

PENINSULA OPEN SPACE TRUST

**ALPINE RANCH
RESIDENTIAL LEASE OPPORTUNITY
LOCATED AT 8700 ALPINE ROAD, LA HONDA, CA
SAN MATEO COUNTY
APN 083-340-140**

Released 11/3/2015

INVITATION

Peninsula Open Space Trust (POST) is pleased to announce the opportunity to lease an historic residence on a 4-acre home site located at Alpine Ranch in La Honda, CA. POST is soliciting proposals from individuals interested in this opportunity.

The property is located at 8700 Alpine Road, La Honda, CA 94020, approximately 6 miles from Highway 35/Skyline Boulevard and approximately 50 miles from San Francisco and Santa Cruz.

ABOUT PENINSULA OPEN SPACE TRUST

POST is a nonprofit public benefit corporation whose mission is to protect and care for open space, farms, and parkland in and around Silicon Valley. POST is shaping a vibrant network of protected lands that provide scenic beauty, clean air and water, locally grown food, and a place for people and wildlife to thrive.

Since its founding in 1977, POST has been responsible for protecting more than 75,000 acres as permanent open space, park, and agricultural land in San Mateo County, Santa Clara County, and Santa Cruz County.

BACKGROUND

POST is seeking a tenant for the approximately 2,100 square foot residence at Alpine Ranch; a 353-acre property that POST purchased in 2012. The residence sits on a 4-acre home site, which includes a large wooden barn and a fenced pasture.

This lease opportunity pertains only to the 4-acre home site, consisting of house, barn, ancillary sheds, and fenced pasture (the "Lease Area"), and does not include the remainder of the property.

The home site is accessible by an unpaved road and is located approximately one mile from the entrance gate at Alpine Road (see attached map).

Cattle grazing subject to a separate grazing lease over a larger portion of the property will be considered but is not required by this RFP. The property was most recently grazed in the early

2000's, but prior to that point had no on-going agricultural uses in the past 30 years. Additional information about a potential grazing lease can be made available upon request.

The lease area will allow for keeping of animals (e.g. horses, goats, dogs, cats) for personal purposes.

The entire property, including the Lease Area, is subject to a conservation easement held by the Midpeninsula Regional Open Space District (MROSD): Any uses, improvements, and activities on the property must be consistent with terms of the conservation easement (described in greater detail below).

PROPERTY DETAILS

The property's original 1860's-era, 1,240 square foot residence was expanded in the 1970's to include an additional 860-square foot wing, bringing the house to its current footprint. The ground floor consists of approximately 1,800 square feet of living space, including a living room, kitchen, family room, craft room/office, main bedroom, and two baths. There is a 300-square foot second-story bedroom. Covered porches line the front (north) and east side of the dwelling, and a large, open wood deck extends along the rear (south). The dwelling received a new roof cover in 2005 and has had minor upgrading to the electrical and plumbing systems. The house is not furnished.

The residence has not been inhabited or utilized for several years and as a result has sustained some deterioration. Known issues include weather damage, presence of rodents, and necessary landscape maintenance.

POST is currently improving the habitability of the house, including minor carpentry and electrical repairs, cleaning, replacement of a skylight, and maintenance on gutters/drainage.

Water for the Lease Area is provided via a developed well (within the Lease Area) that supplies 10,000 gallons of storage. The storage tanks are located on the ridge to the north (outside of the Lease Area), where water is then gravity-fed to the house for use. Costs and responsibilities associated with maintenance of the water system will be negotiated and outlined in the lease.

The condition of the Lease Area will be available for inspection at the site tour. See information below regarding tour details and requirements for proposals.

The Lease Area (including house, barn, ancillary sheds and fenced pasture) will be leased in as-is condition. The potential tenant will need to fully understand the conditions of the structures they propose to occupy. Prospective tenants will be allowed to conduct building inspections and other non-invasive investigations of the structures at their sole cost. Routine maintenance and operations costs will be the responsibility of the tenant. Costs and responsibilities related to road maintenance (access to the Lease Area) will be subject to negotiation and outlined in the lease. POST is open to proposals that would allow for tenant investment in capital improvements (e.g., equity lease), as well as more standard lease terms.

CONSERVATION EASEMENT

All uses, improvements, and activities on and uses of the property are subject to and must comply with the terms of a conservation easement encumbering the entire property that is held by MROSD. The purpose of the conservation easement is to protect the natural resource values of the property while accommodating compatible residential and agricultural use and providing for future public recreational use (this public recreational use is to occur outside of the Lease Area). Terms of the easement govern permissible land uses and activities on the property in perpetuity (including the lease area).

The conservation easement allows for maintenance and repairs on the existing residence and accessory structures. Additionally, an expansion of the residence and/or construction of new accessory structures are allowed under the terms of the easement, providing that any such activities comply with the specific terms of the easement. Any expansion or additions to the residence must be reviewed and approved by MROSD. MROSD must be notified of any construction of any new accessory structures.

A copy of the conservation easement is recorded in the San Mateo County real property records and available upon request.

All proposals must comply with the terms and conditions set forth within the conservation easement. All proposals, uses, and lease arrangements will need to be reviewed and approved by MROSD (which holds the easement and thus is responsible for compliance with its terms).

SITE TOUR

POST staff will lead a mandatory tour of the site for prospective tenants on December 3, 2015. In the case of inclement weather, a backup site tour will be held on December 16, 2015. Please RSVP for one of the tours by November 30, 2015 to nsharma@openspacetrust.org. All interested parties must attend the tour.

LEASE PROPOSAL DETAILS

As part of the proposal, prospective tenants must include:

- Cover letter
- Personal information – name, employment, current residence(s)
- Description of proposed use of the property (e.g. primary/secondary residence)
- Relevant experience and references
- Proposed lease terms – duration and rate (minimum 1 year, but ideally seeking a long-term tenant).
- Proposed tenant improvements
- Desired landlord improvements (if any)

PROPOSAL SUBMITTAL

Proposals must be received by January 11, 2016 to the attention of:

Peninsula Open Space Trust
Attn. Neal Sharma
222 High Street
Palo Alto, CA 94301
nsharma@openspacetrust.org
650-854-7696 x 320

The following requirements must be met for a respondent's proposal to be evaluated:

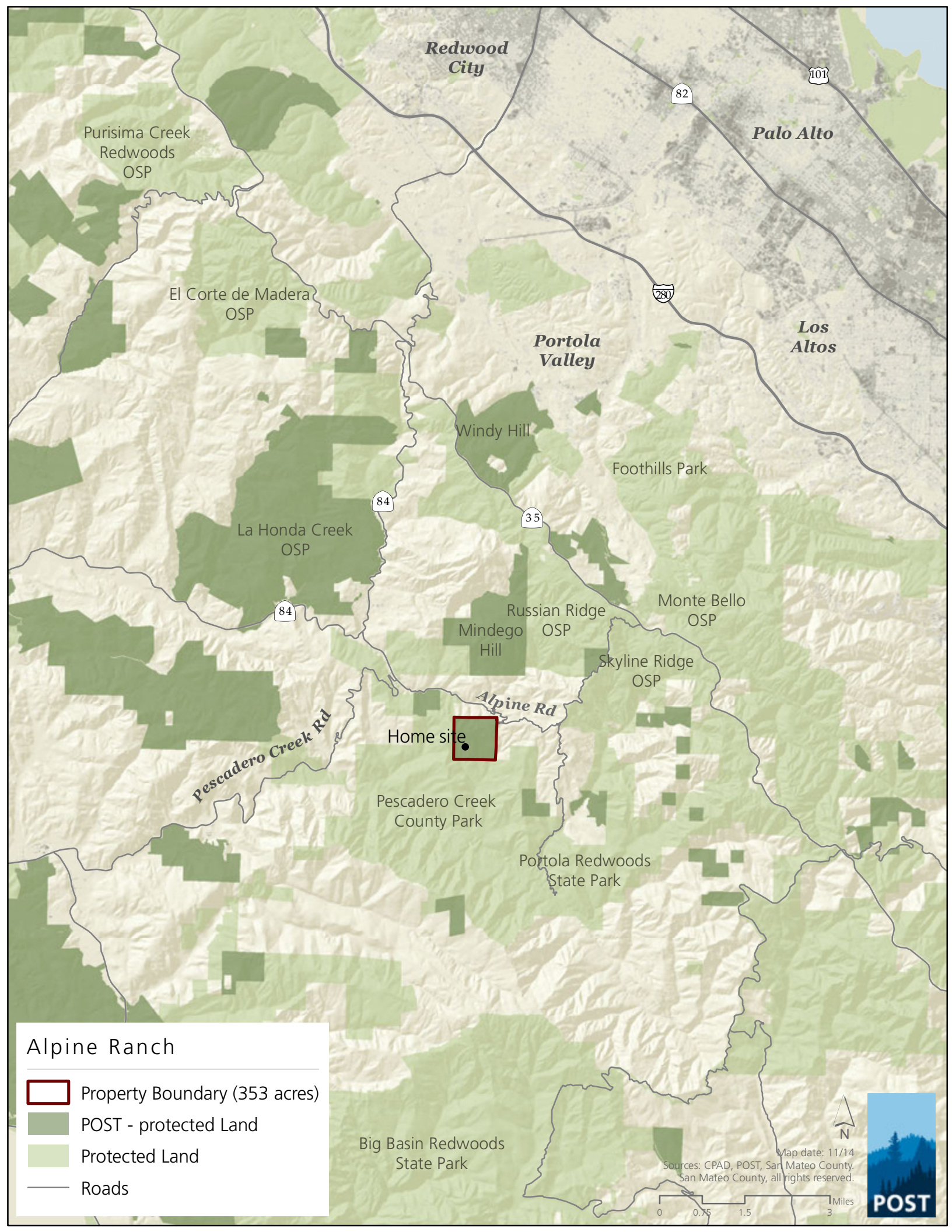
- Attend the mandatory site visit
- Submit a complete proposal

Following review of the submitted proposals, the selected applicant will be notified in mid-February 2016.





APPENDICES

- A. Regional Location Map
- B. Property Map
- C. Photos of Lease Area

APPENDIX A:
Regional Location Map



Alpine Ranch

-  Property Boundary (353 acres)
-  POST - protected Land
-  Protected Land
-  Roads



Map date: 11/14

Sources: CPAD, POST, San Mateo County.
San Mateo County, all rights reserved.

0 0.75 1.5 3 Miles



APPENDIX B:
Property Map

Sam McDonald
County
Park

Alpine Road




Alpine Road

Access
(gate)

Main House
and Barn

Pescadero Creek
County Park

ALPINE RANCH

-  Property Boundary - 353 acres
-  Protected Land
-  Roads

Map date: 12/14
Sources: ESRI, POST, CPAD, San Mateo County.
San Mateo County, all rights reserved.

0 0.125 0.25 0.5 Miles



APPENDIX C:
Photos of Lease Area

Alpine Ranch - Main House and Home Site RFP

