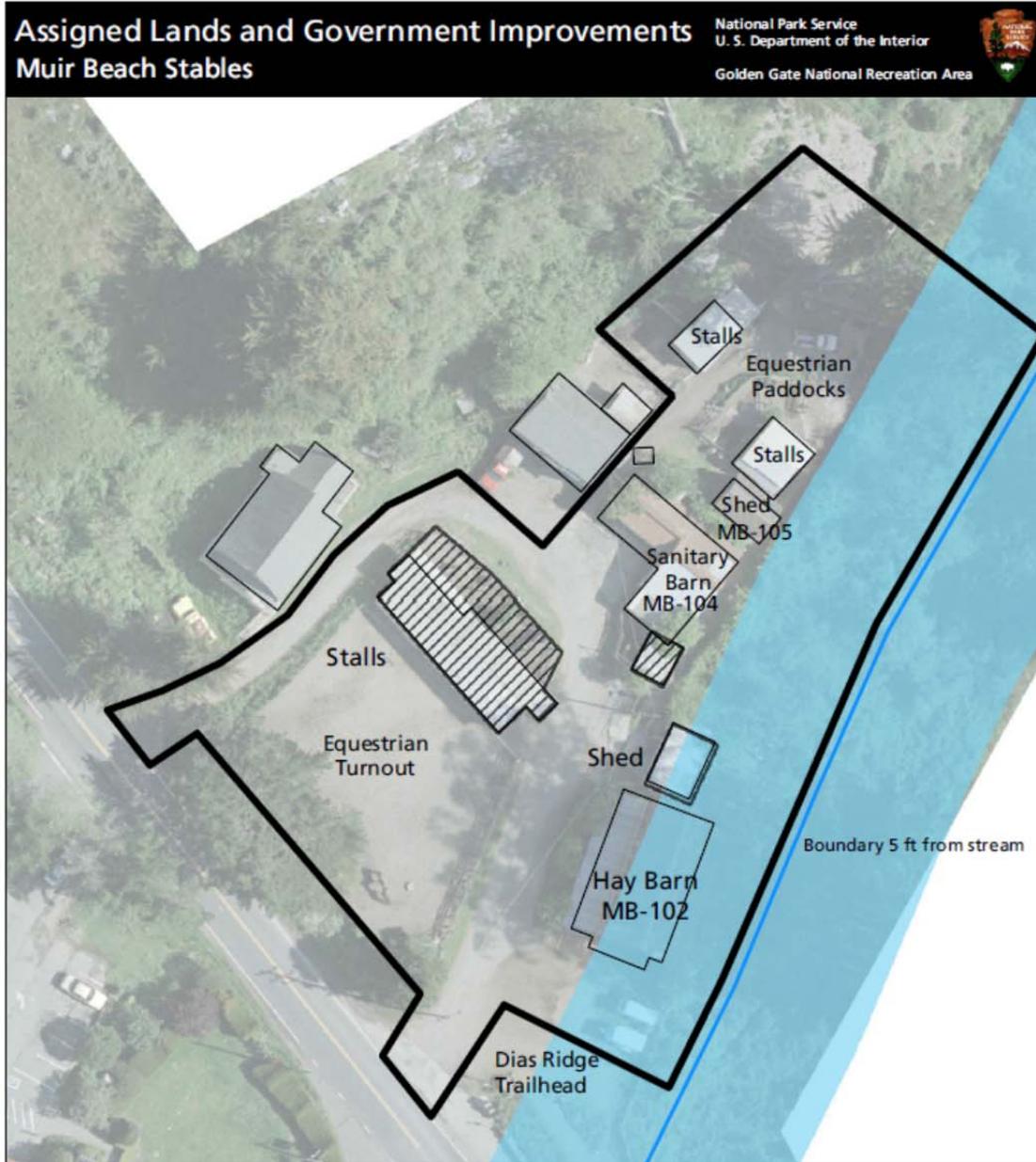


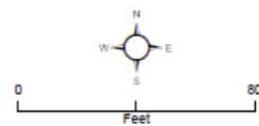
# APPENDIX A-1 Site Specific Terms for Muir Beach Stables L-GOGA011-14

## A. Location



- Assigned Area Boundary
- To Be Removed by Lessee

- Seasonal Stream
- 50 Foot Riparian Setback



Map date: 7/15/2013

**B. Description**

Muir Beach Stables is located at the historic Golden Gate Dairy within the community of Muir Beach in Marin County. The facility is within walking distance of the Pelican Inn, Green Gulch Farm Zen Center, and the scenic Muir Beach, for which the area is named. The stables are also in close proximity to the popular destinations of Muir Woods National Monument and Stinson Beach. The property is accessible from Coastal Highway 1 and is twenty minutes from the Golden Gate Bridge. The stables are adjacent to trailheads for the Coastal and Dias Ridge trails, connecting to an extensive multi-use trail system throughout the Marin Headlands and adjacent State Park lands.

Consisting of approximately 1.0 acres, the stables are comprised of a variety of facilities and structures, including a hay barn, stalls, and sheds, as well as outdoor facilities including an outdoor turnout area, paddocks, and parking for approximately eight vehicles.

Existing utility services including water, electric, propane, and telephone service are provided by local utility providers and will be the responsibility of Lessee.



The Golden Gate Dairy was operated as a dairy ranch from 1889-1953, and the surrounding land, including the property for lease, was acquired by GGNRA in 1974. Many of the structures including two barns, windbreaks, and landscape features are considered Contributing Historic Features.

The site has been in use as an equestrian facility since the early 1960s and is currently managed by a non-profit riding club. Facilities

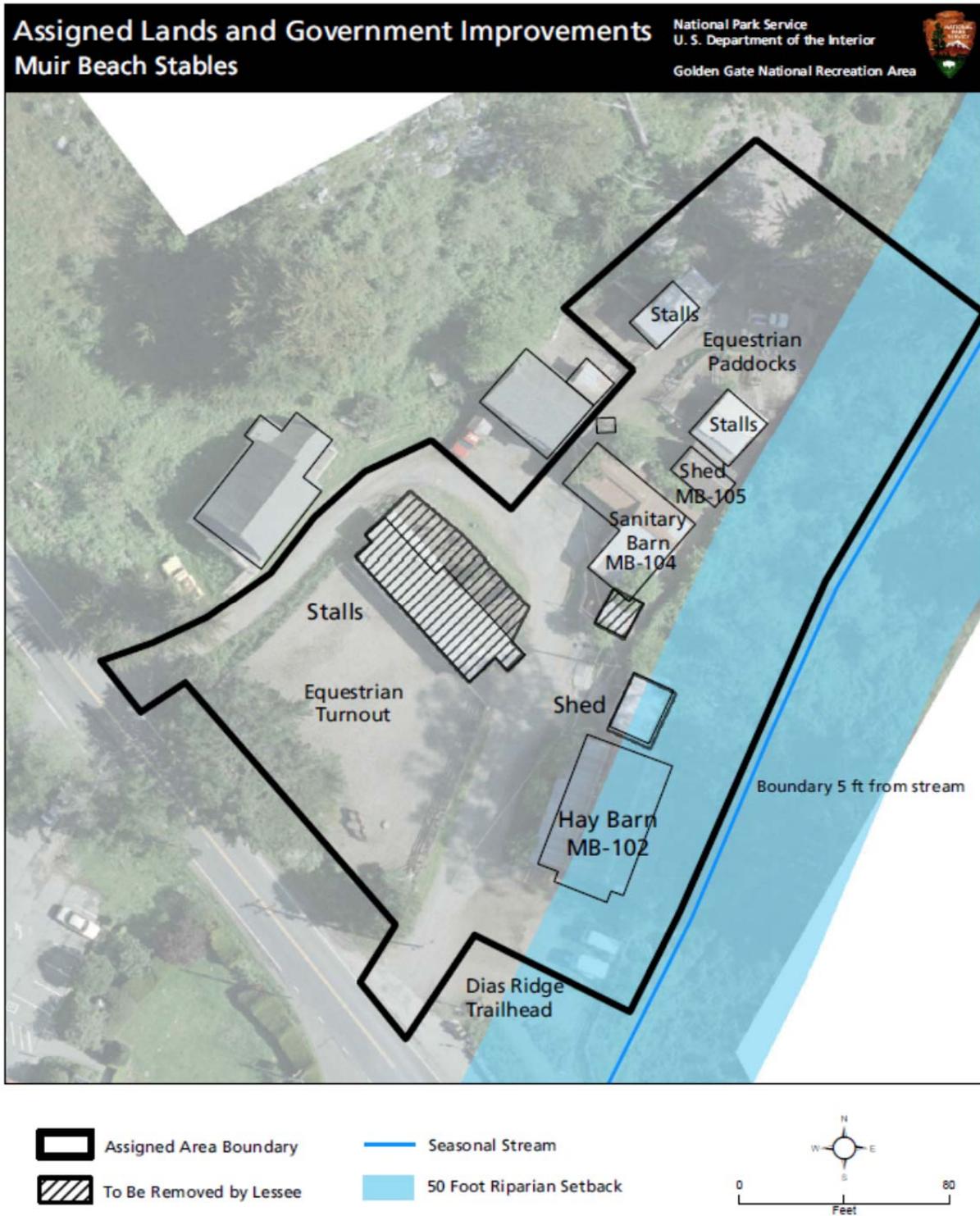
directly adjacent to the stables area at Golden Gate Dairy include the historic creamery, currently utilized as a non-residential fire station by the local volunteer fire department.

**C. Real Property Improvements Assigned**

The following real property improvements are assigned to the Lessee for use in conducting its operations under this Lease: These buildings are depicted in Land Assigned Map below, and include the following:

FMSS Number	FMSS Location Description	Square Footage	Historic (yes or no)	Insurance Replacement Value
43423	MB -102 Hay Barn: Hay storage / general storage	2266	Yes	\$83,230
43425	MB-104 Sanitary Barn: Office and Storage	540	Yes	\$15,714
43426	MB-105 Storage Shed: Office, Meeting, or Storage	252	Yes	\$12,560

D. Land Assigned



E. **Maximum Capacity:** A maximum of 11 horses will be permitted year round, and 4 short-term visiting horses will be permitted for a period not to exceed seven consecutive nights.

F. **Minimum Annual Rent:** \$2,160

## G. Required Real Property Improvements:

Required Real Property Improvements as described herein must be implemented within the following timeframes:

- a. Required Real Property Improvement: Road Setback will be required to be completed within first nine months of lease term. See Required Real Property Improvement No. "4. Road Setback" below for more information.
- b. All other Required Real Property Improvements will be required within four (4) years of Lease Effective Date.

GGNRA has estimated the cost to complete these required improvements to be approximately \$150,000-\$175,000, however this range is strictly an estimate and actual costs incurred may vary significantly, are the sole responsibility of the Lessee, and will not be credited toward Lessee's rent. Offerors are responsible for producing their own prospective financial analyses and may not rely on the Service projections.

### 1. Accessibility Improvements:

Compliance with applicable accessibility laws shall be the sole responsibility of the Lessee. Dependent upon Lessee's proposed programming, additional site improvements beyond those noted herein may be needed to comply with applicable laws.

- a. Installation of minimum of 1 accessible parking spot.
- b. Installation of 1 accessible restroom and hand washing station (could include portable or composting toilet)
- c. Install accessible walkway connecting accessible parking to viewing and programming area (appropriate area to be designated by Lessee)

### 2. Best Management Practices Improvements:

- a. Installation of emergency back-up water pump, generator, and fire hose for fire suppression
- b. Water quality improvements within assigned area to separate water from Animal Use Areas from clean water, in accordance with GGNRA Stables Best Management Practices (Included in Appendix B-2: Sample Lease). Plan could include such improvements as biofilters, swales, and roof drains.
- c. Installation of covered lunging ring (could be installed at North end of assigned area)
- d. Replace roof gutters and downspouts on facilities MB-104 and MB-105

### 3. Historic Compliance requirements:

To restore the cultural landscape, Lessee will be required to remove existing temporary structures from historic open area on south side of property, adjacent to Highway 1.

- a. Removal of stalls from south side of assigned area (identified in assignment map above). These facilities could be reinstalled or replaced on north side of property.
- b. Removal of non-historic shed addition to facility MB-104 (identified in assignment map above).

4. Road Setback:

To accommodate a greater setback from Highway 1 for a future trail connection in this area, the length of horse turnout fence paralleling Highway 1 will be required to be moved north 10 feet.

- a. Repositioning 100' length of split rail fence paralleling Highway 1 north 10 feet.

**H. Pre-Submittal Site Tour:** By RSVP only. See inside cover of RFP for date.

### APPENDIX A-2: Site Specific Terms for Rodeo Valley Stables L-GOGA012-14

#### A. Location



**B. Description**

Rodeo Valley Stables is located at Fort Barry in the Marin Headlands in Sausalito, less than ten minutes from the Golden Gate Bridge. The property is adjacent to trailheads for the Coastal and Rodeo Valley trails.



The property is situated in the center of Forts Baker, Barry and Cronkhite National Register Historic Districts and the facilities are listed on the National Registry of Historic Places. The buildings were constructed by the US Army during the World War II era for use as motor vehicle sheds. The surrounding land, including the property for lease, became part of GGNRA in 1972. The leased area has been managed as an equestrian stables since 1966, and is currently managed by a 501(c)3 non-profit organization.

The stables area will be shared between the Service-operated volunteer Park Horse Patrol program and Lessee, as described below and within the Sample Lease (**Appendix B-3**). Lessee will be assigned exclusive use of the following areas, shown below on Assignment Map.

**C. Real Property Improvements Assigned**

Exclusive Use Areas				
FMSS Number	Description	Estimated Square Footage	Historic (Yes or No)	Insurance Replacement Value
41879	Portion of Bldg FA-902: Equestrian covered stalls and covered turnouts	6,657	Yes	\$194,106
41882	Portion of Bldg FA-901: Indoor space not for equestrian stalls (Office/ Storage/ Meeting space; could be turned into residence for on-site caretaker)	1,987	Yes	\$74,198
N/A	Outdoor equestrian turnout area	0.6 Acres	No	

Lessee will be assigned shared use of the following areas:

Shared Use Area			
FMSS Number	Description	Estimated Square Footage	Historic (Yes or No)
41882	Bldg FA-901: Hay and Feed storage area	2,980	Yes
N/A	Outdoor riding Ring	N/A	
N/A	Parking Area	N/A	
N/A	Central Courtyard	N/A	

Lessee will be assigned shared use of the following areas when improvements are implemented by the Service. The following improvements are expected to be completed within approximately one (1) year of lease commencement date:

<b>Description</b>
Covered Lunging Ring
Accessible Parking
Accessible walkway from Parking into Central Courtyard
Covered Manure Storage

Existing infrastructure includes potable water provided by and reimbursable to the National Park Service. Electric, propane, and telephone service can be provided by local utility providers and will be the responsibility of Lessee.

D. Land Assigned Map

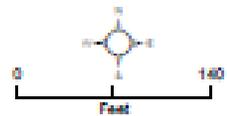
**Assigned Lands and Government Improvements**  
**Rodeo Valley Stables**

National Park Service  
 U.S. Department of the Interior  
 Golden Gate National Recreation Area




- |  |   |   |
|--|---|---|
|  Lessee Assigned Exclusive Facility/Grounds |  Shared Facility/Grounds |  NPS use |
| 1. Horse stalls  | 4. Hay and Feed storage areas   | 10. NPS Facilities  |
| 2. Meeting/storage/office space  | 5. Outdoor riding ring  | 11. NPS Horse Patrol turn-out   |
| 3. Outdoor horse turn-out  | 6. Parking  |   |
|  Stables Area Boundary                      | 7. Central Courtyard  |   |
|  Building                                   | 8. Covered manure storage (NPS to install)  |   |
|  | 9. Future covered lunging ring (NPS to install)   |   |

Map date: 9/27/2013



**E. Maximum Capacity:** A maximum of 13 Lessee horses will be permitted year round, and 8 short-term visiting horses will be permitted for a period not to exceed seven consecutive nights.

**F. Minimum Annual Rent:** \$6,600

**G. Required Real Property Improvements:**

Required Real Property Improvements as described herein must be implemented within two (2) years of lease effective date. GGNRA has estimated the cost to complete these required improvements to be approximately \$20,000-\$25,000, however this range is strictly an estimate and actual costs incurred may vary significantly, are the sole responsibility of the Lessee, and will not be credited toward Lessee's rent.

1. Best Management Practices Improvements:

- a. Water quality improvements within assigned area to separate surface water draining from Animal Use Areas from clean water, in accordance with GGNRA Stables Best Management Practices (Included in Appendix B-3: Sample Lease. Lessee's plan could include such improvements as biofilters, swales, and roof drains.
- b. Installation of emergency backup generator, pump, and fire hose

**H. Pre-Submittal Site Tour:** By RSVP only. See inside cover of RFP for date.

### APPENDIX A-3: Map and Description of Tennessee Valley Stables L-GOGA013-14

#### A. Location



## B. Description



Tennessee Valley Stables is located in Tennessee Valley, in the Marin Headlands, south of the city of Mill Valley, and is accessible from Tennessee Valley Road. The facility is in close proximity to the junction of four popular trails, offering easy access to a network of over twenty miles of mixed-use trails that are open to equestrian use.

Consisting of approximately 7.3 acres, the stables facilities are comprised of seven (7) structures, including two barns, stables, sheds, a covered riding arena, and one residence. An additional facility, the historic Lopes House, may be used by Lessee as a residence or programmatic space if Lessee completes facility improvements, as described in Section H below and within the draft lease (**Appendix B**). Assigned area also includes two lunging rings, outdoor riding arena, paddocks, and parking for approximately 20 vehicles.

Existing infrastructure includes non-potable water for the site from existing low-volume springs stored in an on-site water tank. Electric, propane, and telephone service are provided by local utility providers and will be the responsibility of Lessee.

The Tennessee Valley Stables facility formerly served as a Portuguese dairy ranch, with its origins dating from the late 1800s. Many of the existing features, including two of the barns, two residences, windbreaks, and landscape features, are considered Contributing Historic Features.

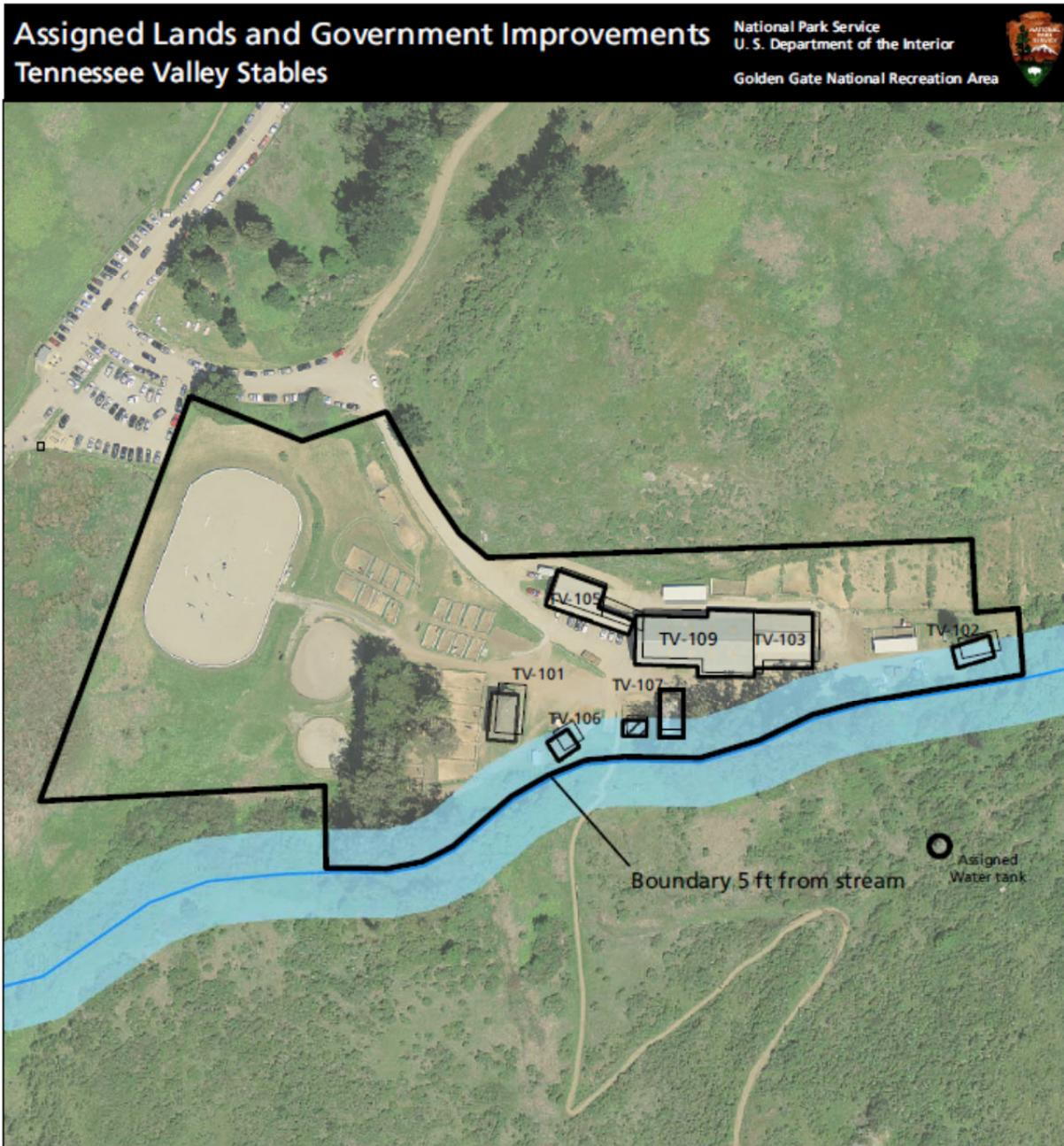
The site has been in use as an equestrian facility since the 1960s and is currently managed by a non-profit organization.

### C. Real Property Improvements Assigned

Buildings for lease are depicted in Assigned Area Map below, and include the following:

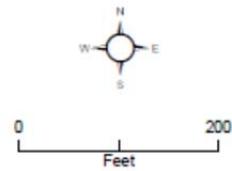
FMSS Number	Facility	Square Footage	Historic (Yes or No)	Insurance Replacement Value
43390	TV-101: Lopes House*	1200	Yes	\$120,501
43391	TV-102: Caretaker Residence	1435	Yes	\$124,587
43395	TV-103: Horse stalls and storage	4047	Yes	\$152,815
43389	TV-105: Horse stalls and equipment storage	2782	Yes	\$115,423
43392	TV-106: Sanitary Barn (Hay or equipment storage)	480	Yes	\$21,154
43394	TV-107: Storage	1072	Yes	\$28,311
43388	TV-109: Covered Riding Ring	7626	No	\$271,638
* Lessee use of TV-101 facility limited to exterior maintenance, unless Lessee makes facility improvements, as described in section H and in draft lease ( <b>Appendix B</b> )				

### D. Land Assigned Map



-  Assigned Area Boundary
-  Building
-  To Be Removed

-  Tennessee Valley Creek
-  50 Foot Riparian Setback



Map date: 4/26/13

**E. Maximum Capacity:** A maximum of 42 horses will be permitted year round, with an additional 10 permitted during the Dry Season (May 1- October 1). And 4 short-term visiting horses for a period not to exceed seven consecutive nights.

**F. Minimum Annual Rent:** \$22,080

**G. Required Real Property Improvements:**

Required Real Property Improvements as described herein must be implemented within three (3) years of lease effective date. GGNRA has estimated the cost to complete these required improvements to be approximately \$150,000-\$175,000, however this is strictly an estimate and actual costs incurred may vary significantly, will be the sole responsibility of the Lessee and will not be credited toward Lessee’s rent.

1. Accessibility Improvements:

Compliance with applicable accessibility laws shall be the responsibility of the Lessee. Dependent upon Lessee’s proposed programming, additional site improvements may be needed to comply with applicable laws.

- a. Installation of minimum of one accessible parking spot.
- b. Installation of one accessible restroom and hand washing station (could include portable or composting toilet)
- c. Installation of accessible equestrian program viewing area and accessible walkway connecting accessible parking to viewing and programming areas (appropriate area to be designated by Lessee)

2. Life Safety Improvements:

- a. Building 102 (Caretaker Residence): Bolt foundation for seismic stability



3. Best Management Practices Improvements:

- a. Installation of covered manure shed (unless manure will be removed from property each day and will not be stored on site)
- b. Installation of emergency back-up water pump, generator, and fire hose for fire suppression
- c. Water quality improvements within assigned area to separate water from Animal Use Areas from clean water, in accordance with GGNRA Stables Best Management Practices (Included in Appendix B1: Sample Lease). Plan could include such improvements as biofilters, swales, and roof drains.

- d. Drainage improvements to fully comply with GGNRA Stables Best Management Practices (Included in Appendix B1: Sample Lease).
- e. Discontinue use of existing field treatment septic system at Building 102 (Caretaker Residence). Replace with new enclosed septic system or septic holding tank.

#### 4. Historic Compliance Improvements:

To restore the cultural landscape, Lessee will be required to remove the following non-historic features:

- a. Remove immature Eucalyptus saplings within paddock area
- b. Remove non-historic horse stall and paddock addition on west side of TV-107 (see **Figure 1 (B)**)
- c. Remove existing ~10'x10' cement pad adjacent to creek (see **Figure 1 (C)**)

**Figure 1: Features to be removed by Lessee**



#### H. Historic Lopes House Optional Improvements for Occupancy:

If, during the Lease, Lessee completes all improvements necessary to secure a Certificate of Occupancy for TV-101, Lessee shall be permitted to occupy this facility for the remainder of the Lease Term. Improvements required for Certificate of Occupancy shall include, but may not be limited to the following:

##### (a) Requirements for non-residential use of facility:

- i. Reinforcement of wall framing at east and south walls
- ii. Repair of east side wall foundation
- iii. Rehabilitation of windows and exterior doors
- iv. Removal of floor laminant and restoration of wood floors
- v. Electrical system installation including electrical service and distribution, lighting wiring and lighting fixtures
- vi. Installation of fire extinguishers, smoke detectors, and fire alarm
- vii. Encapsulation of lead based paint

##### (b) Additional requirements for residential use of facility:

In addition to the Improvements above in Section 10.3 (a), the following Improvements shall be considered minimum requirements for residential use of facility TV-101:

- i. Installation of fire sprinklers
- ii. Installation of potable water system including water tank and distribution
- iii. Installation of sewer piping and septic tank

**I. Pre-Submittal Site Tour:** By RSVP only. See inside cover of RFP for date.