

REQUEST FOR PROPOSALS

L-EBLA002-20

L-EBLA003-20

L-EBLA004-20

Department of the Interior

National Park Service

Ebey's Landing National Historical Reserve

Coupeville, Washington

A Leasing Opportunity for Agricultural Lands and Facilities

RFP Issued:..... July 2, 2019

Site Visit:.....July 16, 2019

Questions Due:July 23, 2019

Proposals Due:September 26, 2019

Questions and proposals must be received by the National Park Service no later than by 4:00 P.M. of the due dates listed above. Mail proposals to:

**Sue Eibeck
Commercial Services Specialist
National Park Service
Pacific West Region
333 Bush Street, Suite 500
San Francisco, CA 94104
(415) 623-2224**

Send questions via email to:
Sue Eibeck
Commercial Services Specialist
sue_eibeck@nps.gov

EBEY’S LANDING NATIONAL HISTORICAL RESERVE

LEASE NO. L-EBLA002-20, L-EBLA003-20, L-EBLA004-20

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Summary of Opportunity

Ebey's Landing National Historical Reserve ("Reserve"), a unit of the National Park Service ("NPS"), is seeking interested individuals and/or organizations to submit proposals to lease property in the Reserve under a competitive selection process. The properties for lease include a total of 243.46 acres of historic farmlands and fourteen non-historic facilities for agricultural purposes divided among three distinct lease opportunities ("Offered Properties").

The leasing of historic property is authorized under 54 U.S.C. § 306121 and is consistent with the Reserve's enabling legislation, 16 U.S.C. §460bb-3. The Offered Properties are part of a historic landscape. Rent for each lease is provided in this RFP and reflects the minimum fair market value rent that must be received by the Reserve for these properties. The selection of Lessees will be based on fair and open competition among Offerors.

This Request for Proposals ("RFP") presents key information for the Offered Properties including general and specific terms and conditions applicable to the lease opportunity, and other information necessary to prepare a proposal. The NPS will evaluate the RFP responses and, at its discretion, may select the Offeror(s) with the best proposal(s) to enter into lease negotiations. Under the guidelines established in this RFP, Offerors may submit proposals for individual, or multiple, Offered Properties.

The NPS may enter into a lease with a single Lessee or multiple Lessees for the Offered Properties. Notice of selection is scheduled for fall 2019. Competition through an RFP solicitation provides an opportunity for multiple respondents to execute a lease based on the following criteria:

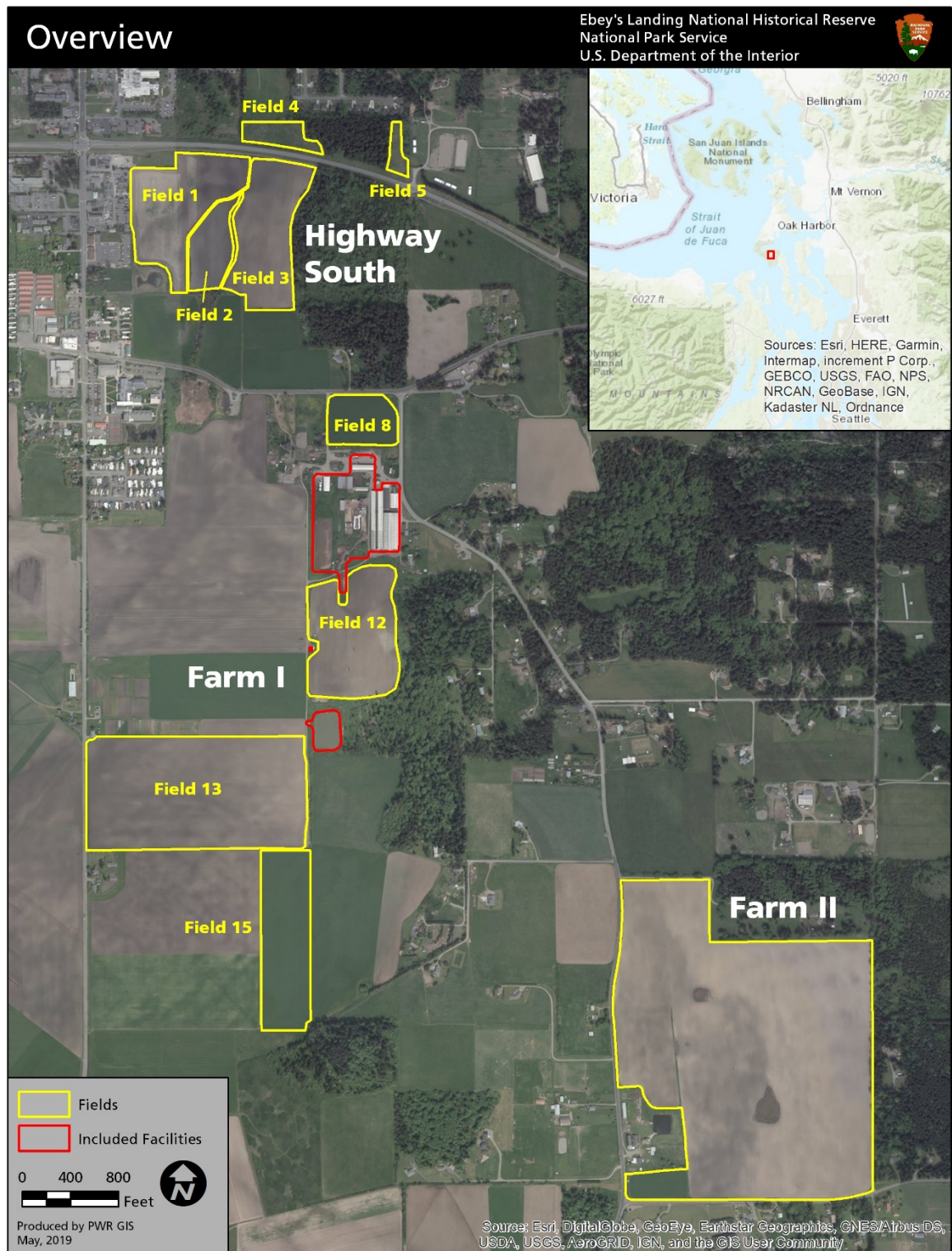
- Vision for Operation
- Qualifications and Experience
- Financial Capability
- Environmental Enhancement
- Rent Offered

This RFP is issued under the authority of 54 U.S.C. § 102102. The RFP and the offered leases are subject to and incorporate terms and conditions of 36 CFR Part 18 as applicable. In the event of any conflict between the terms of this RFP and 36 CFR Part 18, 36 CFR Part 18 shall prevail.

Map of Offered Properties Within the Reserve

This map depicts the locations and distribution of the sites available for lease.





Properties Offered for Lease

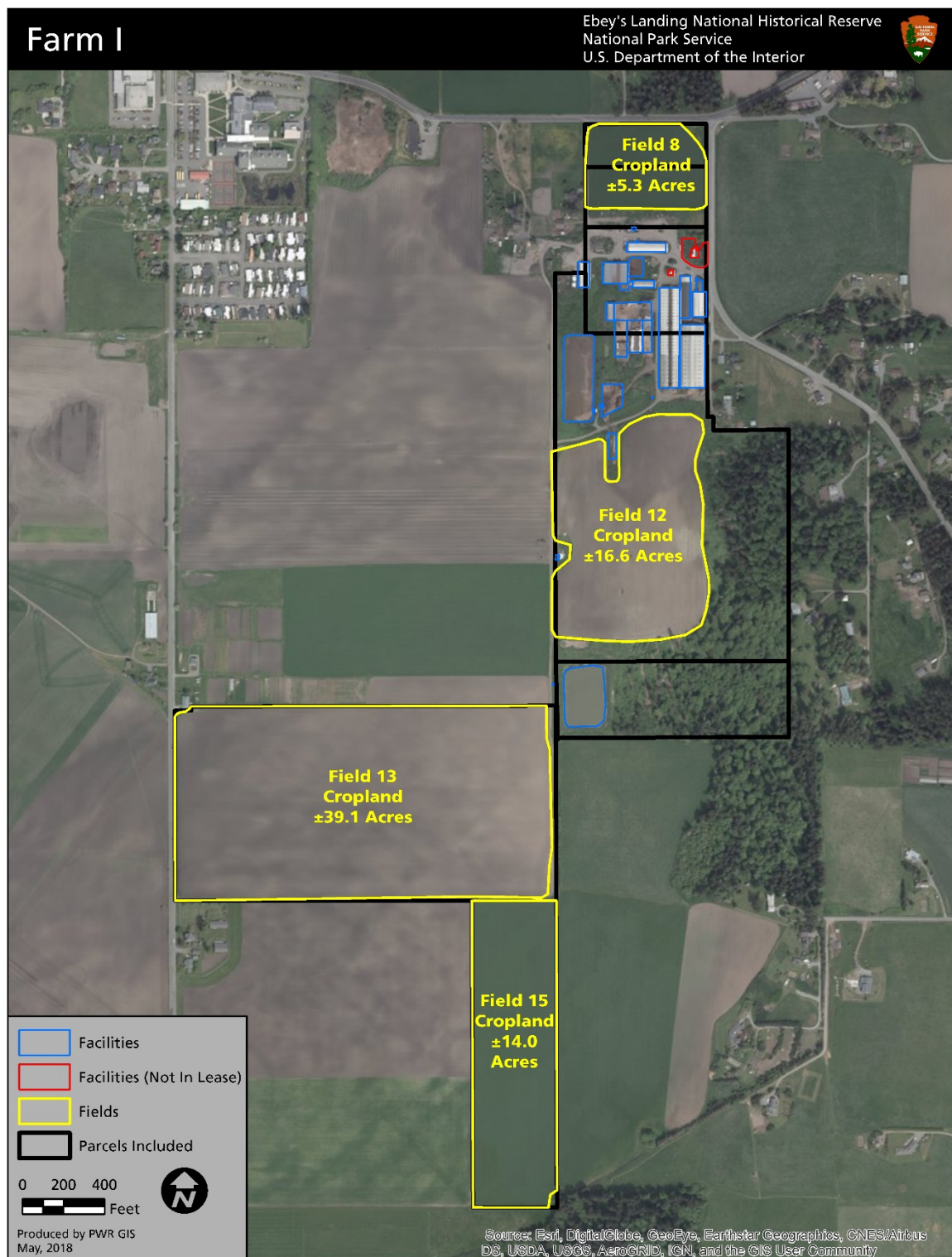
FARM I

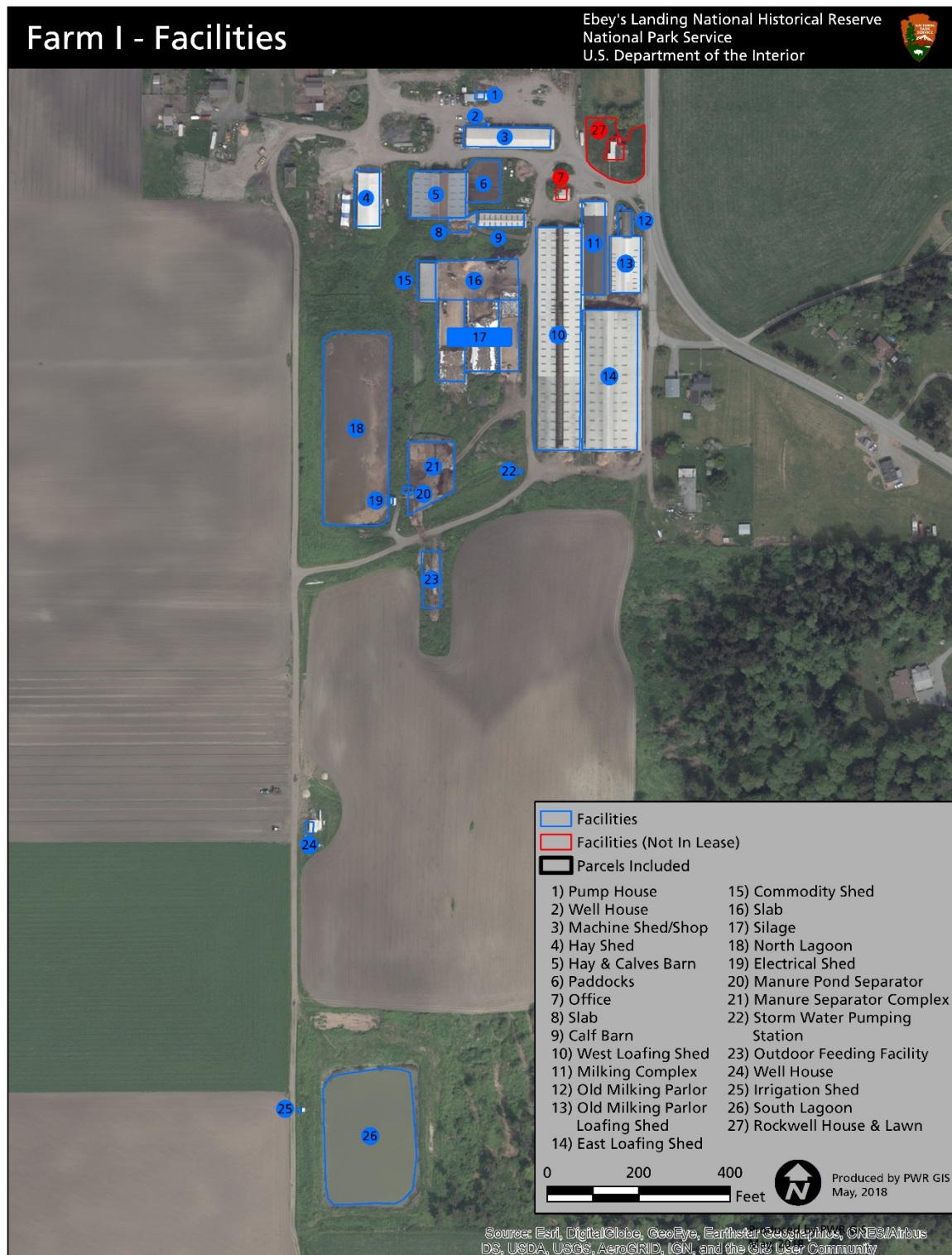
Farm I (L-EBLA002-20) contains a 15.78 acre cluster of former dairy facilities that total 131,000 sq. ft. These livestock facilities include:

- Manure separator
- Newer Loafing sheds (49,630 sf)
- Shop/Machine Shed (7,520 sf)
- Milk Complex (9,200 sf)
- Calf Barn (2,646 sf)
- Hay, heifer & equip shed (12,000 sf)
- Hay Barn (6,000 sf)
- Commodity Shed (3,024 sf)
- Two well houses
- North manure lagoon (6.4 mil gal)
- South Manure lagoon (irrigation pond) (4.6 mil gal)
- Several large silage pits

Additionally, Farm I includes 80.46 acres of land in four tracts for a total 96.24 acres (agricultural land and facilities) assigned to the lease. Farm I has a 4.5 million gallon farm pond used to capture and store storm water and the Lessee shall be required to use this water for supplemental irrigation. Farm I is currently permitted for crop and beef production. A total of no more than 245 animal units (AU) are allowed within the lease property. The authorized uses of Farm I lands and facilities are further defined in Section 6.1 of the Draft Lease for Farm I (L-EBLA002-20) in Appendix F.



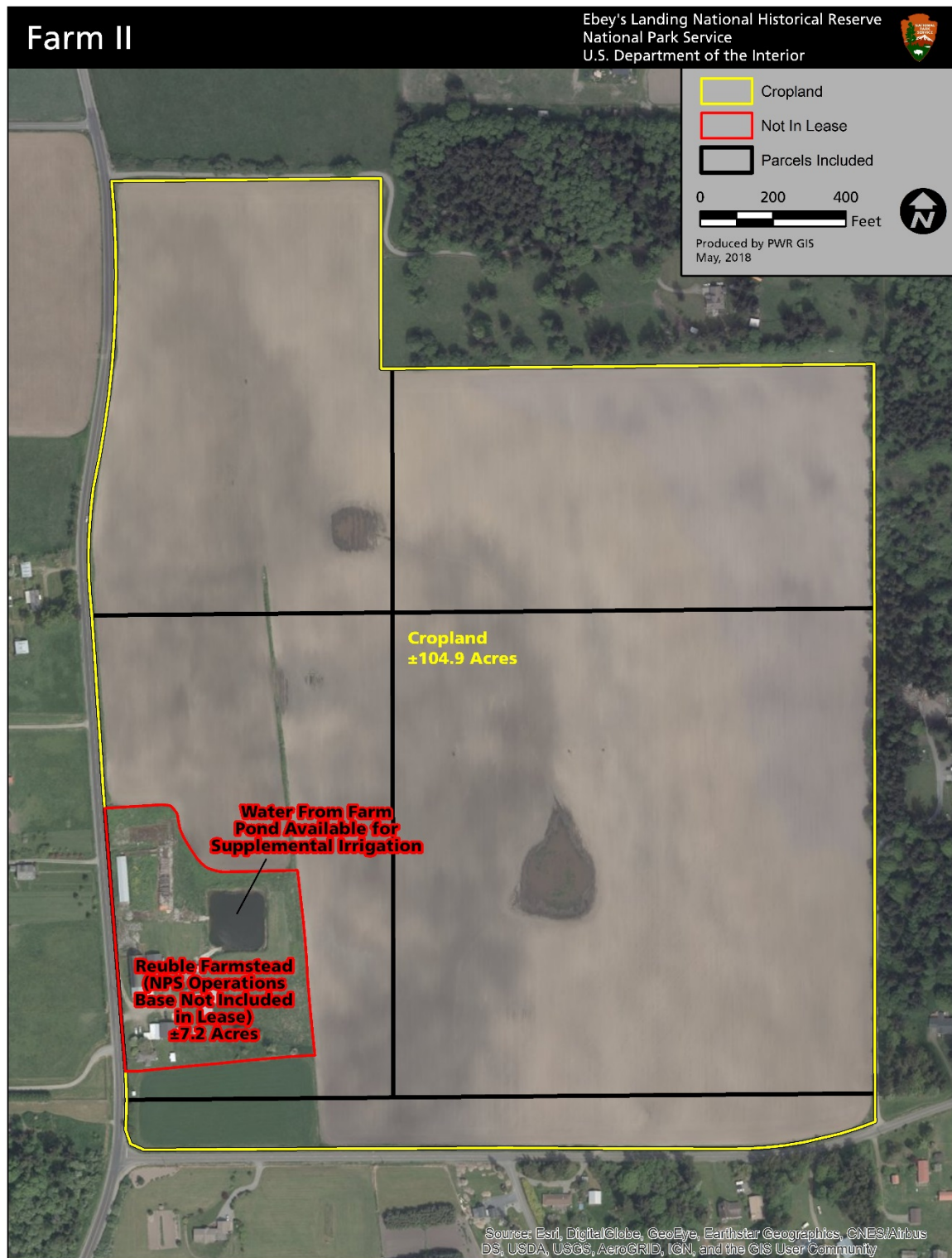




FARM II

Farm II (L-EBLA003-20) is comprised of a single continuous 104.90 acre tract of land which surrounds a 7.2 acre farmstead of mostly historic structures that serves as the base of NPS Operations and is not included as part of this lease opportunity. Farm II contains a one million gallon farm pond that captures storm water during winter which is authorized for supplemental irrigation use. No other forms of water are authorized. There are no facilities assigned under this lease. Farm II is currently permitted for forage crop production. The authorized uses of Farm II lands are further defined in Section 6.1 of the Draft Lease in Appendix G.





HIGHWAY SOUTH PROPERTIES

Highway South Properties (L-EBLA004-20) combines 44.58 non-contiguous acres of historic farmland over four tracts. This opportunity does not include any facilities or improvements as part of the lease. The authorized uses of Highway South Properties are further defined in Section 6.1 of the Draft Lease in Appendix H.





Exhibit 1. Properties Available for Lease

Lease Property/Lease No.	Agricultural lands for lease	Total Land available for Lease	Facilities Included in Lease
Farm I / L-EBLA002-20	80.46 acres	96.24 acres	Yes
Farm II / L-EBLA003-20	104.90 acres	104.90 acres	No
Highway South Properties / L-EBLA004-20	44.58 acres	44.58 acres	No

Source: National Park Service

Appendix E to this RFP contains additional reference information for the Offered Properties. In addition, maps of each property can be found in the exhibits of each corresponding Draft Lease. Additional information regarding the lease land can be found in each of the three Draft Leases, which are Appendices F-H of this RFP. Land use in the area near the Reserve is generally agricultural and single family residential in character, with majority of the land devoted to agricultural use.

GENERAL MANAGEMENT OBJECTIVES FOR OFFERED PROPERTIES

The NPS will not consider changes to the leased properties that would adversely alter the historic character and views of the landscape. In the past the fields have been used for the cultivation of such crops as sugar beets, hay/silage, alfalfa, and seed cabbage. The NPS will consider proposed new agricultural uses that will further enhance the goals of the Reserve.

Issuance of a lease for the Offered Properties is intended to protect the historical landscape by continuing cultivation practices that help perpetuate a healthy farming community. The Reserve, and this property within the Reserve, is not considered to be a static visual landscape. The Reserve is a Cultural landscape and as a cultural landscape it is expected to grow and change as agricultural practices and land uses evolve.

The Lessee will be required to use the property for agricultural uses that are consistent with the conditions stated in the Draft Lease and the overall vision for the Reserve, which include sustainable agricultural practices. The Vision statement for the Reserve and other planning documents directly related to the use of Reserve land are available upon request.

Sustainable Operations

This management objective encompasses environmentally responsible operations to include, at a minimum:

- A verifiable waste reduction program including a recycling program and a composting program
- Participation in utility provider energy audits and the implementation of water and energy conservation measures
- Annual measurement of solid waste, energy and water consumption, and efforts to reduce usage



Draft Leases

TERM OF LEASE

NPS intends to issue up to three (3) ten (10) year leases in order to provide the Lessee(s) with a term long enough to allow for the Lessee(s) to invest in and develop sustainable farm products and establish markets for those farm products. The lease term will commence no earlier than the spring of 2020.

FAIR MARKET RENT

The minimum acceptable annual base rent for each lease is listed below in Exhibit 2. Rent is payable in one annual payment in the first month of each lease year. This base rent will be adjusted annually to reflect any increases in the Consumer Price Index. Offerors must commit to, at a minimum, paying the annual fair market rent, though Offerors may propose paying a higher rent. Any Offeror proposal to restore, rehabilitate or otherwise improve the leased property above and beyond the Draft Lease requirements is at the cost of the Lessee. NPS must approve all proposed improvements and will not compensate Lessee costs. Construction of real property will not be allowed under the leases.

Exhibit 2. Fair Market Rent

Lease Property / Lease Number	Minimum Annual Fair Market Rent
Farm I / L-EBLA002-20	\$10,900
Farm II / L-EBLA003-20	\$6,294
Highway South Properties / L-EBLA004-20	\$2,532

Source: Office of Valuation Services, Department of the Interior

LEASE CONDITIONS

The leases to be awarded under this RFP contain certain provisions required by 36 C.F.R. Part 18. The following are intended to provide examples of those requirements, the actual requirements can be found in the Draft Lease(s) in Appendices F-H:

- A termination for cause or default provision;
- Appropriate provisions requiring the Lessee to maintain the leased property in good condition throughout the term of the lease;
- Appropriate provisions stating that subletting of a portion of the leased property and assignment of a lease, if permissible under the terms of the lease, must be subject to the written approval of NPS;
- Appropriate provisions requiring the Lessee to pay for use of all utilities used by the Lessee and to pay all taxes and assessments imposed by federal, state, or local agencies applicable to the leased property or to Lessee activities;
- Appropriate provisions stating that the Lessee has no rights of renewal of the lease or to the award of a new lease upon lease termination or expiration;
- Appropriate provisions stating that the Lessee may not construct new buildings or structures on leased property except in limited circumstances;
- Appropriate provisions requiring that any improvements to or demolition of leased property to be made by the Lessee may be undertaken only with written approval from the NPS; and
- Appropriate provisions that describe and limit the type of activities that may be conducted by the Lessee on the leased property.

The Draft Lease(s) included in Appendices F-H are the starting point for negotiating a final lease. However, depending on the responses received, the final lease(s) as developed and negotiated by NPS with the successful Offeror(s), may differ from the draft. Among other matters, additional terms and conditions may



be added to reflect the content of the selected proposal(s). Leases may be combined, but not further divided, to consolidate selected proposals into one lease.

INSURANCE

During the term of this Lease, the Lessee shall maintain General Liability and Property Insurance. Further information regarding insurance requirements can be found in each of the Draft Leases.

Lessee's insurance coverage amounts will be periodically reviewed during the lease term and may be adjusted by the Lessor. These reviews will ensure the Lessee has appropriate coverage in light of changing circumstances.

Solicitation of Proposals

COMPETITIVE PROCESS

These lease opportunities are open to all interested persons on a competitive basis. Proposals will be evaluated according to the Selection Criteria provided in Proposal Package section of this RFP. An Offeror is permitted to submit proposals for more than one of the Offered Properties; however, a separate complete proposal package should be submitted for each of the Offered Properties, and each proposal will be evaluated separately during the selection process. Submission of proposals by an Offeror for multiple Offered Properties does not guarantee that the Offeror selected for one property lease will be selected for other leases proposed by that Offeror. Proposals may be submitted for one, two, or all three of the lease opportunities, and Offerors are eligible to be awarded one or more leases based on the outcome of the Lessee selection process. The proposal(s) determined to be the best offer will be given an opportunity to negotiate a final lease with the NPS.

SITE TOUR

A site tour of the Offered Properties will be held on the date listed on the front cover of this RFP from 10 a.m. to 2 p.m. (PDT). Please contact Reserve Superintendent Roy Zipp by email at roy_zipp@nps.gov or by telephone at 360-678-5787 to make a reservation. Reservations are required to attend the site visit.

Your email must contain the following information: primary contact name, name of organization, phone number, and email address. Site tour attendees will be limited to five (5) individuals per company and must provide all names. No persons under the age of 18 will be permitted.

Any questions regarding this RFP must be submitted in writing via email to Sue Eibeck, Pacific West Region Commercial Services, at sue_eibeck@nps.gov, no later than the date specified on the inside cover of this RFP. The questions must be in a format that allows the NPS to copy the questions to Microsoft Word. Microsoft Office programs or an Adobe PDF electronic version that allows for copying and pasting of text using Adobe Reader software are acceptable. Your questions must specify the section of the RFP that is the subject of your inquiry.

The Service will respond to your questions, as appropriate, in writing, and will provide the questions and responses to all potential Offerors. Questions submitted after the question deadline date on the inside cover of the RFP may not be answered.



PROPOSAL SUBMISSION REQUIREMENTS

All proposals must be received by the NPS at the indicated address **no later than 4:00 p.m. (PDT) on September 26, 2019**. However, if no acceptable responses to this RFP are received at this time, NPS will have the option of extending the deadline until an acceptable RFP is received.

Please submit two (2) identical copies and one electronic copy that is identical to the hard copy, of your proposal accompanied by the transmittal letter signed by a principal of the proposed Lessee. The copies must be unstapled on numbered 8.5" x 11" paper with double-sided copying. Telephonic proposals, faxes, email, and other means of transmittal will not be considered. Proposals upon submission become the property of the NPS and will not be returned.

In order to facilitate discussion and review of submissions among evaluation panel members, the electronic copy must be in a format that can be shared, copied, and passed easily. Microsoft Office programs or an Adobe PDF electronic version that allows for copying and pasting of text using Adobe Reader software are acceptable. However, all financial spreadsheets must be provided in Microsoft Excel. In the event of a discrepancy between the electronic copy and the hard copies, information on the hard copies will control.

The proposal must be enclosed in sealed envelope(s) or boxes, and received at the following NPS office by the date and time specified above. The face of the sealed envelope or box shall show the Offeror's name and address, and the receiver's address as shown here:

**Sue Eibeck
Commercial Services Specialist
National Park Service
Pacific West Region
333 Bush Street, Suite 500
San Francisco, CA 94104**



ADDITIONAL INFORMATION AND MODIFICATIONS OF PROPOSALS

NPS may request from any Offeror, after the submission deadline, additional information or written clarification of a proposal. However, proposals may not be amended after the submission deadline unless permitted by NPS.

Proposal Package Requirements

Information submitted in response to this RFP must meet the requirements described here. If you intend to submit proposals for multiple properties, a separate complete proposal package must be submitted for each property. All proposals must include 1) Offeror Identification and Credit Information, and 2) responses to Selection Criteria 1-5. Offerors are asked to answer questions or supply specific information and respond fully and accurately to all questions/requests. If the required information is not provided, the proposal may be determined non-responsive and not evaluated further.

OFFEROR IDENTIFICATION AND CREDIT INFORMATION

Provide the identification and credit information in the applicable form (using either Appendix A, B, or C as appropriate) for the entity (e.g. individual, corporation, partnership, sole proprietor, etc.) identified in the Transmittal Letter as the entity whom NPS would enter into a lease. Note: the term “current” as indicated in the forms regarding the submission of credit reports means a credit report dated within six months prior to the date of the submitted proposal.

- Appendix A: For an Individual, submit Form 10-352
- Appendix B : For a Business (Corporation, Limited Liability Company, Partnership, or Joint Venture), submit Form 10-353
- Appendix C: For a Business (Individual or Sole Proprietor), submit Form 10-354

SELECTION CRITERIA

The proposal should be prepared simply and economically to provide a straightforward, concise description of the Offeror’s expertise and capability to perform under the terms of the Draft Lease as requested in each selection criterion. Offerors must respond to each selection criterion. Please respond only with the information requested in the criterion. Attachments should reference the subject and outline identifier (e.g. Criterion 3. Previous Experience). Selection criteria are weighted based on their importance in the selection process to the overall objectives of the Reserve.

Offerors must use normal sized font, such as 11 or 12 point, and 1 inch margins on all sides, in the body of the proposal. Tables, charts, graphs, provided forms, and copies of the sample material using less than 11 point font are acceptable.

Selection Criterion 1: Vision for Operation (25%)

Using no more than four (4) pages, including all text, pictures, graphics, etc. describe your concept plan including the following:



- (1) Vision for operation including proposed uses of the Offered Property (which must meet the minimum requirements outlined in the “General Management Objectives for Offered Properties” section above);
- (2) How your proposed uses are compatible with the preservation, protection, and visitor enjoyment of the Reserve;
- (3) Describe your operational plan and structure including proposed number of employees. Include any plans for changes or other improvements required for, or unique to, your proposed use; and
- (4) Provide a cost estimate for your proposal including the cost of any and all improvements, changes, and/or other investments necessary for your proposed use.

Selection Criterion 2: Qualifications and Experience (20%)

Using no more than two (2) pages, including all text, pictures, graphics, etc., demonstrate the Offeror’s qualifications and experience to successfully manage and operate the Offered Properties, commensurate with the proposed use.

Selection Criterion 3: Financial Capability (20%)

Convincingly demonstrate the financial capacity and capability of your organization (as applicable) to undertake the management of the Offered Properties commensurate with the proposed use.

Please submit documentation of the source and availability of liquid funds necessary to carry out the obligations under the terms of the proposed lease, including, without limitation, any proposed improvements, through bank statements, bank financing commitment letters, or similar documents that convincingly substantiate your financial capability. Real estate holdings will only be considered if the Offeror can show it has the ability to borrow against the equity.

Demonstrate that you have a credible, proven track record of meeting your financial obligations, that your proposal is financially viable, and that you understand the financial obligations of the lease.

Submit documentation of the cost estimates for any proposed improvements, operating expenses and all other startup costs.

Submit the source and availability of the funds necessary to carry out the obligations under the terms of the proposed lease, which includes, at a minimum, completing Form 10-355 Financial Information for Revenue Producing Uses (Appendix D) and comprehensive supporting documentation.

Selection Criterion 4: Environmental Enhancement (15%)

Using no more than three (3) pages, including all text, pictures, graphics, etc., please explain your proposal for managing and using the property in an environmentally enhancing manner through energy conservation, energy improvements, waste and nutrient reduction, recycling, or any other programs or actions that would contribute to sustainable agricultural practices. Energy conservation should identify methods and procedures used that will reduce the amount of energy used by the organization for the proposed use. Energy improvements could include physical improvements to the leased facilities or equipment (as applicable).

Selection Criterion 5: Historic Character (15%)

Using no more than two (2) pages, including all text, pictures, graphics, etc., state the compatibility of your proposal with the historic character of the Reserve.



Selection Criterion 6: Rent Offered (5%)

State the amount of annual rent you are offering to pay for the first lease year. The rent offered will be a criterion by which the proposal is evaluated. Proposals not offering at least the required minimum fair market value rent, identified in Exhibit 2 of this RFP will not be considered.

Evaluation and Selection of the Best Proposal(s)

NPS will review all responses to this RFP through an evaluation panel assisted by technical consultants as appropriate.

All proposals will first be screened for adherence to the requirements of this RFP. NPS will not consider proposals that it deems, at its sole discretion, are non-responsive. A non-responsive proposal is a proposal that was not timely submitted or fails to meet the material terms and conditions of this RFP as determined by the NPS.

It is the intention of the NPS to select the best responsive proposal(s) as determined under the selection criteria without further submittals or presentations. If this cannot be done, NPS will select those responsive lease proposals that appear most suitable under the selection criteria, and from that group will request additional information and/or presentations so that the best proposal(s) can be selected.

NPS will award the lease(s) to the Offeror(s) determined to have submitted the best responsive proposal(s) under the selection criteria, subject to successful final lease negotiations.

RFP RESPONSES CONSIDERED PUBLIC DOCUMENTS

All responses submitted to this RFP may be disclosed by the NPS to any person, upon request, to the extent required or authorized by the Freedom of Information Act (5 U.S.C. § 552).

If you believe that a submission contains trade secrets or confidential commercial or financial information mark the cover page of each copy of the submission with the following legend (exempt from disclosure under the Freedom of Information Act):

"The information specifically identified on pages of this submission contains trade secrets or confidential commercial or financial information that the Offeror believes to be exempt from disclosure under the Freedom of Information Act. The Offeror requests that this information not be disclosed to the public, except as may be required by law."

In addition, you must specifically identify what you consider to be trade secret information or confidential commercial or financial information on the page of the submission on which it appears, and you must mark each such page with the following legend:

"This page contains trade secrets or confidential commercial or financial information that the Offeror believes to be exempt from disclosure under the Freedom of Information Act, and which is subject to the legend contained on the cover page of this submission."

Information so identified will not be made public by the NPS except in accordance with law.



LIMITATIONS

The information and assumptions included in this RFP are based on a review and interpretation of available public records, Service records, and consultation with knowledgeable sources. On this basis, the information and assumptions are believed to be accurate. However, the NPS makes no representations or warranties as to the accuracy or completeness of such information and assumptions. Offerors are responsible for undertaking appropriate due diligence with respect to the RFP. Should any Offeror believe any statement in the RFP to be inaccurate, the Offeror should submit comments to the NPS in writing as provided in the Site Tour and Pre-Submittal Conference section above.

The decision by the NPS to select a particular proposal to this RFP, shall not imply acceptance by the NPS of the Offeror's business offer, which may be subject to further negotiation prior to approval of any agreement or lease with the NPS, nor shall it imply acceptance and approval of Offeror's proposed program and operating concepts, design, or financing. The final selection of a proposal will be made at the sole discretion of the NPS, which is under no obligation to select any proposal submitted in response to this RFP, and may, at its discretion, reject any or all submissions and terminate this selection process. The Offeror may be required by NPS to submit additional information for the purposes of conducting any compliance, environmental or otherwise, that may be necessary before executing the final lease.

NPS may, at its sole discretion, terminate any discussions or negotiations that result from this RFP prior to execution of any agreement(s) or lease without liability to any person or entity.

NPS reserves the right to deviate from any provision of this RFP, consistent with applicable statutes, regulations, and policies. The NPS may extend the submission deadlines for any reason it deems appropriate.

NPS reserves the right at any time, and from time to time, for its own convenience, and in NPS' sole discretion, to cause or do any or all of the following:

- Waive or correct any defect or technical error as to form or content of this RFP or in any response, proposal, or proposal procedure, as part of the RFP or any subsequent selection and negotiation process.
- Reissue a RFP.
- Modify, amend, or suspend any and all aspects of the RFP and selection process.
- Request RFP Offerors clarify, supplement, or modify the information submitted.
- Extend deadlines for accepting RFP responses, or request amendments to responses after expiration of deadlines.
- Consider comparable projects owned, developed, or operated by a RFP Offeror.

NPS intends to convey a leasehold interest in certain buildings and lands at the Offered Properties in "as is" condition. NPS has made no representations or warranties, direct or implied, written or verbal, with respect to the Offered Property or any other related property owned or administered by NPS.

It is the sole responsibility of the RFP Offeror to assure itself that the information contained in this document is complete and to investigate and determine conditions at the Offered Properties affecting its RFP response, including but not limited to hazardous materials, utilities, and the suitability of conditions. Offerors must develop their own cost estimates based on independent assumptions, due diligence, and farming knowledge.

The National Park Service and Ebey's Landing National Historical Reserve



THE NATIONAL PARK SERVICE AND ITS MISSION

America's National Park Service was created by Congress to "conserve the scenery and the natural and historic objects and the wild life therein, and to provide for the enjoyment of the same in such a manner and by such means as will leave them unimpaired for the enjoyment of future generations." Additionally, the Congress has declared that the National Park System should be "preserved and managed for the benefit and inspiration of all the people of the United States." The National Park Service has as its overall mission the preservation and public enjoyment of significant aspects of the nation's natural and cultural heritage.

To learn more about the National Park Service, visit the NPS website at [National Park Service](https://www.nps.gov/). This site includes information about the NPS mission, NPS policies, and individual parks.

EBEY'S LANDING NATIONAL HISTORICAL RESERVE

The Reserve is located in western Washington State on Whidbey Island. Situated in Puget Sound, as the eagle flies it is 50 miles south of the Canadian border and 27 miles north of Seattle. By ferry and car, it takes about two hours to drive from Seattle to Coupeville located in the heart of the Reserve. The boundary of the Reserve mirrors the central Whidbey Historic District and also includes Penn Cove. The Reserve is surrounded by the Salish Sea including the Strait of Juan de Fuca, Saratoga Passage, and Admiralty Inlet. The Reserve comprises an area of approximately 17,572 acres: 13,617 acres of land, and 3,955 surface acres of water (Penn Cove). Approximately 2,023 acres are protected within NPS-held conservation easements while 414 acres are owned by the NPS.

The Reserve was created "to preserve and protect a rural community which provides an unbroken historic record from... 19th century exploration and settlement in Puget Sound to the present time" and emphasizes four historic eras. These eras are Vancouver's exploration of the Puget Sound in 1792, the first permanent settlement on Whidbey Island by Isaac Ebey, the Donation Land Claim settlements and subsequent settlements, and the development of the town of Coupeville.

Ebey's Landing is the nation's first historical reserve. Created in 1978, the reserve contains a number of working farms, numerous historical structures, woodlands and prairies, two state parks, and miles of shoreline. A network of trails allow visitors to explore the Island, including one of the oldest towns in Washington, Coupeville. It is managed as a federal-state-local partnership which includes the National Park Service, Washington State Parks and Recreation Commission, Island County, and the Town of Coupeville. The Ebey's Landing National Historical Reserve Trust Board (Board) helps to facilitate the partnership and assists NPS with management and administration of NPS lands and interests, and various programs.

The Reserve is intended to be a model for sustainable development that respects the community's need to adapt to new challenges while protecting a nationally significant cultural landscape.

In 2001, the National Park Service, in coordination with the Trust for Public Land, acquired fee title ownership of two bankrupt dairy farms within the Reserve in order to prevent inevitable development and preserve the cultural landscape. These properties, colloquially referred to as "Farm I" and "Farm II," include a diverse portfolio of historic lands and non-historic structures.

The Reserve's General Management Plan (available upon request) designates the farms as Special Use Zones, and proposed to divest ownership in exchange for conservation easements (development rights) on property elsewhere in the Reserve. In 2011, a complex land exchange was initiated; following several years of intensive work the Reserve was unable to complete the exchange, and in November 2015, the land exchange project was formally terminated. Today farming continues on Farm I and Farm II in accordance with Special Use Permit (SUP) authorizations, which will expire on March 31, 2020. Leases will replace the Special Use Permits upon expiration. Leasing these lands enables farming to continue in an optimal management framework that benefits both NPS and the rural community.



Appendices Table of Contents

EBEY'S LANDING NATIONAL HISTORICAL RESERVE

LEASE NO. L-EBLA00X-20

A.....	FORM 10-352 (INDIVIDUAL)
B.....	FORM 10-353 FOR A BUSINESS (CORPORATION, LIMITED LIABILITY COMPANY, PARTNERSHIP, OR JOINT VENTURE)
C.....	FORM 10-354 FOR A BUSINESS (INDIVIDUAL OR SOLE PROPRIETOR)
D.....	FORM 10-355 FINANCIAL INFORMATION FOR REVENUE PRODUCING USES
E.....	SUMMARY CHART OF OFFERED PROPERTIES
F.....	DRAFT LEASE FARM I L-EBLA002-XX
G.....	DRAFT LEASE FARM II L-EBLA003-XX
H.....	DRAFT LEASE HIGHWAY SOUTH PROPERTIES L-EBLA004-XX

WEBSITE NAME WITH HYPERLINK	WEBSITE ADDRESS
NPS Commercial Services Program	NPS Commercial Services
NPS Management Policies	NPS Management Policies
Director's Order	Director's Orders
Ebey's Landing National Historical Reserve	Ebey's Landing National Historical Reserve

