

157534

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING

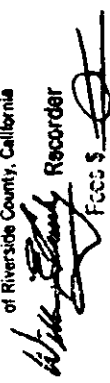
This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code 6103)

RECEIVED FOR RECORD
AT 2:00 O'CLOCK P.M.

MAY 10 1991

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$



FOR RECORDER'S OFFICE USE ONLY

Project: Tract 24082-1
Via Vista Drive

12958

GRANT OF EASEMENT

CENTURY NATIONAL INSURANCE COMPANY, INC., a California Corporation as to an undivided 1/6th interest; and TERRENCE EUGENE STROUD, as to an undivided 1/6th interest; and MARUBENI AMERICA CORPORATION, a New York Corporation, as to an undivided 2/6th interest; and RICHARD D. PROCHAZKA, who aquired title as RICHARD D. PROCHAZCHA, A Professional Corporation, CLIENT TRUST ACCOUNT FOR THE BENEFIT OF THE OPERATIVE PLASTERERS AND CEMENT MASONS INTERNATIONAL ASSOCIATION PLASTERERS UNION, LOCAL NO. 346, SAN DIEGO COUNTY PLASTERERS' GROUP INSURANCE TRUST, SAN DIEGO COUNTY PLASTERERS' PENSION TRUST, SAN DIEGO COUNTY PLASTERERS' VACATION TRUST AND THE SAN DIEGO COUNTY PLASTERERS' APPRENTICE AND TRAINING TRUST FUND, as to an undivided 45% of a 1/3rd interest; and RALPH G. STRINGHAM and ORPHA C. STRINGHAM, Co-trustees, U/D/T dated June 23, 1988, F/B/O the Stringham family, as community property, as to an undivided 11% of a 1/3rd interest; and ROBERT CUSHMAN, as to an undivided 7% of a 1/3rd interest; and STUART L. JOHNSON and ANNE JOHNSON, as trustees of the JOHNSON 1980 TRUST, as evidenced by that certain Trust Agreement dated November 10, 1980 (a Revocable Intervivos Trust), as to an undivided 17% of a 1/3rd interest; and EDWARD E. FISHER, as to an undivided 17% of a 1/3rd interest; and RAYMOND W. PEARSON, as to an undivided 3% of a 1/3rd interest, all

as tenants in common, Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a municipal corporation, an easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, in, under, upon, over and along that certain real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated 2-11-91

CENTURY NATIONAL INSURANCE COMPANY, INC., a California corporation, as to an undivided 1/6th interest

By Weldon Wilson
Title President

APPROVED AS TO FORM
John Woodruff
CITY ATTORNEY

By Mari Deven
Title Corporate Secretary

TERRENCE EUGENE STROUD, as to an undivided 1/6th interest

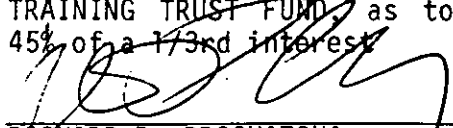
Terrence Eugene Stroud
TERRENCE EUGENE STROUD

MARUBENI AMERICA CORPORATION, a New York Corporation, as to an undivided 2/6th interest


By Shiro Yamamoto
SHIRO YAMAMOTO
Title Sr. Vice Pres. & Gen. Manager

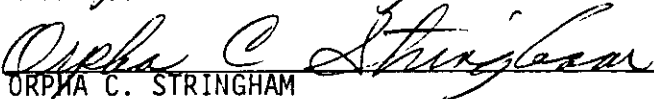
By Shinichi Okahara
SHINICHI OKAHARA
Title V.P. & Deputy General Manager

RICHARD D. PROCHAZKA, who aquired title as RICHARD D. PROCHAZCHA, A Professional Corporation, CLIENT TRUST ACCOUNT FOR THE BENEFIT OF THE OPERATIVE PLASTERERS AND CEMENT MASONS INTERNATIONAL ASSOCIATION PLASTERERS UNION, LOCAL NO. 346, SAN DIEGO COUNTY PLASTERERS' GROUP INSURANCE TRUST, SAN DIEGO COUNTY PLASTERERS' PENSION TRUST, SAN DIEGO COUNTY PLASTERERS' VACATION TRUST AND THE SAN DIEGO COUNTY PLASTERERS' APPRENTICE AND TRAINING TRUST FUND, as to an undivided 45% of a 1/3rd interest



 RICHARD D. PROCHAZCHA
 RICHARD D. PROCHAZKA, PRESIDENT/SECRETARY

RALPH G. STRINGHAM and ORPHA C. STRINGHAM, Co-trustees, U/D/T dated June 23, 1988, F/B/O the Stringham family, as community property, as to an undivided 11% of a 1/3rd interest

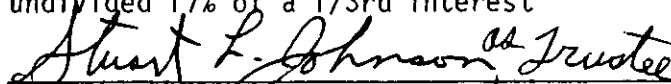

 RALPH G. STRINGHAM

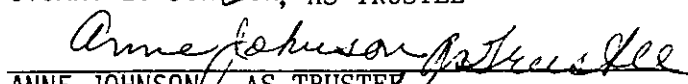

 ORPHA C. STRINGHAM

ROBERT CUSHMAN, as to an undivided 7% of a 1/3rd interest

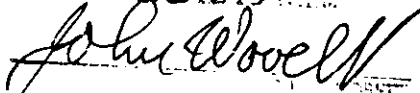

 ROBERT CUSHMAN

STUART L. JOHNSON and ANNE JOHNSON, as trustees of the JOHNSON 1980 TRUST, as evidenced by that certain Trust Agreement dated November 10, 1980, as to an undivided 17% of a 1/3rd interest


 STUART L. JOHNSON, AS TRUSTEE


 ANNE JOHNSON, AS TRUSTEE

APPROVED AS TO FORM


 JOHN HOWELL

EDWARD E. FISHER, as to an undivided 17%
of a 1/3rd interest

Edward E. Fisher
EDWARD E. FISHER

RAYMOND W. PEARSON, as to an undivided 3%
of a 1/3rd interest

Raymond W. Pearson
RAYMOND W. PEARSON

APPROVED AS TO FORM

John Woodley

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated May 10, 1991

[Signature]
Real Property Services Manager
of the City of Riverside

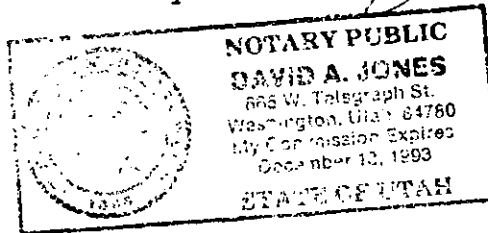
1359u/w

STATE OF ~~CALIFORNIA~~ ^{Utah})
) ss.
COUNTY OF Washington)

On this 4th day of January, 1991,
before me, the undersigned a Notary Public in and for said
State, personally appeared RALPH G. STRINGHAM and ORPHA C.
STRINGHAM, personally known to me (or proved to me on the
basis of satisfactory evidence) to be the persons who
executed the within instrument, and known to me to be the
Co-trustees U/D/T dated June 23, 1988, F/B/O the Stringham
family, and acknowledged to me that they executed the
within instrument in their capacity as Co-trustees of said
Trust.

WITNESS my hand and official seal.

David A. Jones
Notary Public in and for said State




Marubeni AMERICA CORPORATION

200 PARK AVENUE • NEW YORK, N. Y. 10166-0199 • (212) 599-3700


This is to advise that the Board of Directors of Marubeni America Corporation hereby designates the following officers as authorized to sign all Bid Proposals and Contract Documents on behalf of Marubeni America Corporation, Los Angeles Branch.

NAME

TITLE


Shiro Yamamoto

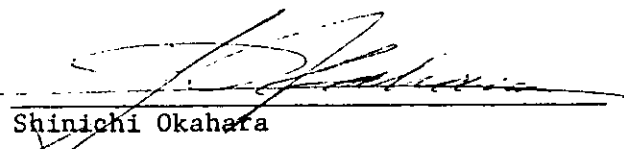
Senior Vice President and
General Manager


Hiroshi Akimoto

Vice President and
Assistant General Manager

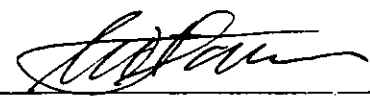

Muneshige Kawabata

Vice President and
Assistant General Manager


Shinichi Okahara

Assistant General Manager

MARUBENI AMERICA CORPORATION


Kitaru Sato
Secretary to the
Board of Directors

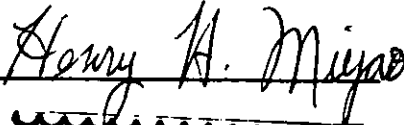
STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On April 25, 1991, before me, a Notary Public in and for said state, personally appeared Shinichi Okahara, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as Vice President and Deputy General Manager, on behalf of Marubeni America Corporation the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature



P.O. Box 3999, North Hollywood, CA 91609-9990 • 12200 Sylvan Street, North Hollywood, CA 91606 • (818) 760-0880

CENTURY-NATIONAL INSURANCE COMPANY

A Division of Kramer-Wilson Company Insurance Services

This is to advise that the Board of Directors of Century-National Insurance Company hereby designates the following officers as authorized to sign all Bid Proposals and Contract Documents on behalf of Century-National Insurance Company.

NAME

TITLE

Weldon Wilson
Weldon Wilson

President

Marie Germann
Marie Germann

John Woodell

Corporate Secretary

CENTURY-NATIONAL INSURANCE COMPANY

Marie Germann
Marie Germann
Secretary

SAN DIEGO PLASTERERS' TRUSTS

2831 Camino del Rio South — Suite 311 • San Diego, California 92108 • (619) 297-8235



January 30, 1991

Re: 29.92 acres along Via Vista Drive,
Riverside, California

TO WHOM IT MAY CONCERN:

As a result of litigation between Plasterers Local 346 and Wyland Enterprises, Richard D. Prochazka, A Professional Corporation holds title to an interest in the above-described land in his client trust capacity. In that capacity, Mr. Prochazka is authorized to sign any documents necessary on behalf of the Trust Funds in order to implement the execution and completion of all conditions necessary to implement the option currently pending between Hawarden Development and the various owners of the land including whatever applications to the City and/or County of Riverside may be necessary for any type of permit.

If you have any questions in this regard, please feel free to communicate with the undersigned.

Very truly yours,

INTEGRA ENGINEERING, INC.LAND SURVEYORS • CIVIL ENGINEERS
EXHIBIT "A"**VIA VISTA DRIVE EXTENSION
DEDICATION FOR TRACT NO. 24082-1**

That portion of the Southwest one-quarter of Section 7, Township 3 South, Range 4 West, San Bernardino Meridian described as:

BEGINNING at the intersection of centerline of Overlook Parkway and Via Vista Drive in Tract 22467 as shown by map on file in Book 188 of Maps, pages 60 through 62 inclusive, Records of Riverside County;

THENCE North $44^{\circ} 39' 46''$ East along said centerline of Overlook Parkway, a distance of 8.00 feet to the Easterly boundary of said tract;

THENCE North $45^{\circ} 20' 14''$ West along said Easterly boundary, a distance of 78.00 feet; to the beginning of a curve concave to the Northeast, having a radius of 292.00 feet;

THENCE Northerly along said curve to the right through a central angle of $45^{\circ} 00' 00''$, an arc length of 229.34 feet;

THENCE North $00^{\circ} 20' 14''$ West, a distance of 61.54 feet;

THENCE North $89^{\circ} 39' 46''$ East, a distance of 25.00 feet;

THENCE South $00^{\circ} 20' 14''$ East, a distance of 61.54 feet to the beginning of a curve concave to the Northeast, having a radius of 267.00 feet;

THENCE Southerly along said curve to the left through a central angle of $51^{\circ} 14' 54''$, an arc length of 238.82 feet;

THENCE South $51^{\circ} 35' 08''$ East, a distance of 151.84 feet;

THENCE South $38^{\circ} 24' 52''$ West, a distance of 3.00 feet;

THENCE South $51^{\circ} 35' 08''$ East, a distance of 279.34 feet to the beginning of a curve concave to the Southwest, having a radius of 280.00 feet;

THENCE Southerly along said curve to the right through a central angle of $17^{\circ} 17' 58''$, an arc length of 84.54 feet;

THENCE South $34^{\circ} 17' 10''$ East, a distance of 206.09 feet, to the South line of the North 130 acres of the West quarter of said section;

THENCE South $89^{\circ} 13' 27''$ West along said line, a distance of 71.96 feet;

VIA VISTA DRIVE EXTENSION
 DEDICATION FOR TRACT NO. 24082-1
 Page 2

THENCE North $34^{\circ} 17' 10''$ West, a distance of 166.36 feet to the beginning of a curve concave to the Southwest, having a radius of 220.00 feet;

THENCE Northerly along said curve to the left through a central angle of $17^{\circ} 17' 58''$, an arc length of 66.42 feet;

THENCE North $51^{\circ} 35' 08''$ West, a distance of 279.34 feet;

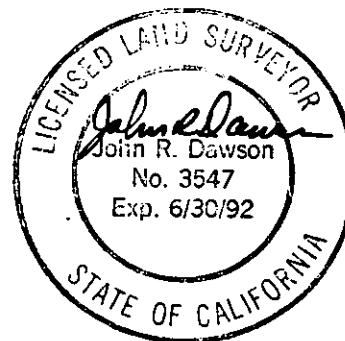
THENCE South $38^{\circ} 24' 52''$ West, a distance of 3.00 feet;

THENCE North $51^{\circ} 35' 08''$ West, a distance of 109.83 feet to the said centerline of Overlook Parkway;

THENCE North $44^{\circ} 39' 46''$ East along said centerline, a distance of 26.45 feet to the POINT OF BEGINNING.

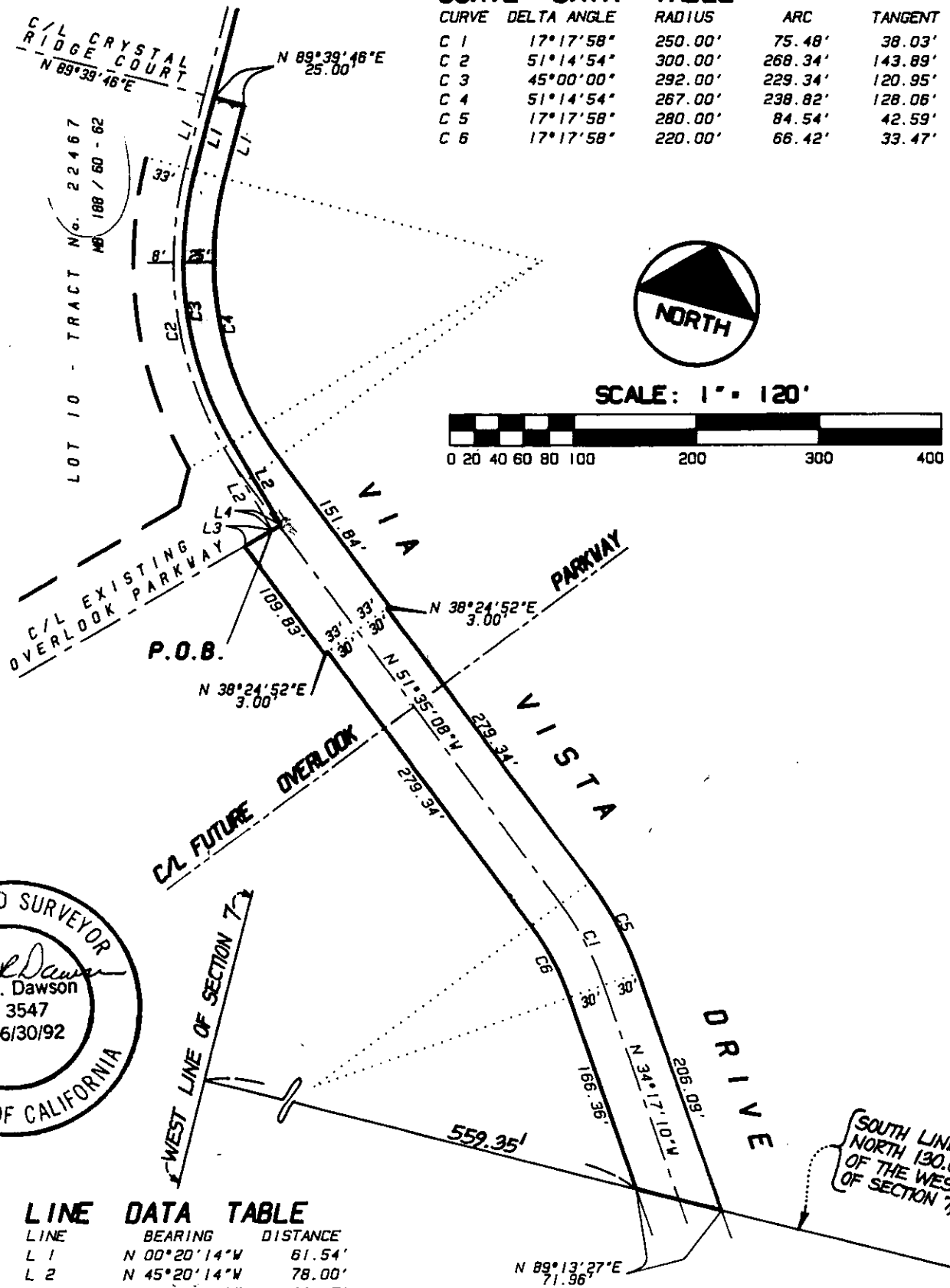
Contains 1.117 acres.

DESCRIPTION APPROVAL 5/7/91
George P. Hutchinson by _____
 SURVEYOR, CITY OF RIVERSIDE



CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT
C 1	17° 17' 58"	250.00'	75.48'	38.03'
C 2	51° 14' 54"	300.00'	268.34'	143.89'
C 3	45° 00' 00"	292.00'	229.34'	120.95'
C 4	51° 14' 54"	267.00'	238.82'	128.06'
C 5	17° 17' 58"	280.00'	84.54'	42.59'
C 6	17° 17' 58"	220.00'	66.42'	33.47'



LINE DATA TABLE

LINE	BEARING	DISTANCE
L 1	N 00° 20' 14" W	61.54'
L 2	N 45° 20' 14" W	78.00'
L 3	N 44° 39' 46" E	26.45'
L 4	N 44° 39' 46" E	8.00'

SOUTH LINE OF THE NORTH 130.00 ACRES OF THE WEST QUARTER OF SECTION 7, T35, R4W SBI

11-25-3

12958