

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: Marlene Finley, Director

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

APN: 089-140-040

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: Grantor is transferring the Property to Grantee with the expectation that if possible the Property remain in its natural state, and that Grantee allow existing non-motorized recreational uses such as walking, dog walking, bicycling and horseback riding. Grantee shall recognize the cooperative nature of Grantor's transfer of the Property to Grantee, and shall provide credit related to open space preservation to Grantor 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 logo, as provided by Grantor to Grantee in connection with any and all agreements by the parties concerning signage on or near the Property.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of _____, 2014.

GRANTOR:

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

By: _____
Walter T. Moore, President

EXHIBIT A

Legal Description

[see attached]

COUNTY OF _____

On _____, before me, _____, personally appeared _____, 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 in and for said State

(SEAL)