



**PUNCHBOWL RESERVOIR, OAKLAND, CA
NOTICE OF PROPERTY SALE
(BY OFFER AND ACCEPTANCE)**

OFFER DEADLINE Wednesday April 17, 2019

TIME 4:30 p.m.

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

ASKING PRICE \$325,000

PROPERTY Redwood Rd, Oakland, CA 94608
LOCATION APN: 037A-3178-001-00

Please refer to the map of subject property included in this brochure

CONTACT For more information, please contact:

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

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

PROPERTY INFORMATION

Size: Approximately .54 acre site (23,507 square feet) - **BUYER TO VERIFY**

APN: 037A-3178-001-00

Zoning: RH-4: Residential Hillside (minimum lot size of 6,500 – 8,000 square foot depending on slope) - **BUYER TO VERIFY**

General Plan: Hillside Residential - **BUYER TO VERIFY**

Utilities: Water, Electric, Gas, Cable and Sanitary Sewer available in Redwood Rd - **BUYER TO VERIFY**

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

Description: EBMUD purchased the Punchbowl Reservoir property in 1959 as a site for a reservoir tank. The property is a large, sloping single parcel with partial views of the Bay. It is situated just off Redwood Road. The lot has the potential to be sub-divided.

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 Redwood Rd but will need to be brought onto the Lot.
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 received by Seller along with the Purchase Deposit no later than **4:30 p.m. on Wednesday April 17, 2019.**

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 510-287-1246.

Deposit and PPA-JEI must be received by Seller no later than 4:30 p.m. on Wednesday April 17, 2019.

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
Christine Greene
christine.greene@acgov.org

Escrow Officer

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

Escrow #: 1117014573
Escrow Officer: Julie Massey
Email: jmassy@ortc.com
Phone: 510-272-1121

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