

# *Stewart Title of CA, Inc. L.A.*

*Order: 66*

*Comment:*

*Tuesday, September 08, 2020 10:51 AM*

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TERRY C. ANDRUS, COUNTY COUNSEL  
and EDWARD N. DURAN, DEPUTY, State Bar No. 59317  
10 Civic Center Plaza  
Post Office Box 1379  
Santa Ana, California 92702-1379

Telephone: (714) 834-3314

Attorneys for Plaintiff  
County of Orange

FILED

ORANGE COUNTY SUPERIOR COURT

MAR 8 1994

CLERK OF COURT

By: [Signature]

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF ORANGE

COUNTY OF ORANGE, a political  
subdivision of the State of  
California,

Plaintiff,

v.

JOHN EARL MATTHEWS, an individual;  
MARION ANNA MATTHEWS, an  
individual; S. J. BABCOCK, an  
individual; HELEN M. BABCOCK, an  
individual; EAST ORANGE COUNTY  
WATER DISTRICT; NGON SCOTT, an  
individual; WAYNE L. ROBBINS, an  
individual; FEDERAL HOME LOAN  
MORTGAGE CORP., Beneficiary under  
Deed of Trust; SONOMA CONVEYANCE  
CORP., Trustee; STATE OF  
CALIFORNIA FRANCHISE TAX BOARD;  
EARLINE M. CAMPBELL, an  
individual; CALIFORNIA FIRST BANK,  
a corporation, as Trustee and  
Beneficiary; SUZETTE J. SPAR,  
individually and as Trustee of  
Suzette J. Spar Family Trust;  
JOSEPH R. ASCHER, an individual;  
PAMELA ASCHER, an individual;  
JOSEPH BARRY ASCHER, an  
individual; PAMELA LYONS ASCHER,  
an individual; RODERICK A FRASER  
II, an individual; LINDA L.  
FRASER, an individual; CVE  
HOMEOWNERS ASSOCIATION; SOUTHERN  
CALIFORNIA EDISON CO.; FIRST

Case No. 64-59-37

FINAL ORDER OF CONDEMNATION

(PARCELS 157, 157.1 and  
157.2, ONLY)

ASSIGNED FOR ALL PURPOSES TO  
JUDGE C. ROBERT JAMESON  
DEPARTMENT 11

1 INTERSTATE BANK OF CALIFORNIA, as )  
 2 Trustee and Beneficiary; ROBERT A. )  
 3 GROSS, an individual and as )  
 4 Trustee of the Gross Family Trust; )  
 5 ELIZABETH GROSS, an individual and )  
 6 as Trustee of the Gross Family )  
 7 Trust; LANDMARK BANK, a California )  
 8 corporation, as Trustee and )  
 9 Beneficiary; ROBERT J. MIRANDA, )  
 10 individually and as Co-trustee of )  
 11 the Miranda Family Trust; ANN M. )  
 12 MIRANDA, individually and as Co- )  
 13 trustee of the Miranda Family )  
 14 Trust; CALIFORNIA GENERAL MORTGAGE )  
 15 SERVICE, INC., as Trustee; GREAT )  
 16 AMERICAN FIRST SAVINGS BANK, a )  
 17 California corporation, as )  
 18 Beneficiary; FIRST AMERICAN TITLE )  
 19 INSURANCE CO., a California )  
 20 corporation, as Trustee; )  
 21 SOUTHWEST LAND DEVELOPMENT CO., )  
 22 INC., an Arizona corporation, as )  
 23 Beneficiary; EQUITABLE DEED CO., a )  
 24 California corporation, as )  
 25 Trustee; SECURITY PACIFIC NATIONAL )  
 26 BANK, a national banking )  
 27 corporation, as Beneficiary; )  
 28 SYNDICATED OFFICE SYSTEMS dba )  
 CENTRAL FINANCIAL CONTROL, a )  
 California corporation; CITY )  
 CREDIT BUREAU, a California )  
 corporation; COUNTY OF RIVERSIDE; )  
 ACF PROPERTY MANAGEMENT, INC., dba )  
 ORANGE GARDEN APARTMENTS; OSVALDO )  
 DE FERNANDEZ, an individual; )  
 ISABEL CORREAL DE FERNANDEZ, an )  
 individual; CONTINENTAL )  
 DEVELOPMENT OF CALIFORNIA, INC., a )  
 California corporation, as )  
 Trustee; SOUTHERN CALIFORNIA )  
 FEDERAL SAVINGS & LOAN )  
 ASSOCIATION, as Beneficiary; )  
 STEWART TITLE OF CALIFORNIA, a )  
 California corporation, Trustee; )  
 ALL AMERICAN FINANCIAL SERVICES, )  
 INC., a California corporation, )  
 Beneficiary; STATE OF CALIFORNIA, )  
 EMPLOYMENT DEVELOPMENT DEPT.; JOHN )  
 E. DURAN, an individual; MARY )  
 ELAINE DURAN, an individual; THE )  
 NATIONAL COLLECTION AGENCY, INC., )  
 a corporation; THE COUNTY OF )  
 FRESNO; KENNETH JAMES KELLY, as )  
 Trustee of the Kelly Living Trust; )  
 BARBARA JEAN KELLY, as Trustee of )

1 the Kelly Living Trust; THE BEST )  
2 SERVICE CO., a partnership; )  
3 VENTURE PARTNERS, INC., as )  
4 Trustee; NATIONAL BANK OF SOUTHERN )  
5 CALIFORNIA, as Beneficiary; CIT )  
6 GROUP/SALES FINANCING, INC.; EMAD )  
7 TOUEG, an individual; NADIA TOUEG, )  
8 an individual; JACK G. MANN, an )  
9 individual; PAUL HAWKINS, an )  
10 individual; AMY E. HAWKINS, an )  
11 individual; BRUCE H. CORZINE, an )  
12 individual; MARSHA D. CORZINE, an )  
13 individual; CROCKER-CITIZENS )  
14 NATIONAL BANK, a national banking )  
15 association, as Trustee and )  
16 Beneficiary; AMERICAN SECURITIES )  
17 CO., Trustee; WELLS FARGO BANK, )  
18 N.A., as Beneficiary; DENNIS P. )  
19 GOLDBERG, an individual; PAULA F. )  
20 GOLDBERG, an individual; CHASE )  
21 MANHATTAN FINANCIAL SERVICES, )  
22 INC., Beneficiary; HOME FEDERAL )  
23 SAVINGS & LOAN ASSOCIATION, a )  
24 corporation, Trustee/Beneficiary; )  
25 GARY PROPERTIES, a partnership; )  
26 MARTIN H. JURICK, an individual; )  
27 MARLENE JURICK, an individual; )  
28 SERRANO RECONVEYANCE CO., a )  
California corporation, as )  
Trustee; HOME SAVINGS AND LOAN )  
ASSOCIATION, a California )  
corporation, as Beneficiary; )  
WALTER TYDON, an individual; )  
VIRGINIA TYDON, an individual; )  
CITICORP SAVINGS SERVICE CORP., a )  
California corporation, as )  
Trustee; CITICORP SAVINGS, a )  
federal S&L association, as )  
Beneficiary; CONTINENTAL LAND )  
TITLE CO., a California )  
corporation, as Trustee; JAMES V. )  
HORTON, as Beneficiary; TERRI L. )  
HORTON, as Beneficiary; JANE RICE, )  
an individual; SHAWMUT FIRST )  
MORTGAGE CORP., a corporation, )  
Trustee/Beneficiary; TUSTIN )  
CONSTRUCTION, INC.; CHIEN-NAN )  
CHUANG, an individual; LA MESA )  
TITLE COMPANY, a California )  
corporation, as Trustee; WESTERN )  
FEDERAL SAVINGS & LOAN )  
ASSOCIATION, as Beneficiary; EDWIN )  
W. GENETIVE, an individual; PEGGY )  
J. GENETIVE, an individual; )  
PACIFIC TELEPHONE & TELEGRAPH CO., )

1 a corporation; RANCH ESTATES )  
2 CORP.; GOLDEN WEST FINANCIAL )  
3 CORPORATION, a Delaware )  
4 corporation, Trustee; WORLD )  
5 SAVINGS & LOAN ASSOCIATION, a )  
6 federal savings and loan )  
7 association, Beneficiary; E. F. )  
8 KATNIK, an individual; JANE )  
9 (KATNIK) URIBE, an individual and )  
10 as Co-trustee of Eugene F. Katnik )  
11 Family Trust; LESLIE (KATNIK) )  
12 WILSON, an individual and as Co- )  
13 trustee of Eugene F. Katnik Family )  
14 Trust; STEPHEN E. KATNIK, an )  
15 individual and as Co-trustee of )  
16 Eugene F. Katnik Family Trust; )  
17 BRIAN M. KATNIK, an individual; )  
18 KAREN A. KATNIK, an individual; )  
19 ROBERT M. KATNIK, an individual; )  
20 SUSAN M. KATNIK, an individual; )  
21 BRYAN KATNIK, Co-trustee of Eugene )  
22 F. Katnik Family Trust; ROBERT )  
23 KATNIK, Co-trustee of Eugene F. )  
24 Katnik Family Trust; EUGENE F. )  
25 KATNIK, an individual and as )  
26 Trustor; KATHERINE A. KATNIK, an )  
27 individual and as Trustor; )  
28 SOUTHERN COUNTIES GAS CO. OF )  
CALIFORNIA; GEO. A. HORMEL & CO., a )  
Delaware corporation; UNITED )  
STATES OF AMERICA; STAN YAKATAN, )  
an individual; HARRIETT YAKATAN, )  
an individual; WALTER G. )  
BLAISDELL, an individual; SUE S. )  
BLAISDELL, an individual; SHERRILL )  
THOMPSON, an individual; ORANGE )  
COAST TITLE CO., a California )  
corporation, as Trustee; HARRY L. )  
ZALL, Trustee of Zall Family )  
Trust, as Beneficiary; HARRIOTT )  
ZALL, Trustee of Zall Family )  
Trust, as Beneficiary; PETER D. )  
LONGBARDI, an individual; ELAINE )  
S. LONGBARDI, an individual; )  
WESTERN RECONVEYANCE CO., INC., as )  
Trustee; WESTERN FINANCIAL SAVING )  
BANK, as Beneficiary; PAMELA GAIL )  
(GEIGER) ROSINGANA, an individual; )  
LOUIS LAVIDAS, an individual; )  
KOULA LAVIDAS, an individual; CAL )  
FED ENTERPRISE, a California )  
corporation, as Trustee; )  
CALIFORNIA FEDERAL SAVINGS & LOAN )  
ASSOCIATION, a corporation, as )  
Beneficiary; TED NEWELL HALES, )

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FO192-210 (5/77)

Trustee of the Hales Family Trust; )  
GEORGIANNA HALES, Trustee of the )  
Hales Family Trust; Y. TOM )  
KIRMURA, an individual; WESTSIDE )  
BUILDING MATERIAL; KHUSRO )  
KHALOGHLI, an individual; RAPHAEL )  
L. ROSINGANA, an individual; BRIAN )  
C. THEREAULT, an individual; JANIS )  
W. THEREAULT, an individual; )  
SADDLEBACK VALLEY RECONVEYANCE )  
CO., a Delaware corporation, as )  
Trustee; LOMAS MORTGAGE U.S.A., )  
INC.; BURROW ESCROW CO., as )  
Trustee; LARRY V. O'BRIEN, as )  
Beneficiary; ARDITH AYN O'BRIEN, )  
as Beneficiary; BEATRICE JUNE )  
DUTCHER, an individual; WINTON C. )  
SMITH, an individual; BETTY C. )  
SMITH, an individual; JEWELL S. )  
MARTIN, an individual; JESSE T. )  
ANDERSON, an individual; JOANN H. )  
ANDERSON, an individual; ESTATE OF )  
ROY P. DOLLEY, ROBERT C. DOLLEY, )  
Executor; THE IRVINE COMPANY; )  
NORRIS S. KEIRSEY, an individual; )  
ALICE W. KEIRSEY, an individual; )  
COLDWELL BANKER ESCROW SERVICES, )  
INC., a California corporation, as )  
Trustee; UNION BANK, a California )  
corporation, as Trustee and )  
Beneficiary, and DOES 1 through )  
200, inclusive, )

Defendants. )

It appearing to the Court that Plaintiff, COUNTY OF ORANGE, has  
paid to the Defendants, DANIEL J. DONAHUE (DOE 3) AND BRENDA J.  
DONAHUE (DOE 14), the total amount of just compensation provided for  
by the Judgment in Condemnation;

It further appearing to the Court that pursuant to an Order for  
Prejudgment Possession, Plaintiff County of Orange was authorized to  
take possession of the real property described in its Complaint in  
this action on July 3, 1991.

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1       **NOW THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED** that  
2 the real property (Parcels 157, 157.1 and 157.2, only) located in the  
3 County of Orange, State of California, described in this action and in  
4 Exhibits "A", "B" and "C" attached hereto and by this reference  
5 incorporated fully herein, shall be condemned a fee interest as to  
6 Parcel 157 as described in Exhibit "A", a perpetual easement for slope  
7 and drainage purposes as to Parcel 157.1 as described in Exhibit "B",  
8 and a temporary construction easement in Parcel 157.1, as described in  
9 Exhibit "C", and for such related public uses as may be authorized by  
10 law.

11       **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that a certified copy  
12 of this Order be recorded in the Offices of the County Recorder of the  
13 County of Orange, State of California. Upon recordation of the  
14 certified copy of the Final Order, title as noted herein to the real  
15 property described in Exhibits "A", "B" and "C" shall vest in

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ORANGE COUNTY

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1 Plaintiff County of Orange and all liens, leaseholds, encumbrances of  
2 whatsoever kind or nature on said real property, as they effect these  
3 easements and right-of-way, are hereby canceled, extinguished and  
4 terminated.

5 Approved as to form and content.

6 DATE: MAR 3 1994

TERRY C. ANDRUS, COUNTY COUNSEL  
and EDWARD N. DURAN, DEPUTY

7  
8 By   
9 Edward N. Duran, Deputy

10 Attorneys for Plaintiff County of  
11 Orange

12 DATE: 3-1-94

  
13 Daniel J. Donahue, (DOE 1)  
14 In Pro Per

15 DATE: 3-1-94

  
16 Daniel J. Donahue, Esq.

17 Attorney for Defendant,  
18 BRENDA J. DONAHUE, (DOE 14)

19 IT IS SO ORDERED:

20 DATED: 3/15/94

  
21 Judge of the Superior Court

22 C. ROBERT JAMESON  
23  
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1 **PARCEL NO. 157: (Fee)**

2 That portion of Lot 17 of Tract No. 10570, in the county of  
3 Orange, state of California, per map recorded in book 464, pages  
4 32 through 35 of Miscellaneous Maps in the office of the County  
5 Recorder of said county, lying within a strip of land, 50.00  
6 feet wide, the southeasterly line of said strip being described  
7 as follows:

8 Beginning at the center line intersection of Foothill Boulevard  
9 and Newport Avenue, now known as Newport Boulevard, as said  
10 intersection is shown on a map of Tract No. 3556 recorded in  
11 book 374, pages 33 and 34 of said Miscellaneous Maps and also  
12 shown on Surveyor's Map S.M. 79-1138 on file in the office of  
13 the County Surveyor of said county; thence along the center line  
14 of said Newport Boulevard as shown on said Tract Map and said  
15 Surveyor's Map, N. 35°51'26" E., 1297.66 feet to the  
16 intersection with the center line of La Limonar Road as shown on  
17 said maps; thence continuing along said center line N. 35°45'19"  
18 E., 45.87 feet to the beginning of a tangent curve concave  
19 southeasterly and having a radius of 1000.00 feet; thence  
20 leaving said center line as shown on said Tract Map and  
21 continuing along said center line as shown on said Surveyor's  
22 Map the following courses: Northeasterly 118.50 feet along said  
23 curve through a central angle of 6°47'23"; tangent to said curve  
24 N. 42°32'42" E., 961.53 feet to the beginning of a tangent curve  
25 concave northwesterly and having a radius of 1000.00 feet;  
26 thence leaving said center line as shown on said Surveyor's Map  
27 Northeasterly 255.24 feet along said curve through a central  
28 angle 14°37'27".

**PARCEL NO. 157.1: (Slope and Drainage Easement)**

That portion of said Lot 17 of Tract No. 10570 included within a strip of land, 10.00 feet wide, the southeasterly line of said strip being the northwesterly line of the land hereinbefore described as Parcel No. 157.

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FO192-210 (5/77)

**EXHIBIT B**

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FD-192-210 (5/77)

**PARCEL NO. 157.2: (Temporary Construction Easement)**

That portion of said Lot 17 of Tract No. 10570 included within a strip of land, 5.00 feet wide, the southeasterly line of said strip being the northwesterly line of the land hereinbefore described as Parcel No. 157.1.

Together with the right to excavate, fill or regrade said property to make the ground surface compatible with the improvements to be constructed in and over the adjoining property; to enter upon, to pass and repass over and along said land and to deposit tools, implements and other materials thereon by said grantee, its officers, agents and employees and by persons under contract with it and their employees, whenever and wherever necessary for the purposes above set forth.

Said Temporary Construction Easements herein granted shall be for a period of twenty four (24) months from commencement of construction. Grantor shall be given written notice by County as to the date County requires use of the Property. County's Director of Public Works is authorized to provide said notice on behalf of the County.

**EXHIBIT C**

2emdom/48

THIS INSTRUMENT IS A CORRECT COPY OF  
THE ORIGINAL ON FILE IN THIS OFFICE

**MAY - 9 1994**

ATTEST: (DATE) \_\_\_\_\_

ALAN SLATER, EXECUTIVE OFFICER AND CLERK  
OF THE SUPERIOR COURT OF THE STATE OF  
CALIFORNIA IN AND FOR THE COUNTY OF ORANGE

BY \_\_\_\_\_

DEPUTY

**Rick Thompson**

