



Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

Pot A Gold Adventures at Camp Mather Stables Term Sheet

<i>Permit Date:</i>	March __, 2017
<i>Permitter:</i>	CITY AND COUNTY OF SAN FRANCISCO , a municipal corporation, operating by and through the SAN FRANCISCO RECREATION AND PARK DEPARTMENT
<i>Recreation and Park Department</i>	The San Francisco Recreation and Park Department sometimes referred to in this Permit as the “ Department ”.
<i>Department Address for Notices:</i>	Recreation and Park Department Property Management 501 Stanyan Street San Francisco, California 94117 Attention: Director of Property Re: Camp Mather Stables
<i>Permittee:</i>	POT A GOLD ADVENTURES
<i>Permittee's Contact Person:</i>	Name: Jim Peterman, Manager Telephone: (928) 856-1856 Email: jimpeterman1@yahoo.com
<i>Permittee's Address for Notices:</i>	Pot A Gold Stables P.O. Box 356 Flagstaff, AZ 86002
<i>Permit Areas:</i>	The “ Permit Areas ” shall refer collectively to the Horse and Ride Concession facilities, located within Camp Mather, and shall include the Camp Mather Stables, certain designated Trails, Staff Cabin, Storage Space, and Grazing Meadows, during the periods of Permittee’s use of such areas pursuant to this Permit.
<i>Camp Mather Stables:</i>	The Camp Mather Stables (the “ Stables ”) shall refer collectively to the following areas, each of which is generally depicted on the attached Exhibit A : <ul style="list-style-type: none"> • The Corral • The Office Space adjacent to the Corral



<i>Designated Trails:</i>	The non-exclusive use of roads, paths, and trails throughout Camp traditionally used for equestrian purposes as approved by the City.
<i>Designated Staff Cabins:</i>	Those certain designated cabins to serve as housing for Permittee and Permittee's Staff, as generally depicted on the attached Exhibit A . Use of Staff Cabins is at no charge to Permittee.
<i>Storage Space:</i>	The certain designated storage space, commonly known as the Old Barn, as generally depicted on the attached Exhibit A .
<i>Grazing Meadow:</i>	Subject to approval by the Department, the non-exclusive use of certain meadows for grazing purposes.
<i>Purpose of Permit; Description of Events:</i>	Permittee will use the Permit Area to offer horses to rent, schedule rides including children's rides, trails rides, and other related activities primarily for the pleasure of Camp visitors and their guests.
<i>Availability of Horse Rides for Camp Visitors and their guests:</i>	During Camp Season, Permittee shall maintain a minimum of thirty (30) horses (the " Camp Horses ") to be held for the exclusive use of Camp visitors and their guests (the " Campers "). Permittee may provide additional horses, beyond the required 30, at the sole discretion of Permittee. At no time shall Permittee board more than seventy (70) horses in total in the Permit Areas. <i>Permittee recognizes this is a material provision of this Permit.</i>
<i>General Public; Pack Trip Operation:</i>	Permittee may offer non-camp visitors (the " General Public ") horse related activities provided that (1) thirty (30) horses are reserved for Campers use only (2) provided that the use and enjoyment of the Campers is not diminished in any way (3) Permittee acknowledges that the General Public may only make use of horse related activities allowed in the Permit Areas, collectively referred to as the "General Public Rides" and no other facilities at Camp Mather. Permittee may also operate Pack Trip operation in addition to horse related activities contemplated in this Permit.
<i>City Approved Rates:</i>	Permittee shall not charge Camp visitors and their guests ride fees greater than those approved by City, as further described on Exhibit C and only activities listed on Exhibit C may be offered. The rates and prices may be changed with prior written approval from the General Manager.
<i>Term:</i>	The term of this Permit (the " Term ") shall commence on March __, 2017 (the " Commencement Date ") and end on November __, 2022 (the " Expiration Date "), as provided in

	<u>Section 8.</u>
<i>Permit Fee:</i>	Annual One Thousand Dollars (\$1,000) (the “ Base Permit Fee ”). Permittee shall pay the Base Permit Fee on or before March 1 st of each year.
<i>Revenue Based Permit Fee:</i>	In addition to the Base Permit Fee, Permittee shall pay a Permit fee equal to five percent (5%) of the gross revenue received for General Public Rides (the “ Percentage Permit Fee ”). The five percent (5%) Percentage Permit Fee shall not apply to gross revenue received from Campers. <i>See Section 8.</i>
<i>Staff Meals:</i>	Permittee shall be entitled to receive complimentary meals (breakfast, lunch, and dinner) at the Camp Dining Hall for up to five (5) persons a day per meal (the “ Complimentary Meals ”). Additional meals furnished to Permittee, beyond the Complimentary Meals, are subject to a fee as determined by the Designated Camp Manager.
<i>Breakfast Rides</i>	The Department will provide complimentary meals for the Breakfast Ride offering for Campers. The amount and types of food provided will be consistent with those historically provided for Breakfast Rides. Non-campers participating in the Breakfast Ride will have to pay for the cost of the breakfast, rate set by the camp manager.
<i>Credit Against Permit Fee for Approved Permit Area Improvements:</i>	Subject to Department approval, Permittee may make certain improvements to the Permit Area. Permittee may receive an annual credit against Permit Fees in an amount not to exceed Two Thousand Dollars (\$2,000), as provided in <u>Section 18</u> . <i>See Section 18</i>
<i>Manure Management Plan</i>	Permittee shall submit a comprehensive manure management plan prior to March , 2017 for review and approval by the Designated Camp Manager. Permittee warrants the Permit Areas will be free and clear of any and all manure at the expiration or earlier termination of this Permit. <i>See Section 4(e)</i>
<i>General Public Use</i>	The General Public will only be permitted to make use of the Camp premises and its amenities upon payment of a Fifteen Dollar (\$15) fee (the “Daily Visitor Fee”) directly to the Department at the Camp Mather Main Office. The Daily Visitor Fee will not be required if use by the General Public is limited only to horse related activities offered by Permittee. As a condition of, and prior to, taking part in any of the General Public Ride offerings by Permittee, the Permittee shall require

	the General Public to sign a City approved waiver form.
<i>Insurance</i>	Permittee shall furnish proof of insurance in accordance with <u>Section 10</u> .
<i>Security Deposit:</i>	One Thousand Dollars (\$1,000)
<i>Defined Terms:</i>	Capitalized terms not otherwise defined are defined in <u>Section 2</u> below.
<i>Designated Camp Manager</i>	<p>The Designated Camp Manager for the Department:</p> <p>Jim Wheeler (415) 831-6833 james.wheeler@sfgov.org</p> <p>or</p> <p>Larry McNesby (415) 218-6226 larry.mcnesby@sfgov.org</p>