

FACT SHEET:

HAMILTON FIELD—FEDERAL LANDS TO PARKS EXCHANGE



**Hamilton Theater
Town Center Site**
APN 157-690-47



**Bachelor Officer's Quarters
"BOQ" Site**
APN 157-690-53



Commissary Site
APN 157-970-03

PROJECT: Hamilton Field—Federal Lands to Parks Exchange

LOCATION: Three sites within the historic Hamilton Field neighborhood:

- Commissary site (APN 157-970-03)
- Town Center site (APN 157-690-47)
- Bachelor's Officers Quarters (BOQ) site (APN 157-690-53)

DESCRIPTION: These sites (listed above and as "Hamilton LTP Properties" in the attached map) are currently encumbered with deed restrictions resulting from their transfer to the City as a public benefit conveyance through the federal Lands to Parks ("LTP") program. The encumbrances on these sites include restrictions which 1) limit the use of the properties to recreation and community-serving functions, 2) which prevent the City from selling or leasing the properties; and 3) a reversionary interest which gives the federal government the right, under certain circumstances, to take the properties back without compensation, including for any improvements. The effect of these encumbrances on the sites—that are currently unimproved, dilapidated and in need of significant investment—make it infeasible for private investment.

In 2011, the Trust for Public Lands ("TPL") approached the City to determine if it had any interest in purchasing approximately 93 acres of land on the southern border of Novato. The land, currently undeveloped, ecologically valuable, and beautiful, was zoned as residential and at risk of development. This offer represented a potential solution to the challenge of revitalizing the Hamilton LTP Properties. The City proposed to purchase the 93 acres/TPL property and exchange it with the National Parks Service, for an end result of lifting the restrictions encumbering the Hamilton properties.

As part of this exchange, the BOQ site would be split so that the Hamilton Pool and other recreation spaces on the site will remain in the LTP program, while the Bachelor's Officers



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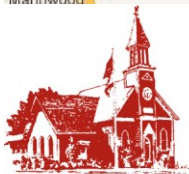
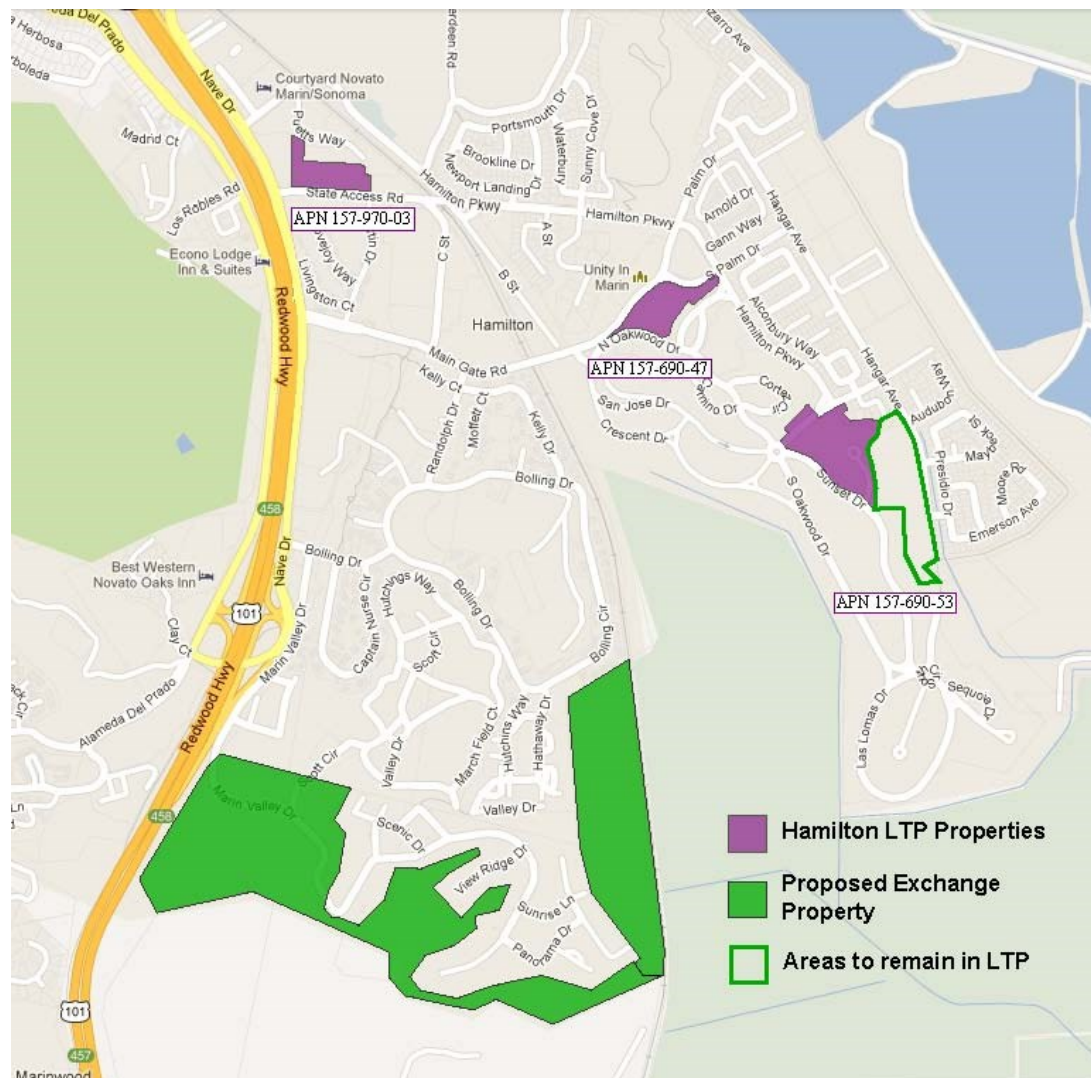


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Quarters, the Officers Club and surrounding areas will be unencumbered. The exchange will also leave in place the requirement that any improvements to the historic structures on the sites--the Hamilton Theater and the Bachelor's Officers Quarters--be constructed according to the Secretary of Interior Standards for the Treatment of Historic Properties. This exchange would permanently preserve 93 acres of beautiful hills and wetlands surrounding the Marin Valley Mobile Country Club while freeing the blighted historic properties in Hamilton of the encumbrances hindering their redevelopment and revitalization.

Over the past three years, the City has negotiated the proposed exchange with the NPS, the General Services Administration and the Department of the Navy and have arrived at a solution that is acceptable to all parties. The federal government has approved the exchange documents and once the City Council has approved the exchange, the City will work with the City Council and community to determine the best process for redeveloping and revitalizing the Hamilton LTP Properties.



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