

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 _____ day of _____, 20____, by and between Patrick Laughlin, Trustee of the Patrick Laughlin Trust dated March 9, 1999 as to an undivided 25% interest; Ranjit Khagura, Trustee of the R & S Khagura Family Trust Dated February 17, 2022 as to an undivided 25% interest; Ravinder Singh Thiara and Sureena Shalini Bains Thiara, Trustees of the Thiara Family Trust, Under Declaration of Trust Executed January 8, 2016 as to an undivided 25% interest and Jinder S. Thiara and Michelle L. Symes-Thiara, Trustees of the Thiara Investment Trust Dated September 14, 2021 as to an undivided 25% interest, 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 that certain Grant Deed recorded in Document No. 2024-026251, Official Records of San Joaquin County, 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.

Grant 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 over the project site as described in Exhibit "A" 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.

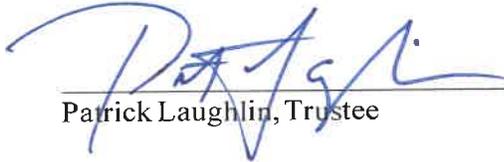
Binding Effect

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

Patrick Laughlin, Trustee of the Patrick Laughlin Trust dated March 9, 1999



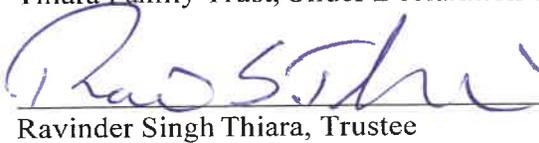
Patrick Laughlin, Trustee

Ranjit Khagura, Trustee of the R & S Khagura Family Trust Dated February 17, 2022

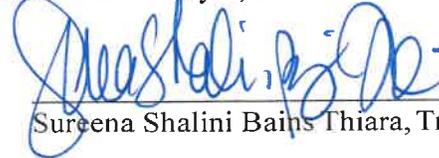


Ranjit Khagura, Trustee

Ravinder Singh Thiara and Sureena Shalini Bains Thiara, Trustees of the Thiara Family Trust, Under Declaration of Trust Executed January 8, 2016



Ravinder Singh Thiara, Trustee



Sureena Shalini Bains Thiara, Trustee

Jinder S. Thiara and Michelle L. Symes-Thiara, Trustees of the Thiara Investment Trust Dated September 14, 2021



Jinder S. Thiara, Trustee



Michelle L. Symes-Thiara, Trustee

ATTACHMENT 5

GRANTEE
CITY OF MANTECA

Gary Singh, Mayor

ATTEST: _____
Cassandra Candini Tilton
Director of Legislative Services/City Clerk

(NOTARY ATTACHMENT REQUIRED)

ATTACHMENT 5

Do not record this page! The following page has blank information in which the grant deed of the West Atherton Road dedication needs to be recorded first, then that information hand written into the blanks.

EXHIBIT "A"
LEGAL DESCRIPTION
MANTECA SELF STORAGE WATERLINE EASEMENT

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF MANTECA, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, BEING A PORTION OF LANDS OF THIARA, ET AL, AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED IN DOCUMENT NO. 2024-026251, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, ALSO BEING A PORTION OF PARCEL 3 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 23 OF PARCEL MAPS AT PAGE 78, SAN JOAQUIN COUNTY RECORDS, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE SOUTH 89°46'15" EAST ALONG THE SOUTH LINE OF SAID PARCEL 3, A DISTANCE OF 744.56 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASMENT; THENCE CONTINUING SOUTH 89°46'15" EAST, ALONG SAID SOUTH LINE, 20.00 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00°24'03" EAST, A DISTANCE OF 207.26 FEET TO THE SOUTH RIGHT OF WAY LINE WEST ATHERTON DRIVE AS DESCRIBED IN THAT INSTRUMENT NUMBER _____, SAN JOAQUIN COUNTY RECORDS, RECORDED ON _____, 2024; THENCE ALONG THE SOUTH RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 904.30 FEET WITH A RADIAL BEARING OF NORTH 04°17'55" EAST; THENCE ALONG SAID CURVE THROUGH AN INTERNAL ANGLE OF 01°16'09" FOR A DISTANCE OF 20.03 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, SOUTH 00°24'03" WEST, A DISTANCE OF 208.46 FEET TO THE SOUTH LINE OF SAID PARCEL 3, ALSO BEING SAID POINT OF BEGINNING, CONTAINING APPROXIMATELY 4,158 SQUARE FEET.

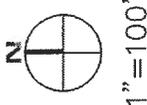
THE BASIS OF BEARING OF THIS EASEMENT IS IDENTICAL TO THAT SHOWN ON SAID PARCEL MAP FILED IN BOOK 23 OF PARCEL MAPS, AT PAGE 78, SAN JOAQUIN COUNTY RECORDS.



Jeff W. Spence, LS 7414 Date 12/10/25



PLAT OF WATER LINE EASEMENT
A PORTION OF THE NE 1/4 OF SECTION 12, T.2S., R.6E.,
M.D.M.
BEING A PORTION OF PARCEL 3 OF THE PARCEL MAP IN
BOOK 23 OF PARCEL MAPS AT PAGE 78
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA
 LAUGHLIN AND SPENCE CIVIL ENGINEERS AND SURVEYORS
 SHEET 1 OF 1
 OCTOBER 6, 2025



SSJID EASEMENT
 PER INST. #
 2000-025991
 1" = 100'

WEST ATHERTON DRIVE

R=904.30', Δ=01°16'09", L=20.03'

N 04°17'55" E (RADIAL)

S00°24'03"W - 208.46'

P.O.C.

P.O.B.

S 89°46'15"E - 744.56'

S89°46'15"E - 20.00'

BELLA TERRA DRIVE

LEGEND

- COMPUTATION POINT
- ▨ EASEMENT AREA
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

EXHIBIT B

N00°13'12"E - 192.10'

N00°24'03"E - 207.26'

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 SUTTER

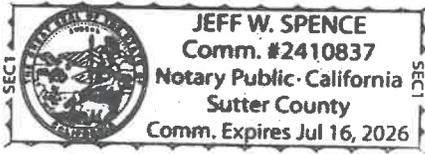
On 12/3/2025 before me, JEFF W. SPENCE, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer

personally appeared PATRICK LAUGHLIN AND RANDIT KHAGURA
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Signer's Name:

Corporate Officer - Title(s):

Corporate Officer - Title(s):

Partner - Limited General

Partner - Limited General

Individual Attorney in Fact

Individual Attorney in Fact

Trustee Guardian or Conservator

Trustee Guardian or Conservator

Other:

Other:

Signer is Representing:

Signer is Representing:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

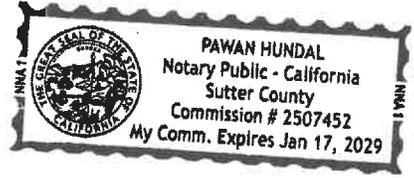
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of SUTTER }

On December 04th, 2025 before me, Pawan Hundal, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Ravinder Singh Thigra and
Name(s) of Signer(s)
Sureena Shalini Bains Thigra

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.

Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:
Document Date:
Number of Pages:
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian of Conservator
Other:
Signer is Representing:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California)
County of Merced)

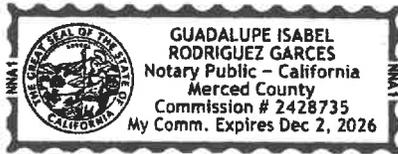
On December 8, 2005 before me, Guadalupe Isabel Rodriguez Garces Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Michelle L Symes Thiarad Thiarad Jinder S. Thiarad
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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Description of Attached Document

Title or Type of Document: Document Date:

Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- Corporate Officer -- Title(s):
Partner -- Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:

Signer Is Representing:

Signer's Name:

- Corporate Officer -- Title(s):
Partner -- Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:

Signer Is Representing: