

[Signature]
CITY ATTORNEY

OFFICE OF THE CITY CLERK
COUNCIL CHAMBERS

ORDINANCE NO. _____ C. M. S.

2004 JAN 29 PM 1:01

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN OFFER TO PURCHASE AGREEMENT WITH FRANK L. CIANGI AND ANGELIQUE B. CIANGI THE ADJOINING PROPERTY OWNERS FOR 1,500 SQUARE FEET OF SURPLUS REAL PROPERTY LOCATED AT 51ST STREET AND DESMOND STREET FOR THE FAIR MARKET VALUE OF \$1,500.

WHEREAS, the City of Oakland ("City") owns a 1,500 square foot, vacant parcel along located at the southwesterly corner of 51st and Desmond Street, Assessor's Parcel Number 013-1137-003-02 described in Exhibit "A" attached hereto (the Property); and

WHEREAS, the Property is a remnant of the 51st Street Road Widening Improvement Project which has been completed; and

WHEREAS, a legal description has been developed that indicated that the Property is 1,500 square feet in area; and that no easements encumber the Property; and

WHEREAS, the Property being less than 5,000 square feet is not subject to the California Surplus Lands Act (California Government Code 54220-5432), but is subject to City Ordinance No. 11602, C.M.S., covering sales of surplus city-owned property; and

WHEREAS, the surplus property was circulated pursuant to Government Code surplus property requirements, the Property may be sold through a negotiated sale; and

WHEREAS, the Property being less than 2,500 square feet is not subject to Planning Commission zoning review, and is subject to all other procedures of City Ordinance No. 11602, C.M.S., for sale of City-owned properties; and

WHEREAS, Real Estate Services market analysis of the Property indicates a market value of \$1,500; and

WHEREAS, the Property is not legally developable as a separate parcel, the sale is conditioned upon it being merged with the adjoining property at 4975 Desmond Street; and

WHEREAS, Frank L. Ciangi and Angelique B. Ciangi, the owners of the abutting property, have tendered an offer to purchase the Property in the amount of \$1,500, the City's appraised value, and has executed an Offer to Purchase Agreement in that amount; now therefore:

THE COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council finds and determines that the herein-described real property is not needed for any public purpose, is surplus to the needs of the City, and the City is not required

S-10.13CC
ORA/COUNCIL
FEB 17 2004

FINANCE & MANAGEMENT CMT. FEB 10 2004

1137
1

Map of Plot No. 13 as per Mellersbergers Map
of the Rancho of Domingo and Vicente Peralta (Bk. 17 Pg. 12)
Map of the Coronado Tract. (Bk. 24 Pg. 69)

REV. 7-23-80 EM
11-9-81 SO
11-04-85 CSL



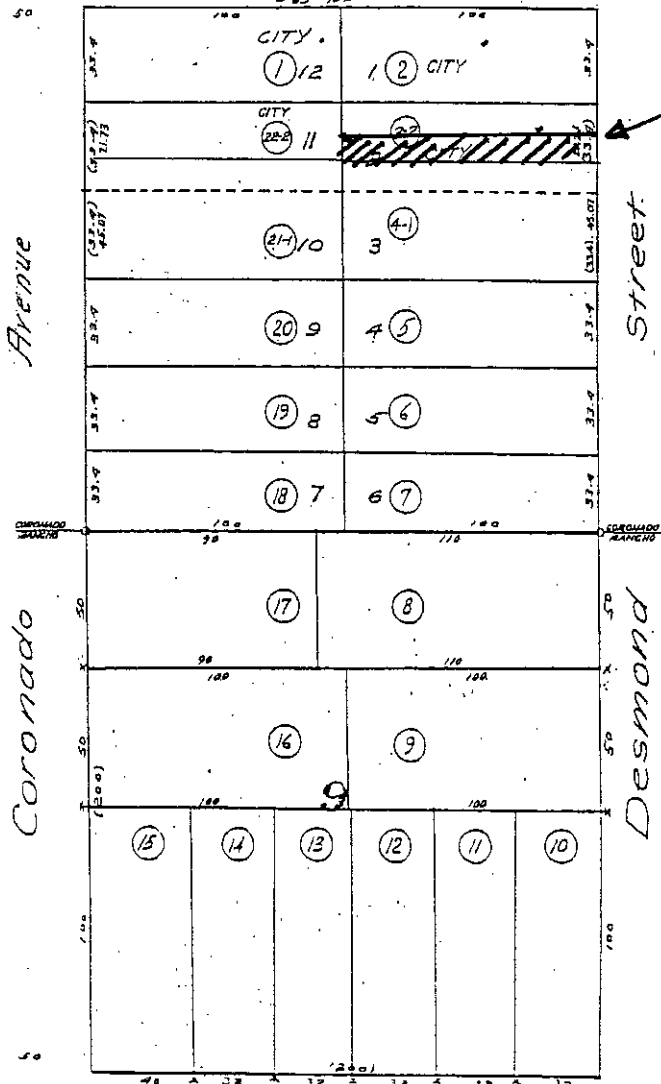
Scale 1"=40'

BOOK 14

51³/₄ (Vernon) Street

563' ASK

SURPLUS PARCEL



4988

4982
4980

4976

4970

4964

4960

4950

4920

4977

4975

4965

4963

4959

4957

4955 Rear

4953

4949

1136

1137
Pg. 2

331

332

330

328 1/2

328

326

324

1138

EXHIBIT "A"

11-24-80

OFFICE OF THE CITY CLERK
2004 JAN 29 PM 1:01

NOTICE AND DIGEST

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN OFFER TO PURCHASE AGREEMENT WITH FRANK L. CIANGI AND ANGELIQUE B. CIANGI THE ADJOINING PROPERTY OWNERS FOR 1,500 SQUARE FEET OF SURPLUS REAL PROPERTY LOCATED AT 51ST AND DESMOND STREET FOR THE FAIR MARKET VALUE OF \$1,500.

An Ordinance has been prepared authorizing the City Manager to enter into Purchase and Sales Agreements for the sale of a City-owned surplus property located at Desmond and 51st Street to the adjoining property owners at its fair market value. The Real Estate Division is renewing its efforts to generate additional revenue and reduce the City's maintenance expenses through the proactive identification and disposal of surplus property. The City-owned property located at 51st and Desmond Street has been declared surplus property and available for disposal.

The Real Estate staff reinitiated discussions with the adjoining property owners, Frank L. Ciangi and Angelique B. Ciangi for the purchase of this City-owned surplus property. A legal description was developed which determined that the irregular surplus property strip contains approximately 1,500 square feet and not capable of independent development. An agreement was reached to purchase the surplus property at its fair market value of \$1,500.

~~FINANCE & MANAGEMENT CMTE.~~
FEB 10 2004

S-10. BCC
ORA/COUNCIL
FEB 17 2004