



Midpeninsula Regional
Open Space District

Memorandum

To: General Public

From: Jean Chung, Property Management Specialist I

Subject: Notice of Housing Availability (20000 Skyline Blvd., Bergman Main House)

Date: June 16, 2020

The Bergman Main House located at 20000 Skyline Blvd, in the Russian Ridge Open Space Preserve is now available for occupancy.

- Due to Covid 19, Shelter in Place Order, Property Management will hold a virtual open house (see attached photographs, house floor plan, and boundary).
 - Please do NOT go to the residence to view. This is a PRIVATE driveway.
- If you are interested, please contact me at jchung@openspace.org and request an application.
 - Once applications are received and selection has been made the District Property Management team will work to arrange viewing the house before a rental agreement is signed.
- This house is available to all General Public. A tenant is selected as described in the Housing Program Policy (provided upon request).
- The residence is a two story, two bedrooms/one bath-room house. Water is provided from a spring and is treated utilizing an ultraviolet light unit. Cell phone reception is marginal (a cell booster is recommended). Internet available but not high speed. Heating is via propane stove, wall furnaces, and wood stove. Dishwasher, washer and dryer are located at the residence. Storage is in the barn just north of the residence. Tenant will have two (2) parking spaces allocated to the residence due to limited parking (This limitation will be strictly enforced).
- The drive is about 30-40 minutes on twisty mountain roads to Hwy 280. The driveway is mostly unimproved gravel and can get in bad shape in the winter. The District recommends that the tenant have a 4-wheel drive vehicle. Occasional snow in the winter 2 to 3 times a year.
- Skyline Boulevard is subject to frequent winter power outages and remote residences are the last to get service back on. This turns off water as well.
- We strive to keep rentals rodent free but that is a constant battle in rural settings.
- Demolition of adjacent structures may occur this fall along with possible driveway construction next spring.
- A maximum of five (5) people can occupy this residence.
- Up to three (3) pets are allowed, with no more than two (2) dogs. No fenced yard provided.

Rent

- The monthly rental rate for this residence is \$3,026.00.
- The utility charge is \$250.00 per month. This covers electricity, propane, and garbage. The District will adjust this charge annually along with the rental rate as utility rates and usage increase/decrease.
- Monthly charges total \$3,276.00.
- The monthly rental rate may be increased/decreased annually upon completion of the annual rental survey
- Tenant is responsible for possessory interest tax.

If you have any questions about the residence, please contact Jean Chung via email at jchung@openspace.org.



North and East sides of house



Door into Kitchen to Livingroom and Downstairs



Refrigerator



Double Oven



Stovetop



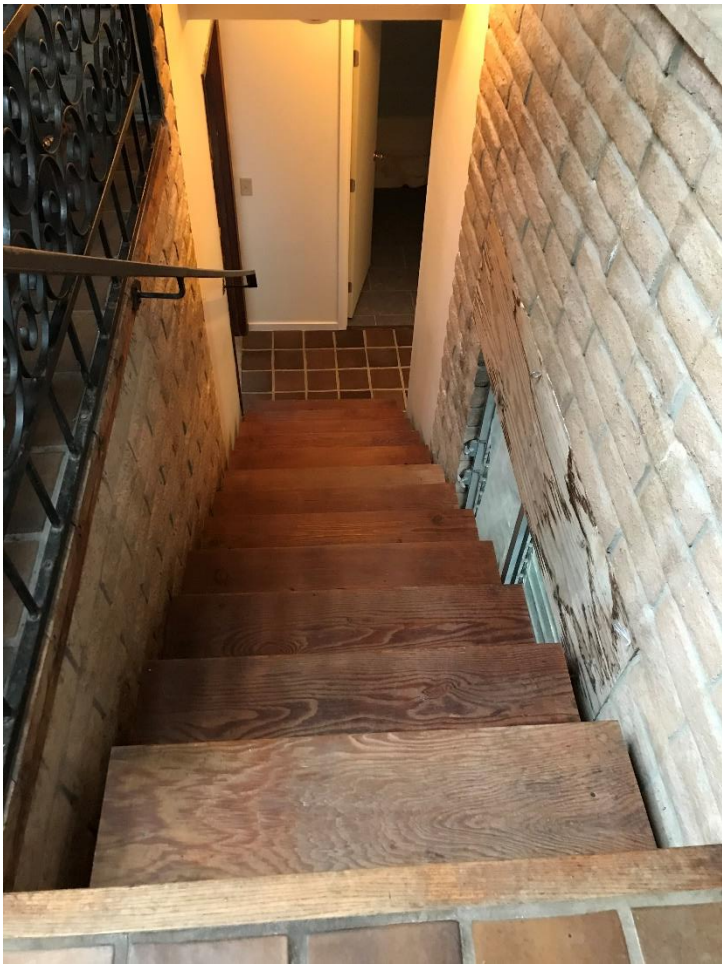
Kitchen



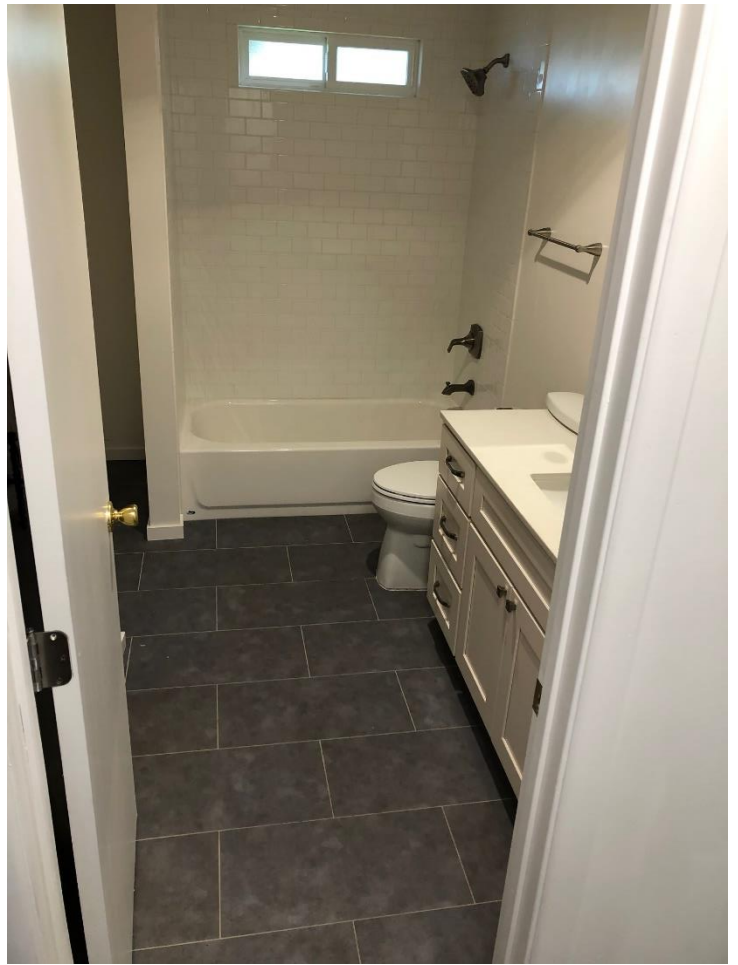
Livingroom



Livingroom Windows



Stairs going down



Bathroom Shower/Tub



Bathroom Toilet



Bathroom Vanity

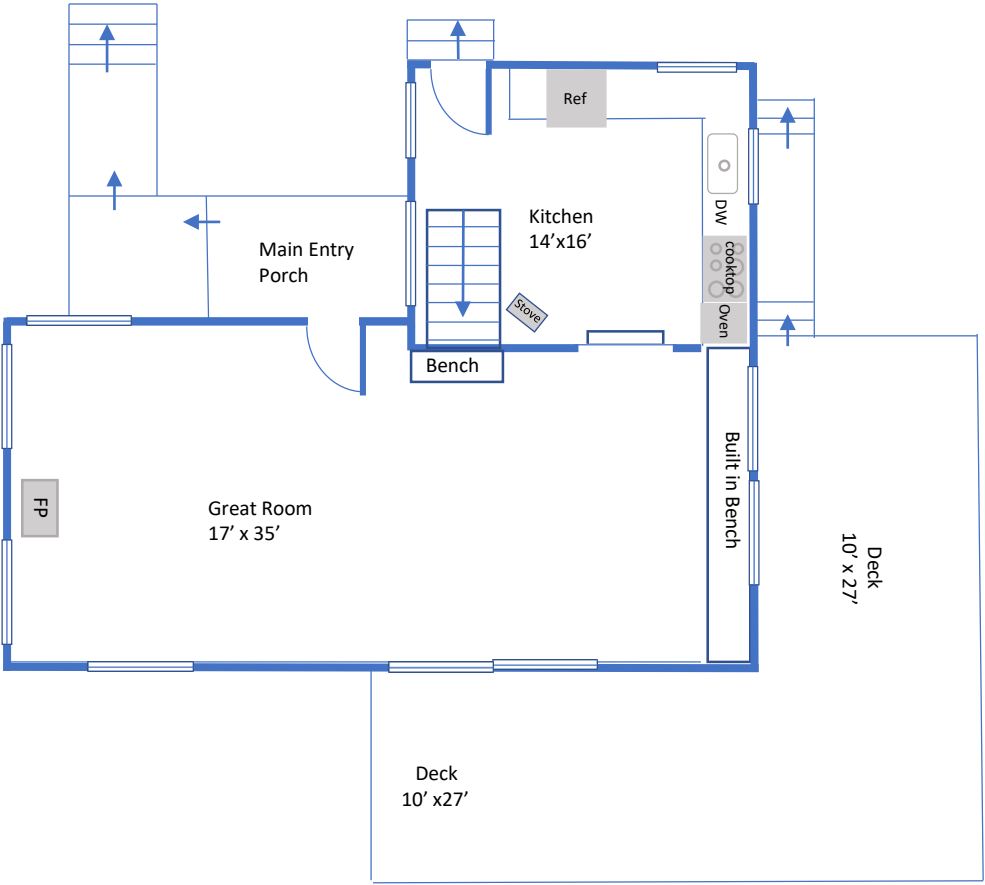


North Bedroom

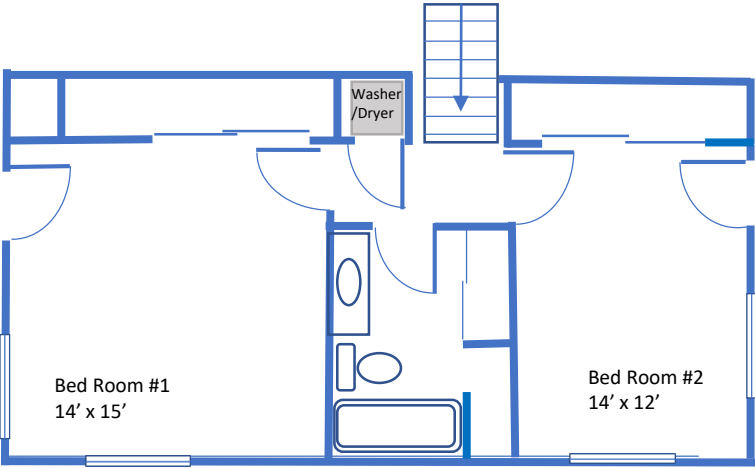


South Bedroom

Bergman Main House Floor Plan



Main Level



Lower Level

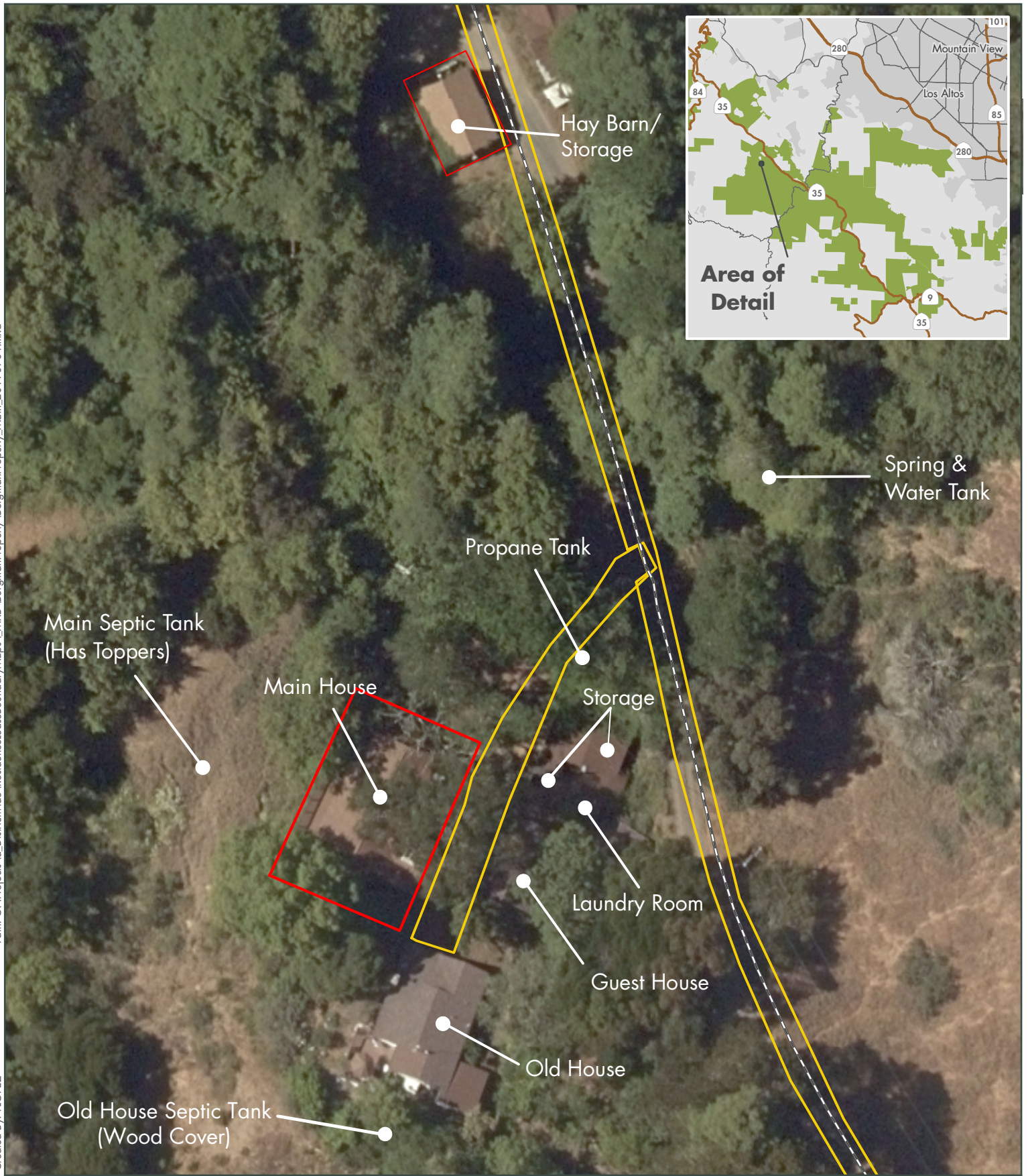


Exhibit B

Premise: Bergman Property: Main Residence

- Lease Area
- Common Area
- District Access

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(Midpen)
9/4/2019

