

ORIGINAL

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

DOC # 2008-0405366

07/24/2008 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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400 Mission Square  
3750 University Avenue  
P.O. Box 1028  
Riverside, CA 92502  
Attention: Marvin I. Cohen

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

6

FINAL ORDER OF CONDEMNATION



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

v.

BALJEET SINGH AND DEVINDER S. TALWAR, PARTNERSHIP, a California partnership, et al.

Riverside Superior Court Case No. RIC 462658

(Assessor Parcel No. 211-182-016)

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Attorneys for Plaintiff,  
REDEVELOPMENT AGENCY OF THE CITY OF  
RIVERSIDE

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

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

Plaintiff,

v.

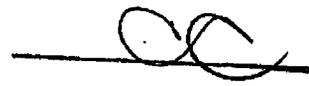
BALJEET SINGH AND DEVINDER S.  
TALWAR, PARTNERSHIP, a California  
partnership, et al.,

Defendants.

EXEMPT FROM FILING FEES,  
PURSUANT TO GOVERNMENT CODE  
SECTION 6103

FILED  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE

JUL 11 2008



DMR  
JUL 21 2008

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

Case No. RIC 462658  
Judge: Honorable Gloria Connor Trask

FINAL ORDER OF CONDEMNATION AS TO  
ASSESSOR PARCEL NUMBER 211-182-016,  
ONLY

[Filed concurrently with:  
1. Stipulation and Order for Judgment in  
Condemnation; and  
2. Judgment in Condemnation]

Complaint Filed: December 20, 2006  
Trial Date: No Trial Date Set

RVLITMCOHEN732445.1

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

1 Judgment in condemnation having been entered in the above-entitled action, and it  
2 appearing to the satisfaction of the Court that Plaintiff Redevelopment Agency of the City of  
3 Riverside ("the Agency"), pursuant to said Judgment, has paid to Defendants BALJEET SINGH  
4 AND DEVINDER S. TALWAR PARTNERSHIP D/B/A WESTERN LIQUOR; BALJEET  
5 SINGH; SARBJIT KAUR; DEVINDER S. TALWAR, CO-TRUSTEE OF THE TALWAR  
6 FAMILY TRUST DATED SEPTEMBER 1, 2003; AND JINDI TALWAR, CO-TRUSTEE OF  
7 THE TALWAR FAMILY TRUST DATED SEPTEMBER 1, 2003, the total sum of Eight  
8 Hundred Seventy-Five Thousand Dollars (\$875,000.00), pursuant to the Stipulation and Order for  
9 Judgment in Condemnation, for the taking of the fee interest in certain real property described in  
10 the Agency's Complaint as Assessor Parcel Number 211-182-016, and more particularly  
11 described and depicted in Exhibit "A" attached hereto.

12 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the Property is given  
13 for and condemned to the Agency for the assemblage and redevelopment of underutilized parcels  
14 located at 1875 University Avenue, in the City of Riverside, California, also known as the  
15 University/Ottawa Revitalization Project, for the elimination of blight and redevelopment  
16 purposes, and for such other uses as are permitted by sections 33020, 33021, and 33391 of the  
17 California Health and Safety Code, which are public uses authorized by law, and the taking of the  
18 Property is necessary for said use and purpose.

19 Fee title to the Property (Assessor Parcel Number 211-182-016) shall vest in the Agency  
20 on the date that a certified copy of this Final Order of Condemnation is recorded in the Office of  
21 the Recorder of Riverside County, California. All liens, charges, conditions, and restrictions on  
22 the Property are extinguished, including without limitation all real property taxes, assessments,  
23 penalties and costs from and after May 22, 2007, the date that the Agency was entitled to take  
24 possession of the Property.

25 DATE: 7/10/08

*Aloria C. Feag*  
JUDGE OF THE SUPERIOR COURT

28

EXHIBIT "A"

1875 University Avenue  
A.P.N. 211-182-016  
Fee Simple Interest

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

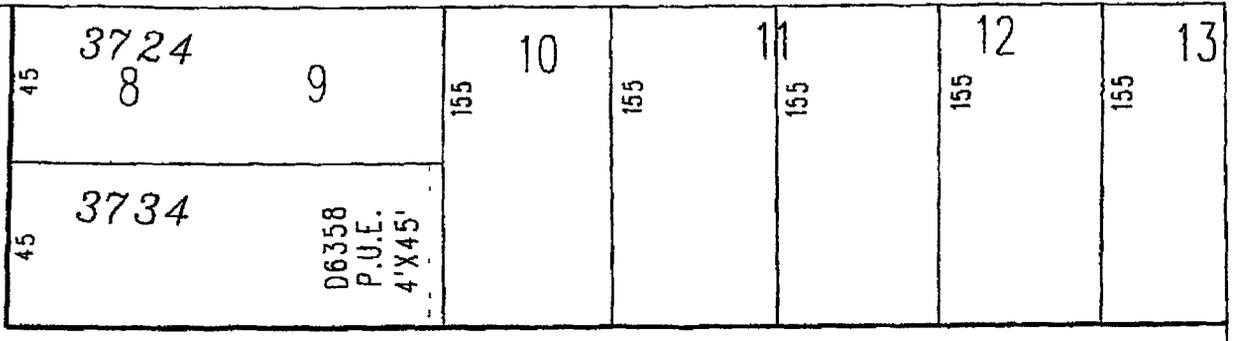
Lot 20 of Alta Mesa Tract, as shown by map on file in Book 7, Page 30 of Maps,  
records of Riverside County, California.

DESCRIPTION APPROVAL:

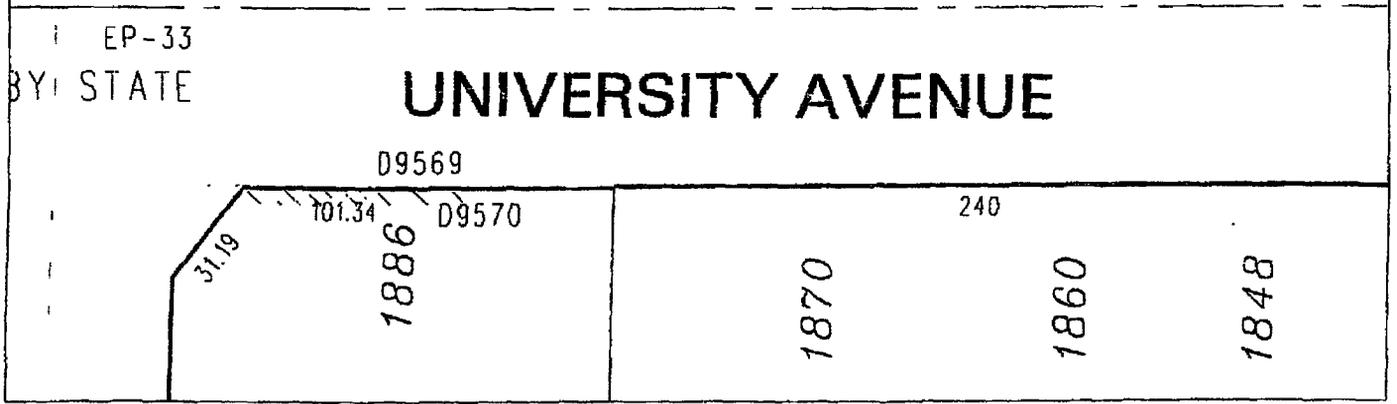
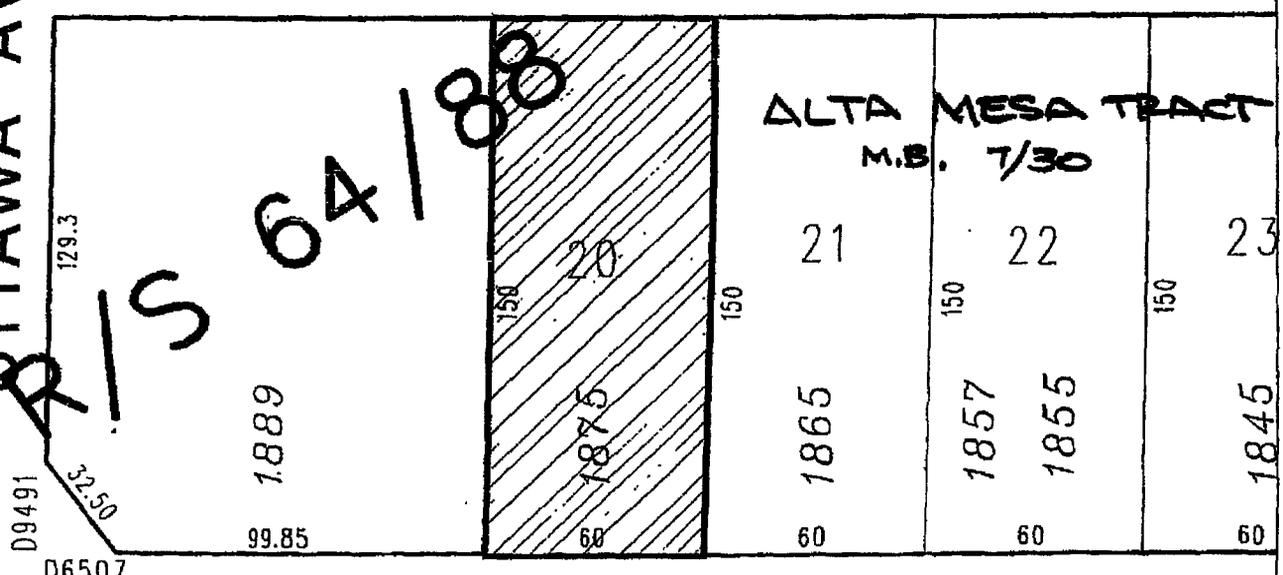
BY: K. Straub 7/7/06  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR

OTTAWA AVENUE



D1748



◆ CITY OF RIVERSIDE, CALIFORNIA ◆ 40-2

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



Date: 07/07/06

Subject: 1875 UNIVERSITY AVENUE

16324

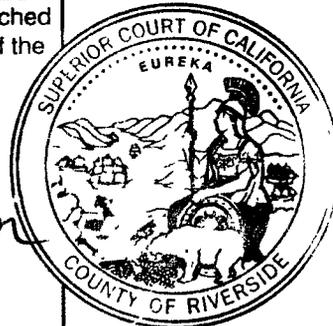
This must be in red to be a  
"CERTIFIED COPY"

Each document to which this certificate is attached  
is certified to be a full, true and correct copy of the  
original on file and of record in my office.

Superior Court of California  
County of Riverside

By Colin P. Ferguson  
DEPUTY

Dated: 7/22/08



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