WHEN RECORDED MAIL TO:

City Clerk City of Manteca 1001 W. Center Street Manteca, CA 95337

GRANT OF EASEMENT
Preamble
This Agreement made this day of, 2025, by and between Bold Manteca LP, hereinafter referred to as "Grantor," and City of Manteca, hereinafter referred to as "Grantee."
Recitals WHEREAS, Grantor is the owner of certain real property in the City of Manteca, County of San Joaquin, State of California, hereinafter referred to as the "Servient Tenement," as described in Document # 2024-054921, San Joaquin County Records, and
WHEREAS, Grantee desires to acquire certain rights in the Servient Tenement;
NOW, THEREFORE, it is agreed as follows:
Grant of Easement 1. For valuable consideration, Grantor hereby grants to Grantee easements as hereinafter described.
Character of Easement 2. The easements granted herein are easements in gross.
Description of Easement 3. The easements granted herein are rights to use and maintain, sanitary sewer, water, storm drain lines and appurtenances; electrical, gas, telephone and cablevision lines and appurtenances, by companies having a franchise with the City of Manteca and other utility companies, all hereto referred to as "said facilities".
Location 4. The easements granted herein are located as described in Exhibit "A" and shown on Exhibit "B", attached hereto and incorporated herein by reference.
Use by Grantee 5. The easements granted herein include the following use of the Servient Tenement: the right to install,

repair, remove, replace, reconstruct, use, operate, inspect, and maintain said facilities.

Exclusiveness of Easement

6. The easements granted herein are non-exclusive.

Secondary Easements

7. The easements granted herein include incidental rights of maintenance, repair, and replacement.

ATTACHMENT 2

Entire Agreement

8. This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing, signed by the party to be charged.

Binding Effect

9. This instrument shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.

Grantor

Bold Manteca LP

Michael Miller, President of Bold Communities,

Manager of Bold Manteca LLC,

General Partner of Bold Manteca LP

(Notary Attachment Required)

Grantee		
City of Mar	nteca, a Municipal Corporation	
-		
Gary Singh	ı, Mayor	
ATTEST:		
ALIESI.	Cassandra Candini-Tilton	_
	Director of Legislative Services	

ACKNOWLEDGMENT
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
State of California
County of Los Angeles
On November 7, 2025 before me, Teresa M. Roberson
A Notary Public personally appeared Michael Miller
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) stare subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.
certify under PENALTY OF PERJURY under the laws of the State of California that the oregoing paragraph is true and correct.
WITNESS my hand and official seal.
TERESA M. ROBERSON Notary Public - California Los Angeles County Commission # 2409587 My Comm. Expires Jul 29, 2026
(Seal)

EXHIBIT "A" LEGAL DESCRIPTION PUBLIC UTILITY EASEMENT

All that real property situated in the City of Manteca, County of San Joaquin, State of California, being a portion of that parcel of land as described in that certain Grant Deed recorded July 03, 2024 as Document Number 2024-054921, Official Records of San Joaquin County, State of California, said portion being a strip of land 10.00 foot wide, the Easterly sideline of which being the most Easterly line of said parcel of land as described in said Grant Deed.

CONTAINING 1,147 square feet, more or less.

A plat map, EXHIBIT "B", is attached hereto and made a part hereof.

Prepared by Luk and Associates

Jacqueline Ltd., PLS 8934

Date: _____ April 21, 2025

This real property description has been prepared by me or under my direction in conformance with the Professional Land Surveyors Act.



ATTACHMENT 2 SHEET 1 OF NORTH MAIN STREET ИО1.¢2,00"М 2¢2:66,(ШЕ−WOИ) BASIS OF BEARINGS 1357.24, (M-M)(32 SURVEYS 55) M_00,9+.10N PER 32 SURVEYS 55 PIPE IN MON BOX AT LOUISE AVENUE PER 32 SURVEYS 55 M_07,62.10N 114.68 FOUND RR SPIKE 201.23,50,E FOUND 3/4" IRON MANTECA MOOSE LODGE 1815 LOYAL ORDER OF MOOSE APN 216-350-11 114.68° W01°39°20°W N89.57'30"W 50.40 N89'57'30"W 10.00° N89'57'30"W 10.00"-AREA=1,147 S.F.± UTILITY EASEMENT 10' MIDE PUBLIC N89°57'30"W 264.64' N89*57'30"W 264.63' SAN JOAQUIN COUNTY OFFICE OF EDUCATION APN 216-340-15 HIWAY FARM LLC APN 216-340-59 NORTH 4/21/2025 DATE 8 GRAPHIC SCALE BOLD MANTECA LP DOC, 2024-054921 APN 216-340-60 ,00'06 88 NO1.23,12,M 122.31 M.00,97.10N 608.84 MODIE inch CALIFORNII * 01'45'00" WEST AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED MARCH 30, 1992 IN BOOK 32 OF SURVEYS AT PAGE 55, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS. PROFESSIONAL LAND SHOWER LINGS AND SHOWER LAND SHOWER LAND AND THE BEARINGS BETWEEN THE FOUND 3/4" IRON PIPE AND THE FOUND S89°57'30"E ANT TAKEN RAILROAD SPIKE ALONG NORTH MAIN STREET, TAKEN AS NORTH MANTECA HOSPITALITY INC APN 216-350-10 8 6 SQUARE FEET, MORE OR LESS FOUND MONUMENT AS NOTED ASSESSOR'S PARCEL NUMBER TE TO MONUMENT DISTANCE 343.19 MONUMENT TO MONUMENT PUBLIC UTILITY EASEMENT \$ RECORD INFORMATION MONUMENT LINE BOUNDARY LINE RIGHT OF WAY LINE **DOCUMENT NUMBER** ADJOINER LOT LINE N89.57,30"W EASEMEN BASIS OF BEARINGS Prepared By Luk and Associates CIVIL ENGINEERS - LAND SURVEYORS NORTH MAIN STREET HERCULES, CALIFORNIA 94547 (510) 724-3388 SCALE: 1"=80" 738 ALFRED NOBEL DRIVE (TIE-MON) S.F.± MANTECA, CA 0 N00'02'30"E (M-M) APN DOC. APRIL 2025 201.44,20"E 311.83 FORRY DAWN TR APN 216-340-39 1199 APN 216-340-56 \ APN 216-340-40 ~APN 216-340-24 4PN 216-340-56 CARIVEAU WILLIAMS & LYNCH