

WHEN RECORDED MAIL TO:

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

GRANT OF EASEMENT AGREEMENT

Preamble

This Agreement made this 5th day of March, 2024, by and between Nunes Family Properties, 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," and described in Exhibit "A" attached hereto and incorporated herein, 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 an easement as hereinafter described.

Character of Easement

2. The easement granted herein is an easement in gross.

Description of Easement

3. The easement granted herein is a right to use and maintain, an eight-inch (8") water line and appurtenances, hereto referred to as said facilities.

Location

4. The easement granted herein is located within the Servient Tenement, as described in Exhibit "B" attached hereto and incorporated by reference.

Use by Dominant Tenant

5. The easement granted herein includes 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 easement granted herein is exclusive.

Secondary Easements

7. The easement granted herein includes 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.

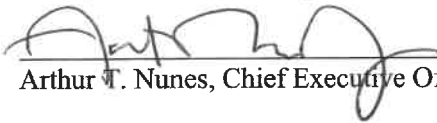
GRANTOR

Nunes Family Properties, LP

By: Avanti Properties, General Partner



Daniel E. Nunes, Secretary – Avanti Properties



Arthur T. Nunes, Chief Executive Officer – Avanti Properties

GRANTEE

City of Manteca

Gary Singh, Mayor

ATTEST:

Cassandra Candini Tilton, City Clerk

Notary
Certificate Attached


(NOTARY ATTACHMENT REQUIRED)

CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 San Joaquin }

On March 5, 2024 before me, Arielle Jaimee Hoffman,
(Here insert name and title of the officer)

personally appeared Daniel E. Nunes & Arthur T. Nunes
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.


Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Grant of Easement
(Title or description of attached document)

Agreement
(Title or description of attached document continued)

Number of Pages 2 Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

EXHIBIT “A”

LEGAL DESCRIPTION OF PROPERTY

EXHIBIT "A"

LEGAL DESCRIPTION

ALL that certain real property, being a portion of the East 516 feet of the south one-half of the southeast quarter of the southeast quarter of Section 19, Township 1 South, Range 7 East, Mount Diablo Meridian, City of Manteca, County of San Joaquin, State of California, being more particular described as follows:

COMMENCING at the northwest corner of Adjusted Lot 1, as described in Grant Deed Lot Line Adjustment, filed for record July 27, 2021 as Document No. 2021-125368, San Joaquin County Records; thence along the West line of said Adjusted Lot 1 South 01°27'40" East 38.52 feet to the **TRUE POINT OF BEGINNING**;

thence (1), leaving said West line and proceeding South 89°59'55" East 48.03 feet;

thence (2), South 00°00'05" West 10.27 feet;

thence (3), South 89°59'55" East 7.80 feet;

thence (4), South 00°00'05" West 20.00 feet;

thence (5), North 89°59'55" West 7.80 feet;

thence (6), South 00°00'05" West 169.74 feet;

thence (7), South 89°59'55" East 11.33 feet;

thence (8), North 00°00'05" East 8.08 feet;

thence (9), South 89°59'55" East 20.00 feet;

thence (10), South 00°00'05" West 8.08 feet;

thence (11), South 89°59'55" East 215.50 feet;

thence (12), North 00°00'05" East 4.58 feet;

thence (13), South 89°59'55" East 17.50 feet;

thence (14), North 00°00'05" East 7.19 feet;

thence (15), South 89°59'55" East 13.00 feet to a point which is 17.00 feet distant at right angles West of the West line of Adjusted Lot 2, as described in Grant Deed Lot Line Adjustment, filed for record July 27, 2021 as Document No. 2021-125369, San Joaquin County Records;

ATTACHMENT 2

thence (16), parallel with said West line of Adjusted Lot 2 North 00°00'05" East 217.31 feet;

thence (17), South 89°59'55" East 20.00 feet;

thence (18), parallel with and 20.00 feet distant at right angles East of above-described Course (16) South 00°00'05" West 84.13 feet to a point which is 28.08 feet distant at right angles North of the North line of said Adjusted Lot 2;

thence (19), parallel with said North line South 89°59'55" East 34.14 feet;

thence (20), South 44°59'55" East 15.56 feet to a point which is 17.08 feet distant at right angles North of said North line;

thence (21), parallel with said North line South 89°59'55" East 75.34 feet to a point on the West right-of-way line of Union Road, last said point being 52.00 feet distant at right angles West of the East line of said southeast quarter of Section 19;

thence (22), along said West right-of-way line South 01°27'40" East 20.01 feet to a point which is 2.92 feet distant at right angles South of said North line;

thence (23), leaving said West right-of-way line and proceeding parallel with said North line, North 89°59'55" West 54.49 feet;

thence (24), South 00°00'05" West 24.92 feet;

thence (25), North 89°59'55" West 20.00 feet;

thence (26), North 00°00'05" East 24.92 feet to a point which is 2.92 feet distant at right angles South of said North line;

thence (27), parallel with said North line North 89°59'55" West 9.64 feet;

thence (28), parallel with and 20.00 feet distant at right angles southwesterly of above-described course (20) North 44°59'55" West 15.56 feet to a point which is 8.08 feet distant at right angles North of said North line;

thence (29), parallel with said North line North 89°59'55" West 25.86 feet to a point which is 3.00 feet distant at right angles East of said West line of Adjusted Lot 2;

thence (30), parallel with said West line South 00°00'05" West 309.54 feet to a point which is 17.00 feet distant at right angles North of the North line of Adjusted Lot 4, as described in Grant Deed Lot Line Adjustment, filed for record July 27, 2021 as Document No. 2021-125371, San Joaquin County Records;

ATTACHMENT 2

thence (31), parallel with said North line of Adjusted Lot 4 South 89°59'57" East 128.61 feet to a point on said West right-of-way line;

thence (32), along said West right-of-way line South 01°27'40" East 20.01 feet to a point which is 3.00 feet distant at right angles South of said North line of Adjusted Lot 4;

thence (33), parallel with said North line of Adjusted Lot 4, North 89°59'57" West 43.93 feet;

thence (34), South 00°00'05" West 20.42 feet;

thence (35), North 89°59'55" West 20.00 feet;

thence (36), North 00°00'05" East 20.42 feet to a point which is 3.00 feet distant at right angles South of said North line of Adjusted Lot 4;

thence (37), parallel with said North line of Adjusted Lot 4, North 89°59'57" West 128.25 feet;

thence (38), South 00°01'56" West 55.99 feet;

thence (39), South 89°58'06" East 8.31 feet;

thence (40), South 00°01'54" West 20.00 feet;

thence (41), North 89°58'06" West 28.31 feet;

thence (42), North 00°01'56" East 75.98 feet to a point which is 3.00 feet distant at right angles South of said North line of Adjusted Lot 4;

thence (43), parallel with said North line of Adjusted Lot 4 and the North line of Adjusted Lot 3, as described in Grant Deed Lot Line Adjustment, filed for record July 27, 2021 as Document No. 2021-125370, San Joaquin County Records, North 89°59'57" West 121.01 feet;

thence (44), South 00°00'03" West 19.00 feet;

thence (45), North 89°59'57" West 20.00 feet;

thence (46), North 00°00'03" East 19.00 feet to a point which is 3.00 feet distant at right angles South of said North line of Adjusted Lot 3;

thence (47), parallel with said North line of Adjusted Lot 3, North 89°59'57" West 82.85 feet;

thence (48), South 00°00'03" West 24.27 feet;

ATTACHMENT 2

thence (49), North 89°59'57" West 20.00 feet;

thence (50), North 00°00'03" East 44.27 feet to a point which is 17.00 feet distant at right angles North of said North line of Adjusted Lot 3;

thence (51), parallel with said North Line of Adjusted Lot 3 South 89°59'57" East 40.92 feet to a point hereby designated as Point "A";

thence (52), North 00°00'05" East 164.59 feet to a point which is 20.00 feet distant at right angles South of above-described Course (7);

thence (53), parallel with said Course (7) North 89°59'55" West 31.33 feet to a point which is 20.00 feet distant at right angles West of above-described Course (6);

thence (54), parallel with said Course (6) North 00°00'05" East 200.01 feet to a point which is 20.00 feet distant at right angles South of above-described Course (1);

thence (55), parallel with said Course (1) North 89°59'55" West 27.52 feet to a point on said West line of Adjusted Lot 1;

thence (56), along said West line of Adjusted Lot 1 North 01°27'40" West 20.01 feet to the True Point of Beginning.

EXCEPTING THEREFROM the following:

Commencing at aforementioned Point "A; thence South 89°59'57" East 20.00 feet to a point which is 17.00 feet distant at right angles North of said North line of Adjusted Lot 3 and the TRUE POINT OF BEGINNING;

thence (57), parallel with and 20.00 feet distant at right angles East of above-described Course (52) North 00°00'05" East 164.59 feet to a point 20.00 feet distant at right angles South of Course (13) described above;

thence (58), parallel with said Course (11) South 89°59'55" East 246.00 feet to a point which is 20.00 feet distant at right angles West of Course (34) as described above;

thence (59), parallel with said Course (30) South 00°00'05" West 164.58 feet to a point which is 17.00 feet distant at right angles North of said North line of Adjusted Lot 4;

thence (60), parallel with said North line of Adjusted Lot 3 and Adjusted Lot 4 North 89°59'57" West 246.00 feet to the True Point of Beginning.

Containing 37,698 square feet, more or less.

SUBJECT TO all easements and/or rights-of-way of record.

ATTACHMENT 2

The Basis of Bearings for this description is a line between City of Manteca monuments no. 223 and no. 235 which bears South 89°44'04" East as calculated from City of Manteca control monument survey filed in Book 33 of Surveys, at Page 133, San Joaquin County Records. All distances shown are ground distances.

All as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof.



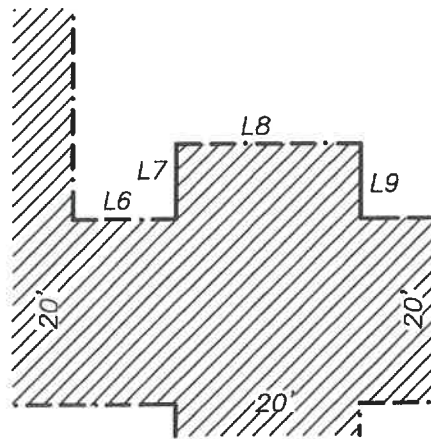
Rien Groenewoud, P.L.S. 6946



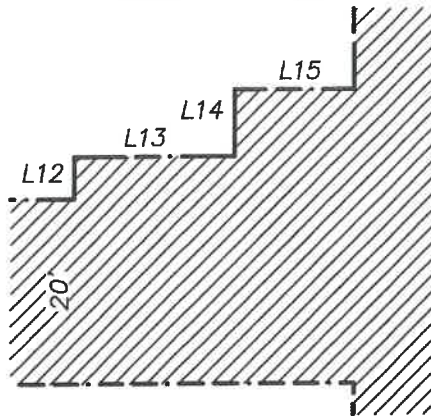
6/17/24

EXHIBIT “B”

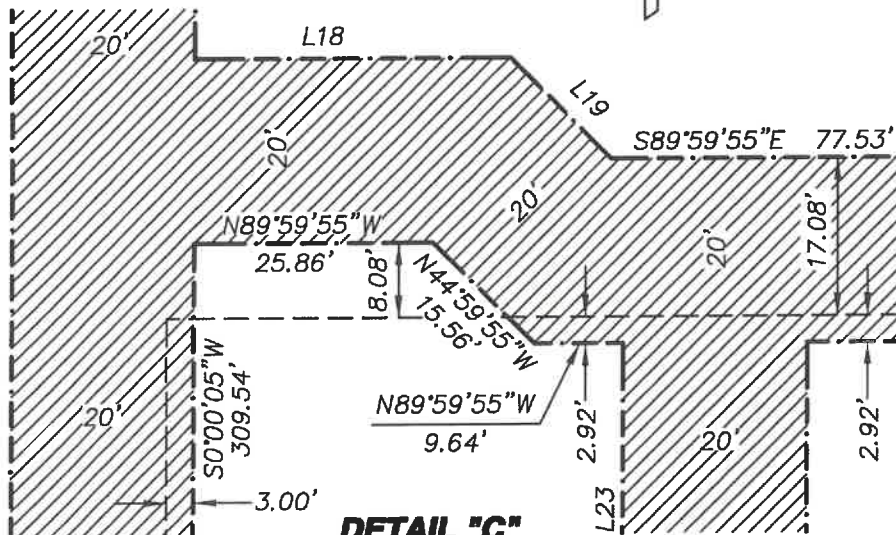
LEGAL DESCRIPTION OF EASEMENT



DETAIL "A"
SCALE: 1" = 20'



DETAIL "B"
SCALE: 1" = 20'



DETAIL "C"
SCALE: 1" = 20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°27'40"E	38.52' (TIE)
L2	S00°00'05"W	10.27'
L3	S89°59'55"E	7.80'
L4	S00°00'05"W	20.00'
L5	N89°59'55"W	7.80'
L6	S89°59'55"E	11.33'
L7	N00°00'05"E	8.08'
L8	S89°59'55"E	20.00'
L9	S00°00'05"W	8.08'
L10	NOT USED	
L11	NOT USED	
L12	N00°00'05"E	4.58'
L13	S89°59'55"E	17.50'
L14	N00°00'05"E	7.19'
L15	S89°59'55"E	13.00'
L16	NOT USED	
L17	NOT USED	
L18	S89°59'55"E	34.14'

LINE TABLE		
LINE	BEARING	LENGTH
L19	S44°59'55"E	15.56'
L20	N89°59'55"W	54.49'
L21	S00°00'05"W	24.92'
L22	N89°59'55"W	20.00'
L23	N00°00'05"E	24.92'
L24	N89°59'57"W	43.93'
L25	S00°00'05"W	20.42'
L26	N89°59'55"W	20.00'
L27	N00°00'05"E	20.42'
L28	S89°58'06"E	8.31'
L29	S00°00'03"W	19.00'
L30	N89°59'57"W	20.00'
L31	N00°00'03"E	19.00'
L32	S00°00'03"W	24.27'
L33	N89°59'57"W	20.00'
L34	N00°00'03"E	44.27'
L35	N89°59'55"W	27.52'
L36	N01°27'40"W	20.01'



6/17/24

LEGEND:

- P.O.C. POINT OF COMMENCEMENT
T.P.O.B. TRUE POINT OF BEGINNING
DOC. DOCUMENT
— EXISTING LOT LINE
--- PROPOSED EASEMENT LINE

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**PLAT TO ACCOMPANY
LEGAL DESCRIPTION**

EXHIBIT 'B'

BEING A PORTION OF THE EAST 516 FEET OF THE SOUTH 1/2
OF THE SE 1/4 OF THE SE 1/4 OF SEC. 19, T1S, R7E, M.D.M.
MANTECA SAN JOAQUIN COUNTY CALIFORNIA

JOB:	J19-2420
DATE:	06/17/24
SCALE:	AS SHOWN
DRAWN:	RG
DESIGN:	RG
CHKD:	RG
SHEET	01
	OF 02

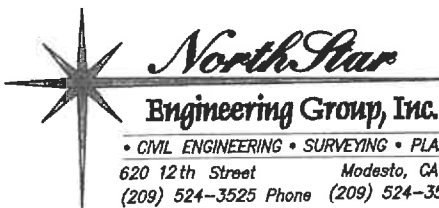
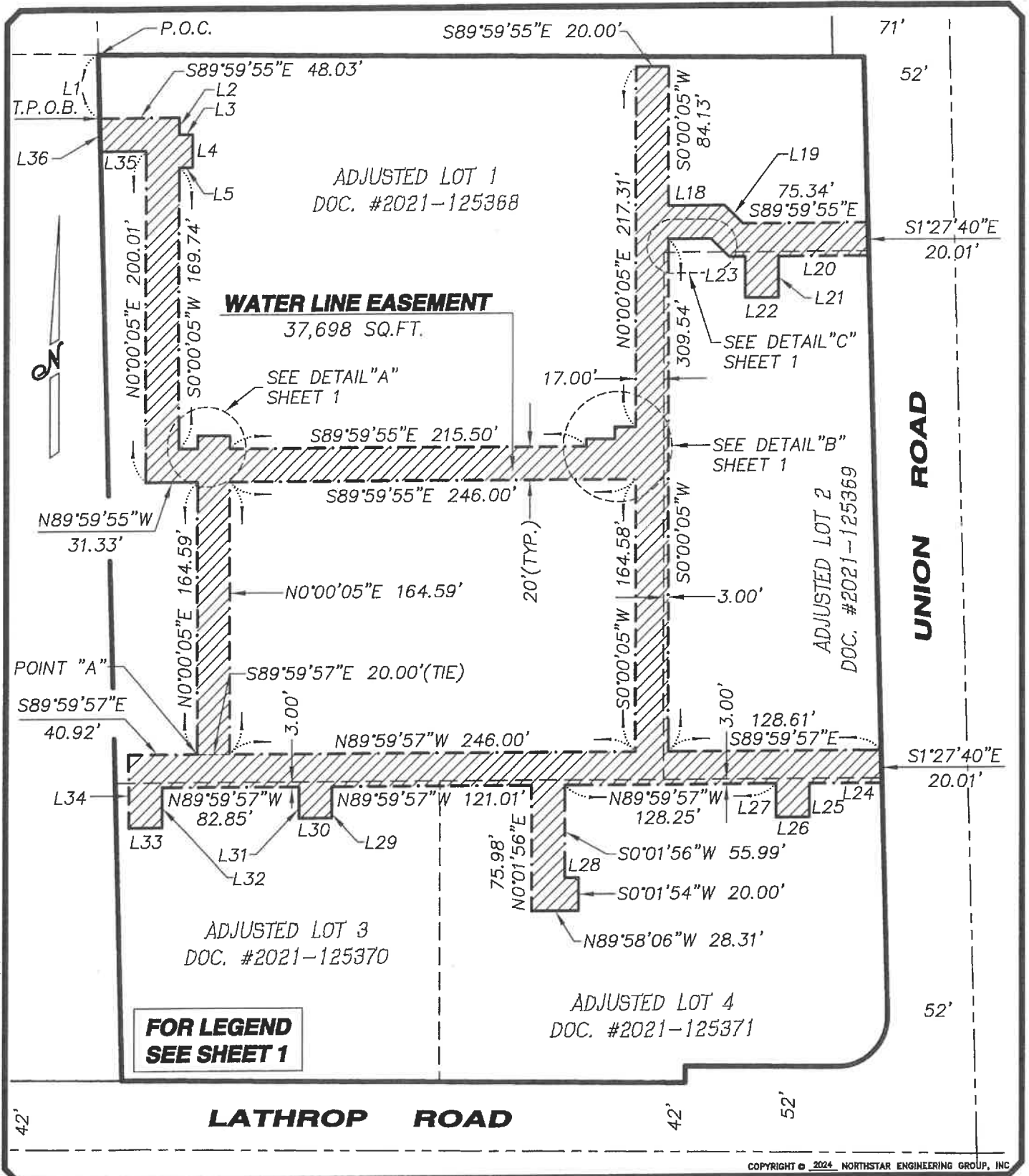


EXHIBIT 'B'

BEING A PORTION OF THE EAST 516 FEET OF THE SOUTH 1/2
OF THE SE 1/4 OF THE SE 1/4 OF SEC. 19, T1S, R7E, M.D.M.
MANTECA SAN JOAQUIN COUNTY CALIFORNIA

JOB:	J19-2420
DATE:	06/17/24
SCALE:	1"=80'
DRAWN:	RG
DESIGN:	RG
CHK'D:	RG

SHEET

02
OF **02**

Project: J19-2420 Woodbridge West Commercial
Parcel Map Check

Mon June 17 07:10:24 2024

Parcel name: WATER EASEMENT

	North: 2124847.9454	East : 6348593.3438
Line	Course: S 89-59-55 E	Length: 48.03
	North: 2124847.9443	East : 6348641.3738
Line	Course: S 00-00-05 W	Length: 10.27
	North: 2124837.6743	East : 6348641.3736
Line	Course: S 89-59-55 E	Length: 7.80
	North: 2124837.6741	East : 6348649.1736
Line	Course: S 00-00-05 W	Length: 20.00
	North: 2124817.6741	East : 6348649.1731
Line	Course: N 89-59-55 W	Length: 7.80
	North: 2124817.6743	East : 6348641.3731
Line	Course: S 00-00-05 W	Length: 169.74
	North: 2124647.9343	East : 6348641.3690
Line	Course: S 89-59-55 E	Length: 11.33
	North: 2124647.9340	East : 6348652.6990
Line	Course: N 00-00-05 E	Length: 8.08
	North: 2124656.0140	East : 6348652.6992
Line	Course: S 89-59-55 E	Length: 20.00
	North: 2124656.0135	East : 6348672.6992
Line	Course: S 00-00-05 W	Length: 8.08
	North: 2124647.9335	East : 6348672.6990
Line	Course: S 89-59-55 E	Length: 215.50
	North: 2124647.9283	East : 6348888.1990
Line	Course: N 00-00-05 E	Length: 4.58
	North: 2124652.5083	East : 6348888.1991
Line	Course: S 89-59-55 E	Length: 17.50
	North: 2124652.5078	East : 6348905.6991
Line	Course: N 00-00-05 E	Length: 7.19
	North: 2124659.6978	East : 6348905.6992
Line	Course: S 89-59-55 E	Length: 13.00
	North: 2124659.6975	East : 6348918.6992
Line	Course: N 00-00-05 E	Length: 217.31
	North: 2124877.0075	East : 6348918.7045
Line	Course: S 89-59-55 E	Length: 20.00
	North: 2124877.0070	East : 6348938.7045
Line	Course: S 00-00-05 W	Length: 84.13
	North: 2124792.8770	East : 6348938.7025
Line	Course: S 89-59-55 E	Length: 34.14
	North: 2124792.8762	East : 6348972.8425
Line	Course: S 44-59-55 E	Length: 15.56
	North: 2124781.8734	East : 6348983.8448
Line	Course: S 89-59-55 E	Length: 75.34
	North: 2124781.8715	East : 6349059.1848
Line	Course: S 01-27-40 E	Length: 20.01
	North: 2124761.8681	East : 6349059.6950

Project: J19-2420 Woodbridge West Commercial
Parcel Map Check

Mon June 17 07:10:25 2024

Line	Course: N 89-59-55 W	Length: 54.49	
	North: 2124761.8694		East : 6349005.2050
Line	Course: S 00-00-05 W	Length: 24.92	
	North: 2124736.9494		East : 6349005.2044
Line	Course: N 89-59-55 W	Length: 20.00	
	North: 2124736.9499		East : 6348985.2044
Line	Course: N 00-00-05 E	Length: 24.92	
	North: 2124761.8699		East : 6348985.2050
Line	Course: N 89-59-55 W	Length: 9.64	
	North: 2124761.8701		East : 6348975.5650
Line	Course: N 44-59-55 W	Length: 15.56	
	North: 2124772.8729		East : 6348964.5627
Line	Course: N 89-59-55 W	Length: 25.86	
	North: 2124772.8736		East : 6348938.7027
Line	Course: S 00-00-05 W	Length: 309.54	
	North: 2124463.3336		East : 6348938.6952
Line	Course: S 89-59-57 E	Length: 128.61	
	North: 2124463.3317		East : 6349067.3052
Line	Course: S 01-27-40 E	Length: 20.01	
	North: 2124443.3282		East : 6349067.8154
Line	Course: N 89-59-57 W	Length: 43.93	
	North: 2124443.3288		East : 6349023.8854
Line	Course: S 00-00-05 W	Length: 20.42	
	North: 2124422.9088		East : 6349023.8849
Line	Course: N 89-59-55 W	Length: 20.00	
	North: 2124422.9093		East : 6349003.8849
Line	Course: N 00-00-05 E	Length: 20.42	
	North: 2124443.3293		East : 6349003.8854
Line	Course: N 89-59-57 W	Length: 128.25	
	North: 2124443.3312		East : 6348875.6354
Line	Course: S 00-01-56 W	Length: 55.99	
	North: 2124387.3412		East : 6348875.6039
Line	Course: S 89-58-06 E	Length: 8.31	
	North: 2124387.3366		East : 6348883.9139
Line	Course: S 00-01-54 W	Length: 20.00	
	North: 2124367.3366		East : 6348883.9029
Line	Course: N 89-58-06 W	Length: 28.31	
	North: 2124367.3523		East : 6348855.5929
Line	Course: N 00-01-56 E	Length: 75.98	
	North: 2124443.3322		East : 6348855.6356
Line	Course: N 89-59-57 W	Length: 121.01	
	North: 2124443.3340		East : 6348734.6256
Line	Course: S 00-00-03 W	Length: 19.00	
	North: 2124424.3340		East : 6348734.6253
Line	Course: N 89-59-57 W	Length: 20.00	
	North: 2124424.3343		East : 6348714.6253
Line	Course: N 00-00-03 E	Length: 19.00	
	North: 2124443.3343		East : 6348714.6256
Line	Course: N 89-59-57 W	Length: 82.85	
	North: 2124443.3355		East : 6348631.7756

Project: J19-2420 Woodbridge West Commercial

Mon June 17 07:10:25 2024

Parcel Map Check

Line	Course: S 00-00-03 W	Length: 24.27	
	North: 2124419.0655	East : 6348631.7753	
Line	Course: N 89-59-57 W	Length: 20.00	
	North: 2124419.0658	East : 6348611.7753	
Line	Course: N 00-00-03 E	Length: 44.27	
	North: 2124463.3358	East : 6348611.7759	
Line	Course: S 89-59-57 E	Length: 40.92	
	North: 2124463.3352	East : 6348652.6959	
Line	Course: N 00-00-05 E	Length: 164.59	
	North: 2124627.9252	East : 6348652.6999	
Line	Course: N 89-59-55 W	Length: 31.33	
	North: 2124627.9260	East : 6348621.3699	
Line	Course: N 00-00-05 E	Length: 200.01	
	North: 2124827.9360	East : 6348621.3747	
Line	Course: N 89-59-55 W	Length: 27.52	
	North: 2124827.9366	East : 6348593.8547	
Line	Course: N 01-27-40 W	Length: 20.01	
	North: 2124847.9401	East : 6348593.3445	

Perimeter: 2925.30 Area: 78,186 sq. ft. 1.79 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0053 Course: S 07-34-56 E

Error North: -0.00530 East : 0.00071

Precision 1: 551,949.06

Project: J19-2420 Woodbridge West Commercial
Parcel Map Check

Mon June 17 07:10:30 2024

Parcel name: WATER EASEMENT--EXCLUDE AREA

North:	2124463.3451	East :	6348672.6966
Line Course:	N 00-00-05 E	Length:	164.59
North:	2124627.9351	East :	6348672.7006
Line Course:	S 89-59-55 E	Length:	246.00
North:	2124627.9292	East :	6348918.7006
Line Course:	S 00-00-05 W	Length:	164.58
North:	2124463.3492	East :	6348918.6966
Line Course:	N 89-59-57 W	Length:	246.00
North:	2124463.3528	East :	6348672.6966

Perimeter: 821.17 Area: 40,488 sq. ft. 0.93 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0076 Course: N 00-00-05 E
Error North: 0.00761 East : 0.00000
Precision 1: 108,048.68