

Recording requested by and )  
when recorded, please return to: )  
)  
No Fee Pursuant to Gov. Code § 27383 )  
)  
City Clerk )  
City of Fort Bragg )  
416 North Franklin Street )  
Fort Bragg, CA 95437 )  
)

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No Documentary Transfer Tax Pursuant to  
Rev. & Tax Code § 11922

**APN: portion of**

### **GRANT DEED WITH POWER OF TERMINATION**

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**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged,

**The CITY OF FORT BRAGG**, a municipal corporation,

hereby **GRANTS and DEDICATES IN FEE WITH POWER OF TERMINATION** to the **NOYO CENTER FOR MARINE SCIENCES**, a non-profit corporation, the real property located in the City of Fort Bragg, County of Mendocino, State of California, described in Exhibit "A" and as shown on Exhibit "B" attached hereto and by reference made a part hereof (the "Property") for development of a marine sciences center.

**Power of Termination:** Subject to the provisions below, and pursuant to the provisions of Cal. Civil Code Sec. 885.010 through 885.070, title to all the Property shall revert to Grantor or the then assignee of Grantor's rights hereunder upon the failure of Grantee to prepare new conceptual plans and raise at least Three Million Dollars (\$3,000,000.00) in funds for the construction of a marine sciences center building or buildings with a value of at least Five Million Dollars (\$5,000,000.00) by the date which is ten years from the recording date of this document in the records of Mendocino County.

**CITY OF FORT BRAGG, a municipal corporation**

By: \_\_\_\_\_

Tabatha Miller

Its: City Manager

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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.

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State of California    )  
County of Mendocino)

On   this        \_\_\_\_\_  day   of       \_\_\_\_\_,   20\_\_\_\_,   before   me  
\_\_\_\_\_,  
notary public,

(Notary Name and Title)

personally  
appeared \_\_\_\_\_

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who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the entity upon behalf of which the person 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.

My Commission Expires: \_\_\_\_\_

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Notary Public in and for said county and state

(SEAL)