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 REDEVELOPMENT AGENCY  
 OF THE CITY OF RIVERSIDE  
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BEST BEST & KRIEGER LLP  
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 Riverside, CA 92502  
 Attention: Margaret L. Barnes

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PARTIAL JUDGMENT AND FINAL ORDER OF CONDEMNATION  
 AS TO DEFENDANTS ANNETTE B. ARMSTRONG AS TRUSTEE  
 OF THE FAMILY TRUST OF DAA DATED FEBRUARY 20, 2003,  
 AND JACQUELYN B. COLLINS AS SUCCESSOR TRUSTEE OF THE FAMILY  
 TRUST OF DAA DATED FEBRUARY 20, 2003

(APNS 211-131-026 and 211-131-032)

REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE  
 v. ANNETTE B. ARMSTRONG, AS TRUSTEE, etc., et al.  
 Riverside Superior Court Case No. RIC 457851

1 GREGORY P. PRIAMOS, Agency General Counsel, SBN 136766  
HERIBERTO F. DIAZ, Deputy Agency General Counsel, SBN 132821  
2 RINA M. GONZALES, Deputy Agency General Counsel, SBN 225103  
REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE  
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Riverside, California 92522  
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**FILED**  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE

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7 3750 University Avenue  
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8 Riverside, California 92502  
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10 Attorneys for Plaintiff, Redevelopment Agency (Fee Exempt Gov't Code § 6103)  
of the City of Riverside

12 SUPERIOR COURT OF CALIFORNIA  
13 COUNTY OF RIVERSIDE

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

16 Plaintiff,

17 vs.

18 ANNETTE B. ARMSTRONG, AS TRUSTEE  
19 OF THE FAMILY TRUST OF DAA DATED  
FEBRUARY 20, 2003; CBS OUTDOOR, INC.,  
20 a Delaware corporation, as successor in interest  
to GANNETT OUTDOOR CO., INC. OF  
21 SOUTHERN CALIFORNIA, an Arizona  
corporation; DOES 1-100, inclusive; AND ALL  
22 PERSONS UNKNOWN CLAIMING AN  
23 INTEREST IN THE PROPERTY,

24 Defendants.  
25

Case No.: RIC457851  
Assigned for all purposes to the  
Honorable Judge Craig G. Riemer

**PARTIAL JUDGMENT AND FINAL  
ORDER OF CONDEMNATION AS TO  
DEFENDANTS ANNETTE B.  
ARMSTRONG AS TRUSTEE OF THE  
FAMILY TRUST OF DAA DATED  
FEBRUARY 20, 2003, AND JACQUELYN B.  
COLLINS AS SUCCESSOR TRUSTEE OF  
THE FAMILY TRUST OF DAA DATED  
FEBRUARY 20, 2003**

Assessor's Parcel Numbers:  
211-131-026  
211-131-032

Complaint filed: September 29, 2006  
Status Conf: March 28, 2007  
Time: 8:30 a.m.  
Dept. 7

1 Pursuant to the Further Stipulation for Entry of Partial Judgment and Final Order of  
2 Condemnation submitted concurrently herewith by and between plaintiff Redevelopment  
3 Agency of the City of Riverside, by and through Rina M. Gonzales, Deputy Agency General  
4 Counsel, and defendants Annette B. Armstrong as Trustee of the Family Trust of DAA  
5 Dated February 20, 2003, and Jacquelyn B. Collins as Successor Trustee of the Family Trust  
6 of DAA Dated February 20, 2003, (hereinafter collectively the "Trust") by and through their  
7 attorney of record, Ariel R. Bedell, that a Partial Judgment and Final Order of Condemnation  
8 as to Assessor's Parcel Numbers 211-131-026 and 211-131-032 may be made an entered  
9 herein in accordance with the terms and conditions hereof without further notice to said  
10 defendant:

11 IT IS HEREBY FOUND AND DETERMINED:

12 1. This Partial Judgment and Final Order of Condemnation is made and entered  
13 pursuant to the "Stipulation and Order for Partial Judgment in the Condemnation as to the  
14 Interests of Defendant Annette B. Armstrong as Trustee of the Family Trust of DAA Dated  
15 February 20, 2003, only" and the "Further Stipulation for Entry of Partial Judgment and  
16 Final Order of Condemnation" (collectively the "Stipulations") consenting to entry of this  
17 Partial Judgment and Final Order of Condemnation.

18 2. Plaintiff Redevelopment Agency of the City of Riverside commenced this  
19 eminent domain action to condemn a fee simple interest in and to Assessor's Parcel  
20 Numbers 211-131-026 and 211-131-032.

21 3. The interest of the Trust in and to Assessor's Parcel Numbers 211-131-026 and  
22 211-131-032 to be condemned herein is fee simple absolute.

23 4. By execution of the Stipulations heretofore filed, the Trust waives the right to  
24 jury trial, Statement of Decision, Notice of Entry of Judgment in Condemnation, Notice of  
25

1 Entry of Final Order of Condemnation as to Assessor's Parcel Numbers 211-131-026 and  
2 211-131-032, and the right to and time for appeal.

3 5. The Trust expressly waives the right to challenge the City of Riverside's right  
4 to acquire the property by eminent domain, the right to further and greater compensation,  
5 and the right to an award of interest, attorney fees and costs, to the extent they may be  
6 allowable by law.

7 6. The Trust makes a knowing waiver of any and all rights created by California  
8 Code of Civil Procedure § 1542.

9 7. The total amount of just compensation to be paid by plaintiff to the Trust is  
10 Eight Hundred Thirty-five Thousand Dollars (\$835,000.00), less Four Thousand Six  
11 Hundred Eighty-six Dollars (\$4,686.00) as offset for delinquent taxes, for a net payment of  
12 Eight Hundred Thirty Thousand Three Hundred Fourteen Dollars (\$830,314.00) ("Net  
13 Payment"). Said Net Payment is inclusive of fair market value and interest thereon, attorney  
14 fees, and all costs of suit, including those costs defined in California Code of Civil Procedure  
15 § 1268.70, and litigation expenses including, but not limited to, those defined California  
16 Code of Civil Procedure § 1235.140.

17 8. Plaintiff has paid the Net Payment to the Trust outside of these court  
18 proceedings and shall pay the sum of Four Thousand Six Hundred Eighty-six Dollars  
19 (\$4,686.00) as delinquent taxes to the County of Riverside.

20 9. A Right of Entry Agreement executed outside of these court proceedings by  
21 and between plaintiff and the Trust ("ROE") authorized plaintiff to take possession of  
22 Assessor's Parcel Numbers 211-131-026 and 211-131-032 on November 10, 2006.

23 10. The use for which an interest in and to Assessor's Parcel Numbers 211-131-026  
24 and 211-131-032 is being acquired is a use authorized by law and the acquisition of said  
25

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1 interest is necessary to said use. Plaintiff took possession and control of said parcels on  
2 November 10, 2006.

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

4 1. The total compensation, award, and damages to be paid as a result of the  
5 condemnation of the interests of the Trust is the total sum of Eight Hundred Thirty-five  
6 Thousand Dollars (\$835,000.00), less Four Thousand Six Hundred Eighty-six Dollars  
7 (\$4,686.00) as offset for delinquent taxes, for a net payment of Eight Hundred Thirty  
8 Thousand Three Hundred Fourteen Dollars (\$830,314.00).

9 2. Payment hereunder shall be deemed to expressly include all costs of suit  
10 pursuant to California Code of Civil Procedure § 1268.710 and all litigation expenses  
11 including, but not limited to, those defined in California Code of Civil Procedure §  
12 1235.140. Payment hereunder shall further be deemed to be the total just compensation and  
13 damages, if any, to which the Trust shall be entitled by reason of the condemnation of  
14 Assessor's Parcel Numbers 211-131-026 and 211-131-032.

15 3. The Trust's portion of taxes as to Assessor's Parcel Numbers 211-131-026 and  
16 211-131-032 is cancelled as of the effective date of possession herein, November 10, 2006.  
17 Plaintiff shall pay to the tax collector for the County of Riverside outside of these court  
18 proceedings the sum of Four Thousand Six Hundred Eighty-six Dollars (\$4,686.00).

19 4. Payment to the Trust of the amount herein above specified constitutes payment  
20 in full for the taking of a temporary construction easement and for all damages of any kind  
21 and nature whatsoever suffered by said defendants by reason of such taking.

22 WHEREFORE THE COURT NOW MAKES THE FOLLOWING ORDER OF  
23 CONDEMNATION:

24 The interests of defendants Annette B. Armstrong as Trustee of the Family Trust of  
25 DAA Dated February 20, 2003, and Jacquelyn B. Collins as Successor Trustee of the Family

1 Trust of DAA Dated February 20, 2003, in the real property designated as Assessor's Parcel  
2 Numbers 211-131-026 and 211-131-032 are hereby condemned in fee, subject only to the  
3 interest, if any, of CBS Outdoor, Inc., a Delaware corporation, for the public use and purpose  
4 described in the complaint herein, to wit, assemblage and redevelopment of underutilized  
5 parcels; plaintiff to take title to the interest(s) of said defendant in said real property together  
6 with all improvements thereon in which said defendant has an interest, free and clear of any  
7 and all liens, encumbrances, easements, and leaseholds of whatever kind or nature.

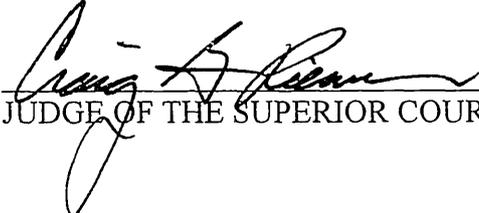
8 That fee simple interest condemned to the Redevelopment Agency of the City of  
9 Riverside in and to Assessor's Parcel Numbers 211-131-026 and 211-131-032 is legally  
10 described as follows:

11 That certain real property located in the city of Riverside, county of Riverside, state  
12 of California, described as follows:

13 Lots 29 and 30 in Block 11 of White's Addition to Riverside, as shown by map on  
14 file in Book 6, Page 48 of Maps, records of San Bernardino County, California;

15 EXCEPTING THEREFROM the southwesterly 10.50 feet of said Lot 29 as granted  
16 to the City of Riverside by deed recorded November 17, 1989, as Instrument No. 404230 of  
17 Official Records of Riverside County, California.

18  
19  
20 DATED: January 10, 2007

  
JUDGE OF THE SUPERIOR COURT

21  
22  
23  
24 O:\Cycrom\WPDocs\D019\P005\00075104.doc  
25 06-0140.1

1 **PROOF OF SERVICE**

2 *STATE OF CALIFORNIA, COUNTY OF RIVERSIDE*

3 I am a resident of the county aforesaid; I am over the age of 18 years and not a party to the  
4 within above-entitled action; my business address is 3900 Main Street, Riverside, California  
92522.

5 On January 4, 2007, I served the within: **PARTIAL JUDGMENT AND FINAL ORDER OF**  
6 **CONDEMNATION** on the interested parties in said action addressed as follows:

7 Ariel R. Bedell, Esq.  
8 FREEMAN FREEMAN SMILEY, LLP  
9 3415 S. Sepulveda Blvd., Suite 1200  
10 Los Angeles, CA 90034  
11 Attorneys for defendants Annette B. Armstrong as Trustee of the Family Trust of  
12 DAA Dated February 20, 2003, and Jacquelyn B. Collins as Successor Trustee of the  
13 Family Trust of DAA Dated February 20, 2003

14 (XX) **VIA MAIL** - In accordance with the regular mail collection and processing practices  
15 of this business office, with which I am familiar, by means of which mail is deposited  
16 with the United States Postal Service at Riverside, California, that same day in the  
17 ordinary course of business, I deposited such sealed envelope for collection and  
18 mailing on this same date following ordinary business practices.

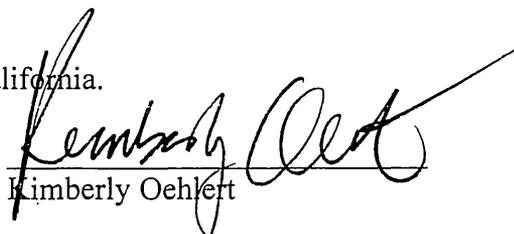
19 ( ) **PERSONAL** - I caused such envelope to be delivered by hand to the above-listed  
20 addressee pursuant to C.C.P. § 1011.

21 ( ) **VIA OVERNIGHT DELIVERY** - I caused such envelope to be delivered by hand  
22 to the office of the addressee via overnight delivery pursuant to C.C.P. § 1013(c).  
23 Said document was deposited at the box regularly maintained by said express service  
24 carrier on the date set forth above.

25 ( ) **VIA FACSIMILE** - I caused such document to be delivered to the office of the  
addressee via facsimile machine pursuant to C.C.P. § 1013(e). Said document was  
transmitted from the office of City Attorney in Riverside, California, on the date set  
forth above.

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

Executed on January 4, 2007, at Riverside, California.

  
Kimberly Oehlert