

For Sale

Skylonda Retreat

Woodside, California

- Corporate Retreat
- Lodging

Offering Memorandum

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By receiving the Materials you are agreeing to the Confidentiality and Disclaimer set forth herein.

EXECUTIVE SUMMARY EXISTING USE

LOCATION:

16350 Skyline Boulevard, Woodside, San Mateo County, CA

- 1.6 miles north of intersection of Highway 84 and Skyline Blvd., within the Skyline State Scenic Corridor.
- 7 miles to Sand Hill Road
- 12 miles to Stanford University
- 18 miles to Google Mt. View
- 16 miles to Facebook Menlo Park
- 17 miles to Oracle
- 30 miles to San Francisco International and San Jose International Airports
- 35 miles to San Francisco
- 16 miles to Pacific Ocean

APN: 072-331-010

PARCEL: 16.11 Acres

ZONING:

RM (Resource Management)

- 2007 conditional use permit for retreat lodge/spa, 24 "Tree House" units
- 2009 Certificate of Occupancy
- 2011, 2017, and 2024 use permit renewal.
- Entitlements for meditation temple and outdoor pool/spa.

UTILITIES: PG&E; Cal Water

Retreat facility 3 story +/- 23,981 sq. ft. lodge featuring a huge conference center & great room, dining area & commercial kitchen, 14 luxury guest rooms, saline pool & spa, massage rooms, yoga center, office & manager living space; additionally 24 "Tree House" luxury guest suites totaling +/- 14,400 sq. ft.; open space and walking trails; ample covered and open parking.

Approved for 76 overnight and 152 day guests.

FUTURE USE

RETREAT / THINK TANK:

Skylonda may continue to be operated as a corporate, educational, and spiritual retreat. Many of today's largest and most innovative technology companies operate within 30 minutes of the site. A single company or consortium of companies may purchase Skylonda for use as an easily accessible retreat or special event center.

POTENTIAL USES UNDER CURRENT ZONING WITH A NEW CONDITIONAL USE PERMIT

- scientific research
- lodging
- restaurant
- church
- school
- private club
- residential day care

RESIDENTIAL ESTATE

Current zoning allows residential use and the property may be converted to a private residential estate. The 23,981 sq. ft. lodge is easily transformed into a magnificent residence. The 24 Tree House suites (+/- 14,400 sq. ft.) could provide guest accommodations, art studios, offices, or staff housing. Skylonda possesses the potential for being one of the grandest and most unique estates in the region.

On-Site Utility Infrastructure

Skylonda possesses a rare and extraordinary level of independent utility infrastructure that is virtually unheard of in properties of this type. This level of on-site infrastructure

represents a significant capital investment and provides an operational independence that is exceptionally rare and valuable.

- 100,000 gallon water tank on site for facility emergency fire suppression.
- 2,500 gallon pressure tank for domestic use.
- A private waste water treatment system is in place and operating.
- There are 3 - 4,000 gallon propane tanks providing gas to the property.
- A commercial quality generator and 300 gallon diesel tank provide emergency electricity.
- The commercial kitchen allows storage of food and supplies.

PHOTOGRAPHS



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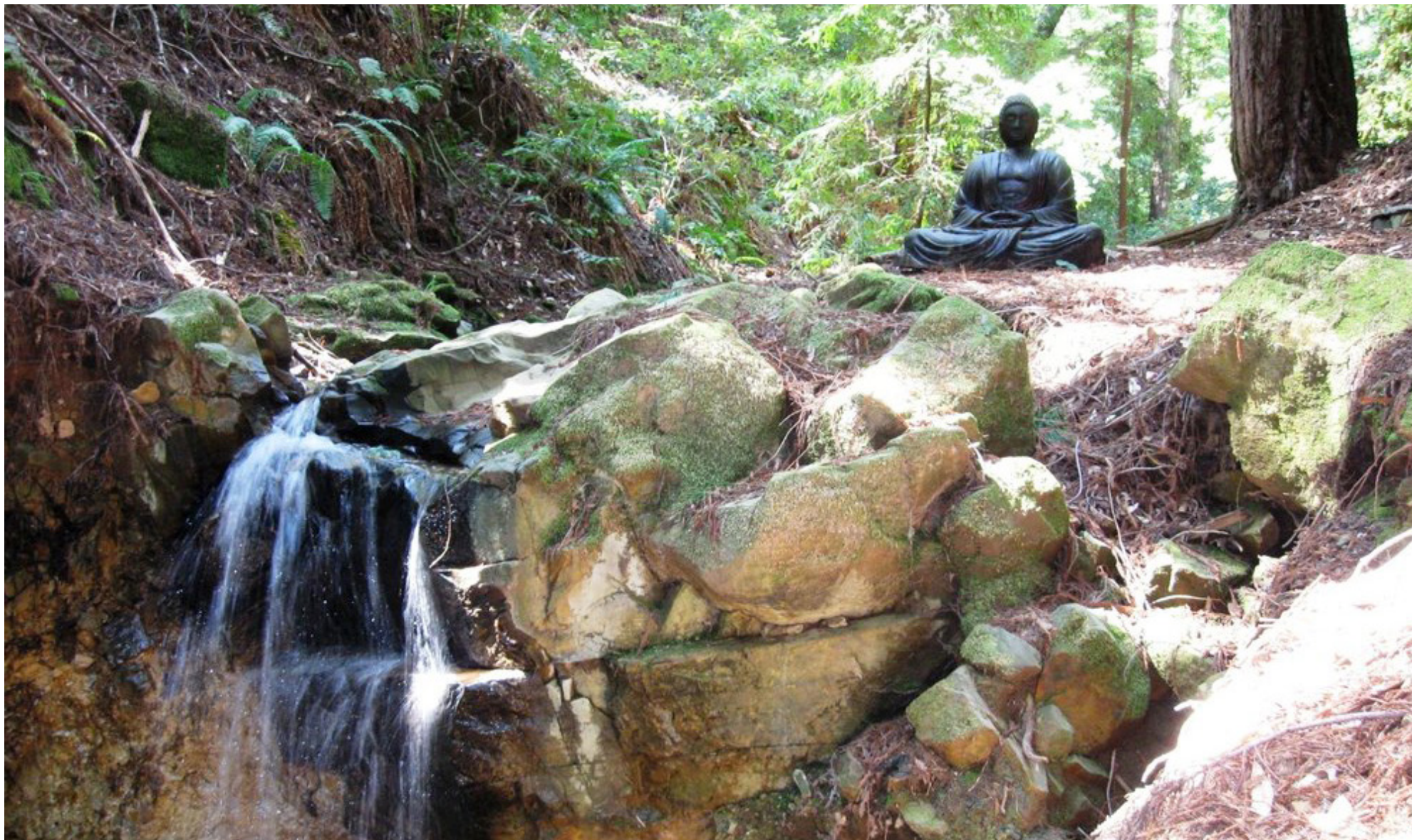
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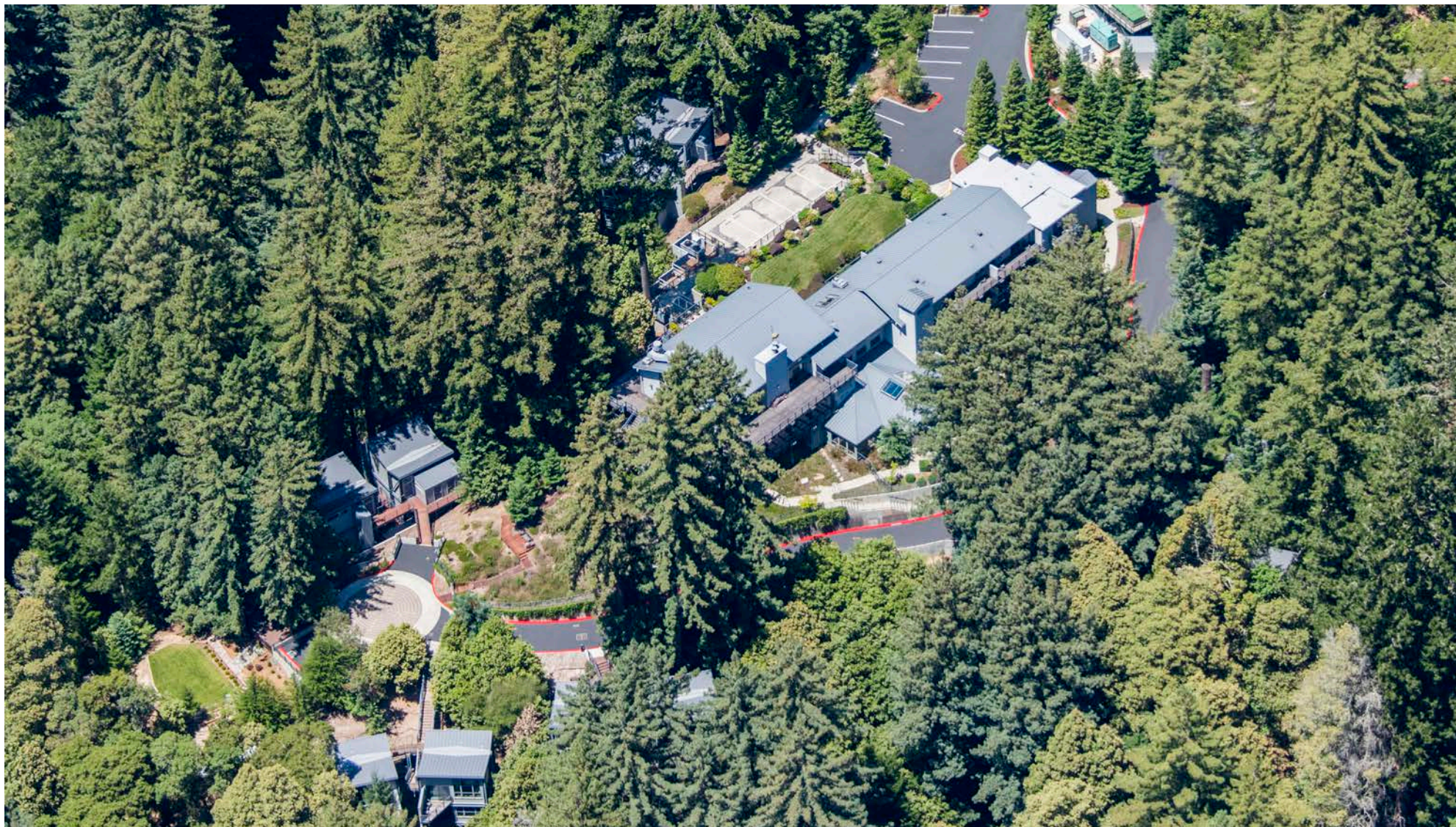
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ABOUT SKYLONDA

Skylonda HISTORY

The original use permit for the facility was issued in 1991 for the construction of a spa and fitness center with overnight accommodations. The facility was operated as Skylonda until 2003 when it was purchased by Stillheart Institute (Joan Porter and her husband Bill, founder of E*Trade). Joan's vision was to provide a sanctuary for human improvement by providing a world class retreat and learning center for groups ranging from corporate to educational to spiritual.

It took over 3 years for Stillheart to obtain San Mateo County entitlements for the dramatic redesign and expansion of the property. It took another 3 years to complete renovation of the lodge and grounds, including the addition of 24 "Tree House" Suites, a parking structure, 2,500 gallon pressure tank for domestic water, 100,000 gallon water tank for emergency fire suppression. **No cost was spared in the creation and this truly "World Class" facility.**

Opening in 2009, Stillheart Institute was a sanctuary stimulating self-inquiry and transformation for individuals, groups and organizations. The beautiful lodge and tree houses together with the natural environment fostered balance, harmony and a positive spirit in a state-of-the-art facility situated in an incomparable setting.

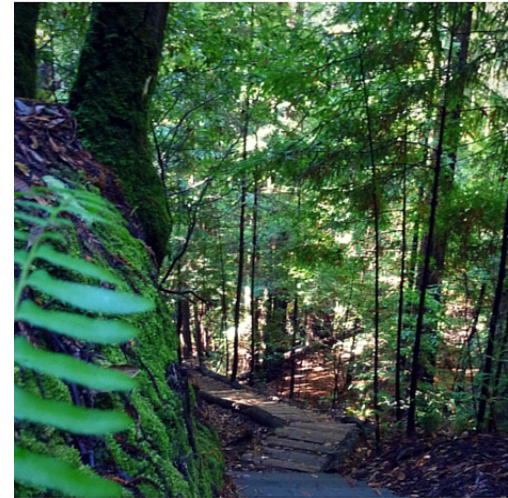
"Girl Power Day" for Oracle Women's Leadership is just one example of the type event that was held at Stillheart. Stillheart Institute served thousands of people from around the world during its 5 years of operation.

The Stillheart property was sold in 2014 and was operated as Stillheart Retreat until 2018 when the name was changed to Skylonda.

The property was subsequently operated by Canyon Ranch, one of the world's most acclaimed wellness brands. Under Canyon Ranch's stewardship, Skylonda received the prestigious three Michelin Keys designation, a recognition awarded to only the most exceptional hospitality properties in the world. This distinction speaks to the extraordinary quality of the facility and the unparalleled experience it offers guests.

LOCATION

Skylonda Retreat is situated at the epicenter of the San Francisco Peninsula. The world renowned communities of Woodside and Portola Valley, home of many of Silicon Valley's wealthiest people, are a few miles away. Skylonda is just 12 miles from Stanford University and Hospital. The headquarters of Facebook in Menlo Park is 16 miles east, Oracle is 17 miles Northeast and Google's headquarters in Mt. View is just 18 miles

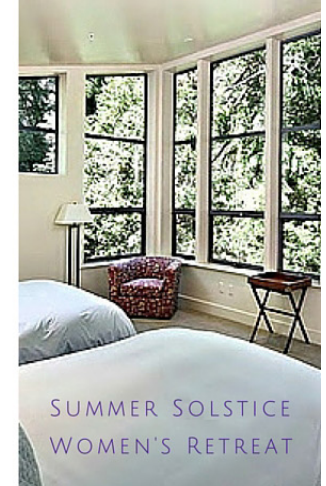


ALCHEMY

TOOLS FOR INNER TRANSFORMATION



JUNE 24 - 26, 2016
STILLPATH RETREAT CENTER
16350 SKYLINE DR.
WOODSIDE, CA
STILLPATHRETREAT.COM



SUMMER SOLSTICE
WOMEN'S RETREAT

southeast. The home of Venture Capital, Sand Hill Road, is just 7 miles away.

San Francisco International Airport and San Jose International Airport are each 30 miles from the property. It is just 16 miles to the Pacific Coast and the beaches and marina of Half Moon Bay. The Ritz Carlton Half Moon Bay offers a Five Star golfing experience. San Francisco is just 35 miles north. **This secluded yet easily accessible location is exceptional and cannot be duplicated.**

FACILITY

The property slopes away from its entrance on Skyline Boulevard so that the buildings are not seen from the roadway. Once you enter the gate and coast down the driveway the outside world is lost and nothing but Skylonda exists. The facility was designed with the assistance of the world's finest feng shui practitioners. This philosophical system harmonizes one with the surrounding environment aligning architecture with the "invisible forces" that bind the universe, earth, and humanity together. The power of this philosophy is experienced throughout the property.

The lodge is a 23,948 sq. ft. 3 story structure. The entrance is lushly landscaped and is highlighted by a tranquil water fountain. The 1st level

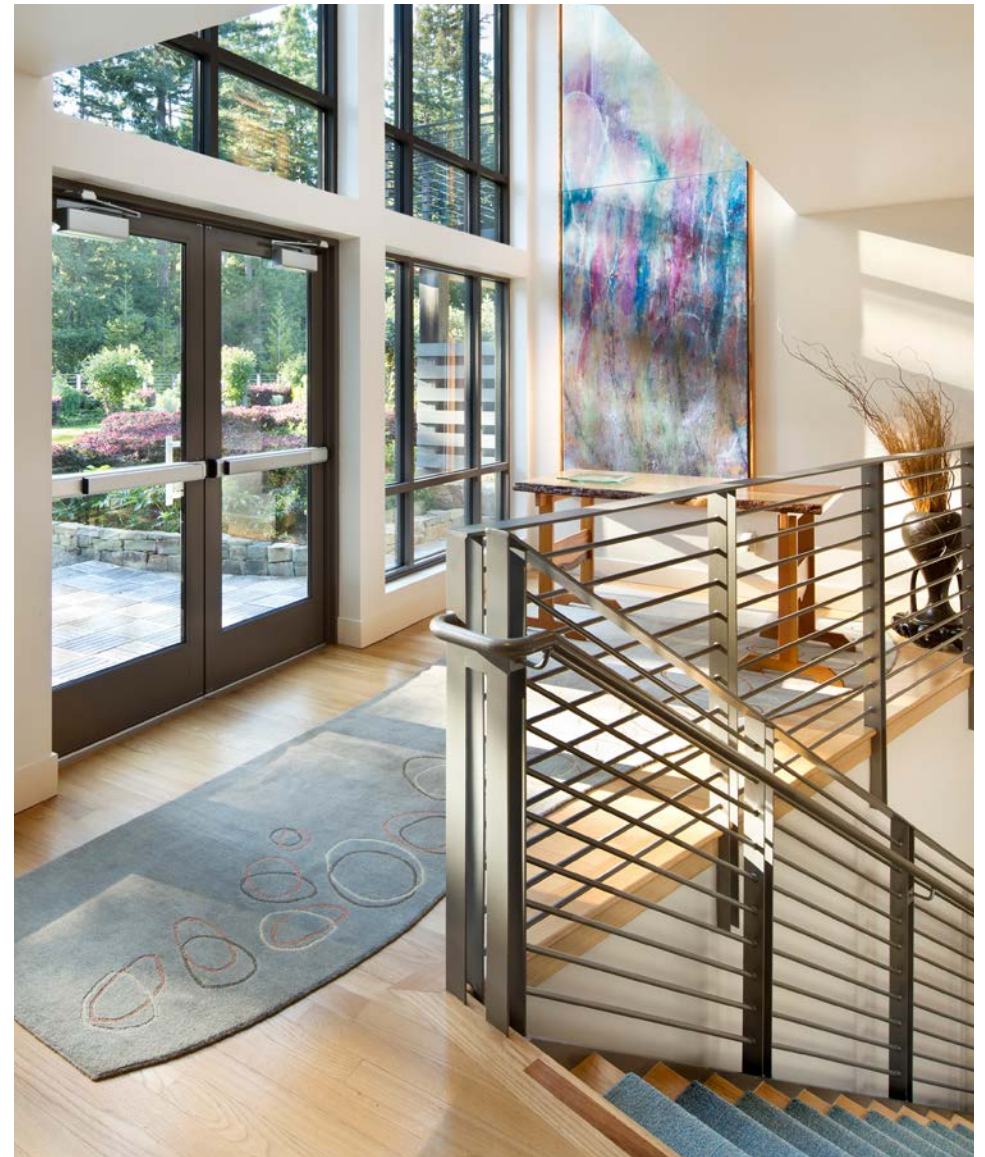
houses the lobby, a movement studio for yoga or dance, saline pool with spa, massage rooms, and saunas as well offices, laundry facilities, staff kitchen, and a 1b/1b managers apartment. There is ample parking both covered and open.

The 2nd and 3rd floors are accessed by elevator or a grand staircase. The 2nd level houses 7 tranquil lodge guest rooms. Each room is +-600 sq. ft., has a luxurious bathroom, and a spacious deck. This level also has a library, a very large dining area with fireplace, and a commercial kitchen. The lawn and garden above the garage is accessed at this level as are a variety of decks that wrap around the building. The 2nd floor also has a large executive office.

The 3rd level houses another 7 similarly appointed guest rooms as well as a majestic great room featuring 30 foot open ceiling with a magnificent fireplace. From the deck is a vista of forest.

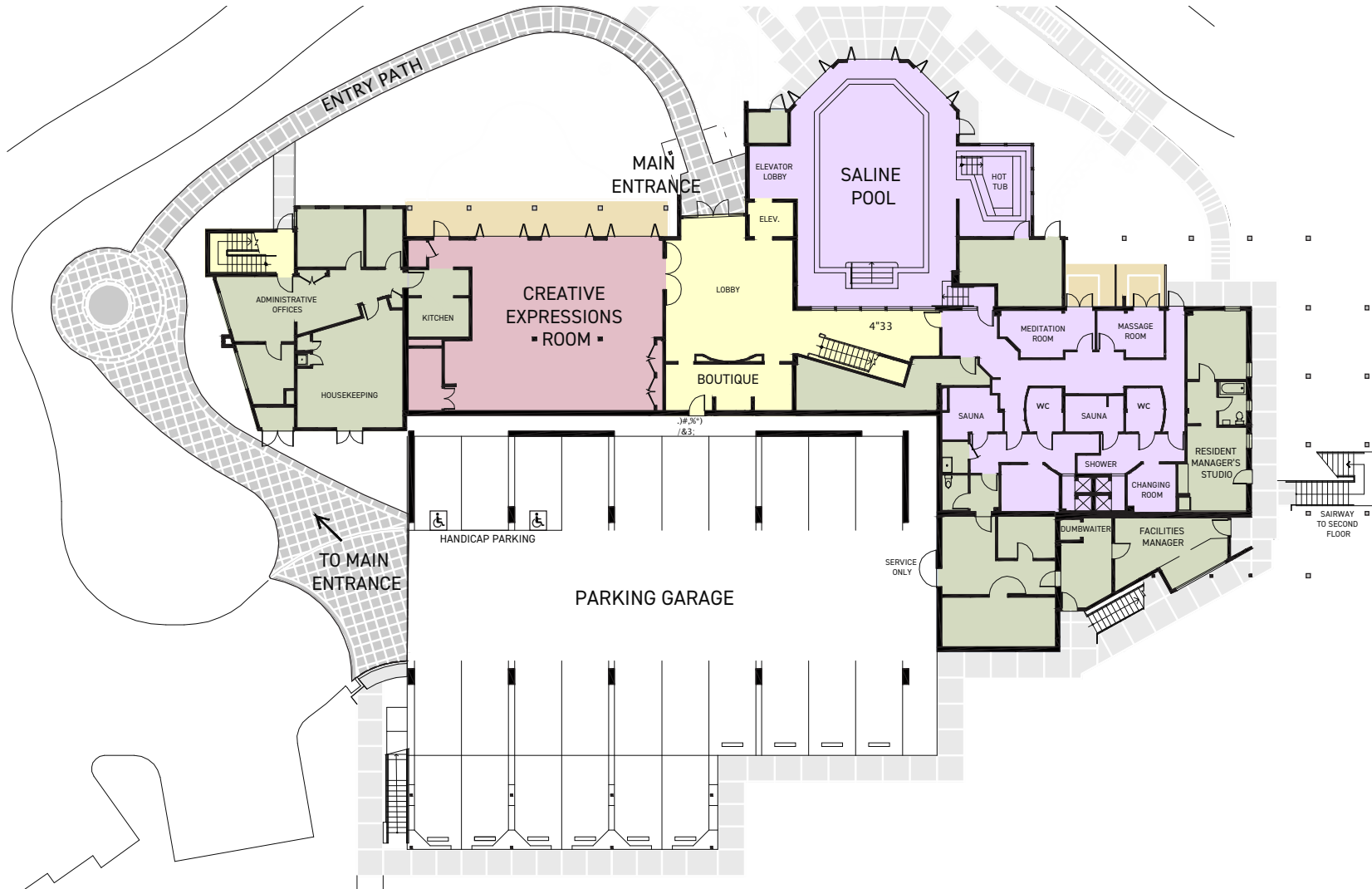
There are also 24 "Tree Houses" guest rooms each ±600 sq. ft. These rooms enjoy the same luxurious appointments of the lodge rooms with additional privacy and serenity. The Tree Houses create the feeling of being suspended in the forest canopy. The tranquility and beauty is unparalleled.

The property has county entitlements to build an outdoor pool and spa, and a meditation temple.

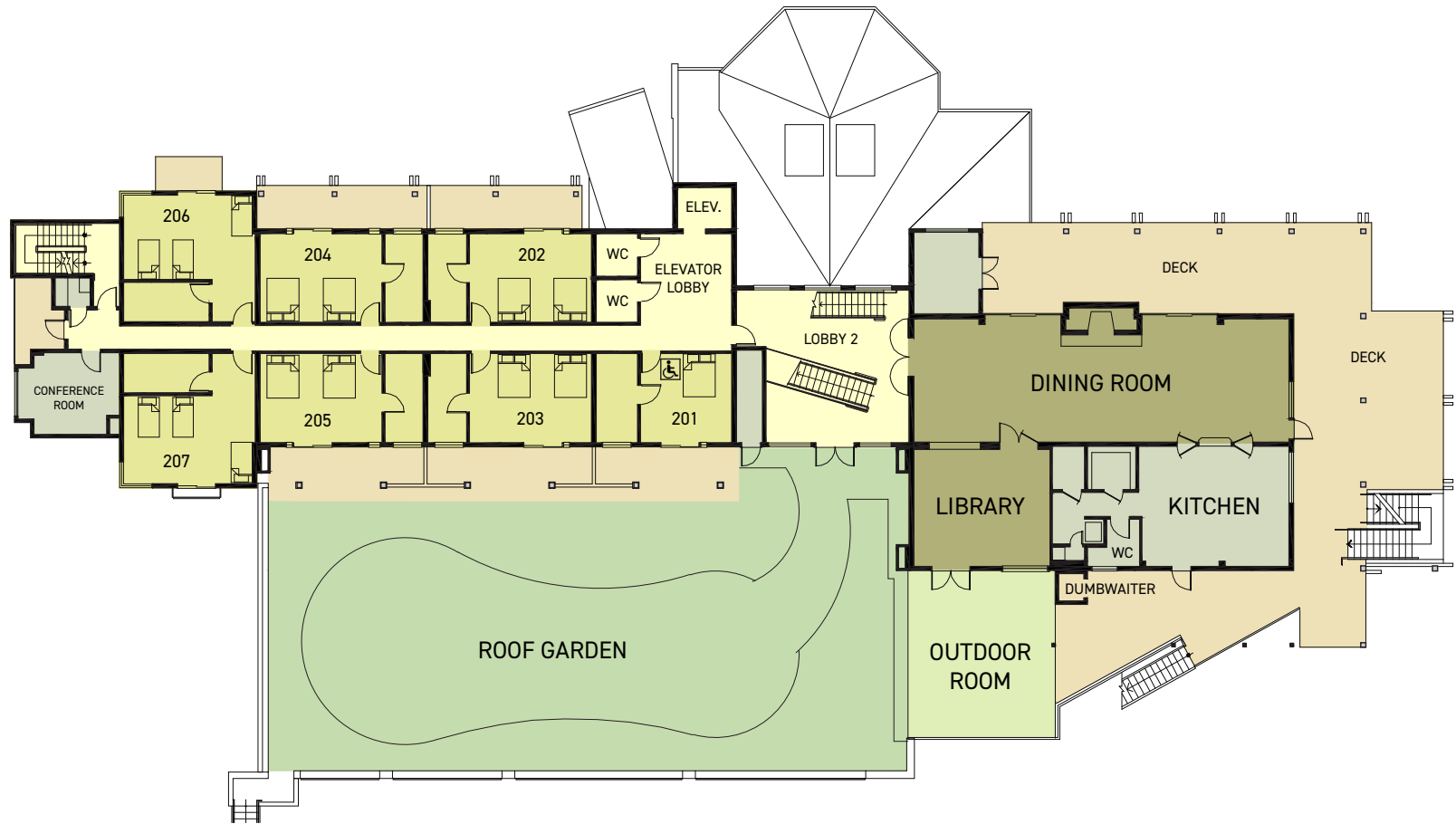


FIRST FLOOR PLAN

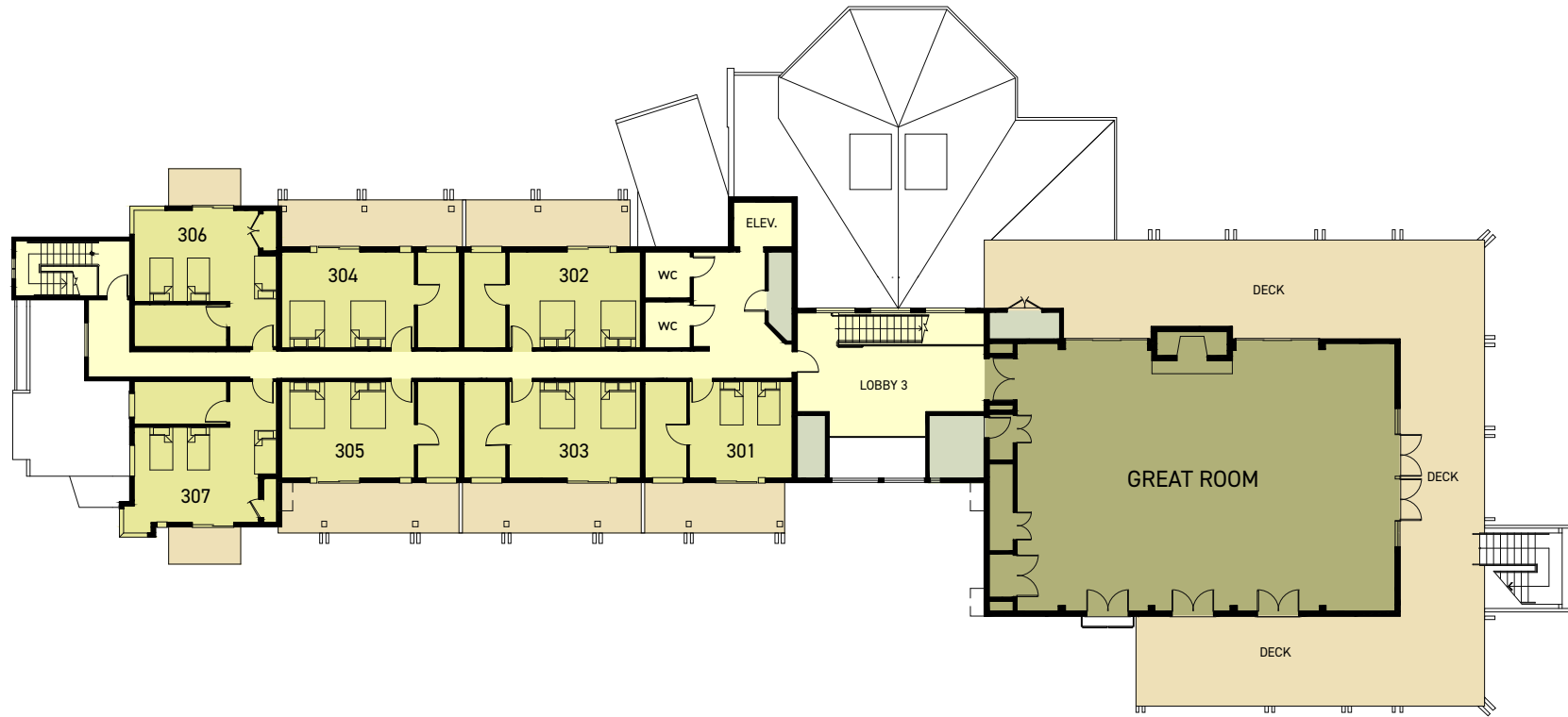
RETREAT/SPA



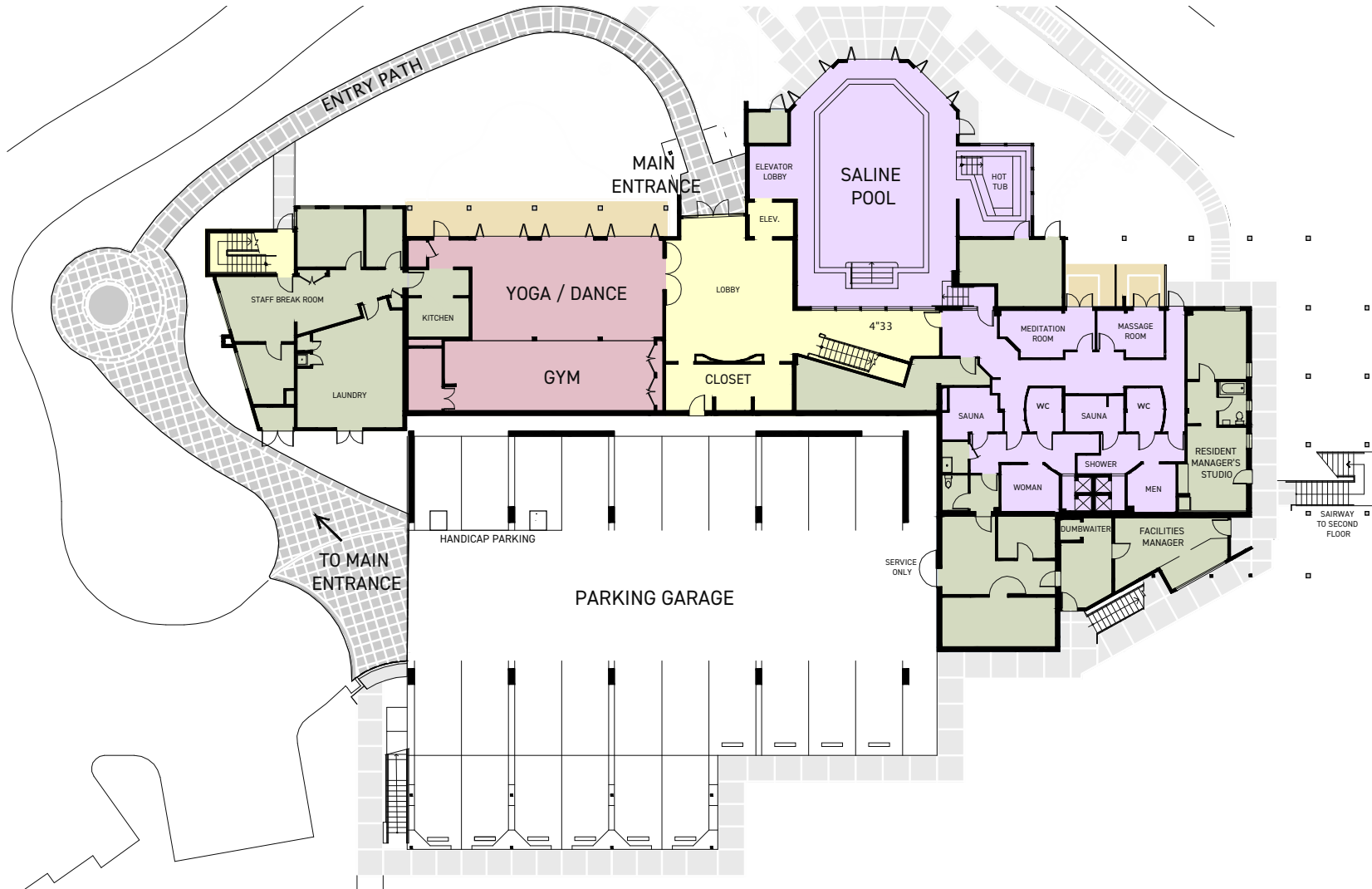
**SECOND FLOOR
PLAN**
RETREAT/SPA



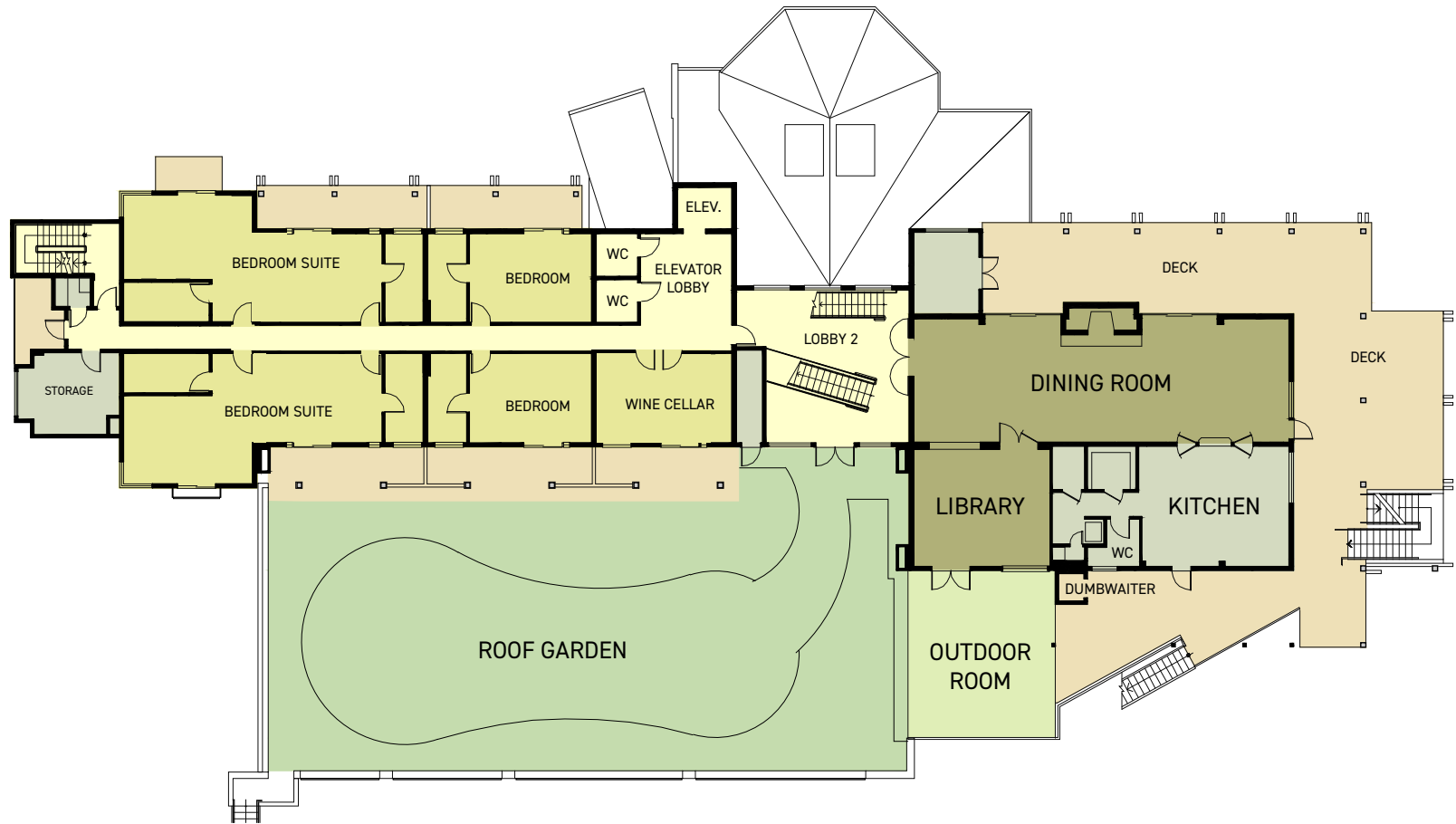
**THIRD FLOOR
PLAN**
RETREAT/SPA



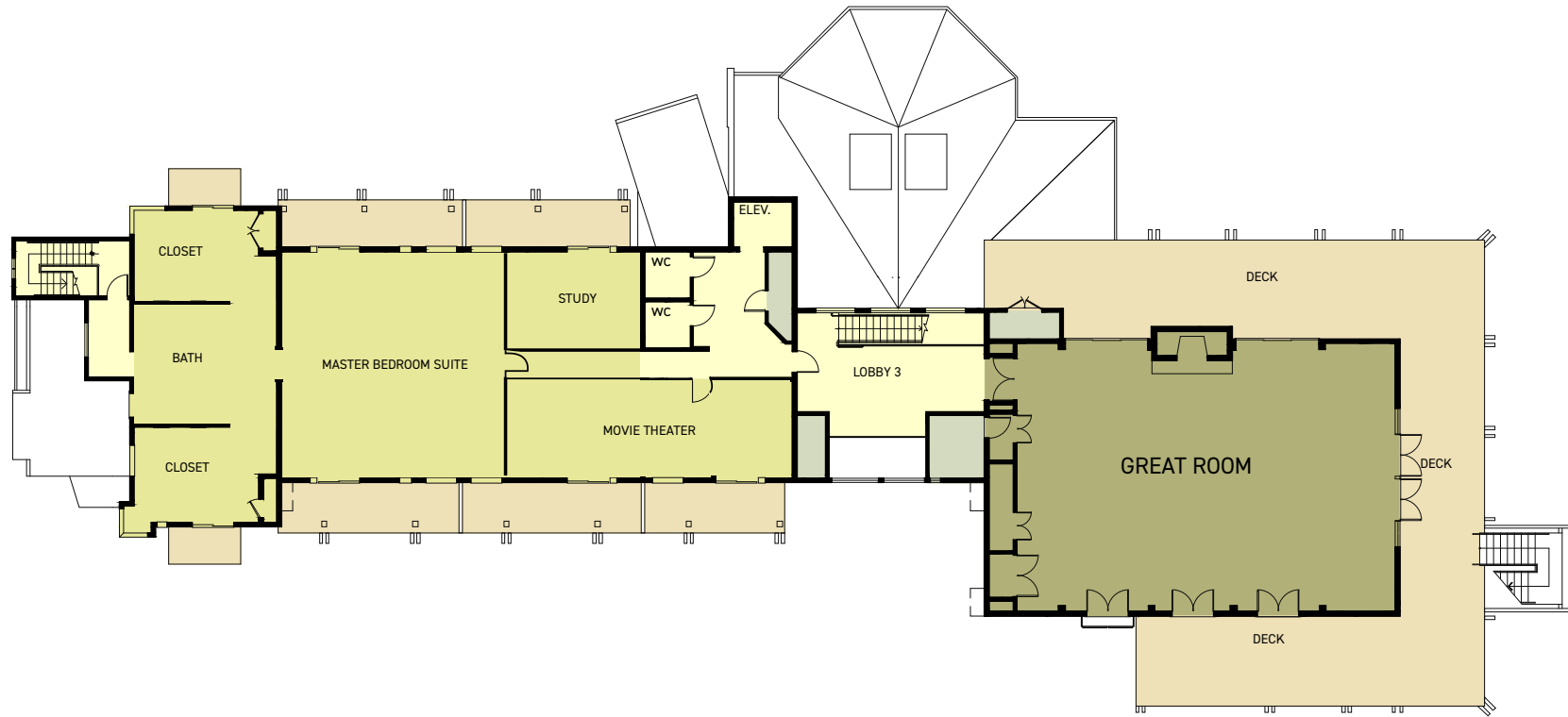
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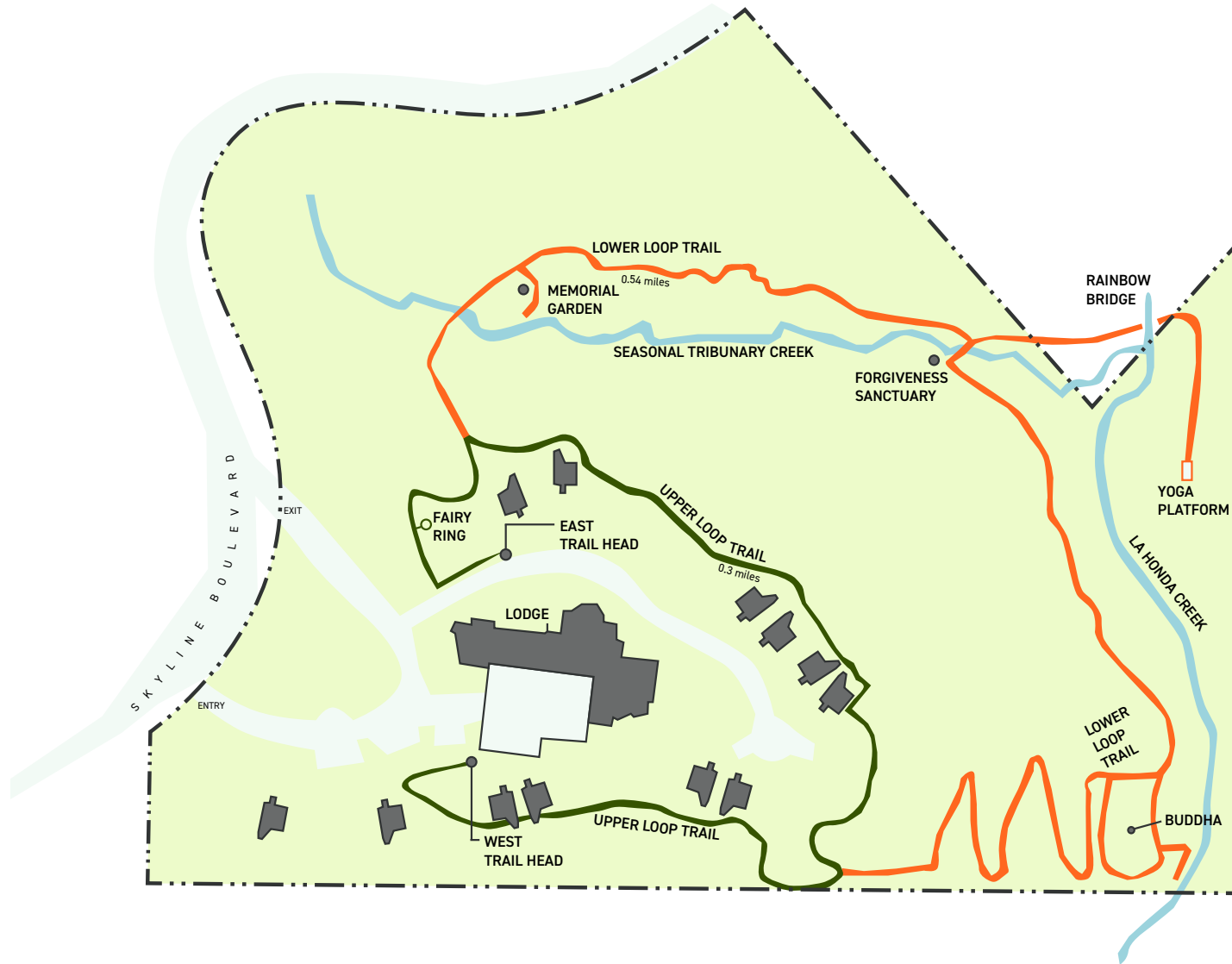
SECOND FLOOR PLAN ALTERNATIVE



**THIRD FLOOR
PLAN**
ALTERNATIVE



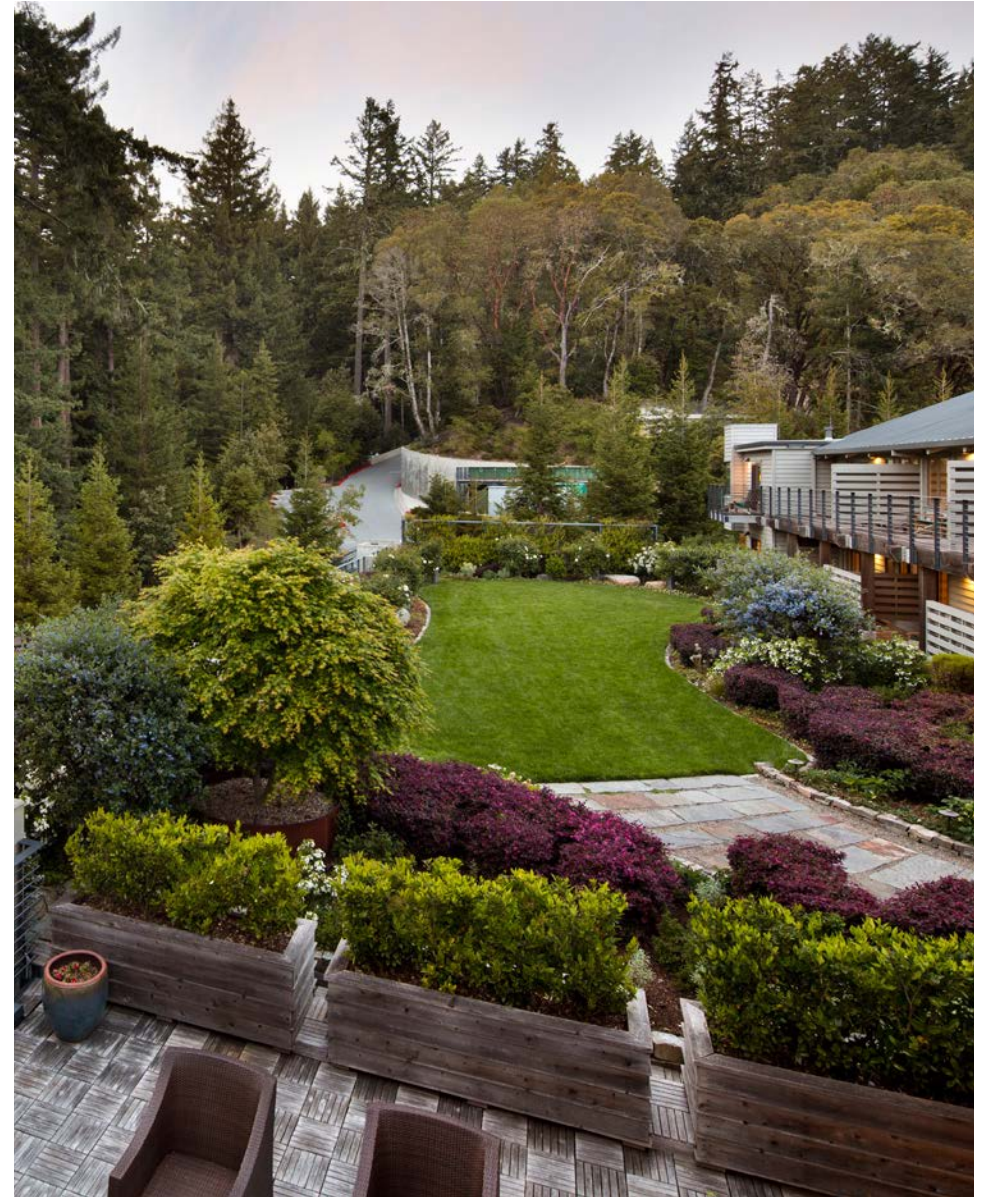
TRAIL MAP



SKYLONDA SETTING

Skylonda is located on the west side of Skyline Boulevard, Woodside, unincorporated San Mateo County. At an elevation of 2000 feet, it sits atop the Coastal Mountain Range in the heart of a redwood and evergreen forest. The 16.11 acre parcel is covered with redwoods, madrones, California laurel, coast live oak and Douglas-fir. The forest floor is sprinkled with wild lilac, wood rose, wild flowers, and the graceful wood fern. Black-tailed deer, raccoons, black squirrels and, less commonly, bobcats, coyotes, and grey foxes may be seen. The trees are filled with every variety of birds from raptures to woodpeckers. La Honda creek flows through the property.

A nature pathway meanders throughout the 16 acres and features beautiful settings for mindfulness and reflection. There is a “Fairy Ring” which is a natural occurring circle of redwood trees sprouting from the base of a dead parent tree. A memorial garden is dedicated to the remembrance of others. The forgiveness sanctuary is intended to encourage generosity. Finally, a forest yoga platform allows for physical and spiritual growth.



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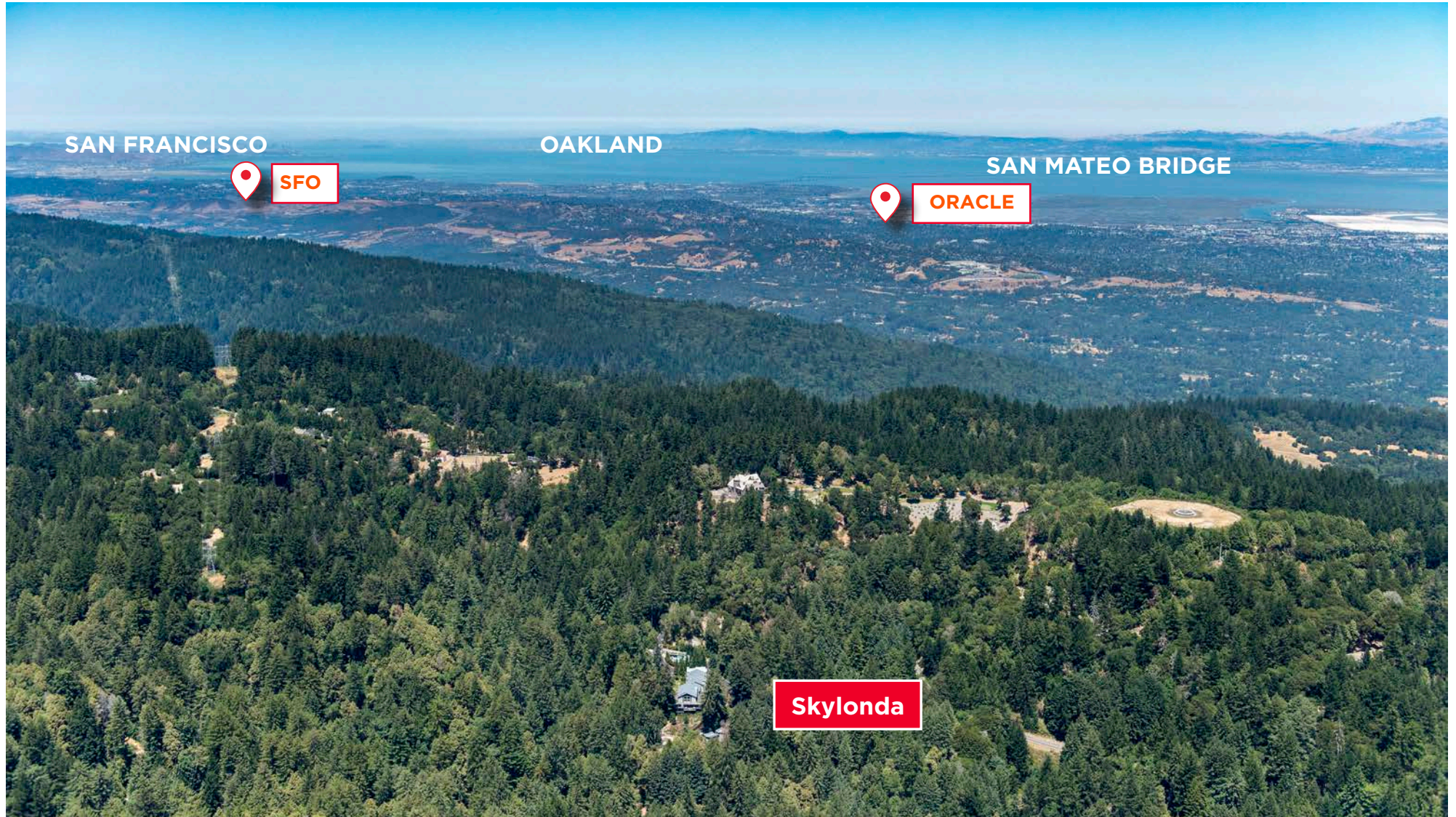
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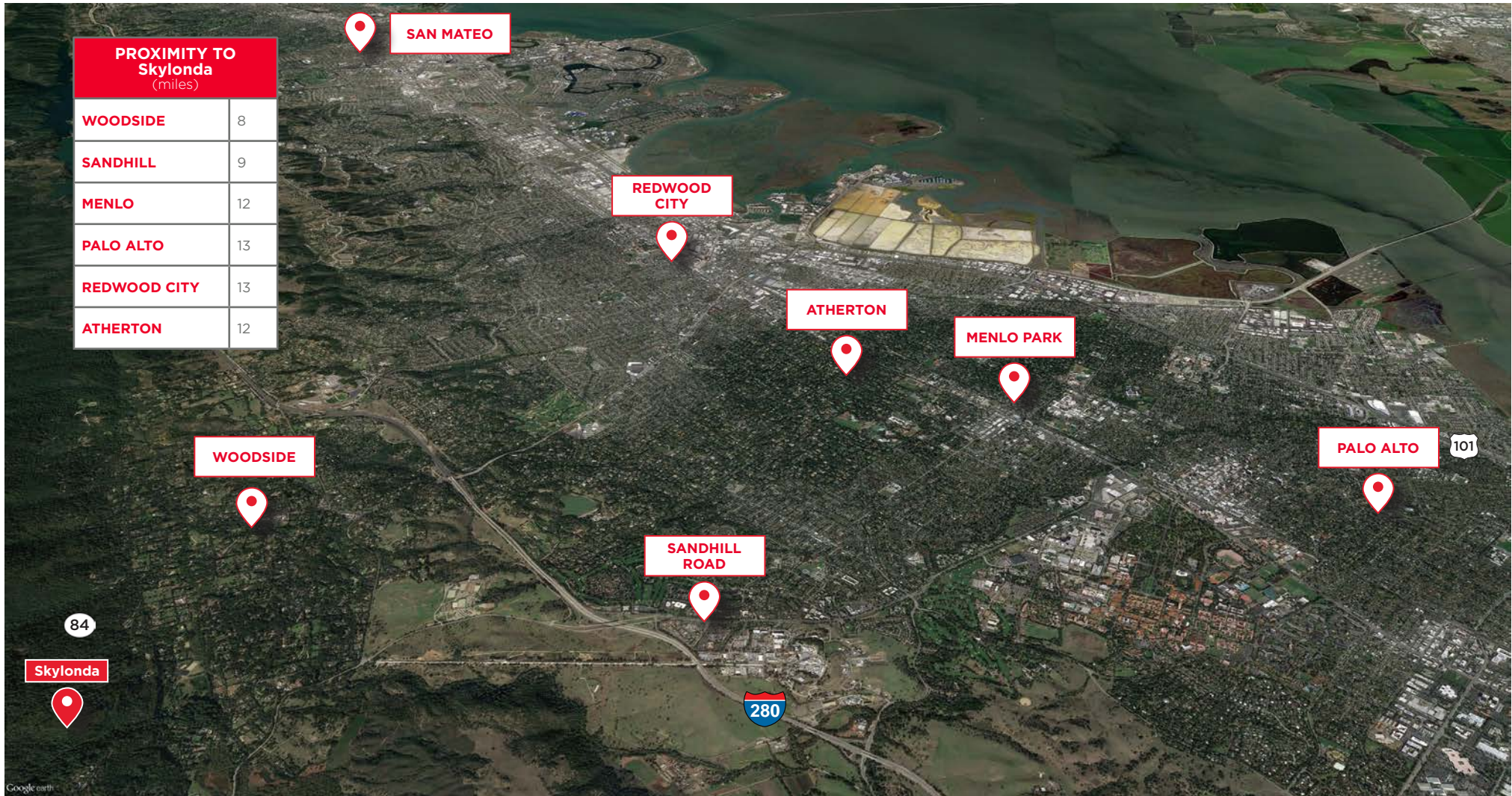
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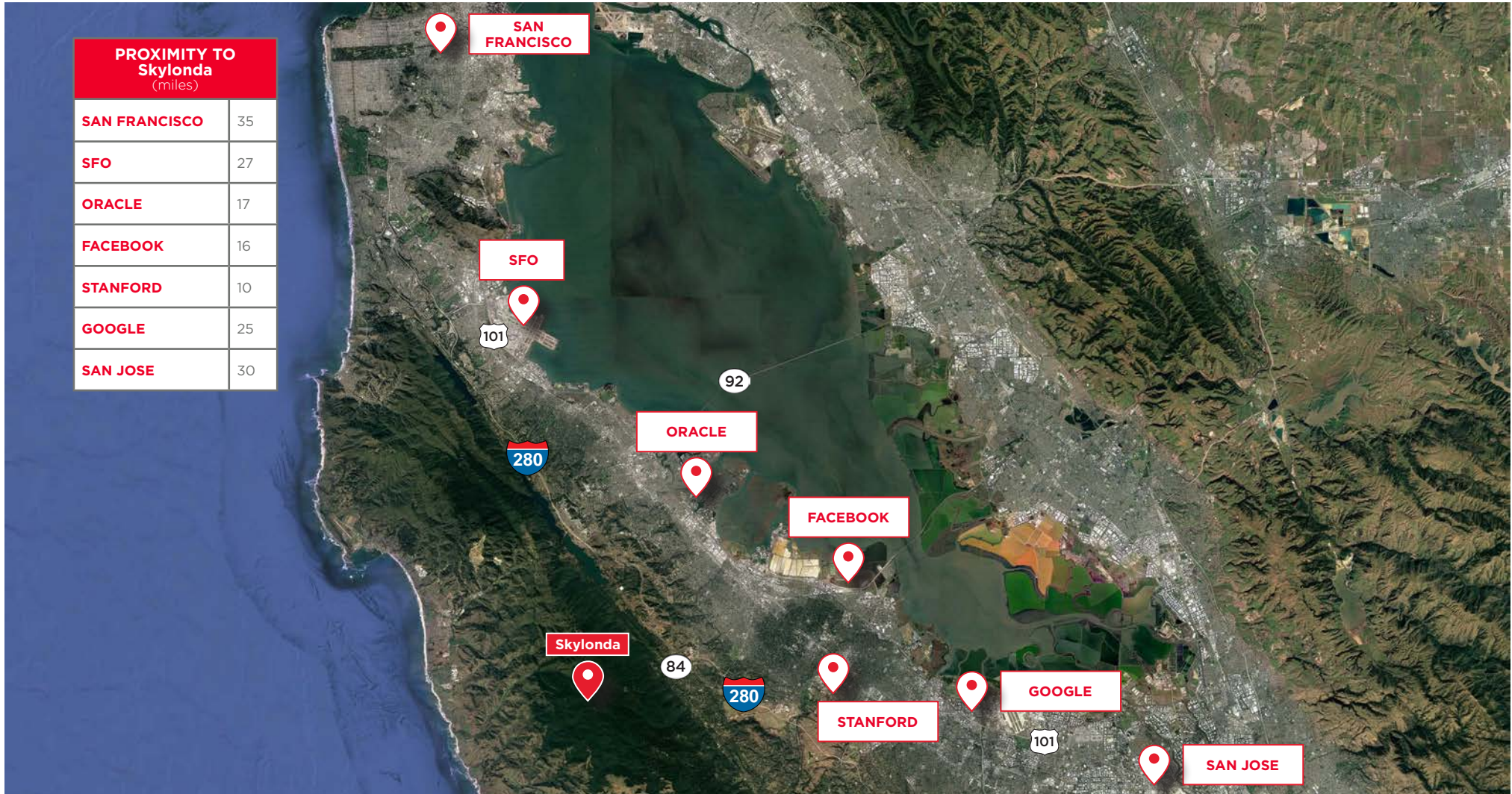
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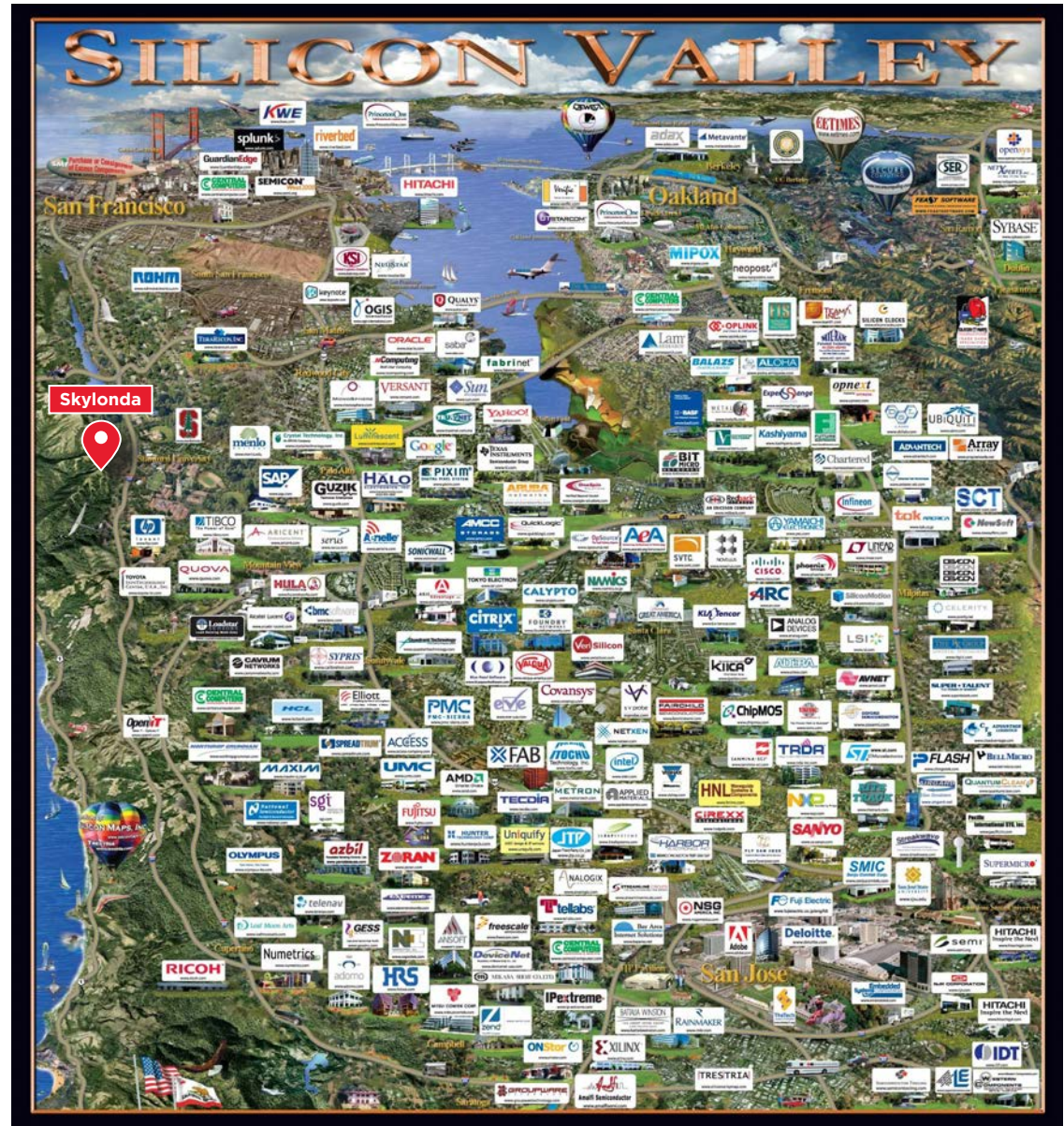


AERIAL PHOTO



ABOUT SILICON VALLEY

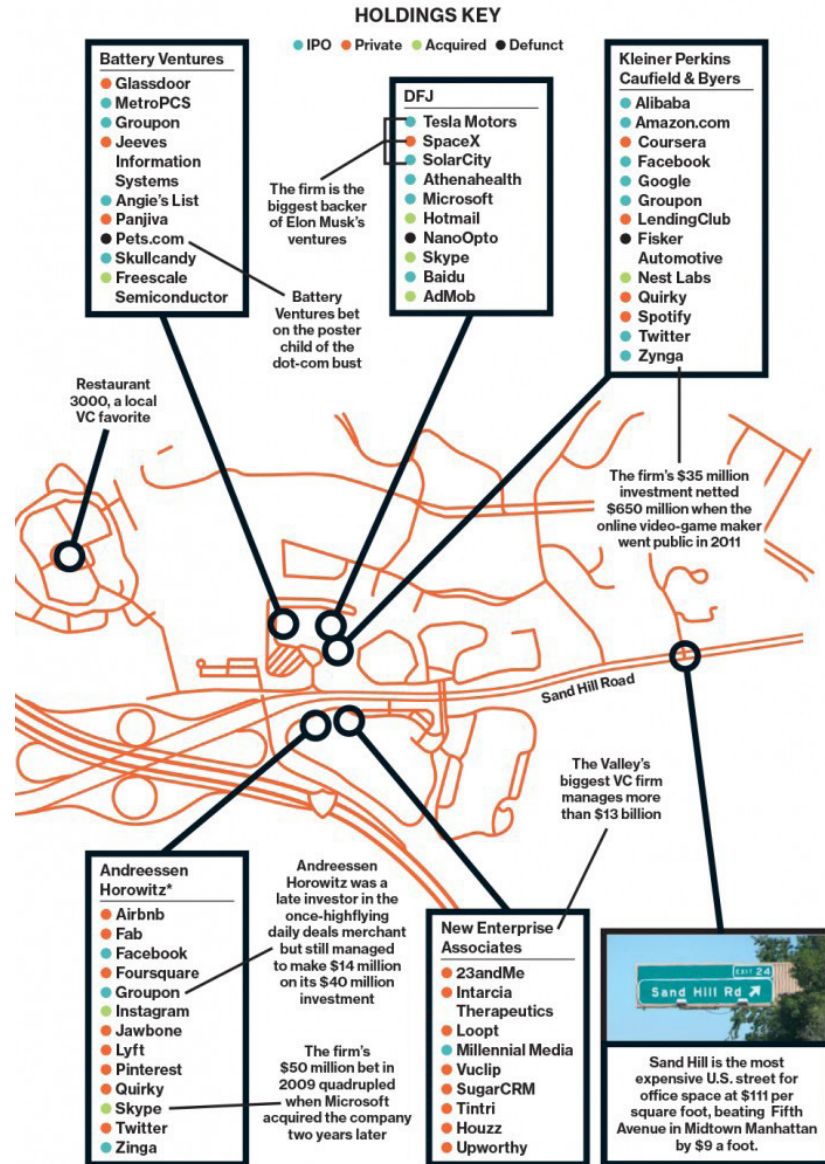
Silicon Valley is in the southern part of the San Francisco Bay Area in Northern California in the United States. The region is home to many of the world's largest technology companies including Apple, Facebook, Cisco, Google, HP, Intel and Oracle. The term originally referred to the region's large number of silicon chip innovators and manufacturers, but eventually came to refer to all the high-tech businesses in the area; it is now generally used as a metonym for the American high-tech sector. Despite the development of other high-tech economic centers throughout the United States and the world, Silicon Valley continues to be the leading hub for high-tech innovation and development, accounting for 1/3 of all of the venture capital investment in the United States.



ABOUT VENTURE CAPITAL

VENTURE CAPITAL FIRMS

Located just 7.5 miles from the Skylonda Retreat, Sand Hill Road in Menlo Park is the address of choice for venture capital firms. The price per square foot of space is the highest in an area known for sky-high rents – hovering between \$110 and \$150 per foot. The first venture capital firm to move to Sand Hill Road was Kleiner Perkins Caufield & Byers in 1972 since then companies such as Microsoft, Amazon.com, Facebook, Twitter, Instagram and Skype have raised money from Sand Hill Road investors. In fact, almost every major silicon valley startup has raised money from one or more Sand Hill Road venture capital firms as seen in the accompanying graphic (from Bloomberg).



*BLOOMBERG LP, WHICH OWNS BLOOMBERG BUSINESSWEEK, IS AN INVESTOR IN ANDREESSEN HOROWITZ
 PAUL HAMES/CALIFORNIA DEPT. OF WATER RESOURCES/GETTY IMAGES; JUSTIN SULLIVAN/GETTY IMAGES

ABOUT AIRPORTS

SAN FRANCISCO INTERNATIONAL AIRPORT

San Francisco International Airport is the major international gateway to San Francisco, and the largest airport serving in California's Bay Area. Hosting domestic, regional and international passenger and cargo services for over 30 airlines, the airport is a major hub for United Airlines and Virgin America.

San Francisco International Airport (SFO) is one of the major entry and departure points for passengers coming from or going to Asia. It repeatedly ranks among the top 30 busiest airports worldwide.

Just over 40 million passengers passed through the airport in the past year with 77% of those domestic travellers. Asia accounted for almost half of all international flight destinations.

MINNETA SAN JOSE INTERNATIONAL AIRPORT

San Jose International Airport is conveniently located just north of downtown San Jose. It's one of three major airports that serve the San Francisco Bay Area, with both Oakland and San Francisco located 40 miles north.



ABOUT AIRPORTS

SAN CARLOS AIRPORT

The San Carlos Airport is located 20 miles south of downtown San Francisco near the San Francisco Bay. It was constructed in its present location in 1948.

The San Carlos Airport is home to approximately 500 aircraft and over 25 aviation related businesses. The Airport is an important business and transportation asset to the community.

San Carlos Airport provides a variety of emergency service and response functions including Air-Ambulance, Medivac flights, law enforcement patrols and it provides a base for other important emergency service activities and government agencies that add to the safety and security of the community.

PALO ALTO AIRPORT

Palo Alto Airport is located within a half mile of Highway 101 at University Avenue. The airport is a general aviation field, owned and operated by the City of Palo Alto. In addition to being the tenth busiest single runway airport in California, PAO is a reliever to three Bay Area airports.

