

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.

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.

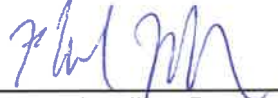
Binding Effect

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

 PRESIDENT

Michael Miller, President of Bold Communities,
Manager of Bold Manteca LLC,
General Partner of Bold Manteca LP

(Notary Attachment Required)

Grantee

City of Manteca, a Municipal Corporation

Gary Singh, Mayor

ATTEST:

Cassandra Candini-Tilton
Director of Legislative Services

ACKNOWLEDGMENT

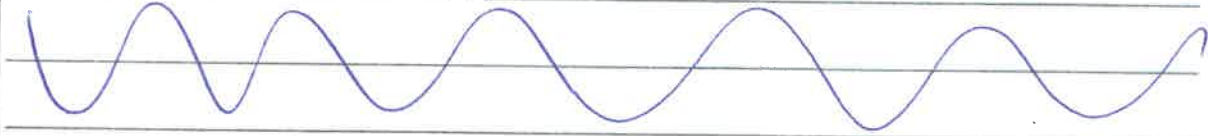
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On November 7, 2025 before me, Teresa M. Roberson,

A Notary Public personally appeared Michael Miller

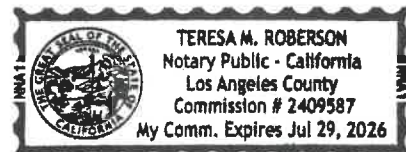


who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(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 Luk, 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.



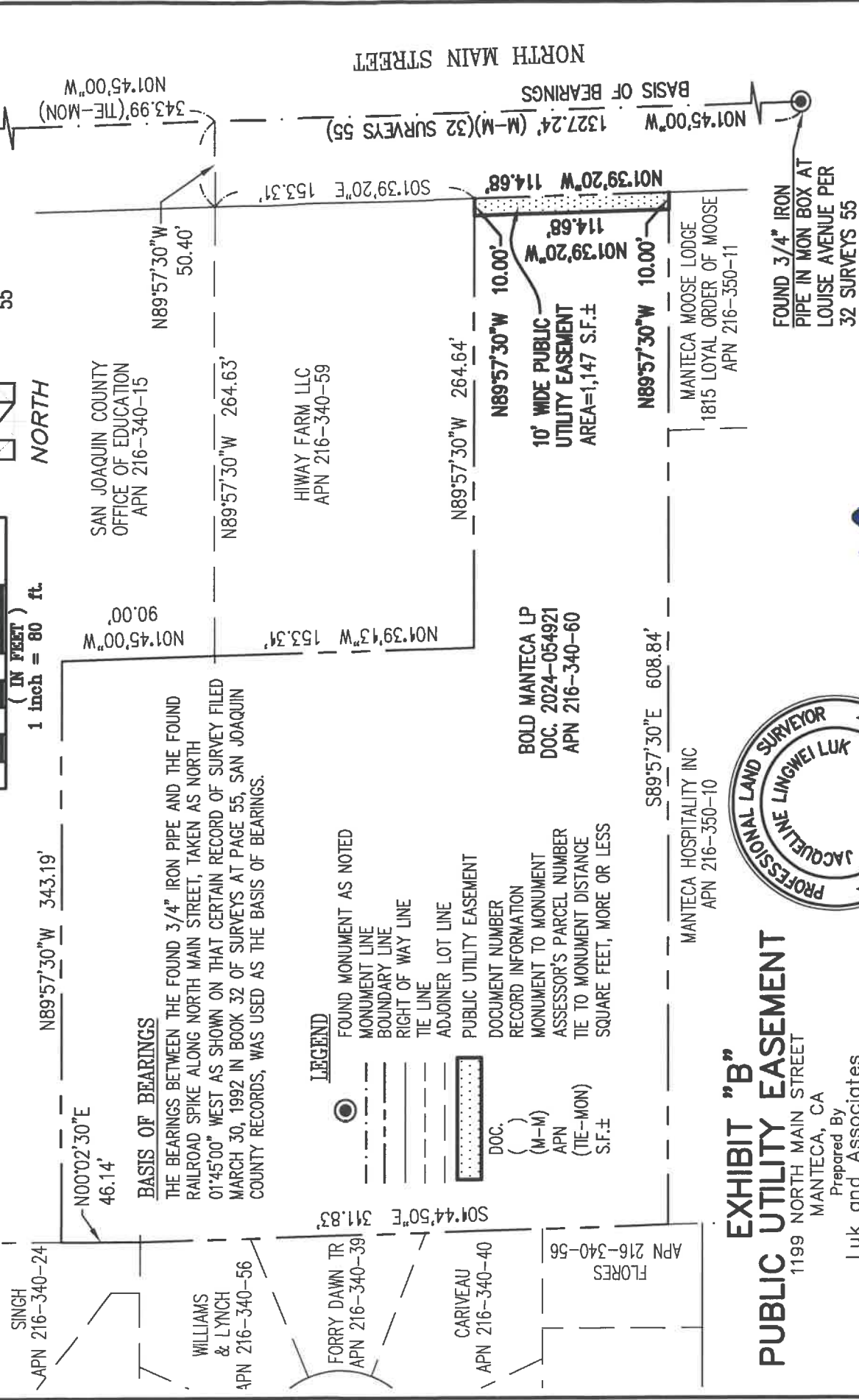
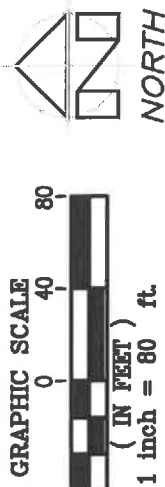


EXHIBIT "B"
PUBLIC UTILITY EASEMENT



Prepared By
Luk and Associates
CIVIL ENGINEERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388
APRIL 2025 SCALE: 1"=80'

Jacqueline Luk
JACQUELINE LUK, LS 8934
DATE 4/21/2025