avenue, with
14 the centerline of Cypress Avenue as shown by said map;

15
16 THENCE South 5°41'37" East, along said centerline of Tyler Street, a distance of 442.77
17 feet to the beginning of a tangent curve concaving westerly and having a radius of 1346.94
feet;

18 THENCE southerly to the right along said curve through a central angle of 28°27'18" an arc
19 length of 668.93 feet to the end of said curve;

20 THENCE South 22°45'41" West, along said centerline of Tyler Street and tangent to the end
21 of said curve, a distance of 428.57 feet to an intersection with the centerline of Sinclair
Avenue and the END of this line description;

22 EXCEPTING THEREFROM that portion of said Lot 6 lying southerly of the northerly line of
23 that certain parcel of land described in deed to Charles F. Wong, et ux., by document
24 recorded December 22, 1997, as Instrument No. 467681 of Official Records of said
Riverside County.

25 Area – 1004 square feet.
26

27 **Parcel 113 B – Temporary Construction Easement**

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

3 That portion of Lot 6 in Block 19 of La Granada, as shown by map on file in Book 12, Pages
 4 42 through 51 of Maps, records of Riverside County, California, described as follows:

5 COMMENCING at the northwesterly corner of said Lot 6;

6 THENCE North 89°59'37" East, along the northerly line of said Lot 6, a distance of 8.04 feet
 7 to a line that is parallel with and distant 33.00 feet easterly, as measured at right angles,
 8 from the centerline of Tyler Street, formerly Tyler Avenue, and the POINT OF BEGINNING
 9 of the parcel of land being described;

10 THENCE South 5°41'37" East, along said parallel line, a distance of 64.35 feet to the
 11 beginning of a tangent curve concaving westerly and having a radius of 1379.94 feet;

12 THENCE southerly to the right along said curve through a central angle of 2°42'24" an arc
 13 length of 65.19 feet to the northerly line of that certain parcel of land described in deed to
 14 Charles F. Wong, et ux., by document recorded December 22, 1997, as Instrument No.
 15 467681 of Official Records of said Riverside County;

16 THENCE North 89°59'37" East, along said northerly line, a distance of 15.02 feet to the
 17 beginning of a non-tangent curve concaving westerly, having a radius of 1394.94 feet and
 18 to which the radius bears South 87°02'43" West;

19 THENCE northerly to the left along said curve through a central angle of 2°21'19" an arc
 20 length of 57.34 feet;

21 THENCE North 84°18'23" East, a distance of 12.00 feet
 22 ;
 23 THENCE North 5°38'02" West, a distance of 30.00 feet;

24 THENCE South 84°18'23" West, a distance of 12.00 feet;

25 THENCE North 5°41'37" West, a distance of 42.20 feet to said northerly line of Lot 6;

26 THENCE South 89°59'37" West, along said northerly line of Lot 6, a distance of 15.07
 27 feet to the POINT OF BEGINNING.

Area – 2303 square feet.

PARCEL 129
 A.P.N. 150-282-001

15930

1 **Parcel 129 A – Public Street Easement**
2 That certain real property located in the City of Riverside, County of Riverside, State of
3 California, described as follows:
4 That portion of Lot 26 in Block 18 of La Granada, as shown by map on file in Book 12,
5 Pages 42 through 51 of Maps, records of Riverside County, California, described as follows:
6 BEGINNING at the northwesterly corner of said Lot 26;
7 THENCE South 0°50'22" West, along the westerly line of said Lot 26, a distance of 211.33
8 feet to the southerly line of said Lot 26;
9 THENCE North 83°28'41" East, along said southerly line, a distance of 8.07 feet to a line
10 that is parallel with and distant 33.00 feet easterly, as measured at right angles, from the
11 centerline of Tyler Street, formerly Tyler Avenue, as shown by said map;
12 THENCE North 0°50'22" East, along said parallel line, a distance of 176.77 feet to the
13 beginning of a tangent curve concaving southeasterly and having a radius of 33.50 feet;
14 THENCE northerly to the right along said curve through a central angle of 90°02'10" an arc
15 length of 52.64 feet to the northerly line of said Lot 26;
16 THENCE North 89°07'28" West, along said northerly line, a distance of 41.52 feet to the
17 POINT OF BEGINNING.
18 Area – 1928 square feet.

18 **Parcel 129 B – Temporary Construction Easement**
19 That certain real property located in the City of Riverside, County of Riverside, State of
20 California, described as follows:
21 That portion of Lot 26 in Block 18 of La Granada, as shown by map on file in Book 12,
22 Pages 42 through 51 of Maps, records of Riverside County, California, described as follows:
23 COMMENCING at the northwesterly corner of said Lot 26;
24 THENCE South 0°50'22" West, along the westerly line of said Lot 26, a distance of 211.33
25 feet to the southerly line of said Lot 26;
26 THENCE North 83°28'41" East, along said southerly line, a distance of 8.07 feet to a line
27 that is parallel with and distant 33.00 feet easterly, as measured at right angles, from the
centerline of Tyler Street, formerly Tyler Avenue, as shown by said map, and the POINT

1 OF BEGINNING of the parcel of land being described;
2 THENCE North 0°50'22" East, along said parallel line, a distance of 176.77 feet to the
3 beginning of a tangent curve concaving southeasterly and having a radius of 33.50 feet;
4 THENCE northerly to the right along said curve through a central angle of 90°02'10" an arc
5 length of 52.64 feet to the northerly line of said Lot 26;
6 THENCE South 89°07'28" East, along said northerly line, a distance of 10.00 feet;
7 THENCE South 0°52'32" West, at right angle to said northerly line, a distance of 10.00
8 feet;
9 THENCE North 89°07'28" West, a distance of 10.00 feet to the beginning of a tangent
10 curve concaving southeasterly and having a radius of 23.50 feet;
11 THENCE westerly to the left along said last mentioned curve through a central angle of
12 90°02'10" an arc length of 36.93 feet to a line that is parallel with and distant 43.00 feet
13 easterly, as measured at right angles, from said centerline of Tyler Street;
14 THENCE South 0°50'22" West, along said last mentioned parallel line, a distance of
15 175.48 feet to said southerly line of Lot 26;
16 THENCE South 83°28'41" West, along said southerly line, a distance of 10.08 feet to the
17 POINT OF BEGINNING.

18 Area – 2309 square feet.

19 *Parcel 129 C – Electric Energy Distribution Facilities Easement*

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

22 The southerly 5.00 feet of the westerly 107.18 feet of Lot 26 in Block 18 La Granada, as
23 shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside
24 County, California;

25 EXCEPTING THEREFROM that portion lying westerly of a line that is parallel with and
26 distant 33.00 feet easterly, as measured at right angles, from the centerline of Tyler Street,
27 formerly Tyler Avenue, as shown by said map.

Area – 500 square feet.

1 Parcel 129 D – *Electric Energy Distribution Facilities Temporary Construction Easement*

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

4 The northerly 15.00 feet of the southerly 20.00 feet of the westerly 107.18 feet of Lot 26 in
5 Block 18 La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps,
6 records of Riverside County, California;

7 EXCEPTING THEREFROM that portion lying westerly of a line that is parallel with and
8 distant 33.00 feet easterly, as measured at right angles, from the centerline of Tyler Street,
9 formerly Tyler Avenue, as shown by said map.

10 Area – 1500 square feet.

11 PARCEL 144
12 A.P.N. 147-110-002

13 Parcel 144A – *Public Street Easement*

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

16 That portion of Block 15 of La Granada, as shown by map on file in Book 12, Pages 42
17 through 51 of Maps, records of Riverside County, California, described as follows:

18 The southwesterly 8.00 feet of Parcel 2 of Record of Survey on file in Book 15, Page 74 of
19 Record of Surveys, records of said Riverside County.

20 Area – 800 square feet.

21 Parcel 144 B – *Temporary Construction Easement*

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

24 That portion of Block 15 of La Granada, as shown by map on file in Book 12, Pages 42
25 through 51 of Maps, records of Riverside County, California, described as follows:

26 COMMENCING at the most southerly corner of Parcel 2 of Record of Survey on file in Book
27 15, Page 74 of Record of Surveys, records of said Riverside County;

15930

1 THENCE North 66°40'42" East, along the southeasterly line of said Parcel 2, a distance of
2 8.00 feet to a line that is parallel with and distant 33.00 feet northeasterly, as measured at
3 right angles, from the centerline of Tyler Street, formerly Tyler Avenue, as shown by said
4 map, and the POINT OF BEGINNING of the parcel of land being described;
5
6 THENCE North 66°40'42" East, continuing along said southeasterly line, a distance of 25.00
7 feet;
8
9 THENCE North 23°19'18" East, along a line that is parallel with said centerline of Tyler
10 Street, a distance of 42.00 feet;
11
12 THENCE South 66°40'42" West, along a line that is parallel with said southeasterly line, a
13 distance of 5.00 feet;
14
15 THENCE North 23°19'18" West, along a line that is parallel with said centerline of Tyler
16 Street, a distance of 57.97 feet to the northwesterly line of said Parcel 2;
17
18 THENCE South 66°40'42" West, along said northwesterly line, a distance of 20.00 feet to
19 said line that is parallel with and distant 33.00 feet northeasterly from the centerline of Tyler
20 Street;
21
22 THENCE South 23°19'18" East, along said parallel line, a distance of 99.97 feet to the
23 POINT OF BEGINNING.

24 Area – 2209 square feet.

25 Parcel 144 C – *Electric Energy Distribution Facilities Easement*

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

That portion of Block 15 of La Granada, as shown by map on file in Book 12, Pages 42
through 51. of Maps, records of Riverside County, California, described as follows:

The northerly 4.00 feet of the easterly 3.00 feet of the westerly 11.00 feet of Parcel 2 of
Record of Survey on file in Book 15, Page 74 of Record of Surveys, records of said
Riverside County.

Area – 12 square feet.

PARCEL 151
A.P.N. 147-110-037

Parcel 151 A – *Public Street Easement*

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

3 The southwesterly 8.00 feet of Block 15 of La Granada, as shown by map on file in Book 12,
4 Pages 42 through 51 of Maps, records of Riverside County, California;

5 EXCEPTING THEREFROM that portion of said Block 15 lying northwesterly of the
6 southeasterly line of Parcel 3 of Record of Survey on file in Book 48, Page 26 of Record of
7 Surveys, records of said Riverside County;

8 ALSO EXCEPTING THEREFROM that portion of said Block 15 lying southeasterly of the
9 northwesterly line of that certain parcel of land described in deed to Otis G. Phillips, by
10 document recorded November 17, 1958, as Instrument No. 82662 of Official Records of said
11 Riverside County.

12 Area – 944 square feet.

13

14 **Parcel 151 B – Temporary Construction Easement**

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

17 The northeasterly 15.00 feet of the southwesterly 23.00 feet of Block 15 of La Granada, as
18 shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside
19 County, California;

20 EXCEPTING THEREFROM that portion of said Block 15 lying northwesterly of the
21 southeasterly line of Parcels 2 and 3 of Record of Survey on file in Book 48, Page 26 of
22 Record of Surveys, records of said Riverside County;

23 ALSO EXCEPTING THEREFROM that portion of said Block 15 lying southeasterly of the
24 northwesterly line of that certain parcel of land described in deed to Otis G. Phillips, by
25 document recorded November 17, 1958, as Instrument No. 82662 of Official Records of said
26 Riverside County.

27 Area – 1771 square feet.

28

29 Dated: 8/30, 2005

30 By: [Signature]
31 JUDGE OF THE SUPERIOR COURT

32

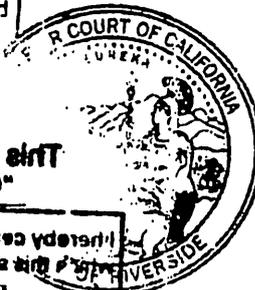
33

34

35 O:\Cycorn\WPDocs\D026\PO03\00048336.WPD
36 02-2950cd 8/29/05

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

Each document to which this certification is attached
is certified to be a true and correct copy of the
original on file in the
Superior Court of California,
County of Riverside



By _____

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

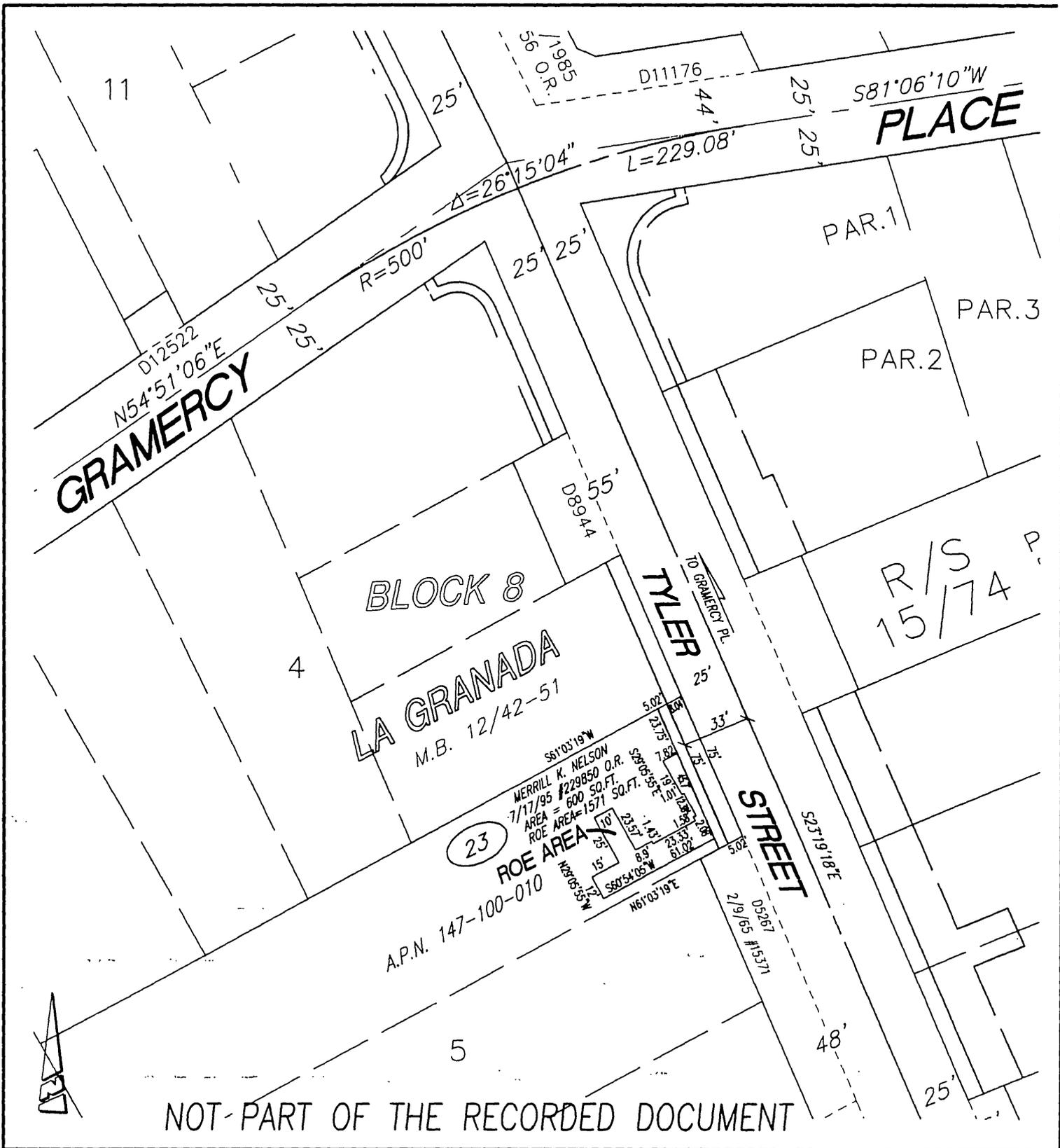
I hereby certify the foregoing is a true and correct copy of the original on file in my office.
This stamp has been placed on the original document.
The original document must be in red to be a
"CERTIFIED COPY"

Lawrence W. ...
Assessor - County Clerk - Recorder
County of Riverside, State of California

Dated _____



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



NOT-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

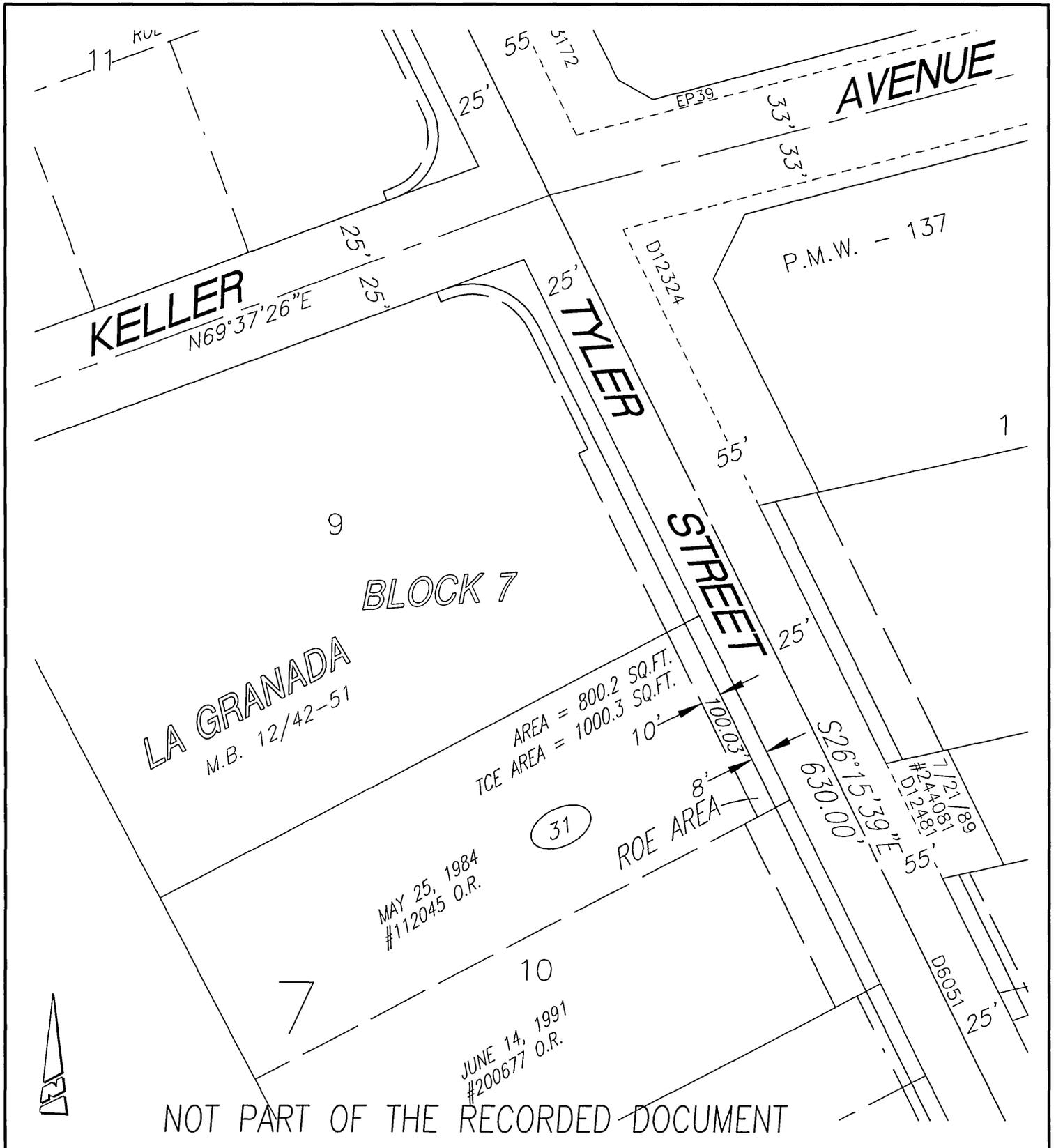
64-2

SCALE: N.T.S.

DRAWN BY: *Kgs* DATE: 10/29/03

SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA

15930



NOT 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

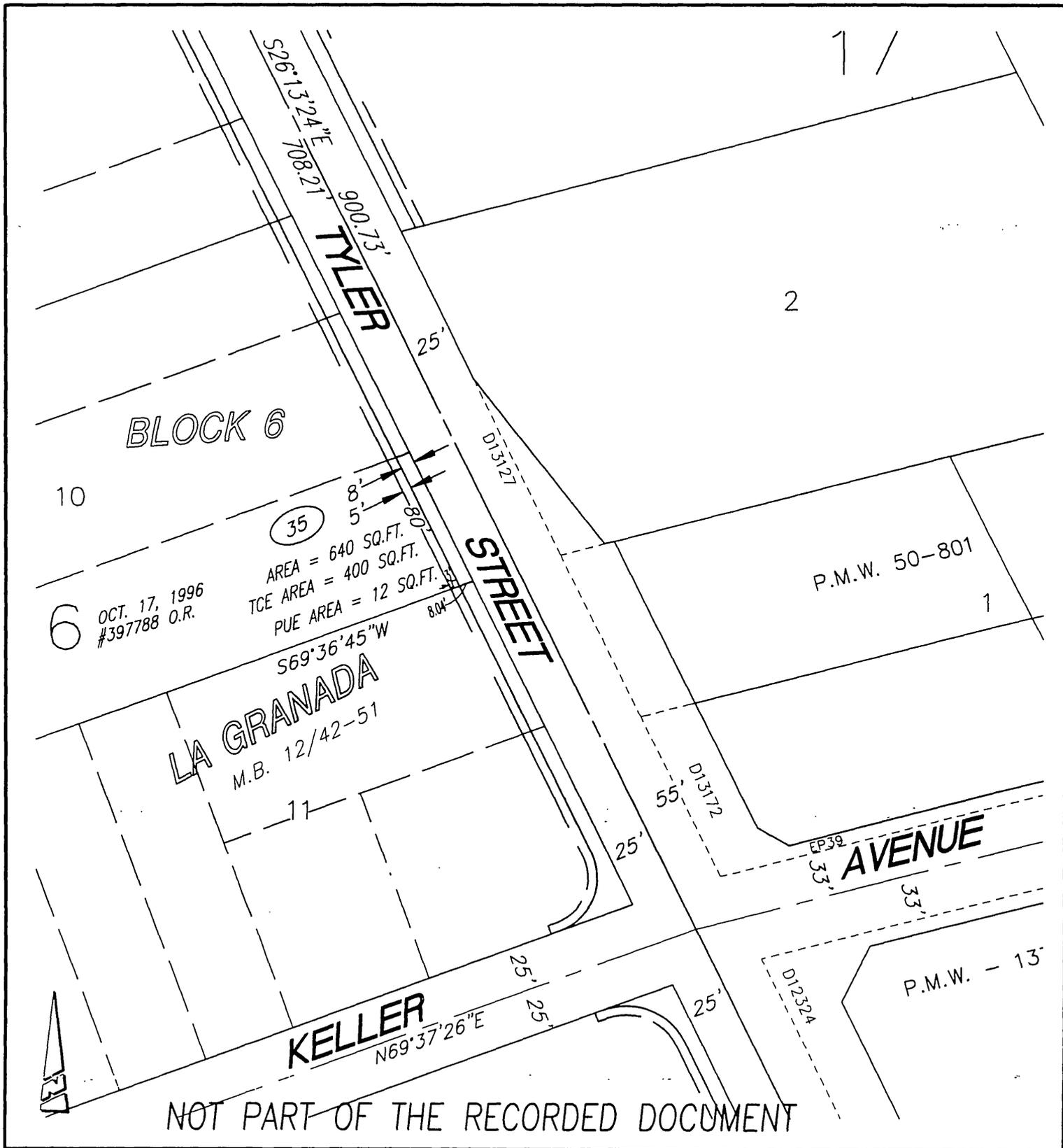
49-7

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 10/29/03

SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA

15930



• 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

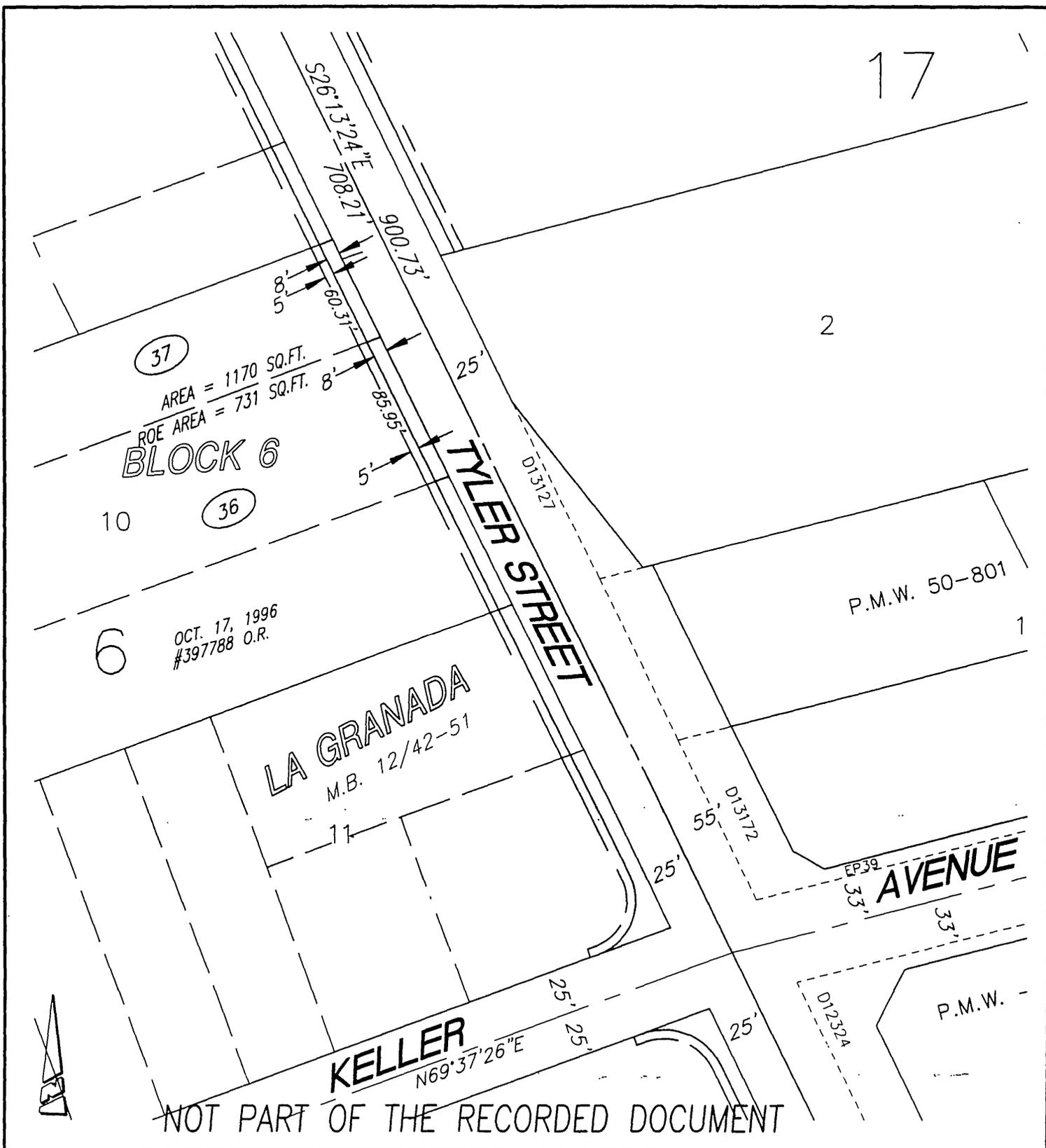
64-2

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 10/29/03

SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA

15930

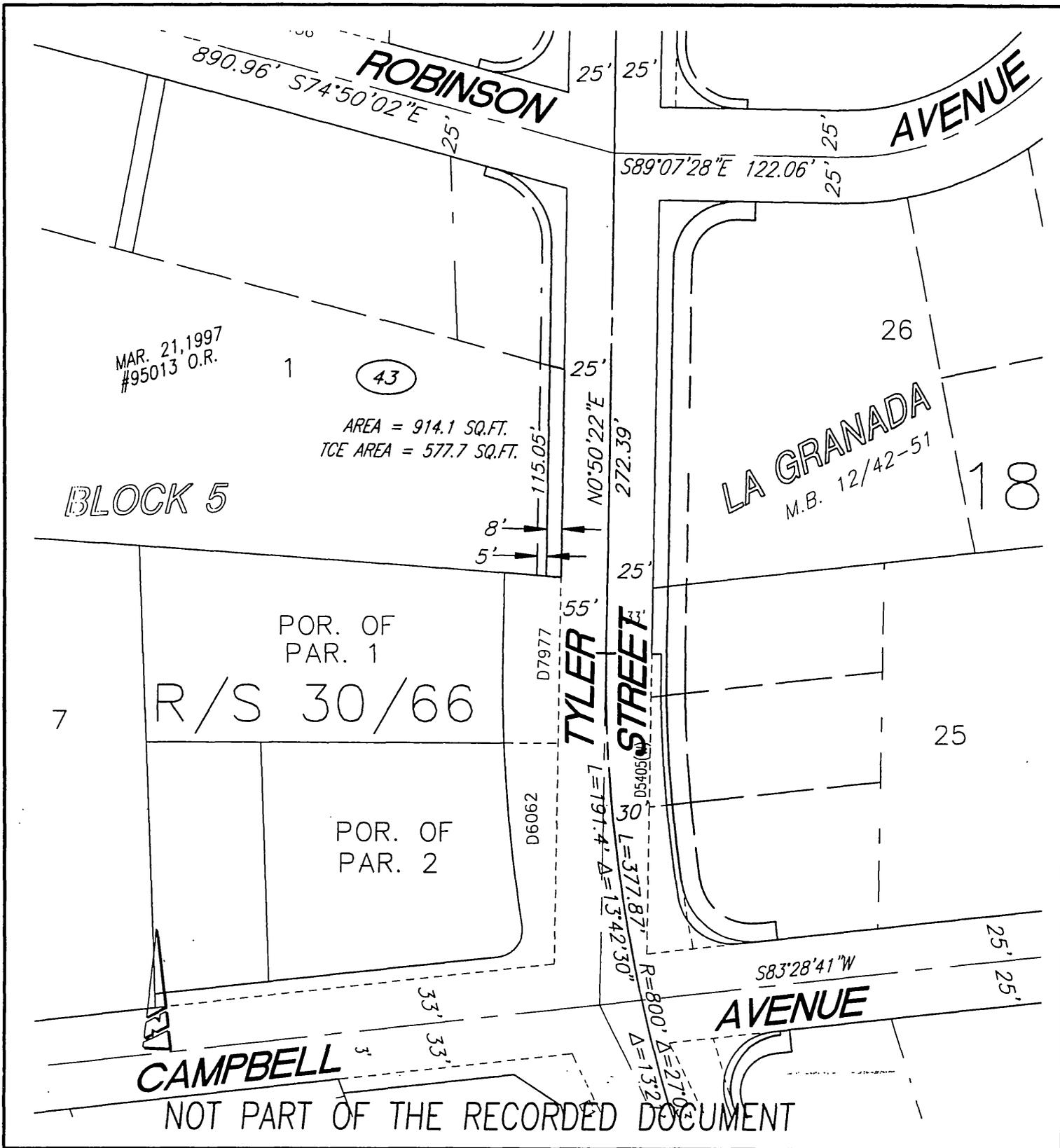


NOT PART OF THE RECORDED DOCUMENT

• 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	49-8 64-2
---	--------------	--------------

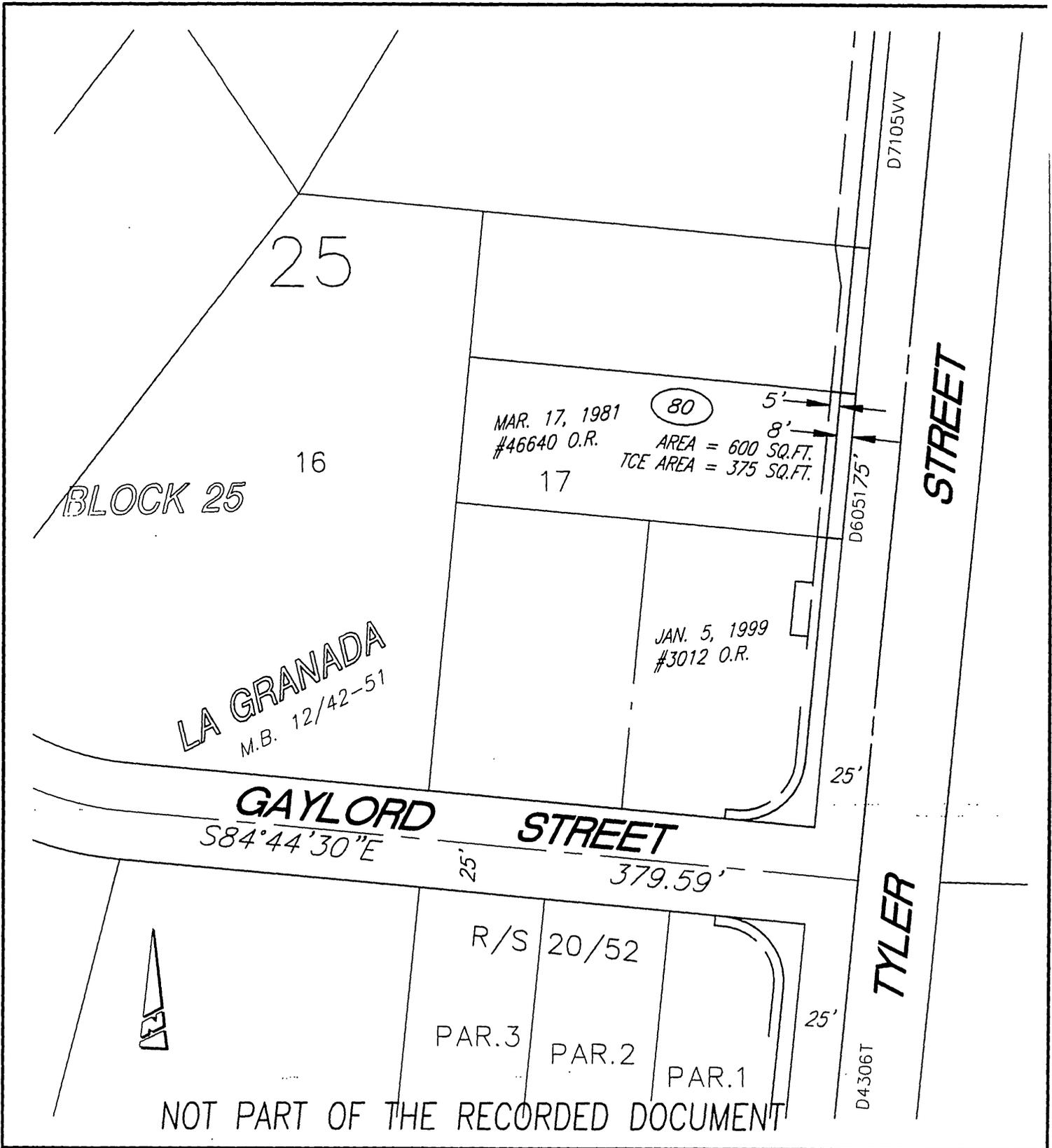
SCALE: N.T.S.	DRAWN BY: Kgs DATE: 10/29/03	SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA
---------------	------------------------------	---



• 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	49-7
SCALE: N.T.S.	DRAWN BY: <i>Kgs</i> DATE: 10/29/03	SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA	

15930



• 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

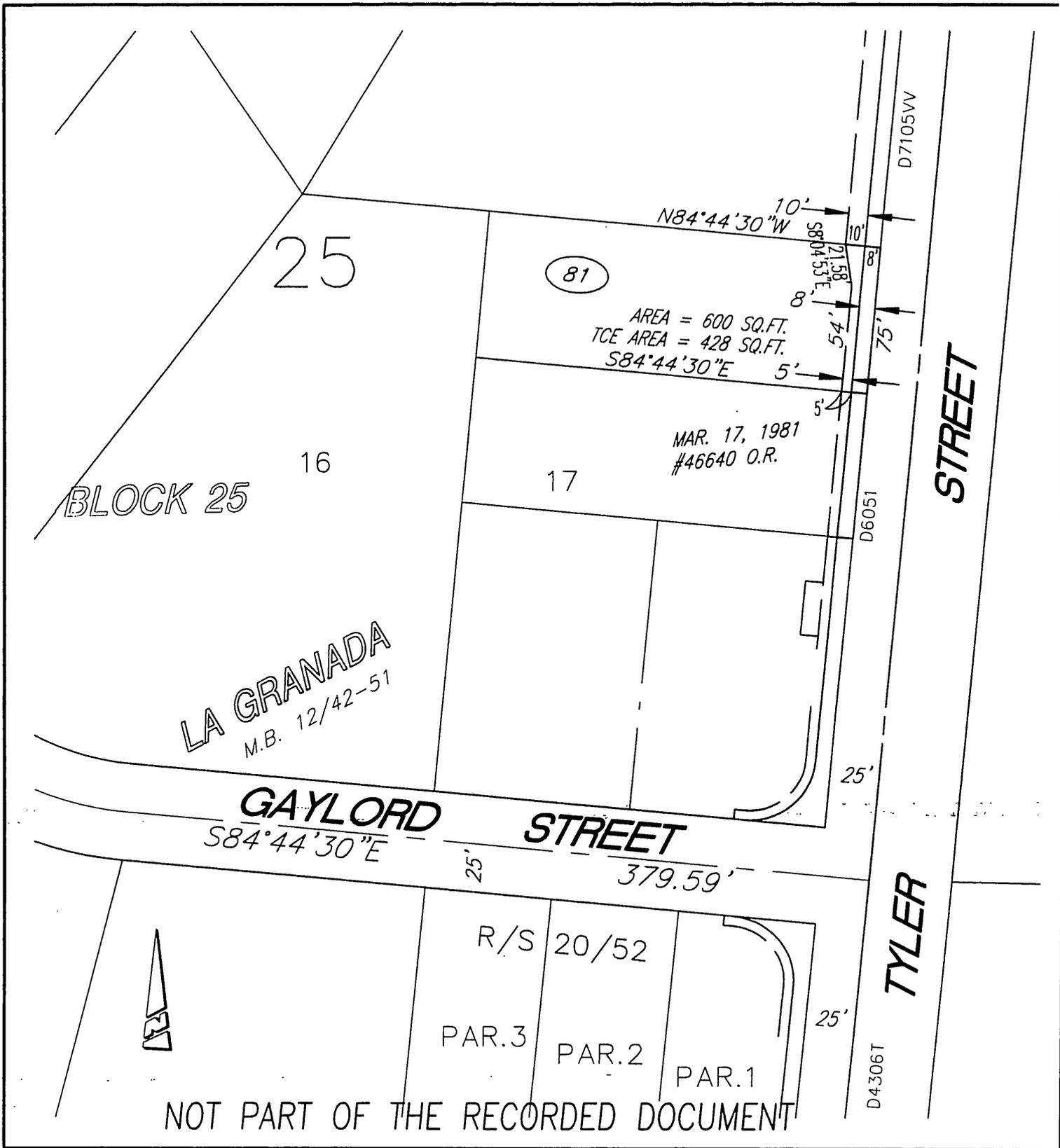
49-7

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 10/29/03

SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA

15930



• 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

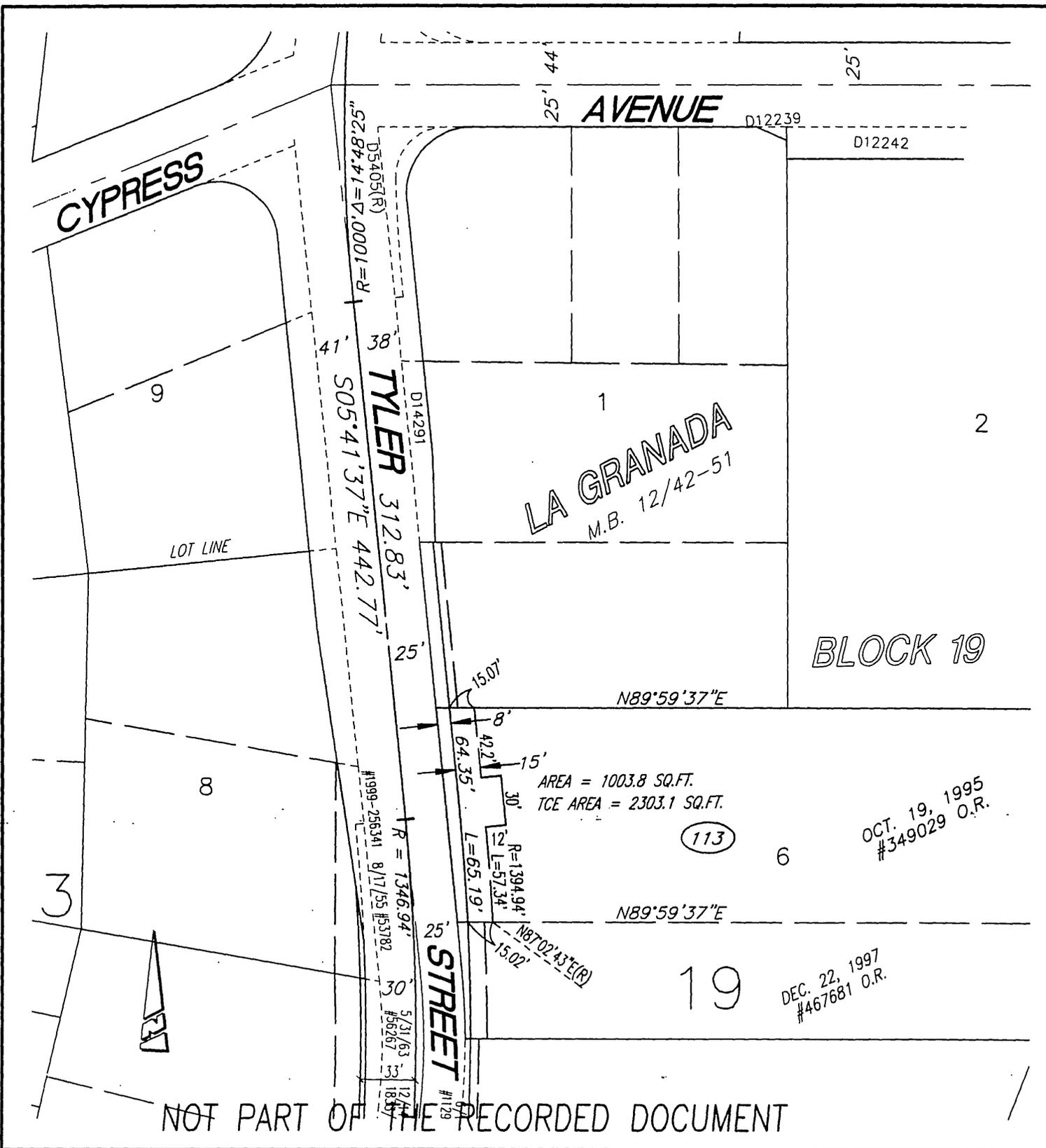
49.4

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 10/29/03

SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA

15930



• 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

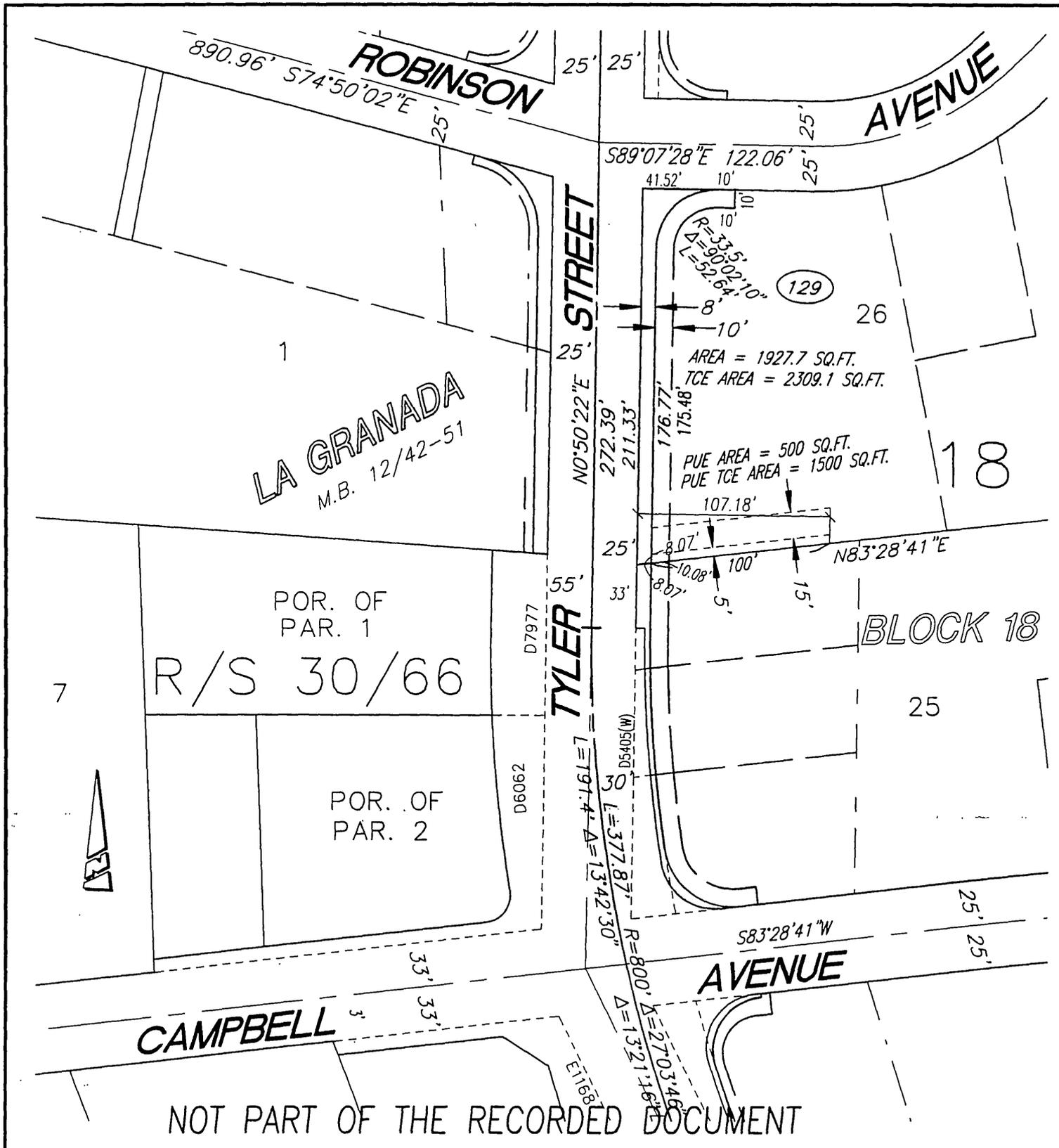
49-6

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 10/29/03

SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA

15930



LA GRANADA
M.B. 12/42-51

POR. OF
PAR. 1
R/S 30/66

POR. OF
PAR. 2

BLOCK 18

NOT 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

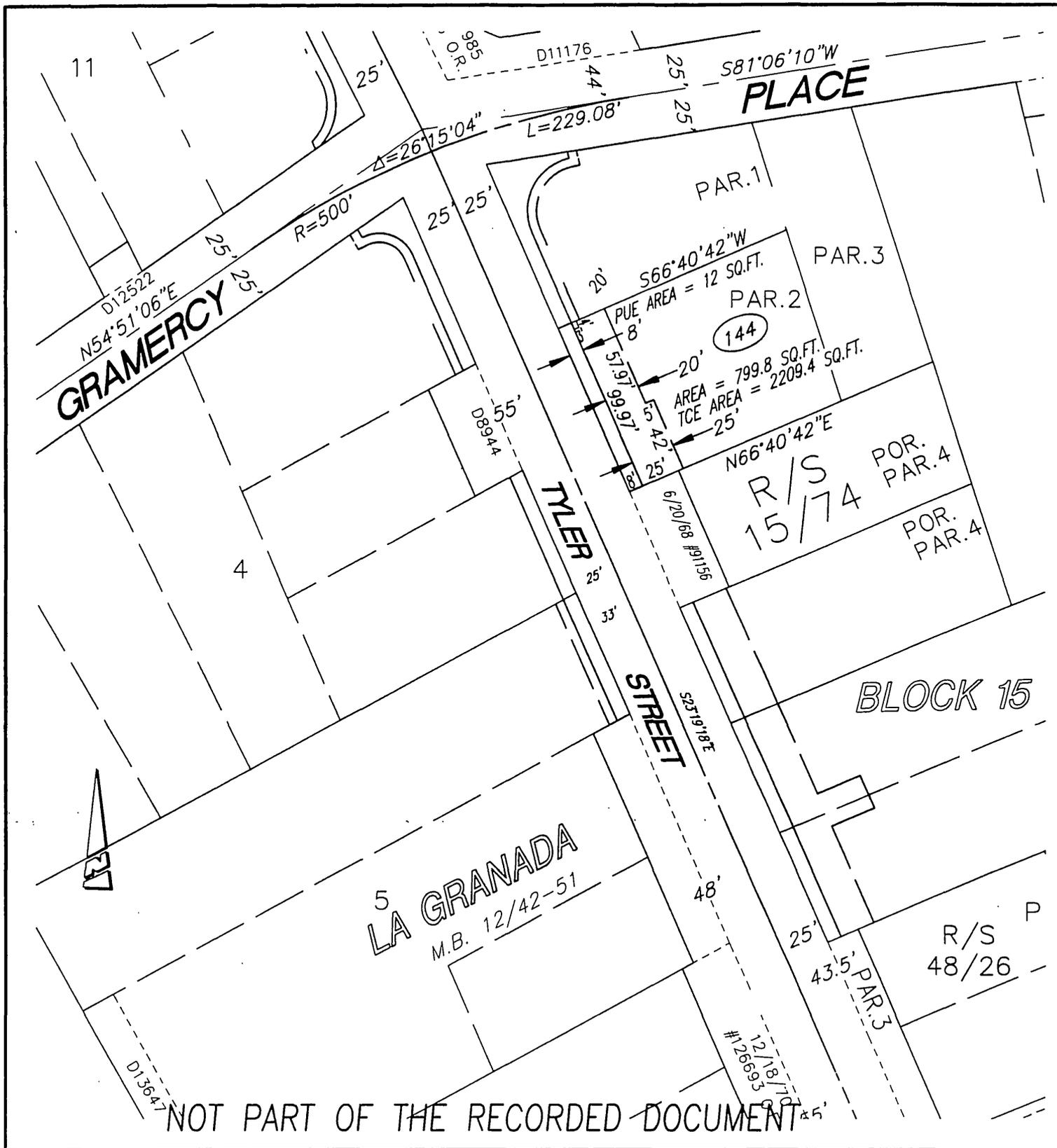
49-7

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 10/29/03

SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA

15930



NOT 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

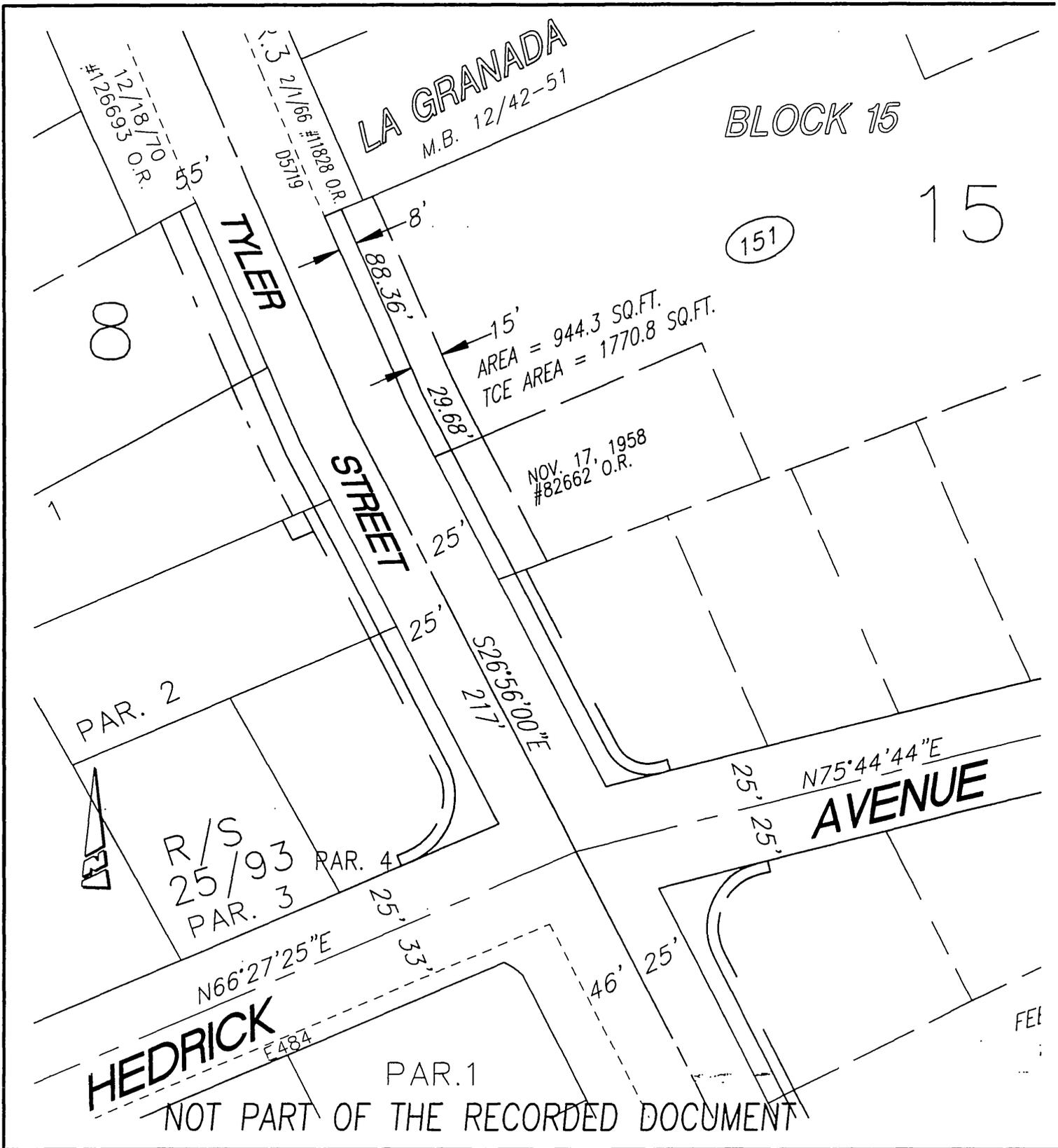
64-2

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 10/29/03

SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA

15930



• 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	64-2
SCALE: N.T.S.	DRAWN BY: Kgs DATE: 10/29/03	SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA	

15930