

EXHIBIT B

Bombay Beach Property
NFD 1-14

CERTIFICATE OF ACCEPTANCE
(Section 27281, Government Code)

This is to certify that the interest in real property conveyed by the Grant Deed dated April 17, 1967, from BOMBAY BEACH COMMUNITY SERVICES DISTRICT of Imperial County, California to the NILAND FIRE DISTRICT of Imperial County, California, a political corporation, is hereby accepted by order of the Board of Commissioners of the NILAND FIRE DISTRICT, and the undersigned, being Secretary of the said Board of Commissioners, has been authorized to execute this Certificate of Acceptance, as evidence that the said NILAND FIRE DISTRICT consents to the recordation of the Grant Deed above referred to, by resolution dated May 10, 1967 _____, 1967.

DATED: May 25, 1967

ATTEST: Angela Lang
Chairman

By: Martha Palladine
Martha Palladine, Secretary

6

APR 25 1967
MAY 10 1967
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NO FEE

1 ~~RECORDING REQUESTED BY~~
2 ~~AND~~ WHEN RECORDED MAIL TO

3 NILAND FIRE DISTRICT
4 c/o Mrs. Palladine, Sec.
5 Box 533
6 Niland, California

7 MAIL TAX STATEMENTS TO SAME

8 GRANT DEED

9 FOR A VALUABLE CONSIDERATION, receipt of which is hereby
10 acknowledged, BOMBAY BEACH COMMUNITY SERVICES DISTRICT, acting by
11 and through its Committee, pursuant to a duly adopted resolution,
12 does hereby grant to NILAND FIRE DISTRICT the following described
13 real property, located in the County of Imperial, State of
14 California:

15 Lots 34 and 35, in Block "C" of Bombay
16 Beach Tract, in the County of Imperial,
17 State of California, according to Map
18 No. 317, on file in the office of the
19 County Recorder of Imperial County.

20 SUBJECT TO: Covenants, conditions, restrictions, reservations,
21 easements, and rights of way of record; and

22 SUBJECT TO THE FOLLOWING CONDITIONS:

- 23 1. The Grantee shall furnish a building and equipment on
24 these premises to be used as a fire station within one year from
25 the date of execution of this deed.
- 26 2. Said real property shall be used for fire station purposes.
- 27 3. In the event such a building and equipment are not
28 furnished on said premises within one year from the date of
29 execution of this deed, the Bombay Beach Community Services District
30 shall have the right to re-enter and take possession of said
property at the expiration of ninety (90) days from the receipt by
the Board of the Niland Fire District, of written notice from said

1 period the failure of use of said property, as specified in said
2 notice, shall not have been remedied.

3 4. If at any time after said use has commenced the property
4 shall cease to be used for fire station purposes, the Bombay Beach
5 Community Services District shall have the right to re-enter and
6 take possession of said property at the expiration of ninety (90)
7 days from the receipt by the Board of the Niland Fire District, of
8 written notice from said Bombay Beach Community Services District
9 of its intent to so re-enter, and the reasons therefor, during
10 which ninety (90) day period the cessation of use of said property,
11 as specified in said notice, shall not have been remedied. This
12 right to re-enter and take possession of said property by the
13 Bombay Beach Community Services District upon cessation of use
14 is further conditioned by the requirement that the Bombay Beach
15 Community Services District pay the Niland Fire District at the end
16 of said ninety (90) day period the depreciated value of the building
17 and fixtures upon the formula hereinafter set forth:

18 a. The depreciated value shall be determined by sub-
19 tracting ten (10%) per cent per year of the construction
20 cost of any permanent improvement added to or on the land
21 by the Niland Fire District as determined by the records of
22 the Auditor of the County of Imperial from and at the time
23 of acceptance of any such improvement by the Board of the
24 Niland Fire District.

25 b. If the Niland Fire District should abandon said prop-
26 erty of their own will, we would have the right to buy or reject
27 the building.

28 BOMBAY BEACH COMMUNITY SERVICES DISTRICT

29 By: Eleanor J. Bringle
30 Secretary

1 STATE OF CALIFORNIA)
2 COUNTY OF IMPERIAL) ss

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4 On APRIL 17th, 1967, before me, the undersigned, a
5 Notary Public in and for the said State, personally appeared
6 ELEANOR J. BRINGLE known to me to be the SECRETARY
7 of the District that executed the within instrument on behalf of
8 the District herein named, and acknowledged to me that such District
9 executed the within instrument pursuant to a resolution of its
10 Board of Directors.

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13 
Signature
14 NOTARY PUBLIC
15 My Comm. for the County of Imperial, State of California

16 Name (Typed or Printed)
17 L. H. ELDER
18 MY COMMISSION EXPIRES NOV. 6, 1967

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