



United States Department of the Interior

NATIONAL PARK SERVICE
Pacific West Region
333 Bush Street, Suite 500
San Francisco, California 94104-2828

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--CITY_MGR.--



IN REPLY REFER TO:
I.A.I. [L1425] (PWR-PR/FLP)

January 8, 2013

Mr. Michael J. Beck, City Manager
City of Pasadena
100 North Garfield Avenue, Room S228
Pasadena, CA 91109

Reference: Desiderio Hall U.S. Army Reserve Center, Pasadena, California

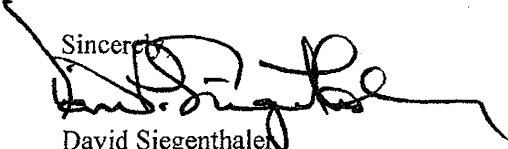
Dear Mr. Beck:

The City of Pasadena's application to acquire the surplus Federal property consisting of 3.976 acres at the Desiderio Hall U.S. Army Reserve Center has been approved by the National Park Service and accepted by the Department of the Army. As stated in the enclosed letter dated October 31, 2012, the Department of the Army has assigned the property to the Secretary of the Interior for disposal for public park and recreational use pursuant to 40 U.S.C. §550(e).

In accordance with the terms and conditions stipulated in Part A, #4 of your application, we request that the City of Pasadena take constructive possession of the property within 15 days of the receipt of this letter. On the date that the City of Pasadena accepts constructive possession, it shall have all obligations and liabilities of ownership, and will assume responsibility for the care and handling of, and all risks of loss or damage to, the property. Please acknowledge the City of Pasadena's acceptance of constructive possession by completing the enclosed statement and returning the original to this office at your earliest convenience.

We will furnish a quitclaim deed that conveys title to the property to the City of Pasadena as soon as possible. Please contact me at (415) 623-2334, or by e-mail to david_siegenthaler@nps.gov, if you have any questions.

Sincerely,


David Siegenthaler
Federal Lands to Parks Program Coordinator
Pacific West Region

Enclosure

cc: Representative Judy Chu
Senator Dianne Feinstein
Senator Barbara Boxer

TAKE PRIDE
IN AMERICA 

**Acceptance of Constructive Possession for Surplus Federal Property at the
Desiderio Hall U.S. Army Reserve Center, Pasadena, California**

In accordance with the terms and conditions provided in the Application for Federal Surplus Property for Public Park or Recreational Purposes submitted to the U.S. Department of the Interior, National Park Service by the City of Pasadena on October 24, 2011, and acting by and through the undersigned, the City of Pasadena hereby acknowledges that it shall have all obligations and liabilities of ownership, and will assume responsibility for the care and handling of, and all risks of loss or damage to, the property described as the Desiderio Hall U.S. Army Reserve Center located at Pasadena in California, and containing 3.976 acres, beginning at noon on the 14 day of January, 2013.

By: _____

Title: Michael J. Beck, City Manager

Date: January 14, 2013



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS
441 G STREET, NW
WASHINGTON, DC 20314-1000

CEMP-CR

OCT 3 1 2012

Mr. David Siegenthaler
Program Manager
Federal Lands to Parks
Pacific West Region
National Park Service
333 Bush Street, Suite 500
San Francisco, CA 94104-2828

Dear Mr. Siegenthaler:

The purpose of this letter is to assign 3.976 acres comprising a portion of the Desiderio Hall U.S. Army Reserve Center, Pasadena, California to the Department of the Interior (DOI). On July 2, 2012, DOI approved an application from the City of Pasadena, California for the acquisition of this property (Enclosure 1 to CD). Copies of this letter and all enclosures are included on the enclosed CD.

Pursuant to the authority vested in the Administrator of General Services (GSA) by the provisions of the Federal Property and Administrative Services Act of 1949, as amended, the property is hereby assigned to the U. S. Department of the Interior for disposal in accordance with the provisions of Section 203(k) of said Act. The GSA's authority was delegated to the Secretary of the Department of Defense on September 13, 1991, pursuant to the Defense Base Closure and Realignment Act of 1990, as amended [Public Law 101-510, 104 Stat. 1808 (1990)].

The Government Report on Title (Title Report) that supports this assignment was prepared by the Los Angeles District, Real Estate Division; Corps of Engineers dated October 2012 (Enclosure 2 to CD). The mineral rights are to be retained by the Government. The Property is subject to all existing restrictions, reservations, covenants, conditions, easements and mineral interests stated in the Title Report including an easement for stormwater drainage purposes granted to Vista Del Arroyo Partnership on April 21, 1988 by quitclaim deed 54938, (Enclosure 3 to CD) and a license for a Cell Tower granted to T-Mobile West Corporation (Enclosure 4 to CD), which expires September 30, 2013.

The property hereby assigned is known as a portion of Desiderio Hall U. S. Army Reserve Center (Facility ID CA038), 655 Westminster Drive, Pasadena, California. The site contains approximately 3.976 acres. A Legal Description and a Plat Map (Enclosure 5 to CD) are included.

No personal property is included with this assignment. The estimated market value of the Property is approximately \$2,000,000. The City of Pasadena intends to demolish all buildings on the Property. The Army has no objection to the proposed conveyance at no monetary consideration for the proposed use, subject to the usual terms and conditions of the Federal Lands to Parks program.

The Army is disposing of the Property in accordance with the Desiderio Hall U. S. Army Reserve Center Pasadena, California, Finding of Suitability to Transfer (FOST), dated April 2012 at (Enclosure 6 to CD). This assignment is made with the understanding that the Deed Requirements set forth at Enclosure 7 to the CD (Enclosures 4 and 5 of the FOST) will be a part of any deed granted by DOI. Additional environmental documentation includes an Environmental Condition of Property (ECP) Report dated April 2007 (Enclosure 8 to CD), the ECP Recertification dated October 14, 2011 (Enclosure 9 to CD), the ECP Update dated March 13, 2012 (Enclosure 10 to CD), the Radiological Survey Report and Clearance Memo dated December 2011 (Enclosure 11A and 11B to CD), the Environmental Assessment dated August 2011 (Enclosure 12 to CD), and the Finding of No Significant Impact (FONSI) dated April 11, 2012 (Enclosure 13 to CD).

The responsibility for custody of and accountability for the Property and the protection and maintenance thereof, pending disposition, will be governed by the provisions of the Federal Management Regulation, 41 CFR 102-75.

The disposal of this Property is not subject to the requirements of 10 U.S.C. § 2662, per waiver provided by Section 2905(d) of Public Law 101-510.

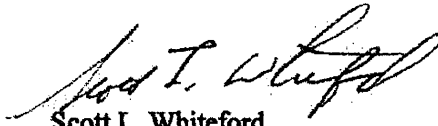
The Army's obligation to pay or reimburse any money under this transfer is subject to the availability of funds appropriated for such purpose. Nothing with respect to this transfer shall be interpreted to require obligations or payments by the Department of the Army in violation of the Anti-Deficiency Act, 31 U.S.C. §1341.

Upon conveyance of the Property to the City of Pasadena, please furnish the Los Angeles District office with two copies of the recorded Deed. The District Real Estate address is:

Department of the Army
Corps of Engineers, Los Angeles District
Asset Management Division
ATTN: CESPL-AM-DoD (Tom Gulihur)
915 Wilshire Boulevard
Los Angeles, CA 90017

Please sign where indicated at the bottom of this letter to evidence your acceptance of the transfer of the Property, Desiderio Hall Army Reserve Center, located at 655 Westminster Drive, Pasadena, CA. If you have any questions regarding this matter, please contact Tom Gulihur by telephone at (213) 452-3156 or by email at Thomas.H.Gulihur@usace.army.mil.

Sincerely,



Scott L. Whiteford
Director of Real Estate

Enclosures

1. CD

Encl 1 NPS/DOI PBC Approval Letter

Encl 2 Title Report

Encl 3 Stormwater Easement

Encl 4 Cell Tower License

Encl 5 Legal Description and Plat Map

Encl 6 Finding of Suitability of Transfer (FOST), dated April 2012

Encl 7 Deed Requirements

Encl 8 Environmental Condition of Property Report, dated April 2007

Encl 9 Environmental Condition of Property Report Recertification, dated October 14, 2011

Encl 10 Environmental Condition of Property Report Update, dated March 13, 2012

Encl 11A Radiological Survey Report, dated December 2011

Encl 11B Radiological Clearance Memo, dated December 2011

Encl 12 Environmental Assessment, dated April 11, 2012

Encl 13 Finding of No Significant Impact, dated April 11, 2012

Enclosures contained but not referenced

Encl 14 Desiderio Hall USARC Redevelopment Plan, dated June 7, 2007

Encl 15 HUD Approval Letter, dated February 18, 2011

Encl 16 USFWS Concurrence Letter, dated April 29, 2011

Encl 17 Army Recordation Letter to SHPO, dated November 22, 2011

ACCEPTANCE:

The Department of Interior, acting through its authorized representative, hereby accepts this assignment on this _____ day of _____ 2012.

By: _____

**David Siegenthaler
Program Manager
Federal Lands to Parks
Pacific West Region**