

Recorded at the Request of and
When Recorded, Return and
Mail Tax Statements to:

County of San Mateo
Department of Parks
455 County Center, 4th Floor
Redwood City, CA. 94063
Attn: Director

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

APNs: 081-060-020, 081-060-030, 081-060-130

GRANT DEED

PENINSULA OPEN SPACE TRUST, a California non-profit public benefit corporation ("Grantor") hereby grants to the County of San Mateo, a political subdivision of the State of California ("Grantee"), that certain real property located in unincorporated San Mateo County, California, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"), together with all right, title and interest in and to any and all improvements located thereon, and all easements, air rights, development rights, appurtenances, rights and privileges appertaining to the Property.

The conveyance by Grantor to Grantee pursuant to this Grant Deed is subject to: (i) a lien securing payment of real estate taxes and assessments not yet due and payable; (ii) all covenants, conditions, easements, restrictions, liens, encumbrances and other exceptions of record as of the date hereof; and (iii) the specific restrictions set forth in this Grant Deed, which restrictions shall run with the land and be binding on the parties' successors and assigns, as follows.

Rights Reserved by Grantor:

From and after the Closing, Grantor shall retain certain rights with respect to the Property, as follows:

A. Attribution & Signage. Grantee shall recognize the cooperative nature of Grantor's sale of the Property to Grantee, and shall provide credit related to open space preservation to Grantor, and any funding sources of Grantor, including but not limited to the Gordon and Betty Moore Foundation, on signs, demonstrations, promotional materials, advertisements, publications or exhibits prepared or approved by Grantee referencing and/or situated on or near the Property, subject to the mutual agreement of Grantor and Grantee regarding text, design, and location. All such signage shall include Grantor's and at Grantor's option, any funder of Grantor's logo, as provided by Grantor to Grantee in connection with any and all agreements by the parties concerning signage on or near the Property. All such signage shall also be consistent with the obligations from the grants from the State Coastal Conservancy.

B. Naming Rights. Grantor hereby reserves the non-exclusive right to specially recognize Grantor's donors by naming specific resources, including trails, clearings, overlooks, and visitor facilities, and erecting other future donor recognition installations within the Property. Designs for such installations shall be subject to Grantor's sole discretion, Grantor shall pursue any and all necessary permits or exemptions necessary for designs that do not meet Grantee's formal requirements for such installation, and Grantee agrees that approval for such exemptions shall not be unreasonably withheld. Such recognition installation designs shall be consistent with the purpose for which Grantee is acquiring the Property, including the preservation of public open space and natural habitat. Any and all costs associated with the installation, repair, and maintenance of such recognition plaques or signs shall be borne by Grantor. The above stated reserved rights shall also apply to future addition of names to donor recognition installations for gifts made to Grantor after recordation of this Grant Deed. Notwithstanding the foregoing, should Grantee determine that the naming of any facility, improvement, or location on the Property as described herein conflicts with the values or mission of the Grantee, Grantee may remove any signage or reference bearing said name upon no less than 30 days prior notice to the Grantor.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of _____, 2020.

GRANTOR:

PENINSULA OPEN SPACE TRUST, a California
non-profit public benefit corporation

By: _____
Walter T. Moore, President