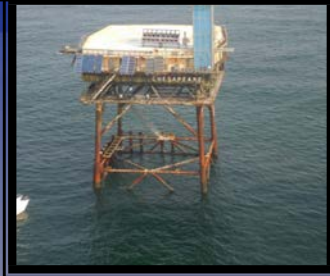




# U.S. General Services Administration

THE U.S. GENERAL SERVICES ADMINISTRATION IS SELLING ON BEHALF OF THE U.S. DEPARTMENT OF ENERGY



**Online Auction Begins June 3, 2016**

**Chesapeake Light Tower**

**“Texas Tower”**

**IFB Number: 4-U-VA-1161AA**

**Sale/Lot Number: PEACH416009001**



**Office of Real Property Utilization and Disposal  
U.S. General Services Administration  
Invitation for Bids  
SALE OF GOVERNMENT REAL PROPERTY  
Chesapeake Light Tower  
IFB Number 4-U-VA-1161AA**

Chesapeake Light Tower is located in the Atlantic Ocean approximately 14.5 miles off of Cape Henry, Virginia. Position (36.905 N -75.713 W).

Bids for the purchase of the Government-owned Property described in the Property Description portion of this Invitation for Bids will be received continuously and will be posted at [RealEstateSales.gov](http://RealEstateSales.gov).

**Auction Summary**

Sale Type: **Online Auction**  
 Start Date: **Friday, June 3, 2016**  
 End Date: **Wednesday, July 20, 2016**  
 Starting Bid: **\$ 10,000**  
 Registration Deposit: **\$ 2,500**  
 Bid Increment: **\$ 1,000**

**FAX Bid Form and Registration  
Deposit to (404) 215-8600  
Attn: Warren Frazier, Realty Specialist**

**OR**

**Mail to:**  
 U.S. General Services Administration  
 Real Property Utilization and Disposal (4PZ)  
 Martin Luther King, Jr. Federal Building, #130  
 77 Forsyth Street, SW  
 Atlanta, GA 30303  
**ATTN: Warren Frazier, Realty Specialist**

**Sales Information**

Warren Frazier  
 (404) 526-3164  
[Warren.frazier@gsa.gov](mailto:Warren.frazier@gsa.gov)

**Online Auction**

[RealEstateSales.gov](http://RealEstateSales.gov)  
 Register and submit your bid

**Online Auction Assistance**

Warren Frazier  
 (404) 526-3164  
[Warren.frazier@gsa.gov](mailto:Warren.frazier@gsa.gov)

**Property Disposal Web Page**

<http://propertydisposal.gsa.gov>

**Inspection Opportunities:**

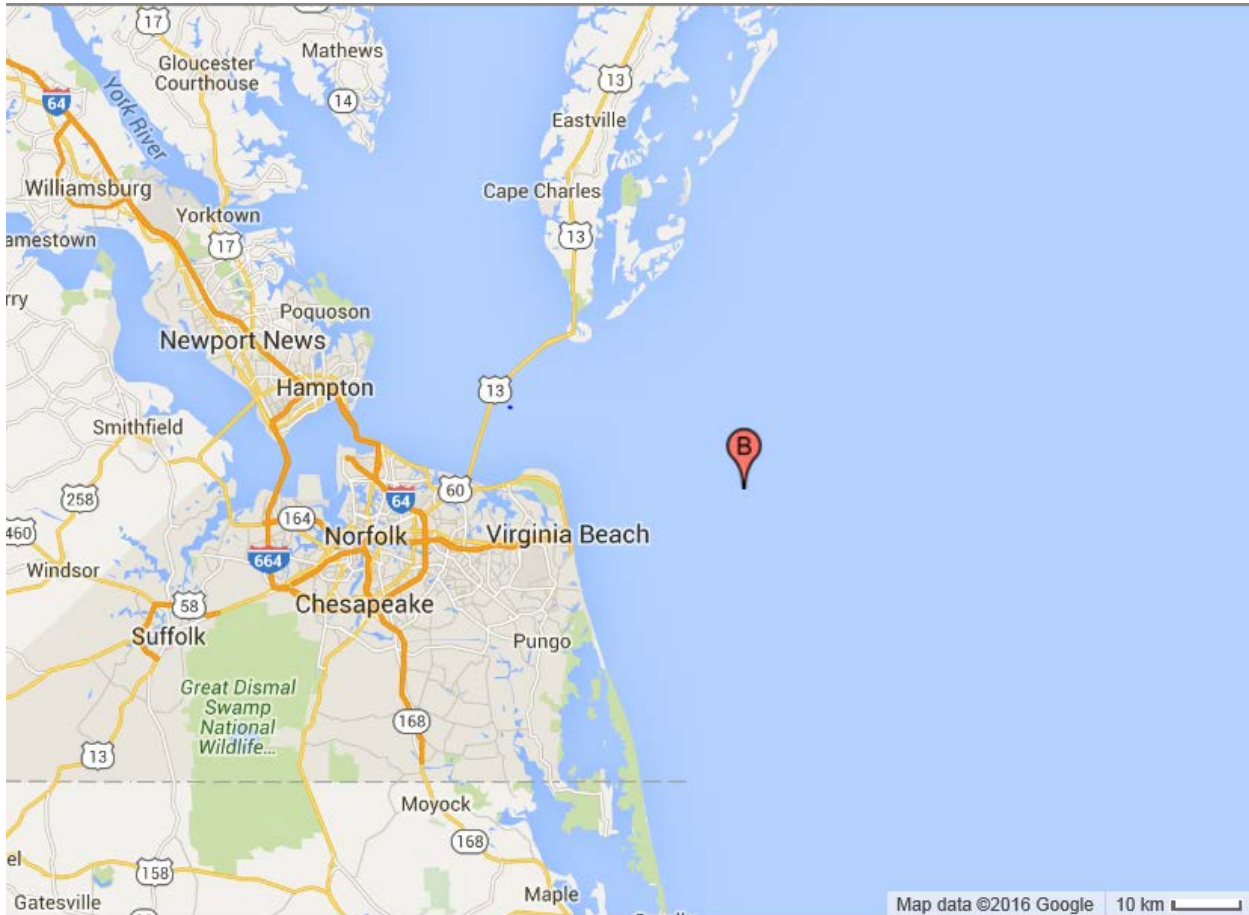
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# PROPERTY DESCRIPTION

## 1. LOCATION AND SETTING

Chesapeake Light Tower is located in the Atlantic Ocean approximately 14.5 miles off of Cape Henry, Virginia. Position (36.905 N -75.713 W).



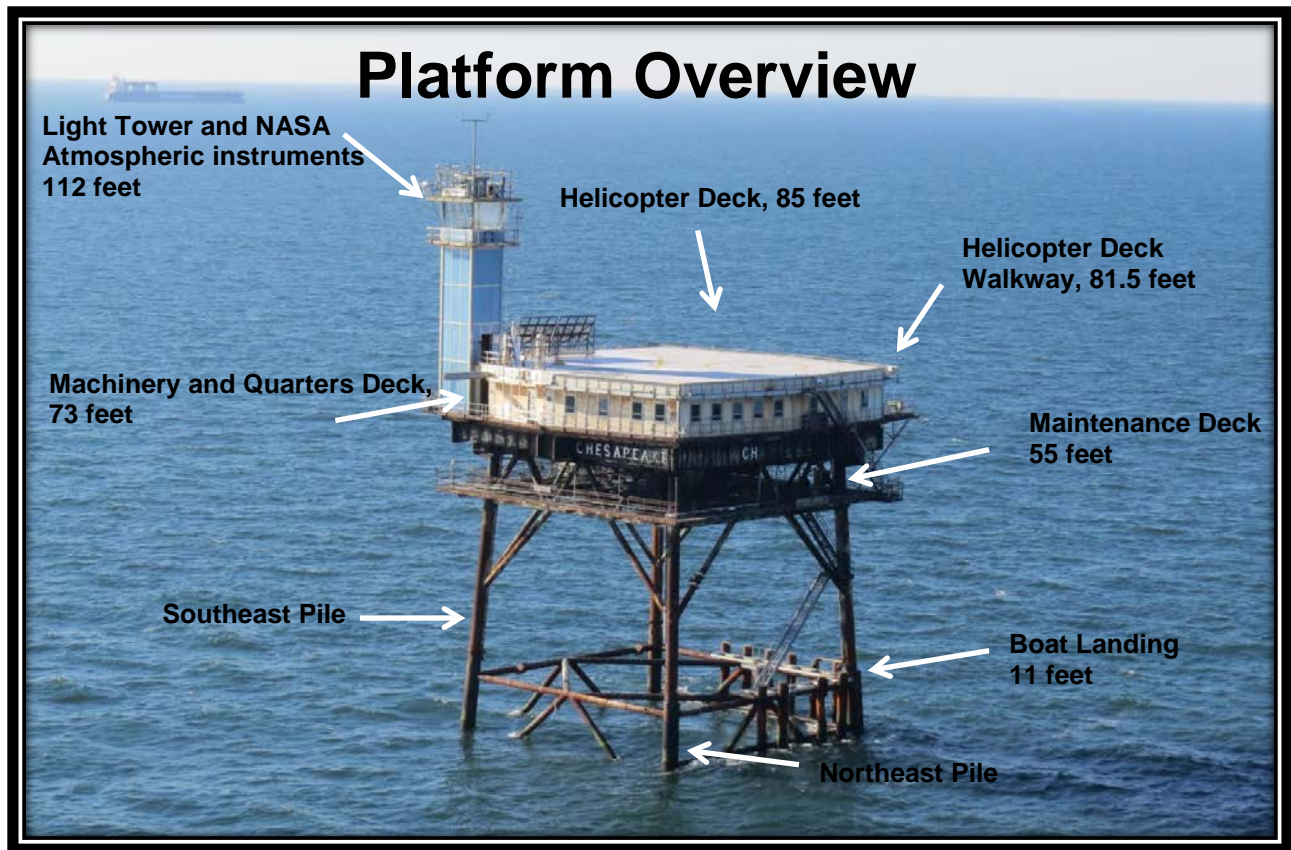
## 2. IMPROVEMENT DESCRIPTION

This steel, “Texas style” tower was built in 1965 and is 120 feet tall. The tower is supported by four 33 inch concrete filled steel pilings driven 180 feet into the ocean bottom. The light tower is an adaptation modeled on the offshore oil drilling platform first employed off the coast of Texas, known as a “Texas Tower” on top of four steel legs that was engineered to be used as a lighthouse. The tower is supported by four 33 inch concrete filled steel pilings driven 180 feet in to the ocean bottom. The actual light tower stands 37 feet above the helicopter deck. The light tower holds an active aid-to-navigation; however, the United States Coast Guard may remove the aid-to-navigation in the future. The Federal aid-to-navigation located on the property remains the personal property of the United States. The United States reserves an unrestricted right for ingress and egress to maintain, operate, repair, replace or relocate the aid-to-navigation or any associated equipment.

No fee land shall be conveyed with the sale. The property conveyed by Bill of Sale is for the Chesapeake Light Tower only. Its purchase does not include submerged land. With regard to occupancy, the tower is subject to Federal requirements for submerged land and improvements therein, including a Section 10 permit administered by the U. S. Army Corps of Engineers for any modification of the property. Section 10 of the Rivers and Harbors Act of 1899 requires authorization from the Secretary of the Army, acting through the Corps of Engineers, for the construction of any structure in or over any navigable water of the United States. Structures or work outside the



limits defined for navigable waters of the United States require a Section 10 permit if the structure or work affects the course, location, or condition of the water body. The law applies to any dredging or disposal of dredged materials, excavation, filling, rechannelization, or any other modification of a navigable water of the United States, and applies to all structures, from the smallest floating dock to the largest commercial undertaking. It further includes, without limitation, any wharf, dolphin, weir, boom breakwater, jetty, groin, bank protection (e.g. riprap, revetment, bulkhead), mooring structures such as pilings, aerial or subaqueous power transmission lines, intake or outfall pipes, permanently moored floating vessel, tunnel, artificial canal, boat ramp, aids-to-navigation, and any other permanent, or semi-permanent obstacle or obstruction.



### 3. PERSONAL PROPERTY NOT INCLUDED IN SALE

The Chesapeake Light Tower's main purpose was an aid-to-navigation but its location has also been valuable for providing scientific data for research. The National Oceanic and Atmospheric Administration and Virginia Tech University have environmental equipment in place for data collection. The equipment is used to provide up to date weather information which is also used for climatological research. The Government reserves the right for the equipment to remain in place, at no cost for an additional sixty days after the closing of the sale. This timeframe will be used for the entities to work out an agreement to keep the equipment in place or for removal. The Government also reserves the right for the entities to have access to the equipment during the specified timeframe. If no agreement is made and the equipment is not removed within the specified timeframe, it will be considered abandoned in place. During the sixty day time period, the Purchaser is not allowed to remove, replace or tamper with the equipment. A photo of the external equipment and floor plan is shown below. The Purchaser of the property will be provided information on the exact location of all of the equipment. A description of the environmental equipment is listed below.

## **Virginia Tech University - Meteorological Station CHLV2**

The National Data Buoy Center (NDBC) has maintained a meteorological station on the Chesapeake Light Tower for over 30 years, including wind speed and direction measurements on a fixed mast, 43 meters above mean sea level.

The continued operation of this wind reference station may be desired to support long term research initiatives as well as new initiatives such as for offshore wind plant resource assessment and characterization for the Mid-Atlantic region.

## **NASA – Clouds and Earth Radiant System (CERES)**

CERES is a scientific satellite instrument developed for NASA's Earth Observing System (EOS), and the CERES measurements provides Earth Radiation Budget data to the scientific community. The CERES Ocean Validation Experiment (COVE) located on the Chesapeake Lighthouse provides continuous radiation measurements for the validation of CERES and other satellite products. Additional information is available at <http://cove.larc.nasa.gov> and <http://ceres.larc.nasa.gov> .

COVE instrumentation is primarily located at the housing level and on the lookout tower, and is controlled by computers located on the platform as well as at NASA Langley Research Center. Instruments have been maintained in the past through bi-weekly helicopter trips to the site. The platform has also served as a location for periodic intensive field campaigns, which involve manning the platform for short periods of time (1-30 days).

NASA-owned equipment is located throughout the platform. NASA tools and supplies are mainly located in the radio room. NASA also owns some diesel fuel, helium bottles, and emergency egress gear at the lighthouse. NASA equipment located on the Chesapeake Light Tower includes:

### **POWER SYSTEM**

6 large batteries, a 7.5kW generator and a solar panel power system (consisting of many 64W solar panels) were sized to accommodate the power requirements of the hardware, instrumentation, data and telephone communications needs.

### **UP-LOOKING SENSORS**

Several up-looking radiation sensors and several meteorological sensors are mounted on top of the lighthouse section roof.

### **DOWN-LOOKING SENSORS**

Down-looking hemispherical field of view radiation sensors, identical in type to those mounted on the rooftop section collect reflected energy from the ocean's surface. The ratio of energy levels for the up-looking sensors relative to the down-looking sensors, albedo, is an important derived variable for the CERES project.

### **ACQUISITION AND COMMUNICATIONS**

Several environmental enclosures (24" X 18" X 10", NEMA 4, 25 lbs each) are housing data acquisition, storage and communication systems. A freewave radio (900 MHz) is the primary communications system between the platform systems and data processing computers at NASA Langley. 2 separate three-foot long directional antennas are installed for the freewave radio and telephone.

### **SEA SURFACE MEASUREMENTS**

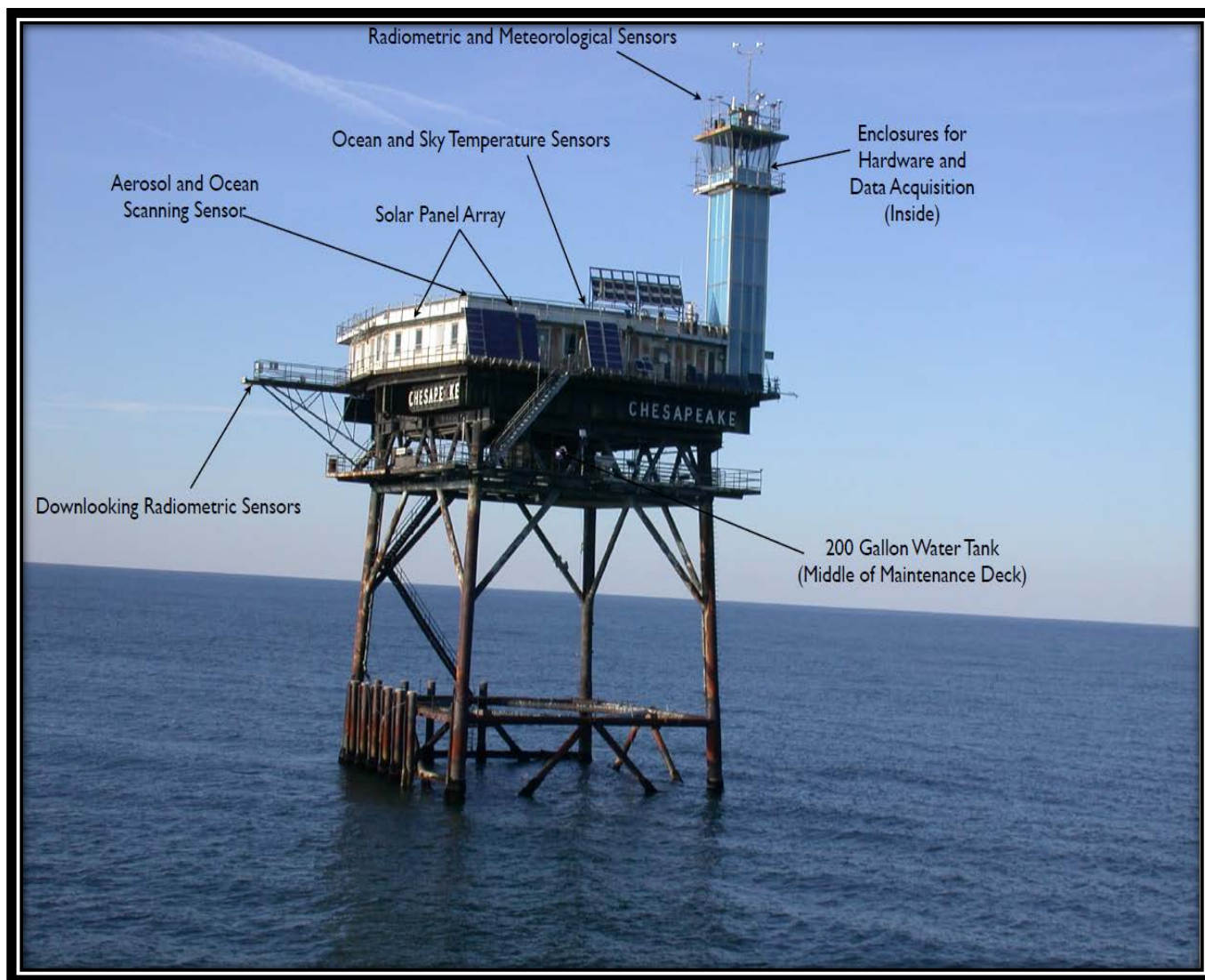
Cables that once measured turbidity, sea surface temperature and other parameters may still be in place in case these measurements are revived.

## COMPUTERS

Several laptop computers are used to run programs to collect, store and upload data.

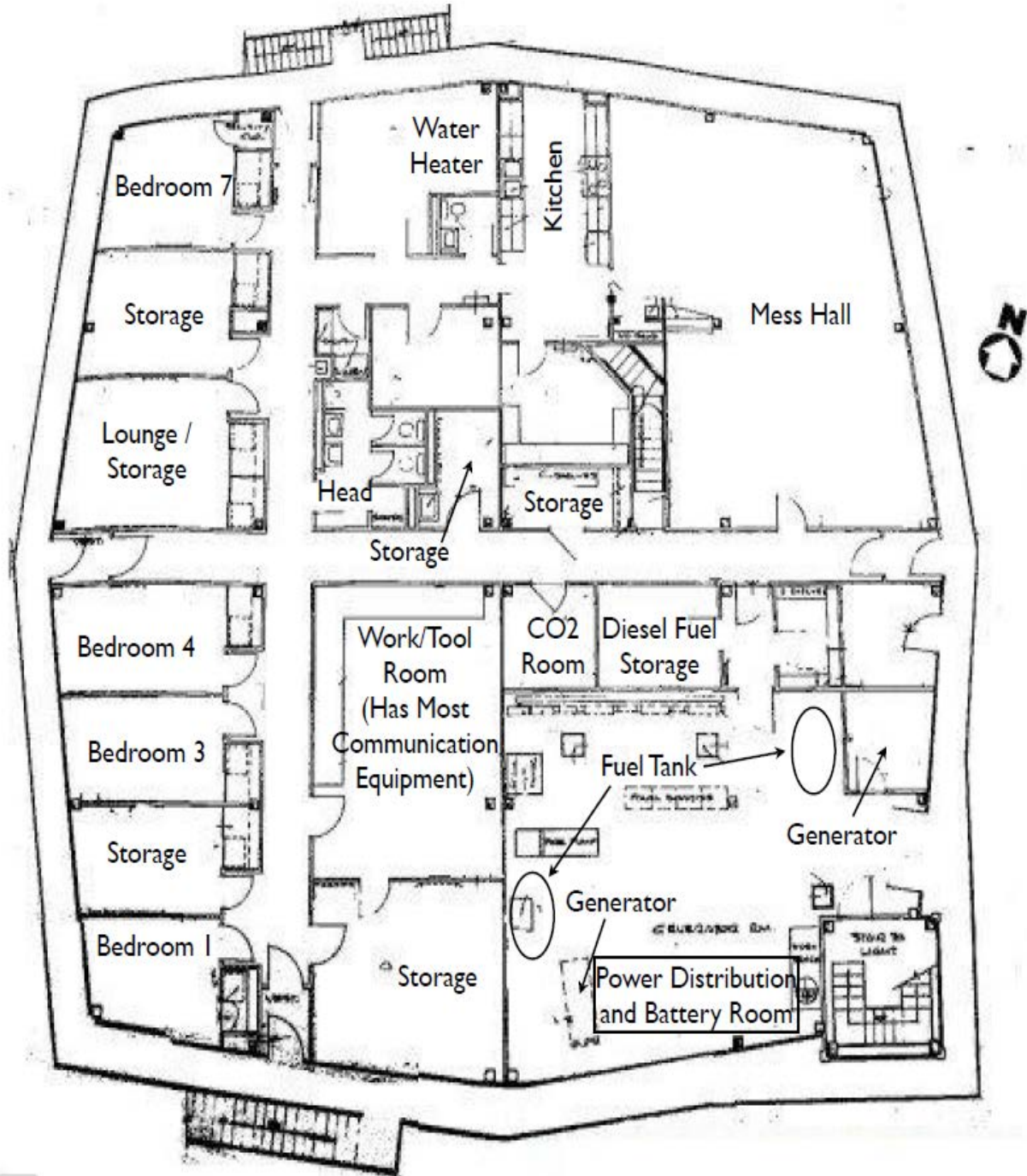
## INSTRUMENT RINSING SYSTEM

Rainwater collected into a 200-gallon tank on the maintenance deck pumps water to a 35-gallon tank on the rooftop to clean the uplooking instruments daily.





# Chesapeake Light Station Floor Plan



67 x 15.00 in

#### **4. DIRECTIONS**

The Chesapeake Light Tower is only accessible by helicopter. Access to the light tower must be authorized by General Services Administration.

#### **5. EASEMENTS, ENCROACHMENTS AND RESERVATIONS**

Subject to all reservations, restrictions, rights, covenants, servitudes, licenses, and easement recorded or unrecorded for navigation, occupancy, access and utilities, if any. The light tower is also subject to Federal control and requirements for submerged lands and improvements thereon.

#### **6. UTILITIES & SERVICE PROVIDERS**

Procurement of utility service shall be the responsibility of the Purchaser as of the date of conveyance. Bidders are urged to contact the utility providers below for information on the availability of utilities. No public utilities available.



# TERMS OF SALE

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## 1. DEFINITIONS

### a. INVITATION FOR BIDS

The term "Invitation for Bids" ("IFB") refers to this document and the following items that are attached hereto and incorporated herein: the Property Description; Terms of Sale; Instructions to Bidders; Notice and Covenants and/or Special Terms of Sale (if applicable); Bidder Registration and Bid Form for Purchase of Government Property; and Exhibits. Should the aforementioned documents be modified or supplemented by any addenda or amendments issued by the Government prior to the conclusion of the online auction, those addenda and amendments shall be part of the IFB.

### b. GOVERNMENT

The term "Government" as used herein refers to the United States of America, and is used interchangeably with "Seller" and "Grantor."

### c. GENERAL SERVICES ADMINISTRATION

The term "General Services Administration" ("GSA") as used herein refers to the United States General Services Administration, a Federal agency conducting this sale in agreement with the United States Department of Energy (DOE). DOE has full custody of and all accountability for all matters, known and unknown, concerning the physical, title, and environmental condition of the Property.

### d. PROPERTY

The term "Property" refers to the property or properties described in the Property Description of this IFB.

### e. PURCHASER

The term "Purchaser" refers to the bidder whose bid the Government accepts and is used interchangeably with "Buyer" and "Grantee."

### f. BIDDER(S)

The term "Bidder" or "Bidders" as used herein refers to the offeror or offerors for the purchase of the subject Property, and is used interchangeably with "you."

### g. BID INCREMENT/INTERVAL

The "Bid Increment" is the minimum amount of money required to increase a starting or current bid. "Bid Interval" is the maximum amount of time in which to make a bid before the auction ends. The Bid Interval is also referred to as the Inactivity Period at [RealEstateSales.gov](http://RealEstateSales.gov).

### h. FLAT BID

A flat bid is for an amount at least the current bid plus the posted minimum Bid Increment. If the bid is greater than another bidder's automatic bid, the system will consider this flat bid as the current (winning) bid. If the bid is less than or equal to another bidder's automatic bid, the system will record the bid but it will not be considered the current (winning) bid.

### i. AUTOMATIC BID

Also known as "bid by proxy" wherein the bidder establishes a person to bid on their behalf at auction up to a certain limit. In the case of on-line auctions, computers have automated the proxy role and bidders establish their bid limits on-line and the software answers bid challenges by automatically making the next bid increment up to the proxy limit.

### j. HIGH BIDDER

The term "High Bidder" refers to the bidder, whose bid conforms to the terms and conditions of the IFB, is the highest dollar bid at the close of the auction and is determined by the Government to be the most acceptable bid.

## **k. BACKUP BIDDER**

The term “Backup Bidder” refers to the bidder, whose bid conforms to the terms and conditions of the IFB, is the second-highest dollar bid at the close of the auction and is determined by the Government to be the most acceptable bid.

## **l. EARNEST MONEY**

The term “Earnest Money” refers to the Bidder’s deposit of money demonstrating the Purchaser’s good faith offer to the Government to fully execute and comply with all terms, conditions, covenants and agreements contained in any contract resulting from the Government’s acceptance of the Bidder’s offered bid price. Once a bid is accepted by the Government for contract, all prior deposits made by the Purchaser to register for the sale, subject to this Invitation for Bids, become Earnest Money to the benefit, custody, accountability and control of the Government.

## **m. WEBSITE**

The GSA Auctions® website, [GSAuctions.gov](http://GSAuctions.gov), has been developed to allow the general public the opportunity to bid electronically on a wide array of Federal assets, including real property. Auctions for real property are offered as a separate asset category at GSA Auctions and can be viewed at [RealEstateSales.gov](http://RealEstateSales.gov). Additional information can also be found at [propertydisposal.gsa.gov](http://propertydisposal.gsa.gov).

## **2. DESCRIPTION PROVIDED IN IFB**

The description of the Property, and all other information provided with respect to the Property set forth in the IFB, are based on the best information available to GSA, Real Property Utilization and Disposal (4PZ) and are believed to be correct. Any error or omission, including but not limited to, the omission of any information available to the agency having custody over the Property and/or any other Federal agency, shall NOT constitute grounds or reason for nonperformance of the contract of sale, or claim by purchaser for allowance, refund or deduction from the purchase price.

## **3. INSPECTION**

The Property may be made open for inspection by contacting Warren Frazier at (404) 526-3164 or [warren.frazier@gsa.gov](mailto:warren.frazier@gsa.gov).

**No one will be allowed access to the Property without the presence of a GSA employee or designee.** (For improved or access controlled property)

Bidders are invited, urged, and cautioned to inspect the Property prior to submitting a bid. The failure of any bidder to inspect, or to be fully informed as to the condition of all or any portion of the Property, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid after the auction.

## **4. CONTRACT**

The IFB and the bid, when accepted by the Government shall constitute an agreement for sale (“Agreement”) between the high bidder (“Purchaser”) and the Government. Such Agreement shall constitute the whole contract to be succeeded only by the formal instrument(s) of transfer, unless modified in writing and signed by both parties. No oral statements or representations made by, or for, or on behalf of either party shall be a part of such contract. In addition, the Purchaser shall not transfer or assign the Agreement without the express written consent of the Government. Any assignment transaction without such consent shall be void.

## **5. CONDITION OF PROPERTY**

The Property is offered for sale **“AS IS” AND “WHERE IS”** without representation or warranty, expressed or implied. The Purchaser, and Purchaser’s successors and assigns, or any party-in-possession of the Property, or any part thereof, further acknowledges that the Government makes no representations or warranty concerning the title, zoning, character, condition, size, quantity, quality and state of repair of the Property. The Government makes no other agreement or promise to alter, improve, adapt or repair the Property not otherwise contained herein. Purchaser shall rely solely on its own due diligence and examination of the Property. Purchaser acknowledges that there will be no claims or any allowances or deductions upon grounds that the Property is not in condition or fit to be used for any purpose intended by the Purchaser after the conclusion of the auction.

## **6. ZONING**

The property is located outside of the local jurisdictional boundaries for zoning.

## **7. RISK OF LOSS**

As of the date of assumption of possession of the Property or the date of conveyance, whichever occurs first, the Purchaser shall assume all responsibility for care and handling and all risks of loss or damage to the Property, including but not limited to all buildings and other improvements located thereon, and assume all obligations and liabilities of ownership and no claim for any allowance or deduction upon such grounds will be considered after the conclusion of an auction.

## **8. TAXES, ASSESSMENTS AND OTHER COSTS**

As of the date of assumption of possession of the Property, or the date of conveyance, whichever occurs first, the Purchaser shall assume responsibility for all general and special real and personal property taxes or other assessments which have been or may be assessed on the Property, and for all sums due to be paid by the Government in lieu of taxes, which amount shall be prorated.

## **9. REVOCATION OF BID AND DEFAULT**

Purchaser agrees that bids made to purchase the Property are binding offers and once accepted for contract by the Government, all deposits made by the Purchaser to register for the sale, subject to this Invitation for Bids, become Earnest Money to the benefit, custody and accountability of the Government.

In the event of (1) revocation of a bid after the conclusion of an auction, but prior to acceptance of the high bid by the Government, or (2) in the event of revocation of a bid after notice of acceptance, or (3) in the event of any default by the Purchaser in the performance of the contract of sale created by such acceptance, or (4) in the event of failure by the Purchaser to consummate the transaction, the Purchaser agrees that any Earnest Money and all deposits paid to the Government in any acceptable form, including credit card, together with any payments subsequently made on account, are subject to forfeit by the Purchaser to the Government at the option of the Government as damages for breach of contract, in which event the Purchaser shall be relieved from further liability. Purchaser agrees that all deposits made with credit cards are subject to forfeit upon Government determination of Purchaser's default and breach of contract. Purchaser shall not request retrieval, chargeback or any other cardholder refund.

Purchaser agrees and understands that a debt to the United States of America subject to claim or collection by applicable Federal law may be created if their Earnest Money is in any way made unavailable to the Government and that any party that knowingly participates in such retrieval or refund may be held fully accountable for interfering with a Government contract.

## **10. GOVERNMENT LIABILITY**

If the Government accepts a bid for the purchase of the Property and (1) the Government fails for any reason to perform its obligations as set forth herein; or (2) title does not transfer or vest in the Purchaser for any reason, although Purchaser is ready, willing, and able to close; or (3) any other contractual claim or cause of action hereafter accrues in favor of Purchaser under the terms of this IFB, Government's liability to Purchaser shall be strictly limited to all amounts of money Purchaser has paid to Government without interest whereupon Government shall have no further liability to Purchaser.

## **11. TITLE EVIDENCE**

Any bidder, at its sole cost and expense, may procure any title evidence that the said bidder desires. The Government will, however, cooperate with the Purchaser or their authorized agent in this transaction, and will permit examination and inspection of such deeds, abstracts, affidavits of title, judgments in condemnation proceedings, or other documents relating to the title of the premises and Property involved, as it may have available. It is understood and agreed that the Government is not obligated to pay for any expense incurred in connection with title matters or survey of the Property.

## **12. TITLE**

If a bid for the purchase of the Property is accepted, a Bill of Sale will be utilized to convey in conformity with local law and practice will convey the Government's interest. The Government does not pay for or provide title insurance.

## **13. EASEMENTS, ENCROACHMENTS AND RESERVATIONS**

The Property will be sold subject to any and all covenants, reservations, easements, restrictions, encroachments, and rights, recorded or unrecorded, in favor of third parties, for highways, streets, power lines, telephone lines and equipment, pipelines, drainage, sewer and water mains and lines, public utilities, public roads, railroads and other rights-of-way, and any easements, reservations, rights and covenants reserved by the Grantor herein.

## **14. COVENANT AGAINST CONTINGENT FEES**

The Purchaser warrants that he or she has not employed or retained any person or agency to solicit or secure this contract upon any agreement or understanding for commission, percentage, brokerage, or contingent fee. Breach of this warranty shall give the Government the right to annul the contract without liability or in its discretion to recover from the Purchaser the amount of such commission, percentage, brokerage, or contingent fee in addition to the consideration herewith set forth. This warranty shall not apply to commissions payable by the Purchaser upon the contract secured or made through bona fide established commercial agencies maintained by the Purchaser for the purpose of doing business. "Bona fide established commercial agencies" has been construed to include licensed real estate brokers engaged in the business generally.

## **15. CONTINUING OFFERS**

Each bid received shall be deemed to be a continuing offer for sixty (60) calendar days after the close of the online auction until the bid is accepted or rejected by the Government.

If the Government desires to accept any bid after the expiration of the sixty (60) calendar days, the consent of the bidder shall be obtained prior to such acceptance.

## **16. DELAYED CLOSING**

Any change to the established closing date is subject to the written approval by the Government. The Government reserves the right to refuse a request for extension of closing. However, if the Government grants an extension, the Purchaser may be required to pay either: (i) a liquidated damages assessment of \$150.00 per day; or (ii) interest on the outstanding balance of the purchase price, whichever is greater, if the closing of the sale is delayed, and the delay is caused, directly or indirectly, by the Purchaser's action or inaction and not by any action on the part of the Government. The interest rate shall be computed based on the yield of 10-year United States Treasury maturities as reported by the Federal Reserve Board in "Federal Reserve Statistical Release H.15" plus 1-1/2% rounded to the nearest one-eighth percent (1/8%) as of the date of bid acceptance. The Government may impose additional terms and conditions to grant an extension.

## **17. CLOSING COSTS, DOCUMENTARY STAMPS AND COST OF RECORDING**

All closing costs, including escrow and financing fees, shall be borne solely by the Purchaser. The Purchaser shall pay all taxes and fees imposed on this transaction and shall obtain at Purchaser's own expense and affix to all instruments of conveyance and security documents such revenue and documentary stamps as may be required by Federal, state and local law.

## **18. OFFICIALS NOT TO BENEFIT**

No member or delegate to the Congress, or resident commissioner shall be admitted to any share or part of the contract of sale or to any benefit that may arise therefrom, but this provision shall not be construed to extend to the contract of sale if made with a corporation for its general benefit. GSA employees are prohibited from bidding on the Property offered in the IFB.



# INSTRUCTIONS TO BIDDERS

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## 1. AUCTION START DATE

The auction opens on Friday, June 3, 2016 at 2:00 p.m. (Central Time).

## 2. TYPE OF SALE

This sale will be an online auction conducted at [RealEstateSales.gov](http://RealEstateSales.gov). The auction will be conducted over a period of time, usually several weeks, as determined by bid activity. The date of the auction close (see Paragraph 10, Auction Close) will be announced at [RealEstateSales.gov](http://RealEstateSales.gov), with at least three business days prior notice. The auction may continue beyond that date as long as bidders continue to submit higher bids. Thus, the bidders determine when the sale closes by their bidding activity.

## 3. BIDS AND TERMS OF SALE

Bids to purchase must be ALL-CASH. Buyers are expected to arrange their own financing and to pay the balance in full by the closing date. No Government credit terms are available. GSA has no information on the availability of private financing or on the suitability of this Property for financing.

## 4. STARTING BID

This auction is being opened with an amount which does not represent the value of the Property but rather provides a reasonable starting point for the online auction. The starting bid will be displayed as the Current Bid. The Government seeks to obtain fair market value for the Property and reserves the right to reject any and all bids.

## 5. BIDDER REGISTRATION AND DEPOSIT

a. Bidder registration is a three-step process:

- (1) Complete Online Registration: Bidders must register online at [RealEstateSales.gov](http://RealEstateSales.gov). Click on "Register", establish a Username and Password and provide the requested account information. A Username and Password are used to register online and to place bids. The required password must be between six and fifteen characters. You will be asked to read and agree to the terms and conditions of the Website. GSA reserves the right to change the online terms and conditions. A previously registered bidder of [GSAAuctions.gov](http://GSAAuctions.gov) can login using the established Username and Password. In the event you forget your Username or Password, or both, or are locked out from the system, it is your responsibility to obtain your Username and Password from [RealEstateSales.gov](http://RealEstateSales.gov). GSA staff cannot assist in retrieving a lost or forgotten Username or Password.

You may register as either an individual or as a company and this information must be the same information provided on the Bidder Registration and Bid Form for Purchase of Government Real Property. Changes to title may be considered after bid acceptance at the discretion of the Government. If you wish to participate as an individual and a representative of a company, you must register separately for each and place bids accordingly.

In accordance with Public Law No. 104-134, Section 31001, the Debt Collection Improvement Act of 1996, the Tax Identification Number (TIN) must be provided by anyone conducting business with the Federal Government, from which a debt to the Government may arise. Individuals cannot successfully register to bid on items without providing a TIN. A TIN is defined as an individual's Social Security Number (SSN) or business entity's Employer Identification Number (EIN). If you registered as an Individual, your SSN will be validated with your name and address. If you registered as a Company, your business identity's EIN will be validated with your company name and address. The use of an individual's SSN is subject to the Privacy Act of 1974 (5 U.S.C. Section 552a), and will be collected to verify the data submitted by the user.

A credit card validation process will be conducted to prevent potential fraudulent bidding activity and to ensure that bidders are prepared to accept responsibility for their bidding activity and all submitted bids are valid. **The credit card information you provide at registration is used strictly for validation purposes. GSA Auctions® does not automatically charge credit cards on file. You**

**may use a different credit card to provide the required Registration Deposit. Credit card registration deposits for real property sales cannot be made via GSA Auctions®.**

For more information and assistance on the online registration process, please go to <https://gsaauctions.gov/html/help/index.html>.

- (2) **Complete Registration Form:** Bidders must complete and submit the official Bid Form titled "Bidder Registration and Bid Form for Purchase of Government Real Property" accompanying this IFB. All information and certification requested thereon must be provided. Bidder registration and bids submitted which fail to furnish all information or certifications required may be summarily rejected. The Bid Form should be filled out legibly with all erasures, strikeouts and corrections initialed by the person signing the bid. The Bid Form must be signed and dated. Additional bid forms are available upon request or you may photocopy the form in this IFB.
- (3) **Provide Registration Deposit:** A deposit in the amount of \$2,500 (the "Registration Deposit") must accompany your Bidder Registration and Bid Form. Registration Deposits must be provided in the form of a cashier's check, certified check or credit card (Visa, MasterCard, Discover or American Express). Personal or company checks are NOT acceptable and will be returned to the sender. Checks must be made payable to: "U.S. General Services Administration." For deposits by credit card, bidders must also complete Registration Deposit portion of the official Bid Form to be authorized to bid.

Only upon verification of your Registration Deposit, will you be allowed to bid. All Registration Deposits received will be deposited with the U.S. Treasury, in a non-interest bearing account, immediately upon receipt.

- b. To complete the bidder registration process, please submit the completed Bidder Registration and Bid Form for Purchase of Government Real Property, along with the required Registration Deposit to:

U.S. General Services Administration  
Real Property Utilization and Disposal (4PZ)  
MLK Federal Building, Suite 130  
77 Forsyth Street, SW  
Atlanta, GA 30303  
Attn: Warren Frazier

**If the Registration Deposit is to be provided by credit card, the Bidder Registration and Bid Form can also be submitted to GSA by fax at (404) 215-8600**

- c. It is the responsibility of the bidder to ensure that adequate time is available to complete the registration process as described above. The Government makes no representation or guarantee that any additional assistance or time will be provided to complete the registration process. No bidder will be allowed to participate in the sale until the entire registration process is complete.
- d. Registration may occur any time prior to the conclusion of the auction. The Government, however, makes no representation or guarantee that your registration will be completed prior to the announced date and time for the receipt of final bids. Therefore, bidders are encouraged to register before the auction opens.

## **6. BIDDING IN GENERAL**

- a. Registered bidders may bid online by following the instructions at [RealEstateSales.gov](http://RealEstateSales.gov). By submitting your bid through [RealEstateSales.gov](http://RealEstateSales.gov), you agree that your bid is a binding offer. You will be legally obligated for any and all bids submitted using your Username and password.

After successful completion of the registration process, users, also known as "Bidders," are permitted to participate in online auctions. The Bidder Menu provides you with the capability to browse and place bids; track items of interest; follow auctions where bids have been placed; to change your personal information and settings; and to access an easy-to-use online Help Menu.

GSA Auctions® provides up-to-date information on your bidding status. You can check the bidding status by clicking on the Bid History.

- b. Bids received through [RealEstateSales.gov](http://RealEstateSales.gov) are date and time stamped Central Time. The Government will not be responsible for any discrepancies between the time indicated on the Website and the apparent time indicated, displayed, or otherwise stated or represented by a registered bidder.
- c. Bids must be submitted without contingencies.
- d. Bidders that are currently in default status on GSAAuctions®, for non-payment or non-removal of items, will not be allowed to place bids for real property. They will only be allowed to "browse" the items. Once a bidder cures their default, they will be unblocked and be given access to begin bidding on items upon receipt of the required Registration Deposit. For more information, review the GSAAuctions® [Terms and Conditions](#).

## 7. CONTINUOUS BIDDING RESULTS AND AUCTION INFORMATION

Bidders are strongly encouraged to monitor bidding activity at [RealEstateSales.gov](http://RealEstateSales.gov). Bidders may also review bid activity by clicking on the "My Messages" tab once logged in. New bids are immediately posted at [RealEstateSales.gov](http://RealEstateSales.gov) upon receipt. If you no longer have the high bid and the sale has not closed, you can go back to the item and place another bid. Bids cannot be lowered or canceled.

If your bid is not accurately shown on [RealEstateSales.gov](http://RealEstateSales.gov), then you should call GSA at (404) 526-3164 or (404) 331-5133. Bidders are urged to pay close attention to [RealEstateSales.gov](http://RealEstateSales.gov) which will contain new, revised, and useful information regarding the high bid, modification to bid increment and the closing date of the auction.

## 8. ONLINE BIDDING

[RealEstateSales.gov](http://RealEstateSales.gov) allows you to place either a flat or automatic ("proxy") bid. A flat bid is for an amount at least the current bid plus the posted minimum Bid Increment. If the bid is greater than another bidder's automatic bid, the system will consider this flat bid as the current (winning) bid. If the bid is less than or equal to another bidder's automatic bid, the system will record the bid but it will not be considered the current (winning) bid. The required minimum bid will be specified on the bid screen and once entered it will be displayed as the winning bid unless an automatic bid that is greater than this amount has been placed.

An automatic bid is an amount that you set above the posted minimum bid. [Realestatesales.gov](http://Realestatesales.gov) will use as much of your bid as needed to make you the current winner of the auction or to meet the auction's reserve price. The system will automatically apply the minimum Bid Increment up to the total amount bid to make you the current winner of the auction or to meet the auction's reserve price. Your automatic bid amount is not shown to other bidders until it is reached through competitive bidding. You may change your bid amount but not less than the next bid increment amount. If the system reaches your automatic bid limit, it stops bidding for you. Submit another bid if you want to continue bidding. If you selected to receive e-mail notifications during registration, the system will notify you if you are no longer holding the winning bid. You can submit another flat bid or reset your automatic bid amount if you want to continue bidding. Your automatic bid is not shown to other bidders. If a reserve price is set, [RealEstateSales.gov](http://RealEstateSales.gov) will use as much of your bid as needed to meet the reserve price.

When two automatic bids compete, the greater of the two always wins. If the greater automatic limit does not exceed the lesser automatic limit by the full stated Bid Increment, then the greater automatic limit bid is placed. You may increase or decrease your automatic bid limit at any time. You cannot decrease your automatic bid below the current bid. If you are currently the winner in an auction, increasing your automatic bid will not increase your current bid until challenged by another bid. Changing your automatic bid may affect the indicated time remaining.

If you learn from [RealEstateSales.gov](http://RealEstateSales.gov) that your bid was not the high bid, or if another bidder exceeds your previous high bid, you may increase your bid at [RealEstateSales.gov](http://RealEstateSales.gov) until such time as bidding is closed. Increases in previously submitted bids are welcome and your Registration Deposit will apply to subsequent increased bids. All increased bids must be made online. **The Government reserves the right to modify the Bid Increment at any time prior to the close of the auction.**

## 9. TRANSMISSION AND RECEIPT OF BIDS

The Government will not be responsible for any failure attributable to the inability of the bidder to transmit or the Government to receive registration information, bid forms or a bid by any method. Failure to receive registration information, bid forms or a bid may include, but is not limited to the following:

- a. Receipt of a garbled or incomplete bid.
- b. Availability or condition of the sending or receiving electronic equipment.
- c. Incompatibility between the sending and receiving equipment and software.
- d. Malfunctioning of any network, computer hardware or software.
- e. Delay in transmission or receipt of a bid.
- f. Failure of bidder to properly identify the bid.
- g. Security of bid data.
- h. Inability of bidder to enter bid. For example: Due to lost or forgotten password or system lock due to repeated login failures.
- i. Unavailability of GSA personnel.

If your bid is not accurately shown or you cannot enter a bid at [RealEstateSales.gov](http://RealEstateSales.gov) then you should call GSA at (404) 526-3164 or (404) 331-5133 for assistance.

The Website will NOT be available during the following system maintenance windows:

- Saturday: 5:00 a.m. to 8:00 a.m. CT
- Sunday: 6:00 a.m. to 10:00 a.m. CT

The Website may NOT be available during the following system maintenance window:

- Wednesday: 5:00 a.m. to 6:30 a.m. CT

Occasionally, technical problems will interrupt the bidding process for an unspecified amount of time. These interruptions may affect some or all bidders. In the event of an interruption, an evaluation of the length of interruption time and the numbers of bidders affected may prompt GSA Auctions<sup>SM</sup> to extend the closing time for an auction. Extension may range from 1 hour to 24 hours based on the aforementioned criteria, to insure fair and full competition. An email notification will be sent to those bidders who participated in these auctions when they are extended.

## 10. AUCTION CLOSE

The Government will announce a date and time for the Close Time on [RealEstateSales.gov](http://RealEstateSales.gov). The Government will also set a Bid Interval or "challenge" period for bids. The Time Remaining countdown clock announces the time left to bid. The High Bid must survive the Bid Interval without challenge, usually within 24 hours of the auction close time, to win. If the High Bid on the announced date and time survives the full Bid Interval period without challenge, then bidding will close at the stated time and consideration for bid acceptance will be given to the High Bidder.

If an increased bid is received within the Time Remaining and the Bid Interval is 24 hours, then bidding will be held over for an additional Bid Interval (including weekends and Federal holidays) beginning at the time the increased bid is placed. This process will continue until the high bid survives the full Bid Interval period unchallenged. Bid Intervals may be changed from 24 hours (reduced or increased) as determined by the Government. For Bid Intervals of less than 24 hours, the auction will not close during non-business hours, weekends or Federal holidays and the bidding will continue to the next business day. **The Government reserves the right to increase or decrease the Bid Interval at any time prior to the close of the auction.** Bidder agrees that notices of changes to the sale are satisfactory when made available on the Website at [RealEstateSales.gov](http://RealEstateSales.gov).

## 11. ACCEPTABLE BID

An acceptable bid is one received from a responsible bidder, whose bid, conforming to this IFB, will be most advantageous to the Government.



## **12. BID EXECUTED ON BEHALF OF BIDDER**

A bid executed by an attorney or agent on behalf of the bidder shall be accompanied by an authenticated copy of their Power of Attorney or other evidence of their authority to act on behalf of the bidder.

If the bidder is a corporation, the Certificate of Corporate/Organization Bidder, included in this IFB, must be executed. The certificate must be executed under the corporate seal by some duly authorized officer of the corporation other than the officer signing the bid. In lieu of the Certificate of Corporate Bidder, there may be attached to the bid, copies of so much of the records of the corporation as will show the official character and authority of the officer signing, duly certified by the secretary or assistant secretary, under the corporate seal, to be true copies.

If the bidder is a partnership, and all partners sign the bid, with a notation that they are all general partners, the Government will not ordinarily require any further proof of the existence of the partnership. If all the partners do not sign the bid, then the names of all those except limited partners must be furnished on the bid and the Government, in its discretion, may require evidence of the authority of the signer(s) to execute the bid on behalf of the partnership. The name(s) and signature(s) of the designated bidder(s) must be included on the Bidder Registration and Bid Form.

If the bidder is a limited liability company, a certificate of the LLC must be completed and executed by the manager and submitted with the Bidder Registration Form. The Certificate of Corporate/Organization Bidder form may be used for this purpose.

## **13. NOTICE OF ACCEPTANCE OR REJECTION**

Notice by the Government of acceptance or rejection of the bid shall be deemed to have been sufficiently given when faxed or mailed to the bidder or their duly authorized representative at the fax/phone number or address indicated in the bid. The processing of a registration deposit by the Government shall not, in itself, constitute acceptance of the bidder's offer. The Government reserves the right to reject any or all bids or portions thereof for any reason.

## **14. AUCTION SUSPENSION OR CANCELLATION**

The Government reserves the right to temporarily suspend or cancel the auction for any reason without accepting a bid and resume the auction or start a new auction at any time. In the event of a temporary suspension due to technical problems, or other bidding issues, the Government will determine the high bidder and the high bid amount re-open bidding and allow the auction to proceed according to the bidding terms described herein. The Government reserves the right to cancel the sale at any time and Registration Deposits will be returned to bidders without interest or further obligation by the Government.

## **15. INCREASE OF EARNEST MONEY AND TRANSACTION CLOSING**

Within ten (10) business days of acceptance of a bid by the Government, the Purchaser agrees to deposit Earnest Money in the form of a bank certified or cashier's check or wired funds transfer, equal to at least ten percent (10%) of the total bid in addition to any prior credit card deposits. Failure to provide these funds will result in a default and forfeiture of the Registration Deposit. Upon receipt of the Earnest Money deposit, applicable credit card registration deposits may be refunded.

Upon acceptance of a bid, the Earnest Money shall be applied towards payment of the Purchaser's obligation to the Government. The full balance of the purchase price in the form of a certified check, cashier's check or electronic wire transfer is payable within sixty (60) calendar days after acceptance of bid. At the time of closing, all monies paid by the Purchaser will be credited, without interest, toward the total purchase price.

## **16. REFUND OF REGISTRATION DEPOSITS**

Registration Deposits accompanying bids that are rejected will be refunded to bidders without interest. Bidders who provided Registration Deposits by check may elect to receive the refund by U.S. Treasury check or by an electronic funds transfer (EFT). Bidders will be required to provide GSA with a Taxpayer Identification Number (TIN) to ensure the proper refund of the Registration Deposit by the U.S. Treasury. The TIN may be either a Social Security Number (SSN) or an Employer Identification Number (EIN). The use of an individual's SSN is subject to the Privacy Act of 1974 (5 U.S.C. Section 552a), and will be collected only for the proper refund of the Registration Deposit. Refunds will only be processed to the same individual or entity identified by the TIN.

Bidders requesting to receive a refund by EFT will be required to provide additional information to GSA including bank account information to process the refund. Registration Deposits provided by credit card will be credited to the same account number provided.

Upon receipt of the Earnest Money described in Paragraph 15, credit card deposits may be refunded.

Registration Deposits received from the second highest bidder will be held as stipulated in Paragraph 17, Back-up Bidder. All other Registration Deposits will be processed for refunds after the last day of the auction or upon written request to withdraw from the auction unless the bidder is the first or second highest bidder. Refunds by U.S. Treasury check or by EFT will be processed in a timely manner but may require several weeks to complete. Refunds to a credit card will usually be processed within three business days.

## **17. BACKUP BIDDER**

The second-highest bidder will be the Backup Bidder. The bid of the Backup Bidder may be considered for acceptance for the duration of Continuing Offer period described in Terms of Sale, Paragraph 15, Continuing Offers, if: 1) the original High Bidder is unable to fully complete the transaction according to the terms and conditions of the IFB; or 2) if the original High Bidder fails to provide the required 10% of the purchase price as Earnest Money. The Bidder identified as the Backup Bidder agrees that their Bid remains a bona fide offer with which their Registration Deposit may be retained without interest, until the High Bidder provides the 10% Earnest Money or completes the transaction or both, at the Government's discretion. During the Continuing Offer period, the Bidder identified as the Backup Bidder agrees that they will not request retrieval, chargeback or any other cardholder refund and understands that a debt to the United States of America may be created if their deposits are in any way unavailable to the Government to which any party that participates in such chargeback or refund may be held accountable as provided in Terms of Sale, Paragraph 9, Revocation of Bid and Default. When the Backup Bidder is converted to the High Bidder, all terms, conditions and agreements described in the IFB are applicable to the successful bidder.

The Registration Deposit of the Backup Bidder will be returned as described in Paragraph 16, Refund of Registration Deposits, if the Backup Bidder is not converted to the High Bidder. In the event that the Government is unable to complete the transaction with the highest or backup bidder, the Government reserves the right to consider the remaining bid(s) and accept a bid that is in the best interest of the Government.

## **18. ADDITIONAL INFORMATION**

GSA will provide additional copies of this IFB and make every effort to answer requests for additional information concerning the Property to facilitate preparation of bids. Each bid shall be deemed to have been made with full knowledge of all terms, conditions, and requirements contained in this IFB and any amendments made thereto prior to bid acceptance. Bidders may also review the information pertaining to the Property at <http://propertydisposal.gsa.gov> or [RealEstateSales.gov](http://RealEstateSales.gov).

## **19. WAIVER OF INFORMALITIES OR IRREGULARITIES**

The Government may, at its election, waive any minor informality or irregularity in bids received.

# NOTICES AND COVENANTS

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## NOTICE OF PRESENCE OF LEAD-BASED PAINT (LBP)

The Purchaser of any interest in real property on which a building was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to converting the Property to a residential dwelling. The LBP inspection indicated that lead is present at or above the USEPA Housing and Urban Development (HUD) definition of LBP (at or above 1.0 mg/cm<sup>2</sup>) on tested coatings at the Site. The LBP survey has been posted for review. A LBP Disclosure waiver must be signed and sent in with the bid registration form. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to converting the Property to a residential dwelling. Additional information on Lead Based Paint can be found at <http://www2.epa.gov/lead>. The Environmental Protection Agency brochure "Protect Your Family from Lead in Your Home" has also been provided as an attachment on the GSA auction property site.

## ASBESTOS-CONTAINING MATERIALS

- a. Bidders are warned that the Property contains asbestos-containing materials. The ACM survey confirmed that ACM is present. The ACM survey has been posted for review at [realestatesales.gov](http://realestatesales.gov), "Chesapeake Light Tower". Unprotected or unregulated exposures to asbestos in product manufacturing, shipyard, and building construction workplaces have been associated with asbestos-related diseases. Both the Occupational Safety and Health Administration (OSHA) and the Environmental Protection Agency (EPA) regulate asbestos because of the potential hazards associated with exposure to airborne asbestos fibers. Both OSHA and EPA have determined that such exposure increases the risk of asbestos-related diseases, which include certain cancers and which can result in disability or death.
- b. Bidders are invited, urged, and cautioned to inspect the Property to be sold prior to submitting a bid. More particularly, bidders are invited, urged, and cautioned to inspect the Property as to its asbestos content and condition, and any hazardous or environmental conditions relating thereto. The Government will assist bidders in obtaining any authorization(s) which may be required in order to carry out any such inspection(s). Bidders shall be deemed to have relied solely on their own judgment in assessing the overall condition of all or any portion of the Property including, without limitation, any asbestos hazards or concerns.
- c. No warranties either express or implied are given with regard to the condition of the Property including, without limitation, whether the Property does or does not contain asbestos or is or is not safe for a particular purpose. The failure of any bidder to inspect, or to be fully informed as to the condition of all or any portion of the Property offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid or offer after its opening or tender.
- d. The description of the Property set forth in this IFB and any other information provided therein with respect to said Property is based on the best information available to the disposal agency and is believed to be correct, but an error or omission, including but not limited to the omission of any information available to the agency having custody over the Property and/or any other Federal agency, shall not constitute grounds or reason for nonperformance of the contract of sale, or any claim by the Purchaser against the Government including, without limitation, any claim for allowance, refund, or deduction from the purchase price.

- e. The Government assumes no liability for damages for personal injury, illness, disability or death, to the Purchaser, or to the Purchaser's successors, assigns, employees, invitees, licensees, or any other person subject to Purchaser's control or direction, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Property which is the subject of this sale, whether the Grantee, its successors or assigns has or have properly warned or failed properly to warn the individual(s) injured.
- f. The Grantee further agrees that in its use and occupancy of the Property it will comply with all Federal, state, and local laws relating to asbestos.

### **AS-IS, WHERE-IS PROVISION**

- a. Grantee agrees and acknowledges that Grantor is selling the property strictly on an "as is, where is", with all faults basis, without warranty, express or implied, with any and all latent and patent defects. Grantee acknowledges that Grantor has made the property available for inspection by Grantee and Grantee's representatives. Grantee has inspected, or will have inspected prior to closing, the physical condition of the property to the extent felt necessary by Grantee, including all improvements thereon, and accepts title to the same "as is" in its existing physical condition. Grantee acknowledges that it is not relying upon any representation, warranty statement or other assertion of the United States of America, as Grantor, including its agencies or any official, agent representative or employee of the foregoing, with respect to the property's conditions. except as set forth in the contract, Grantee is relying solely and wholly on Grantee's own examination of the property, is fully satisfied with the property, and accepts any liabilities or costs arising in connection with the condition of the property, including, but not limited to any costs or liabilities pertaining to any environmental condition on the property. Except as set forth in Section c, below, the United States of America and its agencies disclaim any and all express or implied warranties and specifically make no warranties of title, habitability, merchantability, suitability, fitness for any purpose, or any other warranty whatsoever. Grantee is put on notice that any prior grant and/or encumbrance may be of record and Grantee is advised to examine all public records available regarding the property.
- b. No employee or agent of Grantor is authorized to make any representation or warranty as to the quality or condition of the property, merchantability, suitability or fitness of the property for any use whatsoever, known or unknown to Grantor, or compliance with any environmental protection, pollution or land use laws, rules, regulations, orders, or requirements including, but not limited to, those pertaining to the handling, generating, treating, storing, or disposing of any hazardous waste or substance. In no event shall Grantor be responsible or liable for latent or patent defects or faults, if any, in the property or for remedying or repairing the same including, without limitation, defects related to asbestos or asbestos containing materials, lead, lead-based paint, underground storage tanks, mold, radon or hazardous or toxic materials, chemicals or waste, or for constructing or repairing any streets, utilities or other improvements shown on any plat of the property.
- c. Nothing in this "as is, where is" provision will be construed to modify or negate the Grantor's obligation under the CERCLA covenant or any other statutory obligations.

### **SECTION 10 PERMIT**

A Section 10 Permit is required for any modification to the light tower. Section 10 is a provision of the Harbors and Rivers Act created to protect the navigational waterways of the United States. The permit program is administered by the U.S. Corps of Engineers, having jurisdiction over the location of proposed activities. A review is completed to determine if these activities will threaten navigational waterways. A blank copy of the permit is available at <http://propertydisposal.gsa.gov>.

### **SITE ACCESS AGREEMENT**

The Purchaser shall sign the Site Access Agreement upon the execution of the Bill of Sale at closing.



**BIDDER REGISTRATION AND BID FORM FOR PURCHASE OF  
GOVERNMENT REAL PROPERTY**

**Chesapeake Light Tower**  
**Atlantic Ocean – 14.5 miles from Cape**  
**Henry, VA, Off-Shore**  
**IFB Number: 4-U-VA-1161AA**  
**Sale/Lot Number: PEACH416009001**  
**REGISTRATION DEPOSIT: \$2,500.00**

**USERNAME:** \_\_\_\_\_  
(as established at RealEstateSales.gov)

**Bidder Information:** Please print or type legibly.

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip \_\_\_\_\_  
Phone: (\_\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_\_) \_\_\_\_\_  
E-mail: \_\_\_\_\_

**BIDDER REPRESENTS THAT HE/SHE OPERATES AS** (check which applies) see Instructions to Bidders, Paragraph 12, Bid Executed on Behalf of Bidder for instructions:

- An individual \_\_\_\_\_
- A partnership consisting of \_\_\_\_\_
- A limited liability partnership consisting of \_\_\_\_\_
- A corporation, incorporated in the State of \_\_\_\_\_
- A limited liability company \_\_\_\_\_
- A trustee, acting for \_\_\_\_\_
- Other \_\_\_\_\_

**Registration Deposit (check one):**

- By certified or cashier's check made payable to the **U.S. General Services Administration**  
TIN or SS# \_\_\_\_\_ (please provide to expedite refund)
  - By Credit/Debit Card: \_\_\_\_\_ Exp: \_\_\_\_/\_\_\_\_ CSC/CVC \_\_\_\_\_
    - Visa  MasterCard  Debit
    - Discover  American Express
- Name of Bidder as it appears on credit card \_\_\_\_\_

**Certification and Authorization**

The undersigned bidder hereby offers and agrees to purchase the Property as described in the accompanying Invitation for Bids (IFB) for any bids placed online by the undersigned and if any bid is accepted by the Government within sixty (60) calendar days after the auction close date. This Bid Form is made subject to the terms of IFB No. 4-U-VA-1161AA including the Property Description, Terms of Sale, Instructions to Bidders, Notices and Covenants, Bidder Registration and Bid Form For Purchase of Government Real Property, and any associated amendments to the IFB, all of which are incorporated herein and by reference made a part of any bid placed online at [RealEstateSales.gov](http://RealEstateSales.gov). If a bidder is providing the Registration Deposit by credit card, the bidder must be the authorized cardholder and agrees that his or her credit card account will be debited the full amount of the Registration Deposit, as specified in the IFB. In the event the bidder is not the Purchaser, the Registration Deposits will only be refunded as specified in the IFB. Information collected herein is governed by the Privacy Act of 1974 (5 U.S.C. Section 552a) and is being collected to register a bidder for the sale of Government property.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Print Name:** \_\_\_\_\_

**Send Registration Form with Registration Deposit to:**

U.S. General Services Administration FAX: (404) 215-8600  
Real Property Utilization and Disposal (4PZ)  
77 Forsyth Street, SW, Room 130  
Atlanta, GA 30303  
Attn: Warren Frazier, Realty Specialist

**CERTIFICATE OF CORPORATE/ORGANIZATION BIDDER**

(For use with Bidder Registration and Bid Form for Purchase of Government Real Property see Instructions to Bidders, Paragraph 12, Bid Executed On Behalf Of Bidder for instructions)

**Chesapeake Light Tower  
Atlantic Ocean 14.5 miles from Cape Henry, VA  
IFB Number: 4-U-VA-1161AA  
Sale/Lot Number: PEACH416009001**

**THIS FORM MUST BE SIGNED BY SOMEONE OTHER THAN THE BIDDER  
(UNLESS THE BIDDER IS THE SOLE AUTHORIZED REPRESENTATIVE OF THE  
CORPORATION/ORGANIZATION).**

I, \_\_\_\_\_, certify that I am \_\_\_\_\_  
(Secretary or Other Title)

of the Corporation/Organization named as bidder herein; that \_\_\_\_\_  
(Name of Authorized Representative)

who signed this Bid Form for Purchase of Government Property on behalf of the bidder was then

\_\_\_\_\_ of said Corporation/Organization; that said bid was  
(Official Title)

duly signed for and on behalf of said Corporation/Organization by authority of its governing body and is

within the scope of its corporate/organization powers.

\_\_\_\_\_  
(Signature of Certifying Officer/Secretary/Manager)

\_\_\_\_\_  
(Print Name)

(Corporate Seal Here, if applicable)



## SITE ACCESS AGREEMENT

THIS SITE ACCESS AGREEMENT (the "Agreement") is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2016, by and between \_\_\_\_\_ ("Owner") and the UNITED STATES OF AMERICA, acting by and through the Secretary of the Department of Energy and authorized representatives (United States" or "Licensee"). Owner and Licensee (collectively, the "Parties") agree as follows:

### RECITALS:

A. The Owner has acquired the Chesapeake Light Tower Station (the "Property") more particularly described at Exhibit "A" attached hereto and made a part hereof.

B. Said acquisition was from the United States by virtue of that certain Bill of Sale dated \_\_\_\_\_.

C. As a condition to the sale of the Property, the Owner has agreed to allow the United States to leave certain equipment and other personal property ("Equipment") more particularly described at Exhibit "B" attached hereto and made a part hereof, that is owned by the United States at the Property on a temporary basis.

To provide Licensee with access to the Property for the purpose of removing or otherwise agreeing on a disposition of the Equipment, Owner and Licensee desire to enter into this Agreement to grant to Licensee a short term license to enter the Property.

NOW, THEREFORE, IN CONSIDERATION of the promises and covenants herein contained and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Owner and Licensee agree as follows:

1. Recitals. The foregoing Recitals are incorporated herein by reference and are a part of this Agreement.

2. License.

2.1. Grant of License. Subject to conditions of Section 2.2 below, Licensee, and all of Licensee's employees, contractors, consultants, advisors, agents and authorized representatives, are hereby granted the right to enter upon and use the Property (the "License") during the Term of this Agreement, defined below, for the purpose of determining the proper disposition of the Equipment. The License shall entitle Licensee to make such appraisals, examinations, analyses, investigations, or other inspections as may be necessary, at Licensee's election, in connection with Licensee's Equipment. At all times during the Term (as hereafter defined) of this

Agreement, Owner shall cooperate with Licensee's exercise of its rights under the License and Licensee's disposition of its Equipment.

2.2. Conditions to Grant of License. The License is granted subject to the following conditions, which must be satisfied before access is granted and throughout the Term of this Agreement:

- a) The Licensee and its agents shall comply with any reasonable security requirements of the Owner, if the Licensee has received advance notice thereof.
- b) Access to the Property is granted daily from 8 a.m. to 5 p.m. unless otherwise approved by the Owner.

2.3. Compliance with Laws. Licensee shall exercise all of its rights under the License in accordance with all applicable laws, regulations, and requirements; including any rules adopted by Owner for the Property of which Licensee has reasonable advance notice.

### 3. Term.

- 3.1. Term. The Term of this Agreement shall commence as of the date of this Agreement set forth hereinabove, and shall continue, if not sooner jointly terminated by the Parties, to a date sixty (60) days after the date of this Agreement (the "Term"). The Term may be extended by the mutual agreement of the Parties. During the Term, Owner and Licensee shall use reasonable efforts to finalize the disposition of the Equipment.

### 4. Miscellaneous.

4.1. Assignment. Neither party may assign or transfer this Agreement nor its rights or obligations hereunder without the prior written consent of the other party.

4.2. Applicable Law. This Agreement shall be governed by the federal laws of the United States of America.

4.3. Severability. If any term, provision or section of this Agreement is held to be unenforceable or invalid under any applicable law or regulation by any court or competent governmental authority having jurisdiction, the remaining provisions shall continue in full force and effect without being impaired or invalidated in any way, and such determined unenforceability or invalidity of any term, provision, or section shall not preclude



the effectiveness of, or alter, any other term, provision or section unless the effectiveness thereof would result in unjust enrichment or extreme hardship to either of the Parties hereto or would otherwise frustrate the basic intent hereof.

4.4. Amendments. This Agreement shall not be amended or changed except by written instrument signed by both Parties.

4.5. Notices. Any consent, approval or notice to be given by either party hereto shall be in writing and delivered by hand or deposited in United States Mail, registered or certified, postage prepaid, return receipt requested:

To Owner:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

To Licensee:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

or to such other address as from time to time designated by the party receiving notice. Any notice delivered by hand shall be deemed given upon delivery. Any notice that is properly mailed shall be deemed to have been given three (3) days after deposit in the United States Mail.

4.6. Disputes. In the event of any disputes under this Agreement, Owner and Licensee shall follow the procedures under the Contract Disputes Act of 1978, as amended, 41 U.S.C. §§ 601-613.

4.7. Interpretation. All provisions of this Agreement have been negotiated by Owner and Licensee at arm's length and with full representation of their respective legal counsel and neither party shall be deemed the drafter of this Agreement. The language of this Agreement shall not be construed for or against either party by reason of the authorship or alleged authorship of any provision hereof or by reason of the status of the respective parties as Owner or Licensee.

IN WITNESS WHEREOF, Owner and Licensee have executed this Agreement as of the day and year first above written.

"Owner"

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

"Licensee"

UNITED STATES OF AMERICA ACTING BY AND THROUGH THE SECRETARY OF THE DEPARTMENT OF ENERGY.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

## EXHIBIT "A"

### Property Description

This steel, "Texas style" tower was built in 1965 and is 120 feet tall. The tower is supported by four 33 inch concrete filled steel pilings driven 180 feet into the ocean bottom. The light tower is an adaptation modeled on the offshore oil drilling platform first employed off the coast of Texas, known as a "Texas Tower" on top of four steel legs that was engineered to be used as a lighthouse. The actual light tower stands 37 feet above the helicopter deck. The light tower holds an active aid-to-navigation. The Federal aid to navigation located on the property remains the personal property of the United States. The United States reserves an unrestricted right for ingress and egress to maintain, operate, repair, replace or relocate the aid-to-navigation or any associated equipment.

No fee land shall be conveyed with the sale. The property conveyed by Bill of Sale is for the Chesapeake Light Tower only. Its purchase does not include submerged land. With regard to occupancy, the tower is subject to Federal requirements for submerged land and Improvements therein, including a Section 10 permit administered by the U. S. Army Corps of Engineers for any modification of the property. Section 10 of the Rivers and Harbors Act of 1899 requires authorization from the Secretary of the Army, acting through the Corps of Engineers, for the construction of any structure in or over any navigable water of the United States. Structures or work outside the limits defined for navigable waters of the United States require a Section 10 permit if the structure or work affects the course, location, or condition of the water body. The law applies to any dredging or disposal of dredged materials, excavation, filling, rechannelization, or any other modification of a navigable water of the United States, and applies to all structures, from the smallest floating dock to the largest commercial undertaking. It further includes, without limitation, any wharf, dolphin, weir, boom breakwater, jetty, groin, bank protection (e.g. riprap, revetment, bulkhead), mooring structures such as pilings, aerial or subaqueous power transmission lines, intake or outfall pipes, permanently moored floating vessel, tunnel, artificial canal, boat ramp, aids to navigation, and any other permanent, or semi-permanent obstacle or obstruction.

## Exhibit "B"

### Licensee's Equipment

#### **Virginia Tech University - Meteorological Station CHLV2**

The National Data Buoy Center (NDBC) has maintained a meteorological station on the Chesapeake Light Tower for over 30 years, including wind speed and direction measurements on a fixed mast, 43 meters above mean sea level.

Recognizing the importance of preserving the continuity of this reference record, \$22.5K were expended to replace the two RM Young wind sensors and install a new data logger for CHLV2 in December 2014, when the NDBC makes the wind data available on public website at [www.ndbc.noaa.gov/station\\_page.php?station=chlv2](http://www.ndbc.noaa.gov/station_page.php?station=chlv2). The continued operation of this wind reference station may be desired to support long term research initiatives as well as new initiatives such as for offshore wind plant resource assessment and characterization for the Mid-Atlantic region.

#### **NASA – Clouds and Earth Radiant System (CERES)**

CERES is a scientific satellite instrument developed for NASA's Earth Observing System (EOS), and the CERES measurements provide Earth Radiation Budget data to the scientific community. The CERES Ocean Validation Experiment (COVE) located on the Chesapeake Lighthouse provides continuous radiation measurements for the validation of CERES and other satellite products. Additional information is available at <http://cove.larc.nasa.gov> and <http://ceres.larc.nasa.gov>.

COVE instrumentation is primarily located at the housing level and on the lookout tower, and is controlled by computers located on the platform as well as at NASA Langley Research Center. Instruments have been maintained in the past through bi-weekly helicopter trips to the site. The platform has also served as a location for periodic intensive field campaigns, which involve manning the platform for short periods of time (1-30 days).

NASA-owned equipment is located throughout the platform. NASA tools and supplies are mainly located in the radio room. NASA also owns some diesel fuel, helium bottles, and emergency egress gear at the lighthouse. NASA equipment located on the Chesapeake Light Tower includes:

##### **POWER SYSTEM**

6 large batteries, a 7.5kW generator and a solar panel power system (consisting of many 64W solar panels) were sized to accommodate the power requirements of the hardware, instrumentation, data and telephone communications needs.

##### **UP-LOOKING SENSORS**

Several up-looking radiation sensors and several meteorological sensors are mounted on top of the lighthouse section roof.

##### **DOWN-LOOKING SENSORS**

Down-looking hemispherical field of view radiation sensors, identical in type to those mounted on the rooftop section collect reflected energy from the ocean's surface. The ratio of energy levels for the up-looking sensors relative to the down-looking sensors, albedo, is an important derived variable for the CERES project.

##### **ACQUISITION AND COMMUNICATIONS**

Several environmental enclosures (24" X 18" X 10", NEMA 4, 25 lbs each) are housing data acquisition, storage and communication systems. A Freewave radio (900 MHz) is the primary communications system between the platform systems and data processing computers at NASA Langley. 2 separate three-foot long directional antennas are installed for the Freewave radio and telephone.

##### **SEA SURFACE MEASUREMENTS**

Cables that once measured turbidity, sea surface temperature and other parameters may still be in place in case these measurements are revived.

##### **COMPUTERS**

Several laptop computers are used to run programs to collect, store and upload data.

##### **INSTRUMENT RINSING SYSTEM**

Rainwater collected into a 200-gallon tank on the maintenance deck pumps water to a 35-gallon tank on the rooftop to clean the uplooking instruments daily.

For additional information, please call Warren D. Frazier at  
(404) 526-3164 or email at  
warren.frazier@gsa.gov.

For information and pictures, please visit the Real Estate Sales website on the  
internet at <http://realestatesales.gov> and <http://propertydisposal.gsa.gov>.



**Online Auction Opening Date: June 3, 2016**