

BILL OF SALE
FOR
STORMWATER UTILITY SYSTEM
LOCATED AT THE FORMER NAVAL AIR STATION ALAMEDA

This Bill of Sale is made this _____ day of _____, 2017, by the **United States of America**, acting by and through the Department of the Navy (“Government”), for the benefit of the **City of Alameda** (the “City”), **Successor in Interest to the Alameda Reuse and Redevelopment Authority**.

RECITALS

WHEREAS, the Government and the Alameda Reuse and Redevelopment Authority (“ARRA”) entered into that certain *Memorandum of Agreement between the United States of America acting by and through the Secretary of the Navy, United States Department of the Navy, and the Alameda Reuse and Redevelopment Authority for the Conveyance of Portions of the Naval Air Station Alameda from United States to the Alameda Reuse and Redevelopment Authority*, dated June 6, 2000, as amended (the “Conveyance Agreement”); and

WHEREAS, the Government conveyed certain portions of NAS Alameda to the ARRA on July 17, 2000 pursuant to the Conveyance Agreement; and

WHEREAS, in 2012, the ARRA assigned its rights and obligations under the Conveyance Agreement to the City of Alameda, and the City assumed all of ARRA’s rights and obligations and became the federally recognized Local Redevelopment Authority (“LRA”) for NAS Alameda on March 9, 2012; and

WHEREAS, the Government has conveyed certain additional portions of NAS Alameda to the City pursuant to the Conveyance Agreement.

AGREEMENTS

NOW, THEREFORE, in consideration of the foregoing recitals and other consideration set forth herein, it is mutually agreed as follows:

1. Government hereby grants, transfers, releases, and quitclaims all of its right, title and interest in and to the Stormwater Utility System described in Exhibit “A” hereof, which is attached hereto and made a part hereof, located on those portions of the real property at NAS Alameda conveyed to the City, as more particularly described in Exhibit “B” hereof.

2. The proceeds of the sale of the property described in this Bill of Sale shall be subject to the restrictions and provisions for recoupment as are set forth in Article 6 of the Conveyance Agreement.

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3. The property described in this Bill of Sale is transferred without warranty of any kind. The property is delivered to the City “as is” and “where is,” and Government makes no warranty as to its usability generally or as to its fitness for any particular purpose.

4. This Bill of Sale shall be effective on the date first above written.

IN WITNESS WHEREOF, the Government has caused this instrument to be executed by its duly authorized representative on the date first above written.

THE UNITED STATES OF AMERICA,
Acting by and through the Department of the Navy

By: _____
AMY JO HILL
Real Estate Contracting Officer

ACCEPTANCE:

The **CITY** hereby accepts this Bill of Sale and agrees to be bound by all the agreements, covenants, conditions, restrictions and reservations contained therein.

CITY OF ALAMEDA

By: _____
JILL B. KEIMACH
City Manager

APPROVED AS TO FORM

By: _____
FARIMAH F. BROWN
Senior Assistant City Attorney

BILL OF SALE FOR STORMWATER UTILITY SYSTEM

EXHIBIT “A” **Stormwater Utility System**

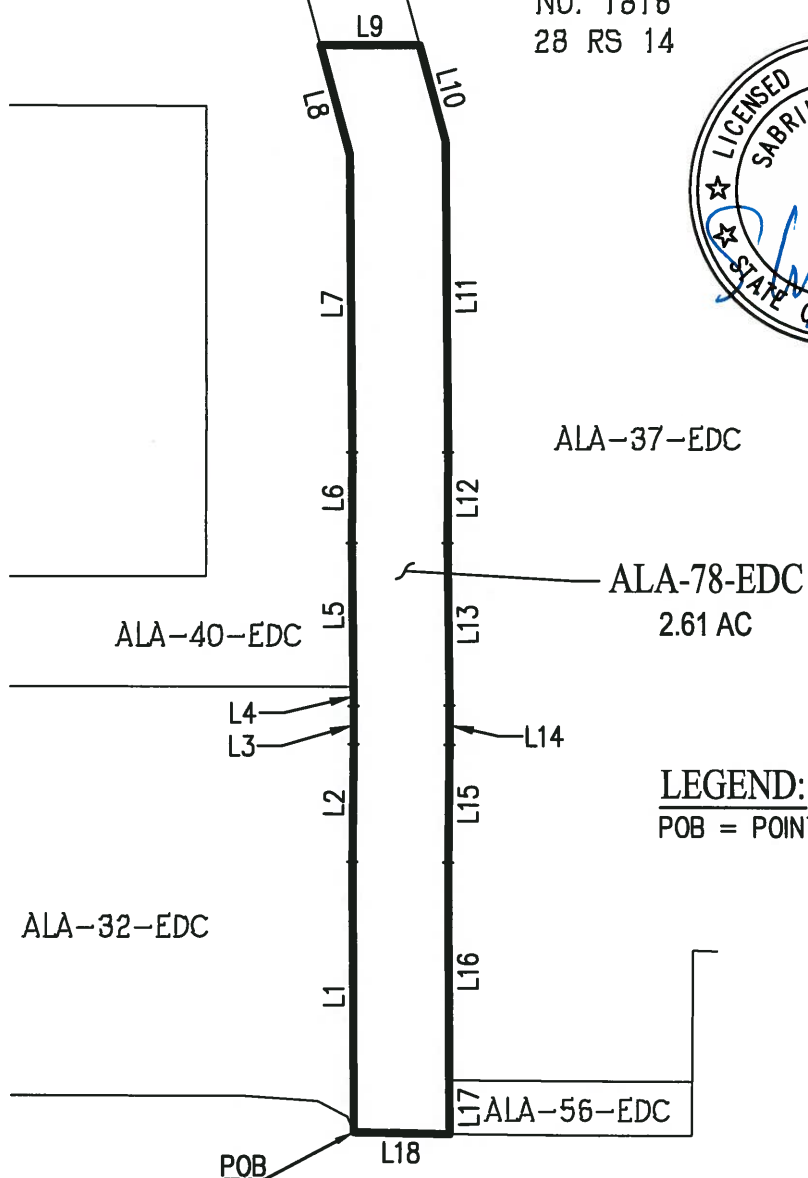
Stormwater Utility System: Any building, structure, facility, pumphouse, pumping station, metering station, reducing station, lift station, containment vessel, catch basin, reservoir, outfalls, vault, or similar improvement, pipes, lines, service connections, conduits, tanks, feeders, wires, fixtures, ducts, manholes, handholes, hydrants, valves, cables, equipment (including but not limited to process equipment), and any necessary devices now or hereafter used for supplying, distributing, treating, storing, containing, or conducting any Stormwater Utility Service.

BILL OF SALE FOR STORMWATER UTILITY SYSTEM

EXHIBIT “B”
Legal Description of Phase 3A Property



PARCEL 1 (PORTION)
RECORD OF SURVEY
NO. 1816
28 RS 14



LEGEND:
POB = POINT OF BEGINNING

PARCEL 1 (PORTION)
RECORD OF SURVEY NO. 1816
28 RS 14



GRAPHIC SCALE

SEE SHEET 2 FOR COURSE
TABLES AND NOTE

PLAT TO ACCOMPANY LEGAL DESCRIPTION

ALA-78-EDC
ALAMEDA, CALIFORNIA

JUNE 9, 2016

SHEET 1 OF 2

Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON, SUITE 350

SAN RAMON, CALIFORNIA, (925) 866-0322

LINE TABLE		
NO	BEARING	LENGTH
L1	N04°45'07"E	280.98'
L2	N05°44'28"E	122.27'
L3	N04°50'40"E	39.68'
L4	N04°17'00"E	20.01'
L5	N04°17'00"E	149.12'
L6	N05°22'56"E	94.57'
L7	N04°26'37"E	309.13'
L8	N10°15'35"W	118.32'
L9	S85°08'27"E	103.59'
L10	S10°15'35"E	104.20'
L11	S04°26'37"W	322.85'
L12	S05°22'56"W	94.43'
L13	S04°17'00"W	168.66'
L14	S04°50'40"W	40.96'
L15	S05°44'28"W	122.19'
L16	S04°45'07"W	226.37'
L17	S04°45'07"W	56.00'
L18	N83°57'12"W	100.03'

NOTE:

COURSES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3.
DISTANCES SHOWN ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCES DIVIDE
GROUND DISTANCES BY THE COMBINED SCALE FACTOR OF 1.00007055, AS SHOWN
ON THAT CERTAIN RECORD OF SURVEY NO. 1816 (28 RS 14).

PLAT TO ACCOMPANY LEGAL DESCRIPTION

ALA-78-EDC
ALAMEDA, CALIFORNIA

JUNE 9, 2016

SHEET 2 OF 2

Carlson, Barbee & Gibson, Inc.

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2633 CAMINO RAMON, SUITE 350

SAN RAMON, CALIFORNIA, (925) 866-0322

**LEGAL DESCRIPTION
ALA-78-EDC
ALAMEDA, CALIFORNIA**

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL 1, AS SAID PARCEL 1 IS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY NO. 1816, FILED JUNE 6, 2003, IN BOOK 28 OF RECORDS OF SURVEY AT PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERN CORNER OF PARCEL ALA-32-EDC, AS SAID PARCEL ALA-32-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199807, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE EASTERN LINE OF SAID PARCEL ALA-32-EDC (2013-199807), THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 04°45'07" EAST 280.98 FEET,
- 2) NORTH 05°44'28" EAST 122.27 FEET,
- 3) NORTH 04°50'40" EAST 39.68 FEET, AND
- 4) NORTH 04°17'00" EAST 20.01 FEET TO THE NORTHEASTERN CORNER OF SAID PARCEL ALA-32-EDC (2013-199807), SAID POINT ALSO BEING THE SOUTHEASTERN CORNER OF PARCEL ALA-40-EDC, AS SAID PARCEL ALA-40-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199812, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID SOUTHEASTERN CORNER OF PARCEL ALA-40-EDC (2013-199812), THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 04°17'00" EAST 149.12 FEET,
- 2) NORTH 05°22'56" EAST 94.57 FEET,
- 3) NORTH 04°26'37" EAST 309.13 FEET, AND
- 4) NORTH 10°15'35" WEST 118.32 FEET;

THENCE, LEAVING SAID EASTERN LINE OF PARCEL ALA-40-EDC (2013-199812), SOUTH 85°08'27" EAST 103.59 FEET TO A POINT ON THE WESTERN LINE OF PARCEL ALA-37-EDC, AS SAID PARCEL ALA-37-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199810, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID WESTERN LINE OF PARCEL ALA-37-EDC (2013-199810),
THE FOLLOWING SEVEN (7) COURSES:

- 1) SOUTH 10°15'35" EAST 104.20 FEET,
- 2) SOUTH 04°26'37" WEST 322.85 FEET,
- 3) SOUTH 05°22'56" WEST 94.43 FEET,
- 4) SOUTH 04°17'00" WEST 168.66 FEET,
- 5) SOUTH 04°50'40" WEST 40.96 FEET,
- 6) SOUTH 05°44'28" WEST 122.19 FEET, AND
- 7) SOUTH 04°45'07" WEST 226.37 FEET TO THE SOUTHWESTERN CORNER
OF SAID PARCEL ALA-37-EDC (2013-199810), SAID POINT ALSO
BEING THE NORTHWESTERN CORNER OF PARCEL ALA-56-EDC, AS SAID
PARCEL ALA-56-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM
DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199824, OF
OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF
ALAMEDA COUNTY;

THENCE, FROM SAID NORTHWESTERN CORNER OF PARCEL ALA-56-EDC (2013-
199824), ALONG THE WESTERN LINE OF SAID PARCEL ALA-56-EDC (2013-
199824), SOUTH 04°45'07" WEST 56.00 FEET TO THE SOUTHWESTERN CORNER OF
SAID PARCEL ALA-56-EDC (2013-199824);

THENCE, FROM SAID SOUTHWESTERN CORNER OF PARCEL ALA-56-EDC (2013-
199824), NORTH 83°57'12" WEST 100.03 FEET TO SAID POINT OF BEGINNING.

CONTAINING 2.61 ACRES OF LAND, MORE OR LESS.

COURSES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3.
DISTANCES SHOWN ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCES DIVIDE
GROUND DISTANCES BY THE COMBINED SCALE FACTOR OF 1.00007055, AS SHOWN
ON THAT CERTAIN RECORD OF SURVEY NO. 1816, FILED JUNE 6, 2003, IN BOOK
28 OF RECORDS OF SURVEY AT PAGE 14, ALAMEDA COUNTY RECORDS.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS
REFERENCE MADE A PART HEREOF.

ALL PARCELS SHOWN HEREON ARE INTENDED TO LIE COINCIDENT TO ONE ANOTHER
WITH NO GAPS OR OVERLAPS CREATED BY THIS DOCUMENT.

END OF DESCRIPTION





SABRINA KYLE PACK, P.L.S.
L.S. NO. 8164