



NOTICE OF PUBLIC SALE OPTION TO PURCHASE (BY REQUEST FOR PROPOSAL)

PROPOSAL SUBMISSION DEADLINE: November 22, 2025 by 10:00 AM (Pacific Time)

EVALUATION PERIOD: December 1 – December 5, 2025

NOTICE OF SELESTED PROPOSER: On or around December 9, 2025

BOARD APPROVAL (TENTATIVE): Mid December 2025 - January 2026

OPTION PERIOD: 45 Day Duration - Commencing Upon the Approval of the Winning Proposal by the District's Board of Directors.

OPTION DEPOSIT AMOUNT: 10% of proposed purchase price due at the time of proposal submission (refundable if proposal is not selected)

MINIMUM OFFER: \$2,500,000

PROPERTY LOCATION: Property is located off of Bullard Drive and Estates Drive in Oakland, Alameda County.
APN: 48C-7188-1-2
Refer to attached map of subject property.

CONTACT: KeAyna Kennedy, Real Estate Representative
keayna.kennedy@ebmud.com

MAIL PROPOSALS TO: *Mailing Address:*
East Bay Municipal Utility District
1010 Franklin St, MS 903
Oakland, CA 94607
Attn: K. Kennedy

Visit: <https://www.ebmud.com/business-center/real-estate/ebmud-surplus-real-estate-sale>

PROPERTY INFORMATION

Size: Approximately 1.83 acres

Assessors Parcel No.: 48C-7188-1-2

Status: Property being sold as-is, includes underground water reservoir;
Buyer to conduct own due diligence.

Zoning: RH-4 - Hillside Residential

Utilities: Utilities not provided by District. Buyer to verify existing connections and availability.

For location of utilities and utility connection fees, prospective buyers may wish to contact the respective utility company.

It is the prospective proposer's responsibility to determine the acceptable uses of the property by contacting City of Oakland Planning Department. Note: City of Oakland Planning Department may require variance(s) in order to develop this property.

A copy of the Preliminary Title Report and Natural Hazard Disclosure Statement are available on the website.

The Property is being sold "as-is" and is subject to all title exceptions, restrictions, easements and reservations whether or not of record.

REQUEST FOR PROPOSALS

Minimum offer price is \$2,500,000. The proposal containing the offer must be received in the Real Estate Services Section of East Bay Municipal Utility District (District), mailing address:

1010 Franklin St, MS 903, Oakland, CA 94607, Attn: K. Kennedy

by 10:00 am on Friday November 22, 2025. No late offers shall be accepted.

The Option to Purchase Agreement must be executed and submitted with the proposal to the District along with a Cashier's Check, Certified Check or Money Order in the amount of 10% of proposed purchase price (made out to "EBMUD").

The evaluation period for proposals will be December 1 – December 5, 2025. The successful proposer's deposit is only refundable 1) in the case whereby the District's Board of Directors rejects their offer or 2) in the event the District cancels the sale as allowed for under the terms contained within the Option to Purchase Agreement.

OFFER ACCEPTANCE

The selected proposer will be notified on or around December 9, 2025. Please note that any acceptance of a proposed offer is contingent upon final approval by the District's Board of Directors.

ADDITIONAL DEPOSIT

Within four (4) weeks of the approval of the offer by the District's Board of Directors, the proposer must either 1) increase the total amount of the deposit to equal 20% of the purchase price or 2) provide written notice to District terminating the purchase.

OFFER REJECTIONS

The District reserves the right to reject any and all offers and waive any informality or irregularity in any offer or to accept any offer deemed in the best interests of the District, or to withdraw the property from the sale.

PROPOSER DEFAULT

In the event that the selected proposer fails to exercise his or her option within the Option Period or defaults in completion of the sale, the District may at its discretion, offer the second highest net bidder the right to enter into an Option to Purchase. If the second highest net bidder accepts the offer, the deposit requirement and terms of Option to Purchase shall be the same as stated in this notice of sale, with the Option Period commencing upon approval by the District's Board of Directors.

CLOSING TRANSACTION

Successful bidder will have an Option Period consisting of forty-five (45) days commencing upon the District's Board of Directors approval of the bid.

All District employees may submit an offer to acquire surplus District property, except employees who have direct access to information not generally available to the public or who influence the purchase or sale of right-of-way or other real property.

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

OPTION TO PURCHASE AGREEMENT

For the purchase of the real property located on Bullard Drive in Oakland, California, known as Assessors Parcel Number 48C-7188-1-2, and described in Exhibit "A" attached hereto and made a part hereof, the undersigned Optionee hereby agrees to the terms and conditions of this Option Agreement set forth herein, and further agrees to pay the total purchase price of _____ DOLLARS (\$ _____) for the purchase of the property.

A non-refundable deposit in the amount of _____ DOLLARS (\$ _____) is submitted herewith. An additional deposit, equal to 20% of the purchase price, (\$ _____), shall be due within four (4) weeks following approval of this Agreement by the East Bay Municipal Utility District's Board of Directors.

The remaining balance of \$ _____ shall be paid in full within the Option Period, defined as forty-five (45) days after acceptance of this Agreement by the Board of Directors.

TERMS AND CONDITIONS

1. The Option Period shall commence on the first day following the date of the approval and acceptance of this Option by East Bay Municipal Utility District. The full purchase price shall be paid on or before expiration of the Option Period.

There may be circumstances beyond the control of the Optionee which prevent completion of the terms and conditions within the Option Period. Under these circumstances, East Bay Municipal Utility District may, at its discretion, provide for an extension of the Option Period if it is deemed in the best interests of East Bay Municipal Utility District. It is understood that the Optionee acquires no right, title, interest or equity in or to said property until the deed is recorded.

2. The sale under this Option is subject to the approval of East Bay Municipal Utility District. The Optionee may take possession when the deed from East Bay Municipal Utility District has been recorded.
3. East Bay Municipal Utility District reserves the right to cancel the sale at any time for any reason prior to recording of the deed. In the event of cancellation of sale, all monies deposited shall be refunded without payment of interest.
4. The right, title and interest in the property to be sold shall not exceed that vested in East Bay Municipal Utility District, and the property is being sold subject to all title exceptions, restrictions, easements and reservations, whether or not of record. The successful purchaser may obtain a policy of title insurance at its own expense.
5. The Optionee shall pay all recording fees, documentary transfer taxes, or other real estate

transaction taxes, or fees by whatever name known, including escrow fees or broker's commission, if any, and personal property sales taxes where applicable.

- 6. East Bay Municipal Utility District does not guarantee the condition of the property nor does it assume any responsibility for the conformance to codes or permit regulations of the City and/or County in which the property is located. It is the BUYER'S RESPONSIBILITY to determine and comply with all building, planning and zoning regulations relative to the property and the uses to which it can be put. THE PROPERTY WILL BE SOLD ON AN "AS IS" BASIS.

Optionee hereby acknowledges reading and having read, hereby agrees to all terms, rights and remedies as set forth herein.

The property shall be conveyed by Grant Deed to: _____ (print full name)

_____ (print how title to be vested)

It is also agreed that all notices and services pertaining to matters arising in connection with this transaction may be made upon Optionee in person or by mail addressed to:

_____ (address)

_____ (phone)

EAST BAY MUNICIPAL UTILITY DISTRICT

OPTIONEE

Proposal accepted and approved:

By: _____
Matt Elawady
Manager of Real Estate Services

Sign: _____

Name: _____

Date: _____

Date: _____

EAST BAY MUNICIPAL UTILITY DISTRICT

Real Estate Services, MS 903

1010 Franklin St.

Oakland, CA 94607

Attn: K. Kennedy

SEALED OFFER