

One Hundred Twelfth Congress  
of the  
United States of America

AT THE SECOND SESSION

*Begun and held at the City of Washington on Tuesday,  
the third day of January, two thousand and twelve*

An Act

To authorize the Administrator of General Services to convey a parcel of real property in Tracy, California, to the City of Tracy.

*Be it enacted by the Senate and House of Representatives of  
the United States of America in Congress assembled,*

**SECTION 1. CONVEYANCE OF PARCEL, TRACY, CALIFORNIA.**

(a) DEFINITIONS.—In this section:

(1) ADMINISTRATOR.—The term “Administrator” means the Administrator of General Services.

(2) CITY.—The term “City” means the city of Tracy, California.

(3) PARCEL.—

(A) IN GENERAL.—The term “Parcel” means the approximately 150 acres conveyed to the City for educational or recreational purposes pursuant to section 140 of division C of Public Law 105–277 (112 Stat. 2681–599; 113 Stat. 104; 118 Stat. 335).

(B) EXCLUSIONS.—The term “Parcel” does not include the approximately 50 acres conveyed to the City for economic development, in which the United States retains no reversionary interest, pursuant to section 140 of division C of Public Law 105–277 (112 Stat. 2681–599; 113 Stat. 104; 118 Stat. 335).

(b) CONVEYANCE.—

(1) IN GENERAL.—Notwithstanding subsections (c) through (f) of section 140 of division C of Public Law 105–277 (112 Stat. 2681–599; 113 Stat. 104; 118 Stat. 335) and subject to subsection (c), the Administrator may offer to enter into a binding agreement with the City, as soon as practicable, but not later than 180 days after the date of enactment of this Act, under which the Administrator may convey to the City, through a deed of release or other appropriate instrument, any reversionary interest retained by the United States in the Parcel, and all other terms, conditions, reservations, and restrictions imposed, in connection with the conveyance of the Parcel.

(2) SURVEY.—For purposes of paragraph (1), the exact acreage and legal description of the Parcel shall be determined by a survey that is satisfactory to the Administrator.

(c) CONSIDERATION.—

(1) IN GENERAL.—As consideration for the conveyance under subsection (b), the City shall pay to the Administrator an amount not less than the appraised fair market value of the Parcel, as determined by the Administrator pursuant to an

appraisal conducted by a licensed, independent appraiser, based on the highest and best use of the Parcel, as determined by the Administrator.

(2) TREATMENT.—The determination of the Administrator under paragraph (1) regarding the fair market value of the Parcel shall be final.

(d) COST OF CONVEYANCE.—The City shall be responsible for reimbursing the Administrator for the costs associated with implementing this section, including the costs of each applicable appraisal and survey.

(e) PROCEEDS.—

(1) DEPOSIT.—The net proceeds from the conveyance under this section shall be deposited in the Federal Buildings Fund established by section 592(a) of title 40, United States Code.

(2) EXPENDITURE.—The amounts deposited in the Federal Buildings Fund under paragraph (1) shall be available to the Administrator, in amounts specified in appropriations Acts, for expenditure for any lawful purpose consistent with the authority of the Administrator.

(f) ADDITIONAL TERMS AND CONDITIONS.—The Administrator may establish such additional terms and conditions in connection with the conveyance under subsection (b) as the Administrator considers to be appropriate to protect the interests of the United States.

(g) NO EFFECT ON COMPLIANCE WITH ENVIRONMENTAL LAWS.—Nothing in this Act or any amendment made by this Act affects or limits the application of or obligation to comply with any environmental law, including section 120(h) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. 9620(h)).

*Speaker of the House of Representatives.*

*Vice President of the United States and  
President of the Senate.*