



**NOTICE OF
PROPERTY SALE
(BY OFFER AND ACCEPTANCE)**

OFFER DEADLINE Friday July 29th 2016

TIME 6:00 p.m.

SELLER ADDRESS: East Bay Municipal Utility District
Real Estate Services
Attn: Robert Lynn
375 11th Street, MS 903
Oakland, CA 94607

CLOSE OF ESCROW 30 Days after Acceptance and Approval of Bid by District Board of Directors

PURCHASE DEPOSIT \$10,000
By Certified Check, Cashier's Check or Money Order (No Personal Checks)

ASKING PRICE \$450,000

PROPERTY LOCATION Knickerbocker Lane, Orinda, CA 94563
APN: 273-232-005
Please refer to the map of subject property included in this brochure

CONTACT For more information, please contact:

Robert Lynn, Real Estate Representative

Robert.Lynn@ebmud.com
(510) 287-1187
M - F 8:30 am - 6:00 pm

<http://www.ebmud.com/property>

PROPERTY INFORMATION

Size: Approximately 0.86 acres (37,440 sq. ft.) - **BUYER TO VERIFY**

APN: 273-232-005

Zoning: RL-15, Residential Low Density – 15,000 sq. ft. - **BUYER TO VERIFY**

General Plan: Residential SF, 1-2 units per acre - **BUYER TO VERIFY**

Utilities: Water, Electric, Gas, Cable and Sanitary Sewer available in Knickerbocker Lane

~ Prospective Buyers should contact the respective providers for utility availability and connection fees ~

School District: Wagner Ranch Elementary School
Orinda Intermediate School
Miramonte High School

Description: EBMUD owned and operated a 0.26 million gallon water tank on the Property. The tank was commissioned in 1960 and completely removed in 2015 with pipelines severed at the property line and left in place. The Property is an attractive lot bounded by trees with great views to the northwest across the Siesta Valley Recreation Area. It is situated in a quiet, residential neighborhood only 5 minutes from BART and downtown Orinda.

Disclosures:

1. The Property is being sold “AS-IS” and is subject to all title exceptions, restrictions, easements and reservations whether or not of record.
2. It is the Buyer’s responsibility to determine the acceptable uses of this property.
3. EBMUD makes no warranties upon the suitability of the lot for construction.
4. Maps, Natural Hazard Disclosure Statement and all other documents are provided for reference purposes only. EBMUD provides no warranties or guarantees on the status, accuracy or validity of these documents.

OFFER INSTRUCTIONS

Offers may be sent by mail or delivered in person to the address below. Offers must be written on the District Property Purchase Agreement and Joint Escrow Instructions (PPA-JEI) and received by Seller along with the Purchase Deposit no later than **6:00 p.m. on Friday July 29th 2016.**

East Bay Municipal Utility District
Real Estate Services
Attn: Robert Lynn
375 11th Street, MS 903
Oakland, CA 94607

Seller will acknowledge offer on the day it is received.

If you do not receive confirmation of your offer please contact the Seller directly at 510-287-1187.

The PPA-JEI will be provided online by the Seller on Friday July 1st, 2016 along with additional information regarding the offer terms, closing conditions and Acceptance and Approval process.

Purchase Deposit and PPA-JEI must be received by Seller no later than 6:00 p.m. Friday July 29th, 2016.

THE INFORMATION CONTAINED HEREIN IS BELIEVED RELIABLE, BUT IS NOT GUARANTEED.

USEFUL LINKS AND CONTACT INFORMATION

City of Orinda

<http://cityoforinda.org/>

22 Orinda Way
Orinda, CA 94563
Main Phone: 925-253-4200

City of Orinda Planning Department

<http://cityoforinda.org/planningdepartment>
orindaplanning@cityoforinda.org

Main Phone: 925-253-4210

Walk-In Hours

1:00 pm to 4:30 pm

Monday - Thursday (Counter is Closed on Friday)

By Appointment Only

8:00 am - 12:00 pm

To schedule an appointment please call: 925-253-4210

Contra Costa Central Sanitary District

[http://www.centralsan.org/
Permits@centralsan.org](http://www centralsan.org/Permits@centralsan.org)

5019 Imhoff Place
Martinez, CA 94553
Main Phone: 925-228-9500

Escrow Officer

First American Title Company
4900 Hopyard Road #250
Pleasanton, CA 94588

Escrow #: 4688385

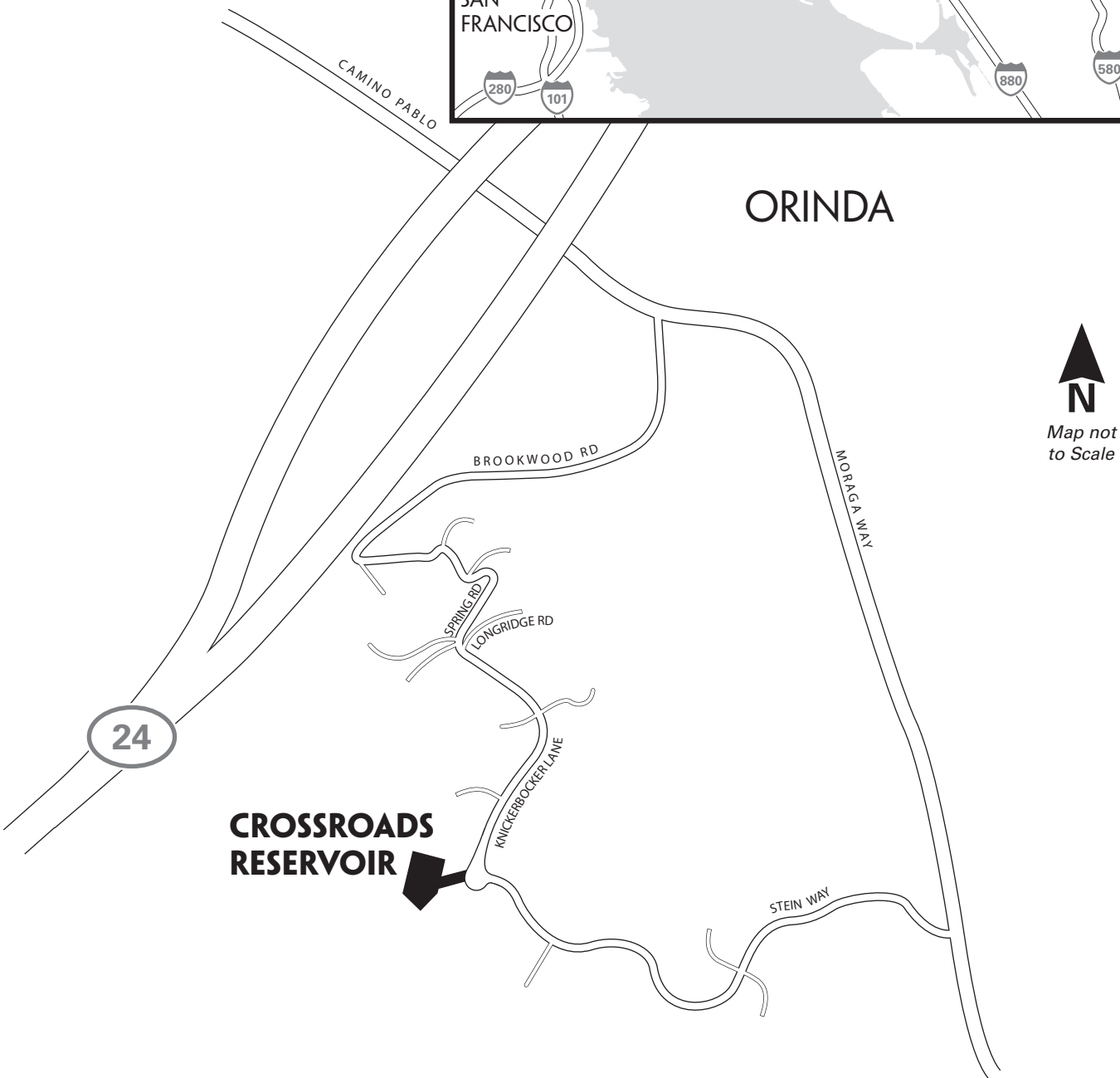
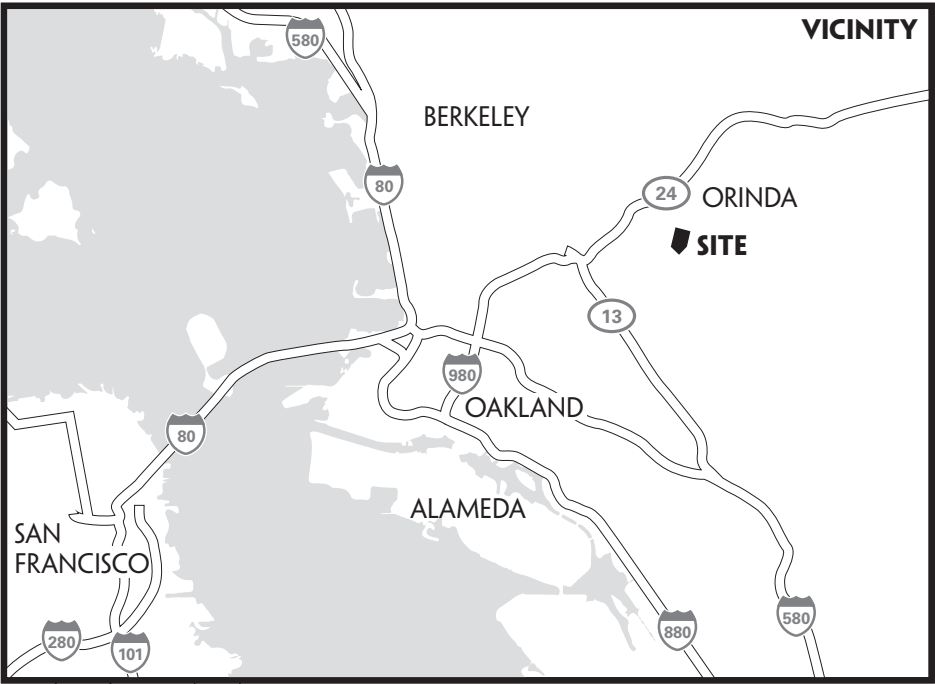
Escrow Officer: Kathy Jorgensen

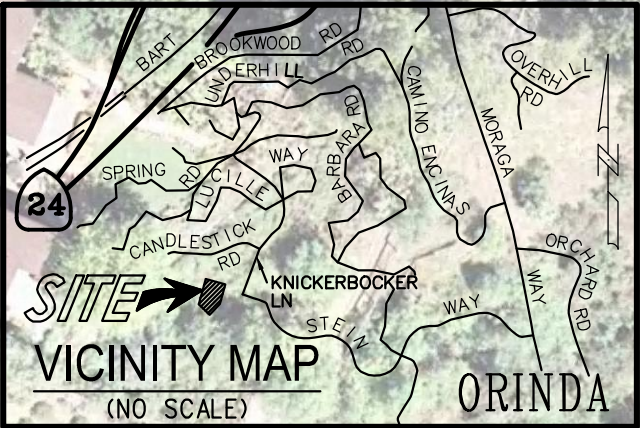
Email: kjorgensen@firstam.com

Phone: 925-460-0790

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CROSSROADS RESERVOIR ORINDA, CA



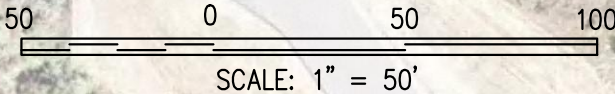
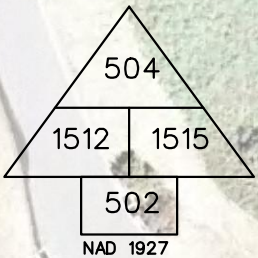


NOTES:

- 1. THIS DRAWING IS BASED ON TRACT 2742, 76 M 47, 3/9/1960.
- 2. BEARINGS AND DISTANCES SHOWN IN () ON THIS DRAWING ARE RECORD DATA FROM DEED, 3405 OR 588, 7/3/1959.

REFERENCES:

- 1. TRACT 2742, 76 M 47, 3/9/1960
- 2. PARCEL MAP, 25 PM 45, 12/21/72
- 3. DEED, 3405 OR 588, 7/3/1959
- 4. EBMUD DRAWING NO. 3380-G-1 & 2



EAST BAY MUNICIPAL UTILITY DISTRICT
OAKLAND, CALIFORNIA

PROPERTY SALE

CROSSROADS RESERVOIR

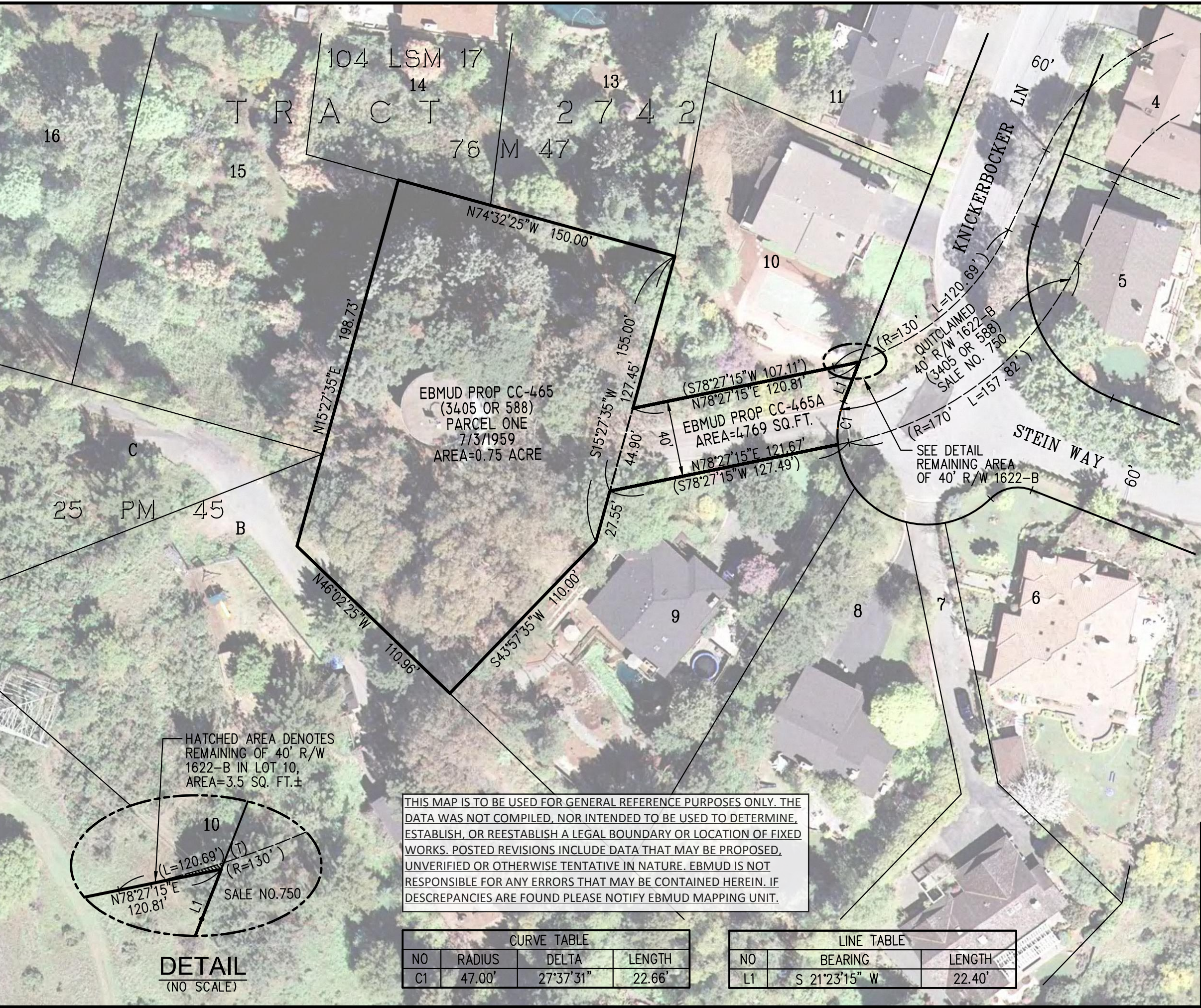
CITY OF ORINDA - CONTRA COSTA COUNTY

STRUCTURE, PROJ. CODE,
OR ZONE DESIGNATION

SCALE 1" = 50'

DATE 28 APRIL 2016

EXHIBIT



THIS MAP IS TO BE USED FOR GENERAL REFERENCE PURPOSES ONLY. THE DATA WAS NOT COMPILED, NOR INTENDED TO BE USED TO DETERMINE, ESTABLISH, OR REESTABLISH A LEGAL BOUNDARY OR LOCATION OF FIXED WORKS. POSTED REVISIONS INCLUDE DATA THAT MAY BE PROPOSED, UNVERIFIED OR OTHERWISE TENTATIVE IN NATURE. EBMUD IS NOT RESPONSIBLE FOR ANY ERRORS THAT MAY BE CONTAINED HEREIN. IF DISCREPANCIES ARE FOUND PLEASE NOTIFY EBMUD MAPPING UNIT.

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	47.00'	27°37'31"	22.66'

LINE TABLE		
NO	BEARING	LENGTH
L1	S 21°23'15" W	22.40'

DETAIL
(NO SCALE)