

DOC # 2008-0154515

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Page 1 of 8

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County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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



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

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| NCHGCC | | | | | | T | CTY | UNI | 43 |

D-16346

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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.

C
043

FINAL ORDER OF CONDEMNATION

REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE

v.

JOHN K. GARNER, CHARLES H. GARNER, AND LEONARD M. SMITH, ALL AS
TRUSTEES OF THE GARNER TRUST

Originally filed in Riverside Superior Court as Case No. RIC 455689
and subsequently transferred to Orange County Superior Court as Case No. 07CC02635

(Assessor Parcel No. 213-271-006)

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

RECEIVED IN DEPT C- 32 ON 2/21/08
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COUNTY OF ORANGE
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11 REDEVELOPMENT AGENCY OF THE CITY
12 OF RIVERSIDE

13 SUPERIOR COURT OF THE STATE OF CALIFORNIA
14 COUNTY OF ORANGE
15 CENTRAL JUSTICE CENTER

16 REDEVELOPMENT AGENCY of the
17 CITY OF RIVERSIDE, a public body,
18 corporate and politic,

18 Plaintiff,

19 v.

20 JOHN K. GARNER, CHARLES H.
21 GARNER, AND LEONARD M. SMITH,
22 ALL AS TRUSTEES OF THE GARNER
23 TRUST; ALL PERSONS UNKNOWN
24 CLAIMING AN INTEREST IN THE
25 PROPERTY; AND DOES 1 THROUGH
26 100, inclusive,

24 Defendants.

Case No. 07CC02635
Judge: Hon. Steven L. Perk
Department: C32

FINAL ORDER OF CONDEMNATION
(ASSESSOR PARCEL NUMBER 213-271-006)

- [Filed concurrently with:
1. Stipulation and Order for Settlement of Entire Action;
2. Judgment in Condemnation; and
3. Order to Disburse Funds.]

Complaint filed: August 25, 2006

16346

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, pursuant to said Judgment, has paid to Defendants CHARLES H. GARNER, SARAH
4 H. GARNER (Successor Trustee to John K. Garner, deceased), AND WILLIAM E. HALLAS
5 (Successor Trustee to Leonard M Smith, deceased), ALL AS TRUSTEES OF THE GARNER
6 TRUST, the total sum of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00),
7 pursuant to the Stipulation and Order for Settlement of Entire Action, for all claims or demands
8 against plaintiff on account of the taking of the fee interests in certain real property described in
9 plaintiff's complaint as Riverside County Assessor Parcel Number 213-271-006, and more
10 particularly described in Exhibit "A" attached hereto.

11
12 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the Property is given
13 for and condemned to plaintiff for elimination of blight and to facilitate redevelopment of
14 underutilized properties fronting Main Street between University and Mission Inn Avenues in
15 Riverside, California, as are permitted by Article 1, § 19 of the State of California, *Health and*
16 *Safety Code* §§ 33342 and 33391, and *Code of Civil Procedure* § 1240.010, which is a public use
17 authorized by law, and the taking of the Subject Property is necessary for said use and purpose.

18 Title to the Property shall vest in plaintiff on the date that a certified copy of this Final
19 Order of Condemnation is recorded in the Office of the Recorder of Riverside County, California.
20 All liens, charges, conditions, and restrictions on the Property are extinguished,
21 including without limitation all real property taxes, assessments, penalties and costs from and
22 after February 2, 2007, the date that plaintiff was entitled to take possession of the Property.

23
24 DATED: 2/22/08

25
26 
27 JUDGE OF THE SUPERIOR COURT
28 STEVEN L. PERK

EXHIBIT

Exhibit "A"

Legal Descriptions

Exhibit A Page 1

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EXHIBIT "A"

A.P.N. 213-271-006
FEE SIMPLE INTEREST

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

That portion of Block 7, Range 6 of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at a point on the easterly line of Main Street, 66 feet northerly from the southwesterly corner of said Block 7, Range 6;

THENCE northerly on the easterly line of Main Street, 26.5 feet;

THENCE easterly, parallel with the northerly line of University Avenue (formerly Eighth Street), 150 feet to the westerly line of a 15 foot alley;

THENCE southerly on the westerly line of said alley, 26.5 feet;

THENCE westerly, parallel with said northerly line of University Avenue, 150 feet to the POINT OF BEGINNING;

TOGETHER WITH all right, title and interest of the grantor in and to party walls situated on and along the northerly and southerly lines.

GARNER MAIN STREET DOC

DESCRIPTION APPROVAL:

BY: Mark S. Brown 06/21/2006
DATE

OR: MARK S. BROWN
CITY SURVEYOR

EXHIBIT

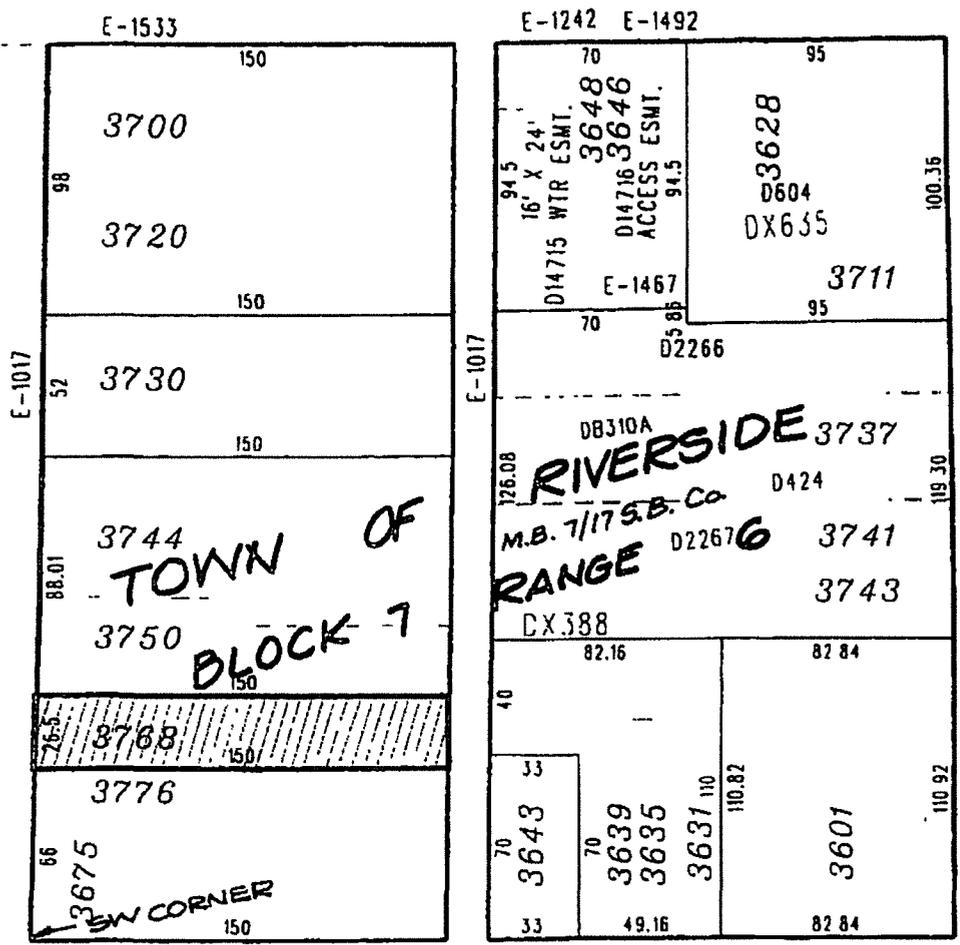
Exhibit "B"

Parcel Maps



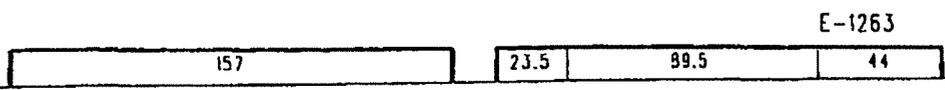
MISSION INN AVENUE

E-1327
 E-1348
MALL MAIN STREET
 RESOLUTIONS 10393 & 10304



UNIVERSITY AVENUE

(fmly EIGHTH ST.)



◇ 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.

Scale: 1" = 60' Drawn by: skn Date: 06/21/06 Subject: GARNER, MAIN STREET Sheet 1 of 1

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

C. J. Shecol
 Collection, Incl. City Clerk
 City of Riverside California

Exhibit A Page 4

Executed on Aug 10 2006 at
 Riverside, California

110346