

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 _____, 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.

Character of Easement

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

Description of Easement

3. The easement granted herein is used for the purpose of emergency vehicle access. As referenced herein, "emergency vehicle," includes, but is not limited to, vehicles used by emergency service providers such as police, fire, medical personnel, and public works.

Location

4. The easement granted herein is located as described in Exhibit "A" and shown on Exhibit "B," as attached hereto and incorporated herein by reference.

Use by Grantee

ATTACHMENT 4

5. The easement granted herein includes the following use of the Servient Tenement: the right of ingress, use, travel upon, and egress of an emergency vehicle(s) over, along, upon, under, and across the parcel of real property described in and shown on Exhibit "A" or to other adjacent lands for emergency purposes. Said parcel to be kept open and free from vehicles, obstructions, buildings, and structures of any kind.

Exclusiveness of Easement

6. The easement granted herein is non-exclusive.

Secondary Easements

7. The easement granted herein includes incidental rights of the Grantee to maintain, repair, and replace portion(s) of the easement as needed.

Maintenance

8. No parking signage and striping shall be installed along the EVA. Fire line shall be accessible in the case of emergency.

Entire Agreement

9. This instrument, including the exhibits attached hereto, 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 null and void unless the parties execute a subsequent, signed, modification in writing.

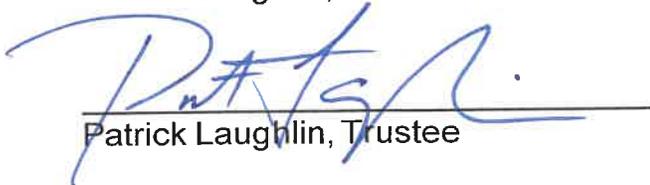
Binding Effect

10. This instrument shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties hereto and shall run with the land in the event of subsequent changes of ownership.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year as set forth, above.

Grantor,

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

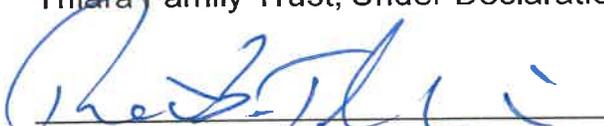

Patrick Laughlin, Trustee

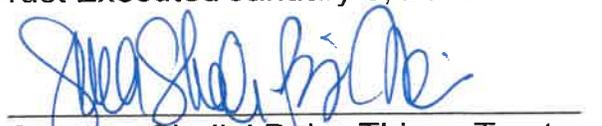
Ranjit Khagura, Trustee of the R & S Khagura Family Trust Dated February 17, 2022


Ranjit Khagura, Trustee

ATTACHMENT 4

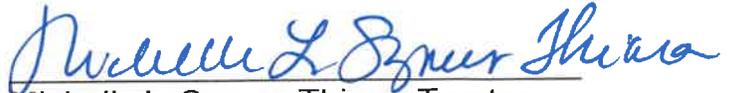
Ravinder Singh Thiara and Sureena Shalini Bains Thiara, Trustees of the Thiara Family Trust, Under Declaration of Trust Executed January 8, 2016


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

(Notary Attachment Required)

Grantee,
City of Manteca, a Municipal Corporation

Gary Singh, Mayor

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

EXHIBIT "A"
LEGAL DESCRIPTION
MANTECA STORAGE EMERGENCY VEHICLE ACCESS 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 NORTH 45°13'29" EAST, 14.14 FEET TO THE **TRUE POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT; THENCE NORTH 00°13'12" EAST, 196.10; THENCE NORTH 89°56'36" EAST, 20.00 FEET; THENCE SOUTH 00°13'12" WEST, 4.20 FEET; THENCE SOUTH 89°46'15" EAST, 4.50 FEET; THENCE SOUTH 00°13'45" WEST, 25.00 FEET; TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 5.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 7.85 FEET; THENCE SOUTH 89°46'15" EAST, 591.69 FEET; THENCE SOUTH 44°46'15" EAST, 21.21 FEET; THENCE SOUTH 89°46'15" EAST, 88.31 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 15.71 FEET; THENCE NORTH 00°13'45" EAST, 41.49 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 904.30 FEET HAVING WITH A RADIAL BEARING OF NORTH 02°59'01" EAST; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°40'05" FOR A DISTANCE OF 42.11 FEET; THENCE SOUTH 00°13'45" WEST, 195.49 FEET; THENCE NORTH 89°46'15" WEST, 9.27 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 8.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 13.35 FEET; THENCE SOUTH 00°13'45" WEST, 1.50 FEET TO THE SOUTH LINE OF SAID PARCEL 3; THENCE NORTH 89°46'15" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 3, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°13'45" EAST, 1.50 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 8.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 13.35 FEET; THENCE NORTH 89°46'15" WEST, PARALLEL WITH THE SOUTH LINE OF SAID PARCEL 3, A DISTANCE OF 730.20 FEET.

EXCEPTING THEREFROM, THE ABOVE-DESCRIBED AREA THE FOLLOWING DESCRIBED PORTION:
COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE

ATTACHMENT 4

NORTH 41°29'26" EAST, 54.54 FEET TO THE **TRUE POINT OF BEGINNING** OF THE HEREIN DESCRIBED EXCEPTION; THENCE NORTH 00°13'45" EAST, 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 5.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 7.85 FEET; THENCE SOUTH 89°46'15" EAST, 330.00 FEET; TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 5.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 7.85 FEET; THENCE SOUTH 00°13'45" WEST, 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 5.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 7.85 FEET; THENCE NORTH 89°46'15" WEST, 330.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 5.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 7.85 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, THE ABOVE-DESCRIBED AREA THE FOLLOWING DESCRIBED PORTION:
COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE NORTH 84°24'21" EAST, 404.05 FEET TO THE **TRUE POINT OF BEGINNING** OF THE HEREIN DESCRIBED EXCEPTION; THENCE NORTH 00°13'45" EAST, 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 5.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 7.85 FEET; THENCE SOUTH 89°46'15" EAST, 190.88 FEET; THENCE SOUTH 44°46'15" EAST, 21.21 FEET; THENCE SOUTH 89°46'15" EAST, 120.62 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 5.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 7.85 FEET; THENCE SOUTH 00°13'45" WEST, 90.00 FEET; THENCE NORTH 89°46'15" WEST, 331.50 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 5.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 7.85 FEET TO SAID POINT OF BEGINNING.

THE ABOVE-DESCRIBED EASEMENT CONSISTS OF APPROXIMATELY 54,372 SQ.FT.


Jeff W. Spence, LS 7414



CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

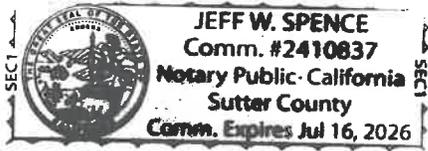
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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.



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 or Conservator
Other:
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 Merced)

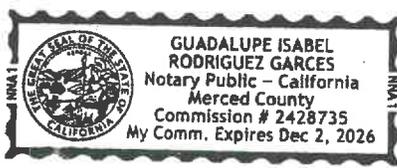
On December 8, 2005 before me, Guadalupe Isabel Rodriguez Garces Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Michelle L Symes Thiara & Jinders Thiara
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

Though this section is 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:
[] 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:

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 SUTTER

On December 04, 2025 before me, Pawan Hundal, Notary Public
(insert name and title of the officer)

personally appeared Ravinder Singh Thiana and Sureena Shalini Bains Thiana 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]

(Seal)

