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20240498772



Pages:
0013

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

07/26/24 AT 11:35AM

FEES:	55.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	130.00



LEADSHEET



202407263330011

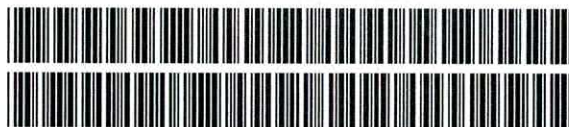
00024656278



014809987

SEQ:
01

DAR - Counter (Upfront Scan)



Attachment E

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

NAME SIGNAL VENTURES, LLC

MAILING ADDRESS 821 WEST TAFT AVENUE

CITY, STATE & ZIP CODE

ORANGE, CA 92865

07/26/2024



20240498772

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

GRANT OF EASEMENT FOR
SANITARY SEWER LINE,
SUMP PUMP AND STORM WATER DRAIN LINE

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Signal Ventures, LLC
821 WEST TAFT AVENUE
ORANGE, CA 92865

DOCUMENTARY TRANSFER TAX \$ <u>0</u>
<input type="checkbox"/> COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
<input type="checkbox"/> OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.
<u>Narvindra K. Reddy</u>
Signature of Declarant or Agent determining tax. Firm Name

(Space Above Line For Recorder's Use Only)

**GRANT OF EASEMENT FOR SANITARY SEWER LINE,
SUMP PUMP AND STORM WATER DRAIN LINE**

This Grant of Easement is made this ___ day of April, 2024, by and between Signal Ventures, LLC, a California limited liability company (hereinafter referred to as "Grantor"), and Reddy's Vision, LLC, a California limited liability company (hereinafter referred to collectively as "Grantee"), and is made with reference to the following:

WHEREAS, Grantor is the owner of certain real property commonly known as 1933-1939 Temple Avenue, Signal Hill, California 90755, hereinafter referred to as the "Servient Tenement" and described as follows:

Parcel 1: Lots 11,12 and 13 of the Price and Peterson Tract in the City of Signal Hill, County of Los Angeles, State of California, as per map recorded in Book 12, Page 85 of Maps in the office of the County Recorder of said County. Except from said Lot 13 that portion thereof lying South of a line parallel with and 219.56 Feet North of the Center Line of 19th Street, as established on January 20, 1948.

Parcel2: All that portion of Farm Lot 22, of the Alamitos Tract, in the City of Signal Hill, County of Los Angeles, State of California, as per map recorded in Book 36, Page 37, et seq. of Miscellaneous Records, in the office of the County Recorder of said County, lying East of a line parallel with and 265.88 Feet West of the Center Line of Temple Avenue and lying North of a line and parallel with and 219.56 Feet North of the Center Line of 19th Street, as established on January 20, 1948, and lying Southwest of the Southwest Line of Price and Peterson Tract, as shown on Map recorded in Book 12, Page 85 of Maps, records of said County. APN 7216-020-011 and 7216-021-002

WHEREAS, Grantee is the owner of certain real property commonly known as 2750 E.

THIS IS A CONVEYANCE OF EASEMENT (OIL AND GAS LEASE)
and CONSIDERATION AND VALUE IS LESS Than \$100.00

R & T 11911

20th Street, Signal Hill, California 90755, hereafter referred to as the 'Dominant Tenement' and described as follows:

Lots 9 and 10 of the Price and Petersen Tract, County of Los Angeles, State of California, as per map recorded in Book 12, Page 85 of Maps, including that portion of the 15 Foot Alley abutting said Land, between Lots 4, 5, 6 and 10 vacated by Resolution No. 159, City of Signal Hill, County of Los Angeles, State of California, except the Easterly 7.5 Feet of that portion of the 15 Foot Alley vacated by Resolution No. 159 of the City of Signal Hill, being a portion of the Alley shown on the Map of the Price and Petersen Tract, adjoining Lots 4, 5 and 6 of said Tract on the West.

APN: 7216-020-012

WHEREAS, Grantor grants to Grantee certain rights in the Servient Tenement, as described below.

NOW, THEREFORE, it is agreed as follows:

GRANT OF EASEMENT

1. For good and valuable consideration, Grantor hereby grants to Grantee an easement for the purpose of installing, maintaining, repairing, renewing and replacing an underground sanitary sewer line, a sump pump, and a storm water drain line across the portion of the Servient Tenement described in Section 3 below to service the Dominant Tenement, together with the right of ingress and egress over the roadway areas of the Servient Tenement for the purpose of installing, maintaining and repairing said sewer line, storm water drain line, sump pump and related equipment and electrical conduit for the sump pump (collectively, the "Grantee Improvements").

CHARACTER OF EASEMENT

2. The easement granted herein is appurtenant to the Dominant Tenement.

LOCATION

3. The easement granted under Section 1 is legally described in Exhibit "A" attached hereto and located within the portion of the Servient Tenement as more particularly described in Exhibit "B" attached hereto. Nothing contained herein shall prevent Grantor from relocating the Grantee Improvements within the Servient Tenement at no cost or expense to Grantee, provided that Grantor shall give Grantee ten (10) days' prior written notice, the proposed relocation shall not have an adverse impact on the functionality or flow of either the Grantee

Improvements, there is no disruption to the sewer line, storm water drain line or sump pump which materially impacts the Dominant Tenement, and, in the event the sewer line, sump pump and storm water drain line are relocated by Grantor to an area outside the boundaries of the easement, Grantor shall grant to Grantee an amended and restated easement which sets forth the new location of such Grantee Improvements.

NON-EXCLUSIVENESS OF EASEMENT

4. The easement granted herein is non-exclusive. Grantor may, at no cost to Grantee, (a) install a roadway over the easement, and (b) install other utilities in the area within the easement.

DIVISION OF THE SERVIENT OR DOMINANT TENEMENTS

5. If either the Servient Tenement or Dominant Tenement is hereafter subdivided, partitioned, or otherwise divided into two or more parts, the easement granted herein shall be apportioned so that the owner of each resulting part shall be entitled to share all the benefits and the burdens of the easement; provided, however, that the Dominant Tenement shall not be subdivided into more than six (6) legal parcels..

SUBJECT TO APPROVAL OF GRANTOR'S PENDING PROJECT

6. On May 26, 2023, Grantor submitted to the City of Signal Hill a Site Plan and Design Review Application for the construction of 8 single-family homes on the Servient Tenement and the subdivision of the Servient Tenement into 9 lots, Tentative Tract Map No. 74232 (the "Project"). In the event the City of Signal Hill denies approval of the Project, the easement granted herein shall be deemed null and void and shall no longer be of any force and effect and Grantee shall execute and deliver to Grantor a quitclaim deed releasing any and all rights that Grantor may have in the Servient Tenement.

CONSTRUCTION OF IMPROVEMENTS

7. Grantee shall not install the improvements in the Servient Tenement until the Project is approved as set forth in Section 6. Prior to the construction of any improvements (including any repairs thereto to be made by Grantee or Grantee's successor in interest), Grantee shall (a) submit to Grantor, for Grantor's prior written approvals, plans and specifications approved by the City of Signal Hill for the improvements being constructed by Grantee, (b) retain a licensed California to construct and/or repair the improvements, (c) provide Grantor with evidence of liability and workers compensation for the construction and/or repair

of the improvements from Grantee and Grantee's contractor, (d) construct and/or repair the Grantee Improvements in accordance with all applicable governmental requirements; and (e) coordinate the timing of the construction and/or repair of Grantee's improvements with Grantor.

MAINTENANCE OF EASEMENT

8. Grantor shall not build or grant others permission to build any structures which obstruct in any manner the flow of sanitary sewer and storm water drainage; however, Grantor may construct or install surface and underground improvements to the Servient Tenement which do not interfere with the easement. Except for maintenance or repairs that become necessary solely as a result of the negligence or willful misconduct of Grantor (in which case Grantor shall be solely responsible at its sole cost and expense), Grantee shall be solely responsible for maintaining the sanitary sewer line, storm water drain line and sump pump at Grantee's sole cost and expense. The costs associated with maintaining, operating, altering, repairing, replacing, reconstructing, and inspecting shall be paid by Grantee or Grantee's successors and assigns. Grantee shall use the Grantee Improvements in a manner that does not unreasonably interfere with the use of the Servient Tenement, and promptly repair any damage to the Servient Tenement to the extent attributable to the construction, repair and/or use of the Grantee Improvements.

AUTHORITY

9. Grantor and Grantee hereby represent and warrant that they each have the right, power, legal capacity and authority to execute this agreement.

ENTIRE AGREEMENT

10. This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed and supersedes all prior and contemporaneous agreements whether oral or written.

MODIFICATIONS

11. This Agreement may be modified only by a written agreement signed by all of parties.

ATTORNEY'S FEES

12. In the event of any controversy, claim, or dispute relating to this instrument or the breach thereof, the prevailing party shall be entitled to recover from the unsuccessful party their reasonable expenses, attorney's fees, and costs.

BINDING EFFECT


13. This instrument shall run with the Servient Tenement and the Dominant Tenement in perpetuity in accordance with section 1468 of the California Civil Code and shall be binding upon and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties hereto.

ASSIGNMENT

14. Without limiting Section 13, the respective fee owners of the Servient Tenement and the Dominant Tenement shall have the right to assign their respective rights in this instrument to third parties provided that such third party expressly assumes the rights and obligations of the assigning party.

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

GRANTOR:
Signal Ventures, LLC

By:  Vineel Sharma
Its: managing member

**SEE ATTACHED
CERTIFICATE**

(signatures continued on next page)

(signatures continued from previous page)

GRANTEE:

Reddy's Vision, LLC,
a California limited liability company

By: Narsimha K. Reddy
Name: NARSIMHA K. REDDY
Title: OWNER

**SEE ATTACHED
CERTIFICATE**

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.

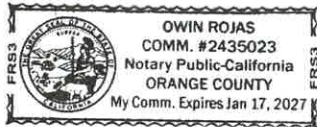
State of California }
County of ORANGE

On 07/22/2024 before me, OWIN ROJAS — NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared VINEET SHARMA & NARSIHMA K. REDDY
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: GRANT OF EASEMENT

Document Date: 07/22/2024 Number of Pages: 12

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: VINEET SHARMA

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: MAA-GING MEMBER

Signer is Representing: _____

Signer's Name: NARSIHMA REDDY

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: OWNER

Signer is Representing: _____

EXHIBIT 'A'

LEGAL DESCRIPTION

AN EASEMENT SIX FEET WIDE OVER THAT PORTION OF FARM LOT 22 OF THE ALAMITOS TRACT, IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON MAP RECORDED IN BOOK 36, PAGE 37, ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11 OF THE PRICE AND PETERSON TRACT AS PER MAP RECORDED IN BOOK 12, PAGE 85, OF MAPS, RECORDS OF SAID COUNTY; THENCE EAST 45.52 FEET ALONG THE NORTH LINE OF SAID LOT 11 TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 24°19'20" EAST 69.50 FEET; THENCE EAST 156.74 FEET PARALLEL WITH SAID NORTH LINE TO A POINT, HEREINAFTER KNOWN AS POINT 'A', DISTANT 5.00 FEET WEST OF THE EAST LINE OF SAID FARM LOT 22; THENCE CONTINUING EAST 5.00 FEET PARALLEL WITH SAID NORTH LINE TO THE EAST LINE OF SAID FARM LOT 22. THE SIDE LINES OF SAID EASEMENT TO BE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS AND TO TERMINATE ITS BEGINNING AND ENDING AT THE ADJOINING LOT LINES.

ALONG WITH AN ADJOINING EASEMENT TEN FEET WIDE, THE CENTER LINE OF WHICH BEGINS AT THE HEREINABOVE DESCRIBED POINT 'A'; THENCE SOUTH 40.40 FEET PARALLEL WITH SAID EAST LINE OF FARM LOT 22.



04/12/2022

CONSTRUCTION NOTES:

- (1A) CONSTRUCT 8" PVC STORM DRAIN LINE
- (2) CONSTRUCT 8" PVC STORM DRAIN CLEANOUT
- (7) CONSTRUCT 8" PVC SDR 35 SEWER LINE
- (8) CONSTRUCT SEWER LINE CLEANOUT

MATCHLINE SEE SHEETS

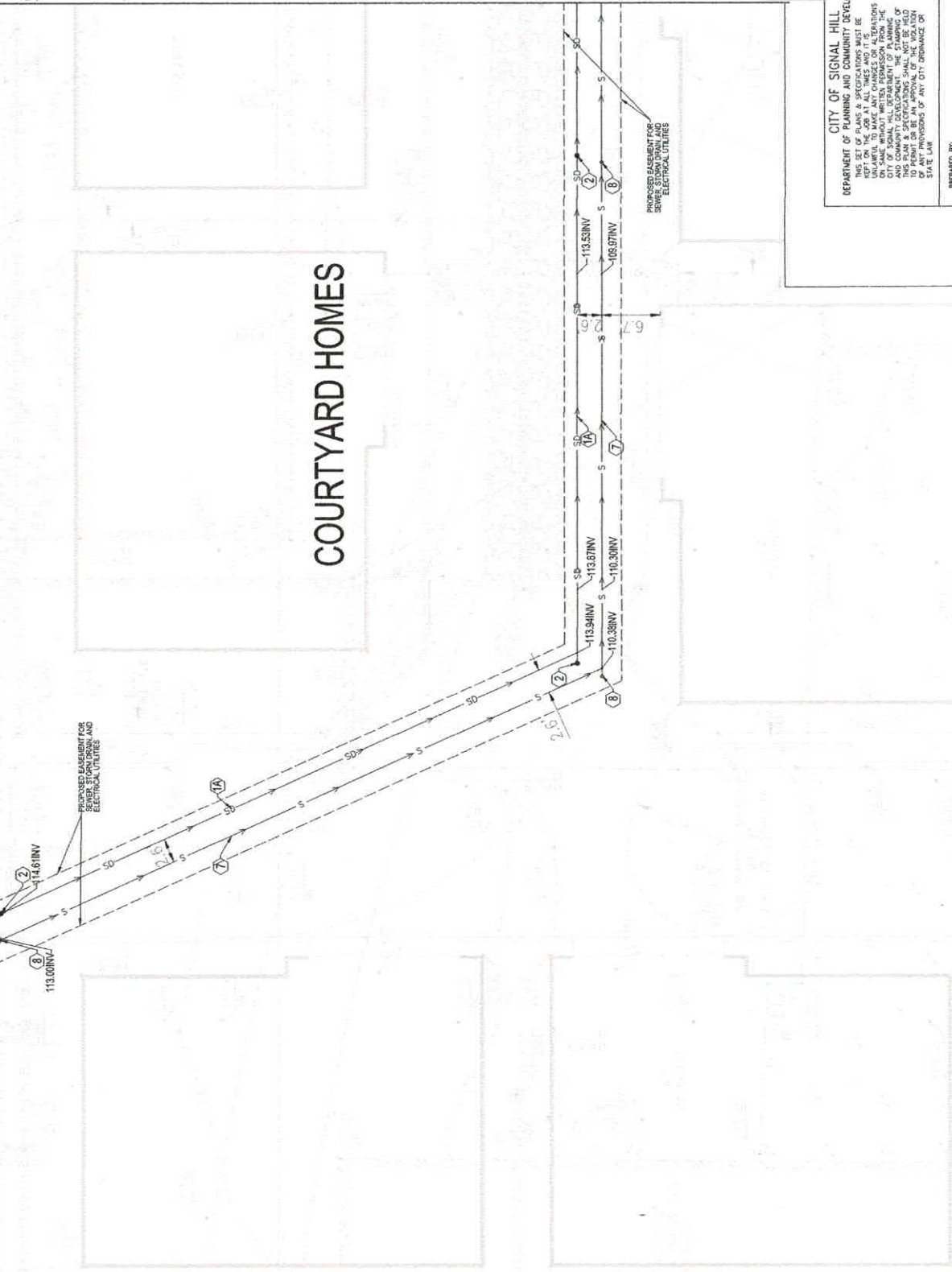


ATTACHED FOR REFERENCE TO GRADY OF ELEVATION FOR
 WATER MAIN, WATER SUPPLY, WATER DISTRIBUTION,
 DRAIN LINE, SEWER LINE, AND WATER MAIN, CITY
 ENGINEERS REVIEW & APPROVAL BY
 GOVERNMENTAL AUTHORITIES.

CITY OF SIGNAL HILL
 DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
 RECOMMENDED FOR APPROVAL DATE CHECKED
 AS PREPARED
 WITH REQUIRED CORRECTIONS AS NOTED
 APPROVED
 DATE CITY ENGINEER

GRADING PLAN
UTILITY PLAN
 ADDRESS: 2750 E. 20TH STREET
 SIGNAL HILL, CA 90745
 SHEET 4 OF 10

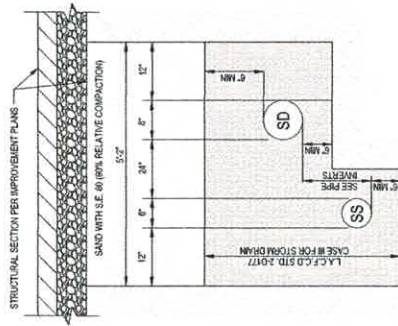
MATCHLINE SEE SHEET 3



PREPARED BY: *[Signature]*
 PROJECT NO. INCA INC #02918
 DATE: 04-15-2024

CONSTRUCTION NOTES:

- 1. CONSTRUCT PER PDS STORM DRAIN LINE UNLESS NOTED OTHERWISE.
- 2. CONSTRUCT STORM DRAIN CLEANOUT (A).
- 3. CONSTRUCT 6" P.P.C. SIDE IS BEHIND LINE.
- 4. CONSTRUCT SEWER LINE CLEANOUT (B).
- 5. CONSTRUCT SUMP PIT AND PUMP PER DETAIL (C).
- 6. CONSTRUCT PARALLEL DRAIN PER DETAIL (D).
- 7. CONSTRUCT 15" P.P.C. SIDE IS BEHIND LINE PER DETAIL (E).
- 8. CONSTRUCT 15" P.P.C. SIDE IS BEHIND LINE PER DETAIL (F).



TYPICAL TRENCH DETAIL
NOT TO SCALE

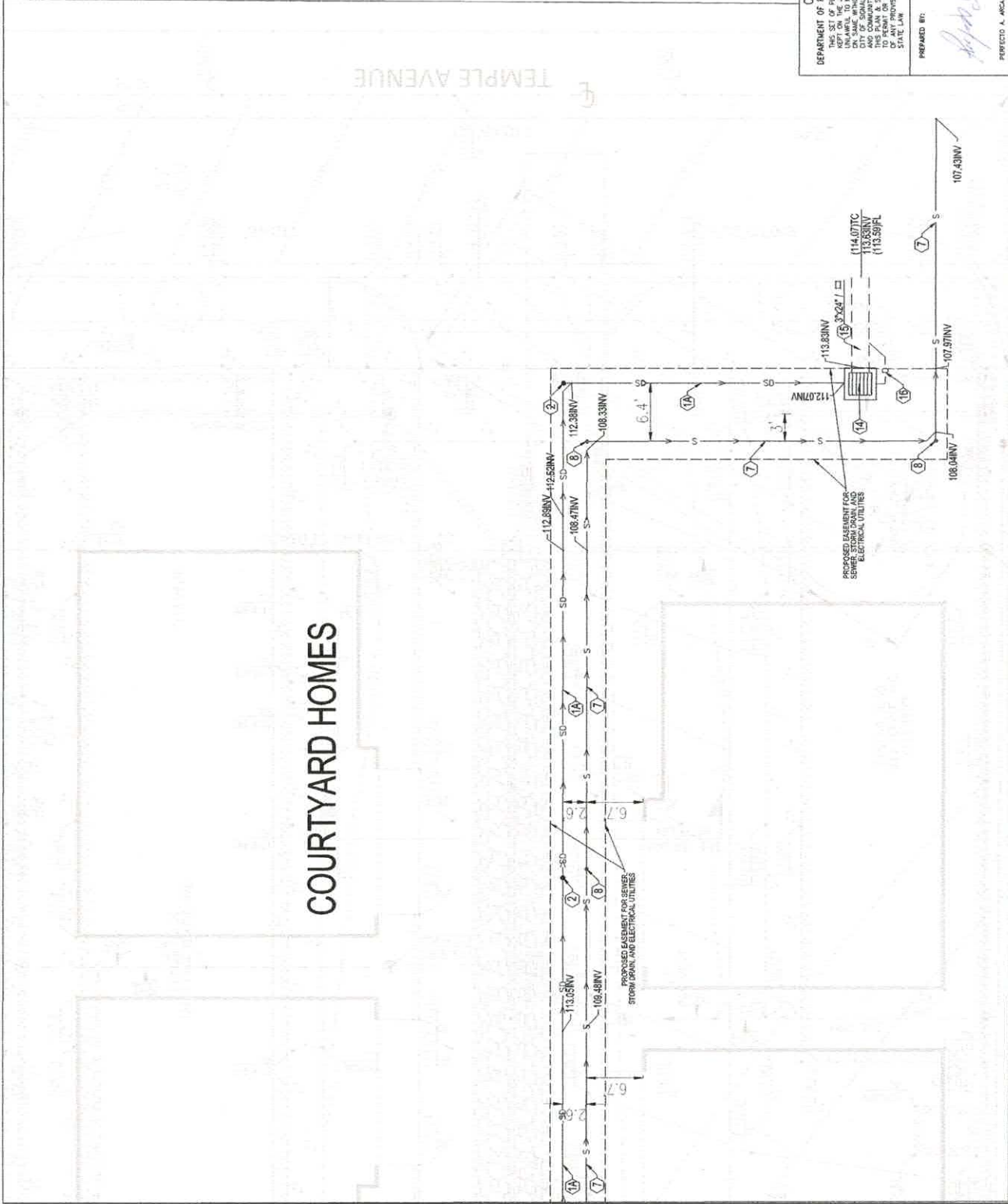


SCALE: 1" = 5'

ATTACHED FOR REFERENCE TO GRANT OF EXEMPTION FOR
CONSTRUCTION OF TRENCH DETAIL PER DETAIL (A) AND (B).
ENGINEER'S SIGNATURE AND APPROVAL BY
CONFORMS TO THE REQUIREMENTS OF THE
CALIFORNIA ENGINEERING ACT.



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT CITY OF SIGNAL HILL 15000 S. STATE ST. SUITE 100 SIGNAL HILL, CA 90745 TEL: (909) 491-2200 FAX: (909) 491-2201 WWW.CITYOFSIGNALHILL.COM	CITY OF SIGNAL HILL RECOMMEND FOR APPROVAL DATE CHECKED <input type="checkbox"/> AS PRESENTED <input type="checkbox"/> WITH REQUIRED CORRECTIONS AS NOTED APPROVED DATE CITY ENGINEER
	GRADING PLAN UTILITY PLAN ADDRESS: 2750 E. 20TH STREET SIGNAL HILL, CA 90755 04-15-2024 DATE PREPARED BY: <i>[Signature]</i> PERFECTO A. RICE #28918



MATCHLINE SEE SHEET 4