



**SYDNEY RESERVOIR, CASTRO VALLEY  
NOTICE OF PROPERTY SALE  
(BY OFFER AND ACCEPTANCE)**

**SELLER ADDRESS:** East Bay Municipal Utility District  
Attn: Real Estate Services  
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** \$20,000  
*By Certified Check, Cashier's Check or Money Order (No Personal Checks)*

**ASKING PRICE** \$1.1 Million

**PROPERTY LOCATION** 2800 Sydney Way, Castro Valley, 94546  
APN: 084B-0410-006-10  
*Please refer to the map of subject property included in this brochure*

**CONTACT** For more information, please contact:

**EBMUD Real Estate Services**

(510) 287-1244  
M - F 8:30 am - 4:30 pm

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

## **PROPERTY INFORMATION**

**Size:** Approximately 2.18 acre site (95,049 square feet) - **BUYER TO VERIFY**

**APN:** 084B-0410-006-10

**Zoning:** R1-CSU-RV (Single Family Residential with minimum 6,000 square foot lots. Secondary Unit Permitted, Special Rules for RV Storage) - **BUYER TO VERIFY**

**General Plan:** Hillside Residential (up to 8 dwelling units per acre) - **BUYER TO VERIFY**

**Utilities\*\*\*:** Water, Electric, Gas, Cable and Sanitary Sewer available in Sydney Way

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

**Description:** EBMUD purchased the Sydney Reservoir property in 1974 as a site for a reservoir tank; however, the property was never developed nor was a reservoir constructed. The property is a large, single parcel with great views at higher elevations. It is situated in a peaceful, residential neighborhood just minutes from the major commuter freeways (I-580 and I-880), downtown Castro Valley and Lake Chabot Regional Park.

**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. The property does not have street frontage on Sydney Way, it is accessed via an easement across the adjacent parcel. As such, the property is not currently a legal building site because it does not have fee frontage on a public street. A variance would be required to allow development using the existing easement.
3. Utilities are available in Sydney Way and would need to be installed in the existing easement. \*\*\*The easement allows for a roadway and water and electric utilities - the installation of gas or sewer lines would not currently be permitted under the terms of the existing easement.\*\*\*
4. It is the Buyer’s responsibility to determine the acceptable uses of this property.
5. EBMUD makes no warranties upon the suitability of the lot for construction.
6. Maps, Correspondence, 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 include the Purchase Deposit.

East Bay Municipal Utility District  
Attn: Real Estate Services  
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 510-287-1244.**

## **USEFUL LINKS AND CONTACT INFORMATION**

**Alameda County Planning Department**     <https://www.acgov.org/cda/planning/>

224 West Winton Avenue, Rm. 111  
Hayward, CA 94544  
510-670-5400

Sonia Urzua  
[sonia.urzua@acgov.org](mailto:sonia.urzua@acgov.org)

Christine Greene  
[christine.greene@acgov.org](mailto:christine.greene@acgov.org)

**Escrow Officer**

Old Republic Title Company  
555 12th Street, Suite 2000  
Oakland, CA 94607

Escrow #: 1117013166-JS  
Escrow Officer: Jennifer Senhaji  
Email: [JSenhaji@ortc.com](mailto:JSenhaji@ortc.com)  
Phone: 510-272-1121

**THE INFORMATION CONTAINED HEREIN IS  
BELIEVED RELIABLE BUT IS NOT GUARANTEED**

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## **ACCEPTANCE CRITERIA**

The District will evaluate offers based on the following criteria:

- **Highest offer price** (net of commissions - Buyer to pay any and all commissions)
- **Capability to pay** (cash offers preferred to financed offers - Buyer to provide evidence of capability to pay)
- **Closing timeline** (quick close preferred)

**Any acceptance of an offer by the person conducting the sale shall be subject to the acceptance and approval of the District Board of Directors. The offer will be presented to the District Board of Directors at the next available Board Meeting date.**

## **DEPOSIT**

Within three (3) days of written acceptance of offer by the person conducting the sale Seller will deposit or provide the nonrefundable \$20,000 Purchase Deposit to the escrow holder identified in the Property Purchase Agreement and Joint Escrow Instructions (PPA-JEI).

## **OFFER REJECTIONS**

The District reserves the right to reject any and all offers, waive any informality or irregularity in any offer or to accept any offer deemed in the best interests of the District at any stage of the sale process (including before, during or after the highest and best final round). The District also reserves the right to withdraw the property from sale; in this event, any deposits will be refunded to the Buyer.

## **CLOSE OF ESCROW**

The successful bidder will have **thirty (30) days after the District Board of Directors approves and accepts the offer to complete the transaction** under the Terms of the PPA-JEI attached hereto.

In the event any term or condition in the Agreement conflicts with or violates any statutory requirements in the sale of surplus public real property, only that part or portion of this Agreement so conflicting shall be amended to conform with any applicable legal requirements at the time.

All District employees may bid 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-ways or other real property.

## **BUYER DEFAULT**

In the event that the highest net offer fails to close the transaction within the scheduled close of escrow or defaults in completion of the sale, the District may, at its discretion, offer the Property to the second highest net bidder under the same terms stated in this notice of sale and PPA-JEI.