

Point Reyes National Seashore

PORE-INTERIM LEASE-2222

This Interim Lease is made and entered into by and between the United States Department of the Interior, National Park Service, Point Reyes National Seashore ("Lessor") and Betty Nunes, Tim Nunes, and Jacqueline Hemelt ("Lessee"). These Lessees have been approved by the National Park Service as Lessees to AGRI-8530-1000-9009.

This Interim Lease incorporates by reference and hereby extends the rents, terms, and conditions of the attached Lease/Permit(s) AGRI-8530-1000-9009. By executing this Interim Lease, Lessees expressly agree that they are bound by and will comply with the rents, terms and conditions of the attached Lease/Permit(s) as modified by this Interim Lease.

Modified Lease Terms

Exhibit B is revised and replaced with the Exhibit B (dated June 23, 2022) attached to this Interim Lease and incorporated herein by reference.

Article 1.15 is revised to reference current ranch maps:

"Premises" shall mean the lands and improvements at 21000 Sir Francis Drake Blvd., Point Reyes Station, CA 94956, the historic "E" Ranch, consisting of approximately 1069 acres of land and improvements as shown on Exhibits A & B, for "E" Ranch, Tract 05-101.

Article 4.2 is revised as follows to clarify that BMPs are now referred to as Management Activities:

Lessee's authorized use of the premises is subject to Lessee's implementation of Best Management Practices (BMP's) designed to preserve the integrity of park resources. Best Management Practices (i.e., Management Activities) for typical ranch operations are found in Appendix F of the General Management Plan Amendment, dated September 2020 (GMPA).

Article 4.7 is revised to reflect the Biological Opinions that are now in effect:

Operations under this Lease are subject to the conditions outlined in the U.S. Fish and Wildlife Service (USFWS) Biological Opinion for the General Management Plan Amendment, dated June 4, 2021, and the National Marine Fisheries Service Biological Opinion for the General Management Plan Amendment dated March 18, 2021 and to the related reporting requirements in Section 4.8. All of these documents are available upon the Lessee's request.

Consistent with the revisions to Article 4.7, a new Article 4.8 is added to the Lease:

4.8.1. For the US Fish and Wildlife Service Biological Opinion, Lessee shall report to NPS by November 1 of each year the following:

- A. individual Management Activity projects under GMPA Appendix F conducted over the past calendar year on the Premises;
- B. pertinent information concerning the success of meeting Avoidance and Minimization Measures for Management Activities taken on the Premises
- C. an explanation of failure to meet such measures, if any; any incidental take of federally listed species under this Biological Opinion for that given year; and
- D. the condition of all stock ponds on the Premises.

4.8.2 For the National Marine Fisheries Service Biological Opinion, Lessee shall report to NPS by November 1 of each year the following:

- A. for fencing: the dates of monitoring and extent of repairs conducted to maintain riparian fencing identified in Exhibit B; linear feet monitored; linear feet of any occurrences of breaching or disrepair; date(s) that breaching or disrepair was discovered; and specific dates actions were taken to repair riparian fencing;
- B. a brief description of any ranch infrastructure activities (i.e., Management Activities from GMPA Appendix F) implemented on the Premises;
- C. a summary of vegetation management, required NRCS Conservation Practice Standards, and mitigation measures that apply to any implemented Management Activities; and
- D. identification of any roads that have signs of persistent erosion.

Article 5.1 is revised to read:

The Term of this Lease (Term) shall be for a period of two (2) years, commencing on September 15, 2022 (“Commencement Date”) and expiring on September 14, 2024 (“Expiration Date”), or on such earlier date as provided for in this Lease.

Article 5.3 is revised to read:

Issuance of future leases will be in accordance with the GMPA Record of Decision, dated September 13, 2021.

Article 6.3 is revised to read:

The annual rent under this Lease is payable in advance on a monthly basis. Lessor will aggregate payments for leases assigned to this operator and issue a single monthly bill based on 1/12 of the annual total rent.

Article 8, paragraph 1 is revised to read:

The annual average stocking level of beef cattle on the range lands including defined feed lots (Exhibit C), is 175 Animal Units. (AU for 2,100 AUMs annually). The maximum number of cattle allowed to graze at any one time is 193 Animal Units. Lessee shall provide monthly actual stocking information by pasture and class of animal (cow, calf, bull) to Lessor by the 15th of the following month. The monthly report will

identify AU numbers by pasture and operation. The raising of other livestock is

prohibited except for a limited number of livestock raised as an accessory use, which is defined as animals raised for personal, non-commercial, non-diversification uses. Any animals not authorized as an accessory use must be removed from the Premises by December 31, 2022.

Article 10 is revised to align vegetation related Management Activities with the mitigation measures adopted in the GMPA Record of Decision:

Lessee may not remove tree(s) or vegetation unless expressly approved in writing by the Lessor. Lessee shall provide specific plans to the Lessor for desired tree(s) and vegetation removal during the annual meeting or in writing during the term of this Lease. Lessee shall conduct any vegetation Management Activities consistent with the mitigations listed in Appendix F of the GMPA and in consultation with the Park Range Manager.

Article 15.1 is amended to include a requirement that Lessee provide NPS with copies of documents submitted to the Regional Water Quality Control Board (RWQCB) as applicable:

Potential sources of nonpoint source pollution associated with this Lease include soil erosion and animal waste. The Lessee shall comply with all Applicable Laws regarding nonpoint source pollution (including the protection of beneficial uses of waters as designated by the State of California). Lessee shall conduct all water quality monitoring and reporting required by the RWQCB and shall submit copies of those reports to NPS within 10 days of their submittal to the RWQCB. Further, Lessee's use and occupancy of the Premises shall be designed to minimize, to the greatest extent feasible, non-point source pollution within National Park Service boundaries and on adjacent lands.

IN WITNESS WHEREOF, the Superintendent, Point Reyes National Seashore, acting on behalf of the United States, in the exercise of the delegated authority from the Secretary, as Lessor, and Lessee have executed this Interim Lease by proper persons thereunto duly authorized.

THE UNITED STATES DEPARTMENT OF
THE INTERIOR, NATIONAL PARK SERVICE

Date October 28, 2022

Signed document on file
Anne Altman, Acting Superintendent
“LESSOR”

Date October 21, 2022

Signed document on file
Betty Nunes
“LESSEE”

Date October 21, 2022

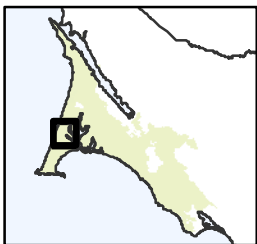
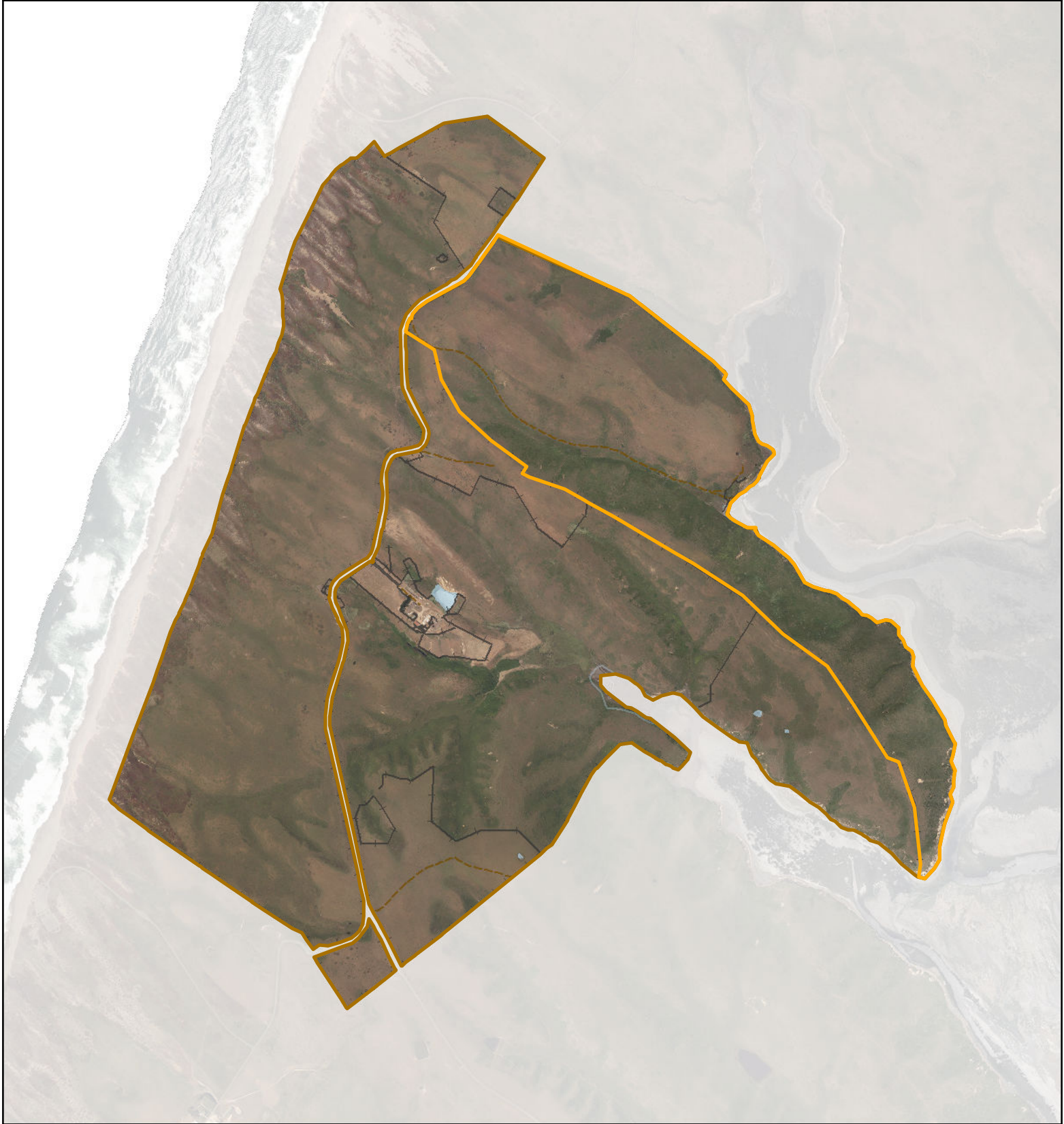
Signed document on file
Tim Nunes
“LESSEE”

Date October 21, 2022

Signed document on file
Jacqueline Hemelt
“LESSEE”

EXHIBIT B: E Ranch (Allotment 5) Marin County, CA AGRI-8530-1000-9009

U.S. Department of the Interior
National Park Service
Point Reyes National Seashore



- Creamery Bay Pasture
- Ranch Boundary
- Fence
- Riparian Fence
- Paved Road
- Unpaved Road
- NHD Flowline
- Stock Pond

Map Date: 6/23/2022
Imagery: 2018 Golden Gate National Parks Conservancy



0 0.3 Miles