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OFFICE OF THE CITY CLERK  
OAKLAND

2003 MAY 15 PM 4:31

**CITY OF OAKLAND**  
*Agenda Report*

TO: Office of the City Manager  
ATTN: Robert C. Bobb  
FROM: Community and Economic Development Agency  
DATE: May 27, 2003

**RE: A SUPPLEMENTAL REPORT TO THE APRIL 1, 2003 STAFF REPORT AND RESOLUTION AUTHORIZING THE CITY OF OAKLAND TO CONDUCT A PUBLIC AUCTION FOR THE SALE OF TWELVE CITY-OWNED SURPLUS PROPERTIES.**

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This supplemental report provides responses to a series of questions that were posed by members of the City Council at its regular meeting on April 1, 2003 regarding the authorization to conduct a public auction for the sale of twelve City-owned surplus properties.

***WHAT LAWS, REGULATIONS OR ORDINANCES ESTABLISH THE PROCEDURES FOR THE DISPOSAL OF CITY-OWNED SURPLUS PROPERTY?***

The sale of any surplus real estate asset goes through an extensive public process. The State of California Government Code establishes the procedure for the disposal of City-owned surplus property. The Government Code requires that prior to disposing of any surplus property it must be offered to other outside public agencies for park, recreation, open space or for the purpose of developing low and moderate-income housing. If there is no interest expressed for those purposes the property may be disposed of without further regard to this Government Code Section.

To supplement the Surplus Property Laws, the City of Oakland adopted Ordinance 7952 C.M.S., Ordinance 8642 C.M.S., and Ordinance 11602 C.M.S. that establishes Procedures for Sale of City-Owned Surplus Property. In addition to compliance with the above City Ordinances, each property over 2,500 square foot in land area is agendized and reviewed by the Oakland Planning Commission, in open forum, to determine the zoning and General Plan compliance of the surplus property sale.

***WHAT ARE THE CITY'S PROCEDURES FOR THE DISPOSAL OF CITY-OWNED SURPLUS PROPERTY?***

Prior to circulating any potential City-owned surplus property to outside governmental agencies pursuant to the Government Code, the property is circulated internally to various City departments/agencies to determine if there is any internal interest or need for the property. The

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Real Estate Division conducts an investigation to determine if there is any existing City infrastructure or program(s) that may require that the property be retained. If there is no interest expressed or public need to retain the potential surplus property, it is further reviewed internally to determine if there are any encroachments onto dedicated or undedicated public streets or City easements (utility, access, slope, etc.) and rights of way to be reserved prior to disposal.

The surplus property is circulated to other outside public agencies within Alameda County, which are allowed sixty days to express any interest in purchasing the surplus property, pursuant to the Surplus Property Laws. The City can only dispose of surplus property if there is no interest expressed by these outside governmental agencies.

After the internal screening is complete, the potential surplus property is reviewed by the City's Planning Commission to determine the appropriate zoning classification prior to any sale of the property. After the surplus property has been sold, the zoning classification shall not be reclassified for a period of two years unless there is a change in circumstances that would justify such zoning reclassification in the opinion of the Planning Commission. The Planning Commission also will make a determination if it should be declared surplus property and sold to the adjacent property owner or at public auction.

The Surplus Property Ordinance requires that property equal to or greater than 2,500 square feet be sold by oral or written competitive bids, unless otherwise authorized by a Resolution or Ordinance. If no bids are received, the surplus property may be sold through a negotiated sale approved by the City Council.

The property may be exempt from the competitive bidding requirement if the City Council makes certain findings:

- The surplus property is sold to another public agency or entity having the power of eminent domain.
- Calling for bids on a competitive basis is impractical, unavailing or impossible.
- In other cases when specifically authorized by the City Council after a finding and determination by the City Council that it is in the best interest of the City to sell the surplus property by negotiated sale.

***WHEN THE PROPERTIES ARE SOLD WHAT WILL HAPPEN TO THE SALES PROCEEDS?***

The City purchased four (4) of the surplus properties using State Gas Tax Revenue (see Attachment A). Since many of these properties were purchased over thirty years ago, the original gas tax fund expenditure is difficult to obtain. An analysis by the City Attorney's Office indicated that land purchased with Gas Tax money can be used for park and recreation purposes without reimbursing the State Gas Tax Fund. However, if those properties are sold or used for other purposes, the inflation adjusted value of the original gas tax fund expenditures must be returned to the State Gas Tax Fund and/or may be credited towards the City's matching fund requirement for future State Gas Tax funded projects. The City may have to reimburse the State

Gas Tax Fund approximately \$300,000 from the sales proceeds for these properties. If the City obtains a gas tax credit, the City would save approximately \$300,000 in future funding. The remaining proceeds could be placed into the City's General Fund estimated at \$900,000, if all the properties are sold at the minimum bid price.

***WHEN AND WHY WERE THESE SURPLUS PROPERTIES PURCHASED?***

These surplus properties were purchased at various times in the distant past. Five of the surplus properties were purchased in 1950-60 and the remaining seven surplus properties were purchased in early 1980-90. Due to the timeframes involved most of the projects and acquisition files have been closed out, retired, destroyed or are no longer available for review. Three of the properties were purchased as part of a legal settlement. The remaining properties were purchased for various Capital Improvement Projects and street widening projects using a variety of funding sources.

***WHAT PROCESS WAS USED TO SELECT THESE PROPERTIES?***

One of the recommendations from the "Moving Oakland Forward" budget task force was to increase revenues and/or reduce expenditures through the sale, lease, transfer, or exchange of City real estate assets. The task force was asked to identify various City-owned properties, which could be disposed of as soon as possible to provide additional revenues to address the City's current budget shortfall. These surplus properties were selected based upon their state of readiness for disposal. These properties have completed the State Surplus Property laws and City internal circulation requirements, obtained the necessary Planning Commission review, and are available for disposal pursuant to Ordinance 11602 C.M.S., which establishes the procedures for the sale of City-owned surplus property.

***HOW WILL THE SURPLUS PROPERTIES BE DISPOSED OF?***

The City-owned surplus property will be sold in an "as is" condition to the highest bidder at a public auction to be scheduled. The properties have been appraised and a minimum bid value has been established. The successful bidder shall be required to deliver to the City a deposit for not less than 10% of the minimum bid price for each property and to enter into a Purchase Agreement containing provisions for forfeiture of their deposit for breach of any conditions set forth in the Resolution and/or the Purchase and Sales Agreement or failure or refusal to complete the purchase.

The sale shall be awarded to the highest bidder meeting the conditions specified in the Auction Notice and Purchase and Sales Agreement at a future City Council meeting. The City reserves the right to reject any and all offers and waive any informality or irregularity in any offer or to accept any offer deemed in the best interest of the City.

The successful bidder will be required to complete the transaction within 14 days after the City Council approves the sale. If the City does not receive any bids for any of the properties or the bid amount is not acceptable to the City, Ordinance 11602 allows the Real Estate Division to

conduct a negotiated sale with interested buyers. Any negotiated sale would be subject to the approval of the City Council. Upon the sale of any properties, the Real Estate Division will return to the City Council for the approval of the sale via a City Ordinance.

***WHAT IS THE ANNUAL MAINTENANCE COSTS SAVINGS?***

The maintenance of City-owned properties is the responsibility of several City departments, i.e. Public Works Agency; Fire Department; Code Compliance; and Park and Recreation Department. The majority of the budgeted maintenance is in the Comprehensive Clean-up Fund 1720 Org. 30474. Under the City's Blight Ordinance the City must maintain its property assets. The annual maintenance of these 12 surplus properties is estimated at \$30,000 per year.

***WHY SELL ANY CITY-OWNED PROPERTIES IF ALL THE SALES PROCEEDS CANNOT BE DEPOSITED INTO THE CITY'S GENERAL FUND?***

These properties are presently a burden on the City because of maintenance and liability concerns. Selling these properties will maximize the City's economic and non-economic returns by:

- a) Getting the properties back on the county property tax rolls;
- b) Eliminating the need for ongoing maintenance (estimated at \$30,000 per year);
- c) Reducing future litigation exposure; and
- d) Generating additional real estate tax revenues to the City (estimated at \$60,000 per year), if all 12 properties are developed to their highest and best use.

In addition, if the City obtains a gas tax fund credit, the City would save approximately \$300,000 in future funding. The remaining proceeds could be placed into the City's General Fund, estimated at \$900,000 if all the properties are sold at the minimum bid price.

***CAN THESE PROPERTIES BE USED FOR OPEN SPACE, AFFORDABLE HOUSING OR EXCHANGE PURPOSES?***

Prior to these properties being declared surplus they were circulated internally to various City Departments/Agencies to determine if there was any internal interest or public purpose for the property, including any consideration of open space or affordable housing uses. If there were an internal interest expressed or a public purpose identified, the properties would **not** have been declared surplus, but made available to the requesting Department/Agency. There was neither an interest expressed nor a public purpose identified; therefore, the properties have been declared surplus.

The properties may lend themselves for potential exchange purposes; however, an exchange property and willing seller would have to be identified. The properties for the most part are in-fill residential lots that have some development challenges such as creek-side status, slope development and zoning or General Plan inconsistencies. It would be difficult to identify a property owner who would want to exchange their property for scattered in-fill sites through out Oakland.

## **FISCAL IMPACT**

In addition to the sales proceeds, the City will receive its share of the future property real estate taxes once the properties have been returned to the property tax rolls and will save the City the ongoing liability and maintenance costs associated with the properties.

The successful bidder will pay for all closing costs including, but not limited to, recording fees, transfer and sales tax and title insurance. The sales proceeds will be used to reimburse any outstanding obligations or gas tax funds, which were used to originally purchase the property, reimburse Real Estate Services for all related hard costs associated with the public auction and the remaining sales proceeds, estimated at \$900,000, going to the City's surplus land sales fund (fund 1010).

## **BACKGROUND**

Real Estate Division is renewing its efforts to generate additional revenue and reduce the City of Oakland's maintenance expenses through the proactive identification and disposal of surplus property. The City plans to hold at least two auctions each year, until it disposes of all excess surplus property. The properties identified for sale will be sold "AS-IS". All prospective buyers will be required to perform their "due diligence" prior to bidding on any properties. The properties have been appraised and a minimum bid value has been established. The successful bidder for each property shall, upon making the highest bid, deliver to the City cash or a cashier's check, for a deposit of not less than ten (10%) of the minimum bid price for each property. Any successful bidder's failure or refusal to complete the purchase shall result in a forfeiture of the respective deposit to the City.

The successful bidder will be required to complete the transaction within 14 days after the City Council approves the sale. If the City does not receive any bids for any of the properties or the bid amount is not acceptable to the City, Ordinance 11602 allows the Real Estate Division to conduct a negotiated sale with interested buyers. Any negotiated sale would be subject to the approval of the City Council.

## **KEY ISSUES AND IMPACTS**

These properties are presently a burden on the City because of maintenance and liability concerns. The selling of these properties will maximize the City's economic and non-economic returns by getting the properties back on the property tax rolls, eliminating the ongoing maintenance, reducing future litigation exposure and generating additional property tax revenue to the City.

## **SUSTAINABLE OPPORTUNITIES**

Economic: The sale of these properties will ultimately contribute to a development infill project, which will take blighted and underutilized sites and turn them into a potential housing and/or mixed use projects, which will contribute to job creation and increased tax revenue for the City.

Environmental: Some of these properties are in proximity to major public transportation nodes and will likely encourage use of BART and AC Transit by project residents and retail customers, which will ease general pressure on the region's congested transportation infrastructure.

Social Equity: The sale of these properties will provide opportunities for citizens to participate in owning and developing real estate in the City of Oakland.

### **DISABILITIES AND SENIOR CITIZEN ACCESS**

This action will have no direct impact on disabled and senior citizen access. However, when the property is developed any public improvements that will be required through both state and local provisions will ensure equal access, such as sidewalks and parking spaces for disabled citizens and senior citizens.

### **ACTIONS REQUESTED**

Staff recommends sending the identified surplus properties back to the City Council and recommends adoption of a Resolution that authorizes the City of Oakland to conduct a public auction for the sale of City-owned surplus properties.

Respectfully submitted,



Robert C. Bobb, City Manager for the  
Community and Economic Development Agency

APPROVED AND FORWARDED TO THE  
FINANCE AND MANAGEMENT COMMITTEE

Prepared by:  
Frank Fanelli, Manager  
Real Estate Services

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FINANCE & MANAGEMENT CMTE.  
MAY 27 2003

**NOTICE OF PUBLIC AUCTION**  
**THE CITY OF OAKLAND REAL PROPERTY AUCTION**

The City of Oakland is recommending the following eleven (11) parcels of real property for sale to the highest bidder at public auction.

CITY OWNED- SURPLUS PROPERTIES

#	ASSESSOR PARCEL NUMBER (APN)	ADDRESS	SIZE (sq. ft.)	Date Purchased	Gas Tax Funds	Development Challenges	Improved	Min Bid
1	045-5304-057-02, 056	600-620 98 <sup>th</sup> Avenue	11,145	1985	Yes	General Plan inconsistency	vacant	\$140,000
2	045-5276-002-02	670-700 98th Avenue	10,547	1985	Yes	General Plan inconsistency	vacant	\$130,000
3 *	045-5237-001-01,008-01,007-02 *	816-828 98th Avenue	13,250	1991	Yes	General Plan inconsistency	improved	\$130,000
4	044-4989-006	9327 "E" Street	27,774	1989	No	General Plan inconsistency	vacant	\$175,000
5	048-6854-002-06	Sequoyah @ Heafey Road	13,125	1956	No	Creek side Property	vacant	\$65,000
6	048-6854-003-02	Sequoyah @ Heafey Road	8,050	1956	No	Creek side Property	vacant	\$65,000
7	048-6869-007	Keller/W of Surrey Lane	91,476	1957	No	Creek side Property	vacant	\$160,000
8	048-6818-001-01	Keller/Sequoyah	74,008	1964	Yes	Creek side Property	vacant	\$80,000
9	048D-7302-059	6558 Girvin Drive	8,000	1995	No	Existing Foundations	vacant	\$65,000
10	048D-7303-067	6298 Westover Drive	7,768	1995	No	Existing Foundations	vacant	\$65,000
11	048D-7303-068	6300 Westover Drive	7,242	1995	No	Existing Foundations	vacant	\$65,000
12	048H-7606-051-04	Gravatt Drive	57,935	1956	No	Creek side Property	vacant	\$240,000

\* - Property pulled at April 1, 2003 Council Meeting by Councilmember Larry Reid

Information regarding this auction and any future auctions will be available on the City of Oakland's web site ([www.Oaklandnet.com](http://www.Oaklandnet.com)) or contact:

City of Oakland, Real Estate Services Division, 250 Frank H. Ogawa Plaza, Suite 4314, Oakland, CA 94612, (510) 238-3541

TO: Office of the City Manager  
ATTN: Robert C. Bobb  
FROM: Community and Economic Development Agency  
DATE: April 1, 2003

**RE: A RESOLUTION AUTHORIZING THE CITY OF OAKLAND TO CONDUCT A PUBLIC AUCTION FOR THE SALE OF TWELVE CITY-OWNED SURPLUS PROPERTIES.**

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### SUMMARY

A resolution has been prepared requesting authorization to conduct a public auction for the sale of twelve (12) surplus properties owned by the City of Oakland (City). The twelve (12) City-owned surplus properties identified in Exhibit "A" were circulated to various County and City agencies pursuant to the Government Code and City requirements and there was no interest expressed or offers received from the other Agencies. Therefore, the City may dispose of the surplus property pursuant to City Ordinance 11602, which establishes the procedures for the sale of City-owned surplus real property.

The City-owned surplus properties will be sold in an "as is" condition at a public auction to be held on May 2, 2003, to the highest bidder. The successful bidder shall be required to deliver to the City a deposit for not less than 10% of the minimum bid price for each property and to enter into a Purchase and Sales Agreement containing provisions for forfeiture of the deposit for breach of any conditions set forth in this Resolution and/or Purchase and Sales Agreement.

The sale, if accepted by the City Council, shall be awarded to the highest bidder meeting the conditions specified in the auction notice and Purchase and Sales Agreement at a future City Council meeting. The City reserves the right to reject any and all offers and waive any informality or irregularity in any offer or to accept any offer deemed in the best interest of the City.

Staff recommends adoption of this resolution that authorizes the City of Oakland to conduct a public auction for the sale of twelve City-owned surplus properties. Adoption of this resolution satisfies Mayor and City Council Goals #2, #3, and #6.

### FISCAL IMPACT

The total minimum bid amount for the twelve properties is \$1,380,000. In addition to the sales proceeds, the City will receive its share of the future property taxes once the properties have been returned to the property tax rolls and will save the City the ongoing maintenance and liability costs associated with the properties.

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The successful bidder will pay for all closing costs including, but not limited to recording fees, transfer and sales tax and title insurance. The sales proceeds will be used to reimburse the fund(s) which were used to originally purchase the property and to reimburse Real Estate Services for all related costs associated with the public auction and sale of the properties. (Project P47010). Any money remaining after all costs are covered, and all funds and Real Estate are reimbursed will accrue to the General Fund. Any outstanding obligations or gas tax funds will be reimbursed as well.

## **BACKGROUND**

Real Estate Services is renewing its efforts to generate additional revenue and reduce the City of Oakland's maintenance and liability expenses through the proactive identification and disposal of surplus property. The City plans to hold at least two auctions annually until it disposes of all excess surplus property.

Real Estate Services will receive oral bids for each property at a public auction to be held on Friday, May 2, 2003, City Hall, Hearing Room 3 at 3:00 P.M. (See Exhibit "B"). The properties have been appraised and a minimum bid value has been established. The successful bidder for each property shall, upon making the highest bid, deliver to the City cash, a cashier's check, money order for a deposit of not less than ten (10%) of the minimum bid price for each property. Any successful bidder's failure or refusal to complete the purchase any property as required by this Resolution shall result in a forfeiture of the respective deposit to the City. The successful bidder will be required to complete the transaction within 14 days after the City Council approves the sale.

If the City does not receive any bids for any of the properties or the bid amount is not acceptable to the City, Ordinance 11602 allows the Real Estate Services to conduct a negotiated sale with interested buyers. Any negotiated sale would be subject to the approval of the City Council.

## **KEY ISSUES AND IMPACTS**

These properties are presently a burden on the City because of the maintenance and liability concerns. The selling of these properties will maximize the City's economic and non-economic returns by placing the properties back on the property tax rolls, eliminating the ongoing maintenance and liability, reducing future litigation exposure and generating additional revenue to the City.

## **SUSTAINABLE OPPORTUNITIES**

Economic: The sale of these properties may ultimately contribute to a future infill project, which will take blighted and underutilized sites and turn them into a potential housing and/or mixed use projects which will contribute to job creation and increased tax revenue for the City.

Environmental: Some of these properties are in proximity to major public transportation nodes which will likely encourage use of BART and AC Transit by project residents and retail customers, which will ease general pressure on the region's congested transportation infrastructure.

Social Equity: The sale of these properties will provide opportunities for citizens to participate in owning and developing real estate in the City of Oakland.

**DISABILITIES AND SENIOR CITIZEN ACCESS**

Approval of this Resolution will have no direct impact on disabled and senior citizen access. However, when the property is developed any public improvements that will be required through both state and local provisions will ensure equal access, such as sidewalks and parking spaces for disabled citizens and senior citizens.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends adoption of the attached resolution authorizing the City of Oakland to conduct a public auction for the sale of twelve City-owned surplus properties.

Respectfully submitted,



ROBERT C. BOBB  
City Manager for the  
Community and Economic Development Agency

APPROVED AND FORWARDED TO THE  
CITY COUNCIL

Prepared by:  
Frank Fanelli, Manager  
Real Estate Services

INTRODUCED BY COUNCILMEMBER \_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY

*[Signature]*  
CITY ATTORNEY

OFFICE OF THE CITY CLERK  
FILED  
MAR 17 2003 3:18 PM

**RESOLUTION No. \_\_\_\_\_ C.M.S.**

**RESOLUTION AUTHORIZING THE CITY OF OAKLAND TO CONDUCT A PUBLIC AUCTION FOR THE SALE OF TWELVE CITY-OWNED SURPLUS PROPERTIES**

**WHEREAS**, the City of Oakland (City) currently owns twelve surplus properties shown in Exhibit "A" that the Real Estate Services Division recommends be sold by oral competitive bids at a public auction; and

**WHEREAS**, the City Planning Commission has concurred with the Real Estate Services Division recommendation and determined the appropriate zoning classification of each property shown in Exhibit "A"; now therefore be it

**RESOLVED:** That the Real Estate Services Division is authorized to conduct a public auction and receive oral bids at 3:00 P.M. on Friday, May 2, 2003, at Hearing Room 3 in City Hall; and be it

**FURTHER RESOLVED:** The minimum acceptable bid for each property is shown on Exhibit "A" and each acceptable bid shall be raised in increments as specified in Official Notice of Sale (Exhibit "B"); and be it

**FURTHER RESOLVED:** Each property is sold in "as-is" condition and the City of Oakland makes no representation as to the potential use or condition of this property; and be it

**FURTHER RESOLVED:** The Planning Commission of the City of Oakland is instructed not to recommend an application for zoning reclassification of each property for a period of two years from the date of sale by the City unless the application contains a statement in detail of the changes in circumstances which in the opinion of the Planning Commission do, in fact, justify a zoning reclassification; and be it

**FURTHER RESOLVED:** Bidder making the highest bid for each property shall, upon making the highest bid, deliver to the City by cash, cashier's check or money order, a deposit of not less than ten percent (10%) of the minimum bid price for each property. Any successful bidder's failure or refusal to complete the purchase of any property as required by this resolution shall result in a forfeiture of the respective deposit to the City of Oakland; and be it

**FURTHER RESOLVED:** The balance of the amount between the highest bid and the required deposit for each property shall be payable to the City of Oakland by cash, cashier's check or money order, and delivered to the Manager of Real Estate Services or the delegated representative within 14 days after acceptance of the bid and approval of the sale to the successful bidder by the City Council. The successful bidder shall pay all recording fees, transfer and sales taxes as required by law; and be it

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**FURTHER RESOLVED:** In the event that the high bidder defaults in completion of the sale, the City may, at its sole discretion, offer the property to the second highest bidder. If the second high bidder accepts the option, the deposit requirement and the terms of the purchase shall be the same as stated in the Notice of Sale.

**FURTHER RESOLVED:** The instrument of transfer of title for each property shall be a Quitclaim deed delivered to each successful bidder or assignee, upon payment to the city of the entire amount of the highest bid for each property; and be it

**FURTHER RESOLVED:** The City Council reserves the right to reject any and all bids without stated cause; and be it

**FURTHER RESOLVED:** That the City Clerk is hereby directed to advertise not less than four days in the official newspaper of the City of Oakland, as well as on Channel 11 (KTOP) not less than ten days prior to the auction date, a notice calling for oral bids in accordance with the provisions of this resolutions and/or the purchase and sales agreement; and be it

**FURTHER RESOLVED:** The successful bidder, upon making the required deposit, will be required to sign a purchase agreement containing provisions for forfeiture of deposit and/or bonds for breach of any conditions set forth in this Resolution and/or the Purchase and Sales Agreement; and be it

**FURTHER RESOLVED:** That Real Estate Services be reimbursed for all costs associated with the public auction and sale of the properties through the Surplus Property Program (Project P47010); and be it

**FURTHER RESOLVED,** That the City Manager or his designee is authorized to take all actions necessary to carry out the intent of this Resolution and to complete the transaction; and be it

**FURTHER RESOLVED:** This Resolution has been approved by the Office of the City Attorney as to form and legality.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2003

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, NADEL, REID, QUAN, WAN AND PRESIDENT DE LA FUENTE

NOES-

ABSENT-

ABSTENTION-

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**FINANCE & MANAGEMENT CMT**

**MAY 27 2003**

ATTEST: \_\_\_\_\_  
**CEDA FLOYD**  
CITY CLERK AND CLERK OF THE COUNCIL  
OF THE CITY OF OAKLAND, CALIFORNIA

**NOTICE OF PUBLIC AUCTION**

**THE CITY OF OAKLAND REAL PROPERTY AUCTION**

The City of Oakland is offering the following twelve (12) parcels of real property for sale to the highest bidder at public auction.

CITY OWNED- SURPLUS PROPERTIES

#	ASSESSOR PARCEL NUMBER (APN)	ADDRESS	SIZE (sq. ft.)	IMP	Min Bid
1	045-5304-57-2	610-620 98 <sup>th</sup> Avenue	11,145	vacant	\$140,000
2	045-5276-2-2	670-700 98th Avenue	10,547	vacant	\$130,000
3	045-5237-008-01	816-828 98th Avenue	5,662	improved	\$130,000
4	044-4989-006	9327 "E" Street	27,774	vacant	\$175,000
5	048-6854-002-06	Sequoyah @ Heafey Road	13,125	vacant	\$65,000
6	048-6854-00302	Sequoyah @ Heafey Road	8,050	vacant	\$65,000
7	048-6869-007-00	Keller/W of Surrey Lane	91,476	vacant	\$160,000
8	048-6818-001-01	Keller/Sequoyah	74,008	vacant	\$80,000
9	048D-7302-059	6558 Girvin Drive	8,000	vacant	\$65,000
10	048D-7303-067	6298 Westover Drive	7,768	vacant	\$65,000
11	048H-7303-58	6300 Westover Drive	7,242	vacant	\$65,000
12	048H-7606-051-04	Gravatt Drive	57,935	vacant	\$240,000

Bids will be received at: City of Oakland  
 City Hall - Hearing Room 3, 1st Floor  
 1 Frank H. Ogawa Plaza  
 Oakland, CA 94612

Friday, May 2, 2003 at 3:00 P.M.

The successful bidder shall deliver to the City Clerk by cash or cashier's check a deposit of not less than ten percent (10%) of the minimum bid price for each property.

Information regarding this auction and any future auctions will be available on the City of Oakland's web site (Oaklandnet.com) or contact:

City of Oakland  
 Real Estate Services Division  
 250 Frank H. Ogawa Plaza  
 Oakland, CA 94612

Attention: Barbara James  
 (510) 238-6362

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