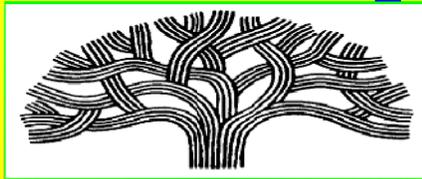


City of Oakland

Surplus Real Property Sale



Real Estate for Sale

View Lots in Oakland & Hills Historical Buildings

The City of Oakland is offering the following six (6) parcels of real property (Vacant Lots) for sale to the public. The parcels are located in the Oakland Hills in the Tunnel Road and Girvin Drive areas, facing the Bay and downtown Oakland. Most of the homes in this beautiful hillside neighborhood are custom made and they represent the upper segment of the East Bay real estate market. Homes in the area primarily consist of exclusive single-family homes and premier estate properties, many with scenic bay views and stunning views. These hillside lots represent a unique opportunity to design, build and own custom homes in one of the most exclusive and desirable location in the Bay Area.

I. Residential Lots on Tunnel Road: City will consider a bulk sale for all parcels at \$790,000.

#	PARCEL NUMBER	ADDRESS	LAND SIZE (sq. ft.)	DEVELOPMENT GUIDELINES	STATUS	DEPOSIT	PRICE
1	A (119 feet of frontage)	Tunnel Road (Next to 2245 Tunnel)	14,000	General Plan /Zoning	Sold	10%	\$200,000
2	B (214 feet of frontage)	Tunnel Road (Next to 2245 Tunnel)	16,475	General Plan/Zoning	vacant	10%	\$225,000
3	C (227 feet of frontage)	Tunnel Road (Next to 2245 Tunnel)	15,436	General Plan/Zoning	vacant	10%	\$225,000
4	D (101 feet of frontage)	Tunnel Road (Next to 2245 Tunnel)	14,580	General Plan/Zoning	vacant	10%	\$200,000
For Information Please Contact: Ed Kawamoto at ekawamoto@oaklandnet.com Direct Line: 510-238-6360							

II. Residential Lots on Girvin Drive:

#	PARCEL NUMBER	ADDRESS	LAND SIZE (sq. ft.)	DEVELOPMENT GUIDELINES	STATUS	DEPOSIT	PRICE
5	048-7281-048--00	Girvin Drive (Next to 6040 Girvin)	7,664	General Plan/Zoning	vacant	10%	\$130,000
6	048-7282-020-00	Girvin Drive (Next to 6041 Girvin)	7,979	General Plan/Zoning	Sold	10%	\$150,000
For Information Please Contact: Ed Kawamoto at ekawamoto@oaklandnet.com Direct Line: 510-238-6360							

IMPORTANT NOTE

As part of presenting an offer to purchase, Purchaser will deliver to the City a cash deposit* of ten (10%) of the offered purchase price for the properties. In event Purchaser's offer is successful and Purchaser defaults or does not perform, the 10% deposit will be forfeited and is non-refundable.

Information regarding these properties and any future surplus sale will be available on the City of Oakland's web site www.oaklandnet.com or contact:

CITY OF OAKLAND
REAL ESTATE SERVICES
250 FRANK H. OGAWA PLAZA, SUITE 4314 OAKLAND, CA 94612
OFFICE (510) 238-3541, FAX (510) 238-2240

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that offers will be received by the Real Estate Services Division on behalf of the City of Oakland (the "City"), beginning **September 1, 2010**, for the purchase of four City-owned surplus properties located in Oakland, California (the "Property") under the following terms and conditions:

TERMS: ALL SALE TRANSACTIONS WILL BE ALL CASH ONLY

*DEPOSIT: All purchasers must present, at the time of their offers either CASH or a CASHIER'S CHECK or MONEY ORDER made payable to the City of Oakland in the amount of the required deposit.

The successful purchaser, upon making the mandatory deposit, will be required to sign a Purchase and Sales Agreement containing provisions for forfeiture of deposit and/or bonds for breach of any conditions set forth in this Notice of Sale and/or the Purchase and Sales Agreement.

Forfeiture of Deposit: The deposit shall be forfeited and nonrefundable in the event of the successful purchaser's failure or refusal to complete the purchase of any property as required by this Notice of Sale.

The balance of the amount between the accepted purchase price 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 at closing of escrow after acceptance of the offer and approval of the sale to the successful purchaser by the Oakland City Council. The successful purchaser shall pay all recording fees, documentary transfer and sales taxes including, if any, personal property sale taxes as required by law.

City Council Approval: All sales are subject to the approval of the Oakland City Council. If the sale is not approved, the deposit money will be refunded without interest. The City Council reserves the right to reject any and all offers without stated cause.

Each property shall be sold in "as-is" condition. The successful purchaser agrees that, as of close of escrow, it will be acquiring the property in an "as-is" condition with all faults and conditions then existing on the property, including any hazardous substances or hazardous waste that may be located on, under, or around the property, whether known or unknown, and successful purchaser assumes all responsibilities for such faults and conditions.

The right, title and interest in the property to be sold shall not exceed that vested in the City of Oakland and the sale is subject to all title exceptions and reservations whether or not of record. The City of Oakland does not assume any liability for possible encumbrances on the property. The successful purchaser may obtain a policy of title insurance at their own expense.

The instrument of transfer of title for each property shall be a Quitclaim Deed delivered to each successful purchaser, upon payment to the City of the entire amount of the accepted offer for each property.

Should the successful purchaser desire a survey of the property, this may be accomplished by an independent survey at the purchaser's expense. No warranty is made by the City of Oakland relative to the ground locations or property line.

The Planning Commission of the City of Oakland is instructed not to recommend for approval 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 does, in fact, justify a zoning reclassification.

The City of Oakland makes no representation as to the potential use of this property. The successful purchaser shall be responsible for checking and complying with local building codes and ordinance. The successful purchaser is responsible for their own due diligence related to the property. The property is not assessed for real property taxes while vested in the City of Oakland. It will, however, be assessed for real property taxes after transfer into private ownership. Questions concerning the properties should be addressed to:

CITY OF OAKLAND
REAL ESTATE SERVICES
250 FRANK H. OGAWA PLAZA, STE. 4314
OAKLAND, CALIFORNIA 94612
OFFICE: (510) 238-3541 FAX: (510)238-2240

CONTACT: **Ed Kawamoto**
EKAWAMOTO@OAKLANDNET.COM
DIRECT LINE: 510- 238- **6360**

ALL PROPERTIES ARE SOLD IN “AS IS” CONDITION. The successful purchaser agrees that, as of close of escrow, it will be acquiring the property in an “as-is” condition with all faults and conditions then existing on the property, including any hazardous substances or hazardous waste that may be located on, under, or around the property, whether known or unknown, and successful purchaser assumes all responsibilities for such faults and conditions.

The City of Oakland makes no representation as to the potential use of this property. Purchaser should check with the Planning Department regarding building restrictions, compliance and ultimate development, etc. The Planning Commission of the City of Oakland is instructed not to recommend for approval 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 does, in fact, justify a zoning reclassification.

The right, title and interest in the property to be sold shall not exceed that vested in the City of Oakland and the sale of this property is subject to all matters of public record and any easements, claims of easements, or reservations whether or not of record and to exceptions that may be shown in the Preliminary Title Report. The City of Oakland does not assume any liability for possible encumbrances of any kind on this property. If buyer desires title insurance, it is to be obtained at buyer’s sole expense. Prospective purchasers should consult local title companies if more complete information regarding the title of this property is required.

No warranty is made by the City of Oakland relative to the ground locations, property lines or the accuracy of the public records and/or the assessor’s parcel maps related to this property. Should the successful purchaser desire a survey of the property, this may be accomplished by an independent survey at the purchaser’s sole expense.

The property is not assessed for taxes while vested in the City. It will, however, be assessed after transfer into private ownership.

The sale of the property is exempt from CEQA. Buyer should be aware that if buyer seeks some form of approval or permit for development subsequent to buyer’s purchase of this property, the local agency might require an environmental document and/or environmental analysis before giving its approval or permit.

This property may be situated within the Special Studies Zone as designated under the Alquist-Priolo Special Studies Zones Act, Sections 2621-2625, inclusive of the California Public Resource Code. As such, approval of any future construction or development of any structure for human occupancy on this property may be subject to the findings contained in a geologic report prepared by a geologist registered in the State of California. No representations on this subject are made by the City of Oakland and any prospective buyer should make their own inquiry or investigation onto the potential effect of this Act on this property.

This property may be a creekside property thereby requiring special land use approvals, including, without limitation, a creek protection permit for any work done on the property. Use or development of a creekside property may require significant professional consulting services, technical study, limitations or modifications pertaining to density, proposed building size, character or location, CEQA/other environmental review, additional permits from other regulatory agencies, limitations on use, development, subdivision, and/or use of the property. Any such expenses would be at buyer’s sole expense. The City of Oakland makes no representations on with respect to the land use or other permitting issues that may affect this site or with respect to buyer’s ability to develop or improve the site. Any prospective purchaser bears the sole responsibility for investigating the status and development feasibility of the property, which may include, without limitation, an official creek determination (available through the City), independent professional consulting services, and/or a planning pre-application for development of the site.

This property may include protected trees requiring the procurement of a tree protection permit for any work done on the property. No representations on this subject or impact on future development is made by the City of Oakland, and any prospective purchaser should make their own inquiry or investigation onto the potential effect of this status on the property.

There may be certain improvements located on the property, such as previously constructed foundations that may need to be removed, require additional City approvals or conditions which may limit the use and development of this property. No representations on this subject or impact on future development is made by the City of Oakland and any prospective purchaser should make their own inquiry or investigation onto the potential effect of these improvements on the use or development of this property.

The City of Oakland 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.

SURPLUS PROPERTY

Parcel A

LOCATION: Tunnel Road
ASSESSOR PARCEL NO. Parcel Map Being Processed by County
ASKING PRICE: \$200,000
REQUIRED DEPOSIT: 10% of sale price

DESCRIPTION:

Size: 14,000 square feet +/-
Shape: Irregular
Topography: Steep down slope
Zoning: R-30 – General Plan is Hillside Residential.
Utilities: Purchaser to verify independently
Access: Available from street
Improvements: None
Occupancy: None

Parcel B

LOCATION: Tunnel Road
ASSESSOR PARCEL NO. Parcel Map Being Processed by County
ASKING PRICE: \$225,000
REQUIRED DEPOSIT: \$ 10% of sale price

DESCRIPTION:

Size: 16,475 square feet +/-
Shape: Rectangular
Topography: Steep down slope
Zoning: R-30 – General Plan is Hillside Residential.
Utilities: Purchaser to verify independently
Access: Available from street
Improvements: None
Occupancy: None

Parcel C

LOCATION: Tunnel Road

ASSESSOR PARCEL NO. Parcel Map Being Processed by County

ASKING PRICE: \$225,000

REQUIRED DEPOSIT: \$ 10% of sale price

DESCRIPTION:

- Size: 15,436 square feet +/-
- Shape: Irregular
- Topography: Steep down slope
- Zoning: R-30 – General Plan is Hillside Residential.
- Utilities: Purchaser to verify independently
- Access: Available from street
- Improvements: None
- Occupancy: None

Parcel D

LOCATION: Tunnel Road

ASSESSOR PARCEL NO. Parcel Map Being Processed by County

ASKING PRICE: \$200,000

REQUIRED DEPOSIT: \$ 10% of sale price

DESCRIPTION:

- Size: 14,580 square feet +/-
- Shape: Irregular
- Topography: Steep down slope
- Zoning: R-30 – General Plan is Hillside Residential.
- Utilities: Purchaser to verify independently
- Access: Available from street
- Improvements: None
- Occupancy: None

Girvin Drive Properties

LOCATION: Girvin Drive

ASSESSOR PARCEL NO. 048-7281-048--00

ASKING PRICE: \$130,000

REQUIRED DEPOSIT: \$ 10% of sale price

DESCRIPTION:

Size: 7,664 square feet +/-

Shape: Irregular

Topography: Upslope

Zoning: R-30 – One Family Residential Zone

Utilities: Purchaser to verify independently

Access: Available from street

Improvements: None

Occupancy: None

Service Delivery District: 2

City Council District: 4

Environmental Determination: Exempt, Section 15312 of the State CEQA Guidelines; Surplus Government Property Sales

LOCATION: Girvin Drive

ASSESSOR PARCEL NO. 048-7282-020-00

ASKING PRICE: \$150,000

REQUIRED DEPOSIT: \$ 10% of sale price

DESCRIPTION:

Size: 7,979 square feet +/-

Shape: Irregular

Topography: Steep down slope

Zoning: R-20 – Low Density Residential Zone

Utilities: Purchaser to verify independently

Access: Available from street

Improvements: None

Occupancy: None

Service Delivery District: 2

City Council District: 4

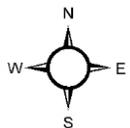
Environmental Determination: Exempt, Section 15312 of the State CEQA Guidelines; Surplus Government Property Sales

Tunnel Road Property



Legend

-  Selected Features
- City Limits
-  Parcels
-  Streets
-  Water
- 2003 ORTHOPHOTOS

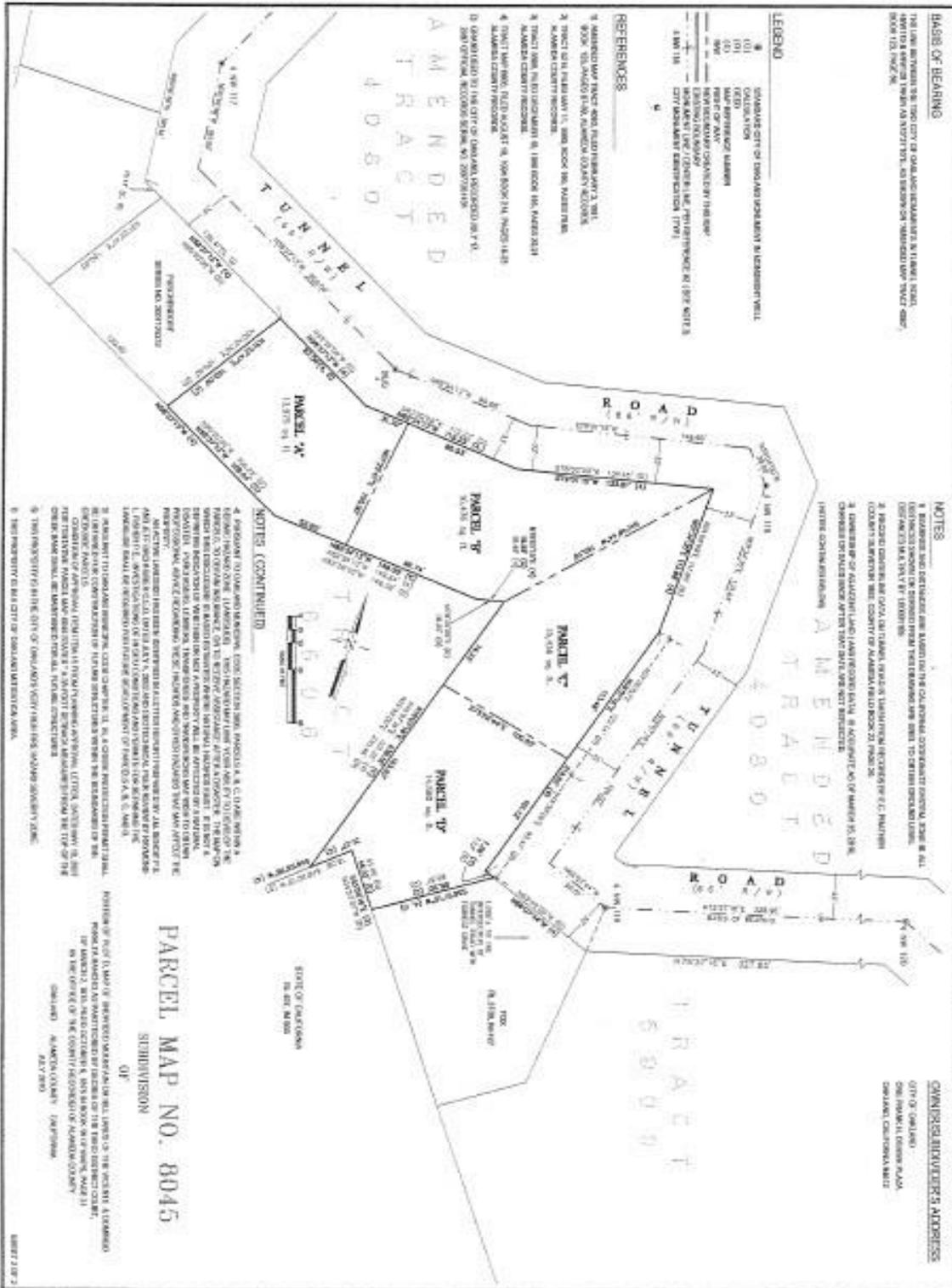


It is imperative that you obtain BOTH the Zoning and General Plan designations for the property(s) you are searching for.

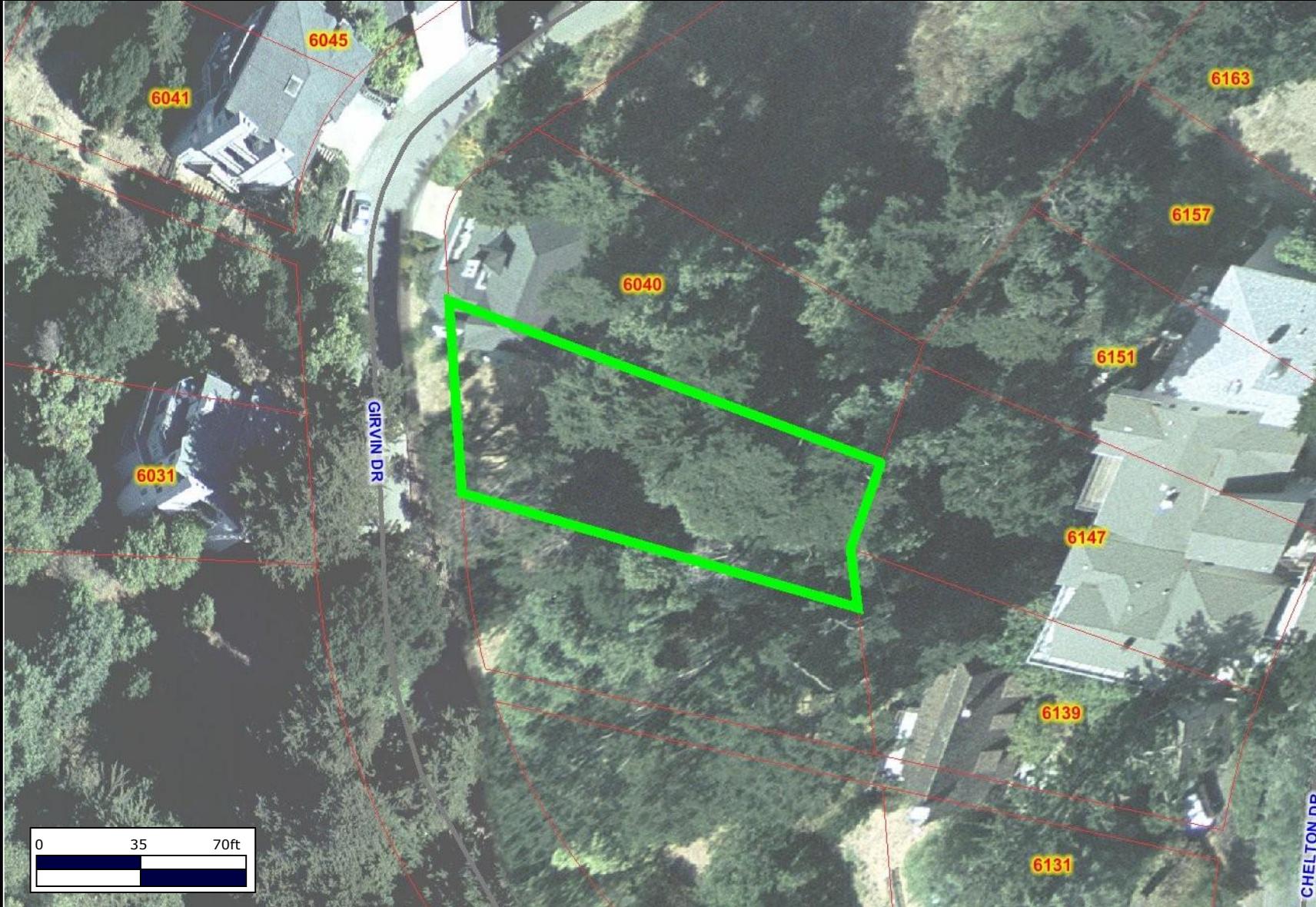
Questions? Contact a planner at (510)238-3911.

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Parcel Map for Tunnel Properties:

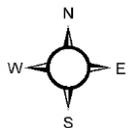


Girvin Drive Property #5



Legend

-  Selected Features
- City Limits
-  Parcels
-  Streets
-  Water
- 2003 ORTHOPHOTOS

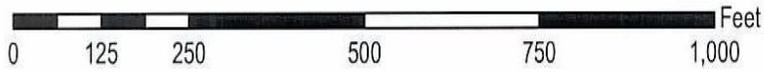
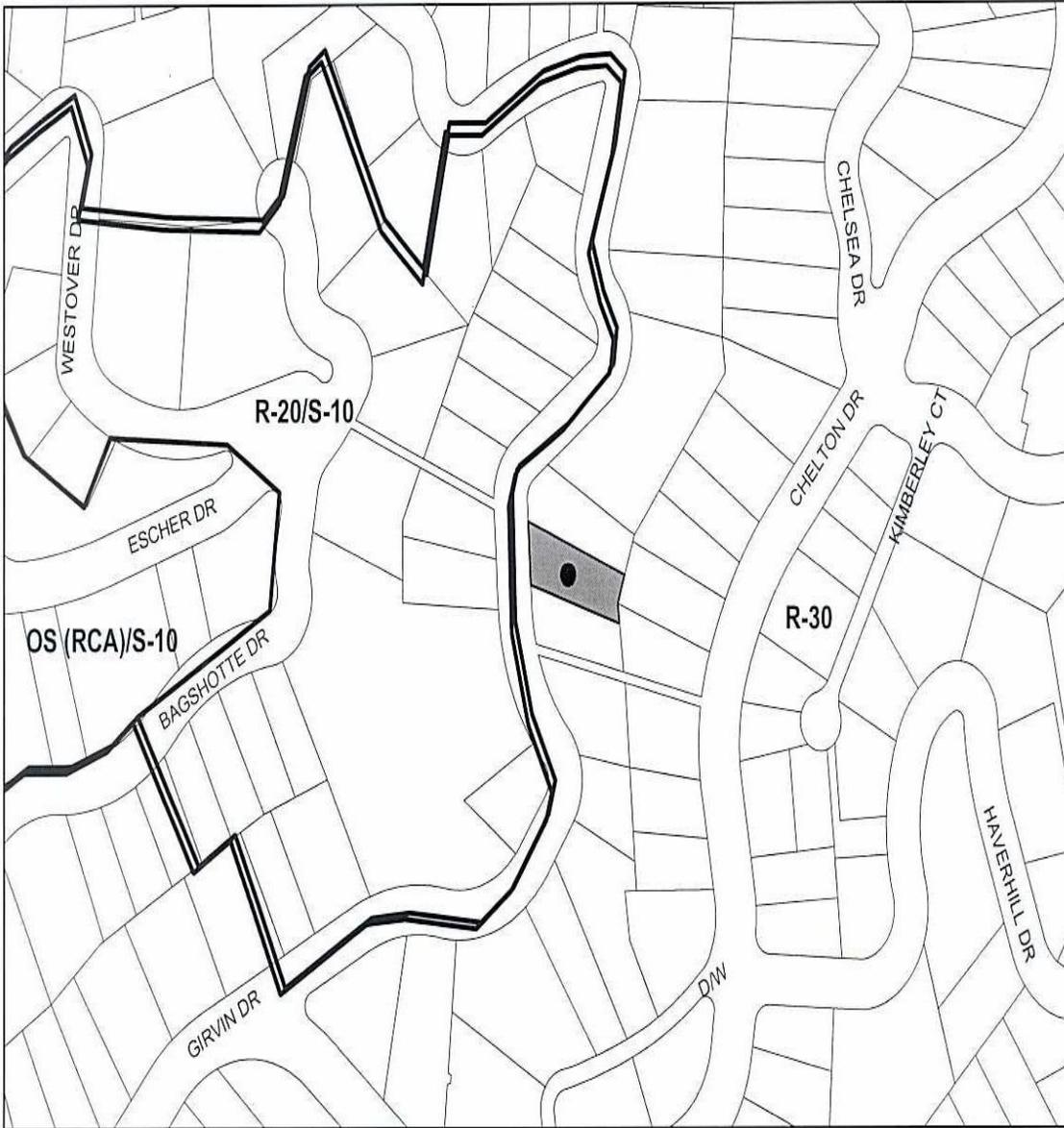


It is imperative that you obtain BOTH the Zoning and General Plan designations for the property(s) you are searching for.

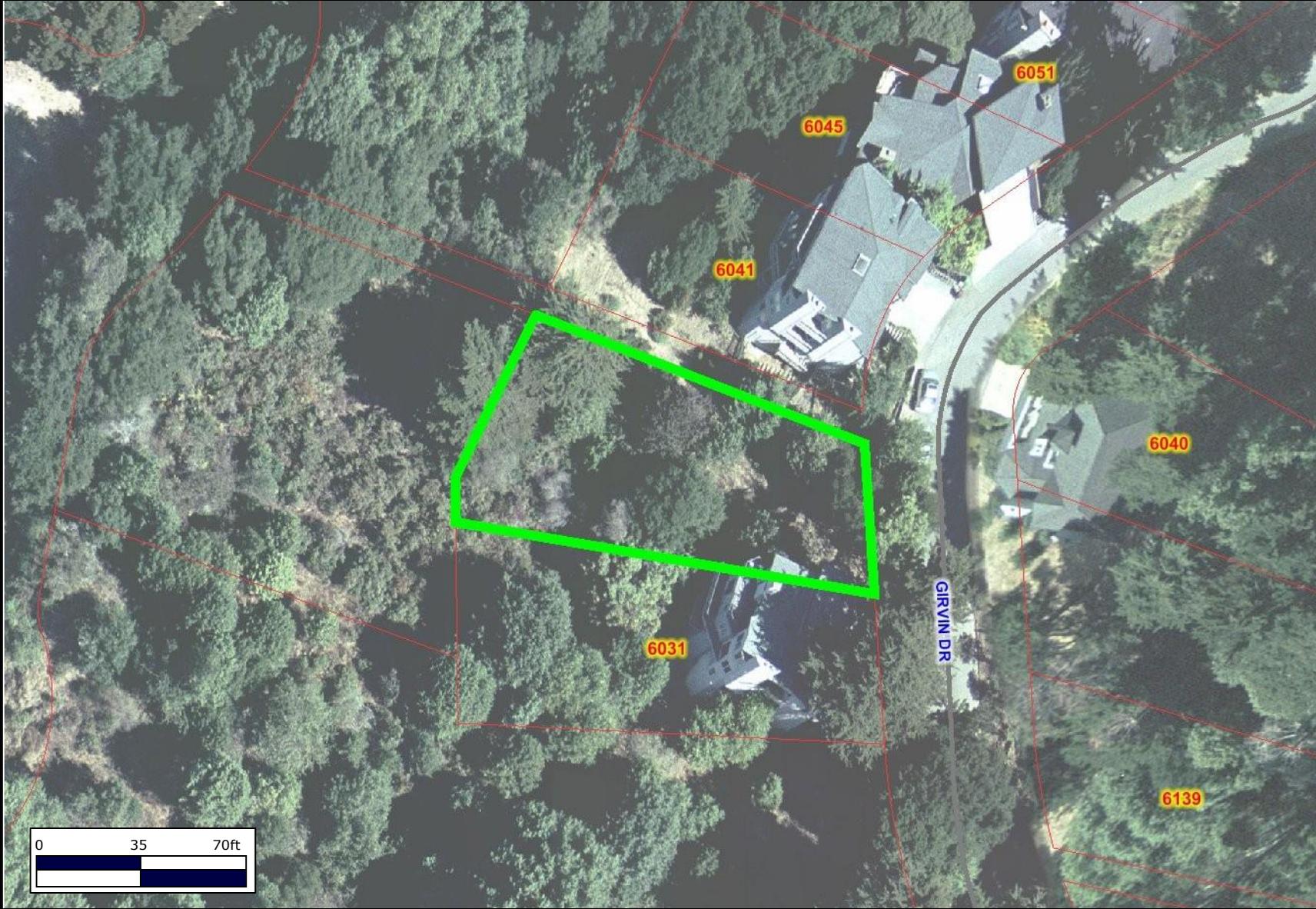
Questions? Contact a planner at (510)238-3911.

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Parcel APN: 048D-7282-048, (Adjacent to 6040 Girvin Drive)

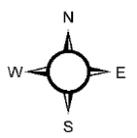
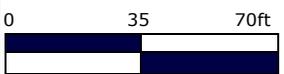


Girvin Drive Property #6



Legend

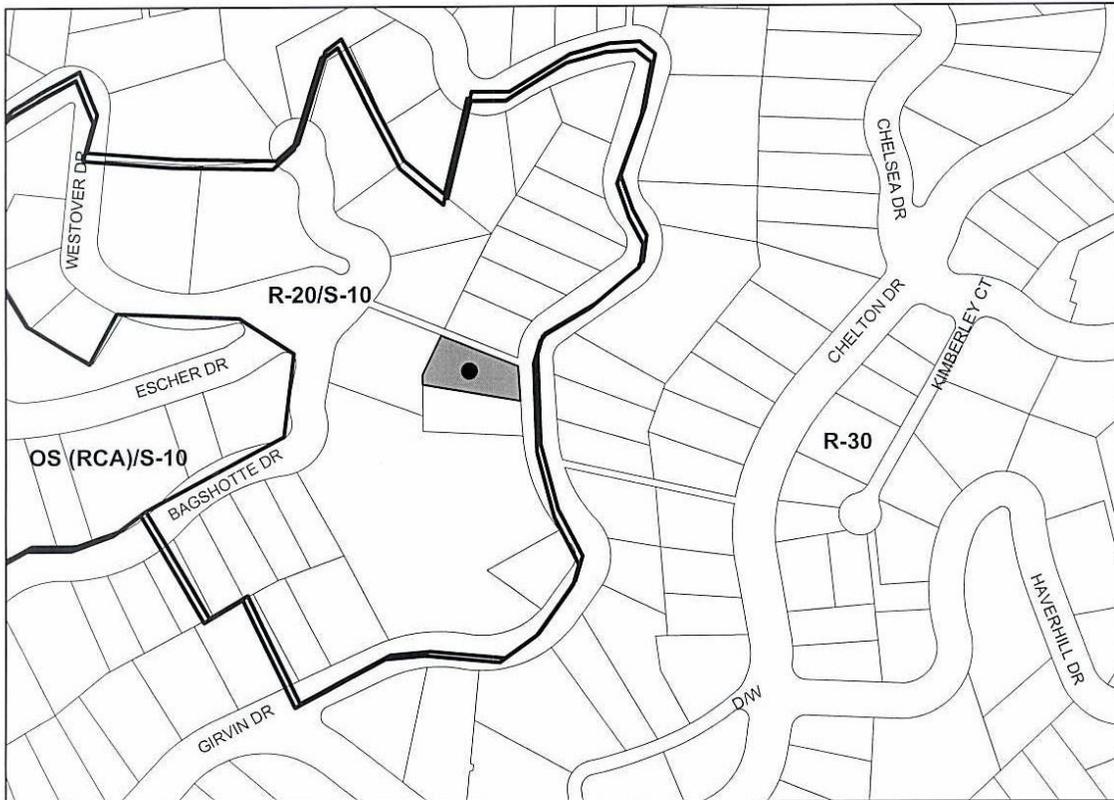
- Selected Features
- City Limits
- Parcels
- Streets
- Water
- 2003 ORTHOPHOTOS



It is imperative that you obtain BOTH the Zoning and General Plan designations for the property(s) you are searching for.
Questions? Contact a planner at (510)238-3911.
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Parcel APN: 048D-72812-020, (Adjacent to 6041 Girvin Drive)



屋崙(奧克蘭) 市政府 剩餘地產出售



地產出售

屋崙(奧克蘭) 山區歷史性建築區景觀土地

屋崙(奧克蘭) 市政府提供以下六 (6) 筆地產 (空地) 公開出售。這些土地座落於 **Oakland Hills** (屋崙(奧克蘭) 山區) 的 **Tunnel Road** 與 **Girvin Drive** 區域，面向舊金山灣和屋崙(奧克蘭) 市中心。在這個美麗的山丘社區中，多數房屋均為量身打造，隸屬於東灣地產市場的高端。本區房屋的主要由與眾不同的獨棟住宅和頂級地產物業所組成，多數可欣賞到海灣美景與令人驚艷的景觀。如想在灣區最高級和受歡迎的地點設計、建造和擁有量身訂製的房屋，這些山丘地是您絕無僅有的機會。

I. Tunnel Road 住宅用地： 市政府將考慮以 \$790,000 的價格整批銷售所有地塊。

#	土地編號	地址	土地面積 (平方英尺)	開發指導原則	狀態	定金	售價
1	A (正面寬 119 英尺)	Tunnel Road (緊鄰 2245 Tunnel)	14,000	總體規劃/區劃	售出	10%	\$200,000
2	B (正面寬 214 英尺)	Tunnel Road (緊鄰 2245 Tunnel)	16,475	總體規劃/區劃	待售	10%	\$225,000
3	C (正面寬 227 英尺)	Tunnel Road (緊鄰 2245 Tunnel)	15,436	總體規劃/區劃	待售	10%	\$225,000
4	D (正面寬 101 英尺)	Tunnel Road (緊鄰 2245 Tunnel)	14,580	總體規劃/區劃	待售	10%	\$200,000

欲了解相關資訊，請聯絡：[Ed Kawamoto ekawamoto@oaklandnet.com](mailto:Ed.Kawamoto@oaklandnet.com) 專線電話：510-238-6360

II. Girvin Drive 住宅用地：

#	土地編號	地址	土地面積 (平方英尺)	開發指導原則	狀態	定金	售價
5	048-7281-048-00	Girvin Drive (緊鄰 6040 Girvin)	7,664	總體規劃/區劃	待售	10%	\$130,000
6	048-7282-020-00	Girvin Drive (緊鄰 6041 Girvin)	7,979	總體規劃/區劃	售出	10%	\$150,000

欲了解相關資訊，請聯絡：[Ed Kawamoto ekawamoto@oaklandnet.com](mailto:Ed.Kawamoto@oaklandnet.com) 專線電話：510-238-6360

Venta de bienes raíces en liquidación de la ciudad de Oakland



Bienes raíces a la venta Vea parcelas en Edificios Históricos Oakland & Hills

La Ciudad de Oakland ofrece las siguientes seis (6) parcelas de bienes raíces (terrenos baldíos) para la venta al público. Las parcelas se ubican en Oakland Hills en las áreas de Tunnel Road y Girvin Drive, con orientación a la bahía y al centro de Oakland. La mayoría de las casas en este hermoso vecindario en la colina están hechas a la medida y representan lo mejor del mercado de bienes raíces del este de la bahía. Las casas en el área consisten principalmente en casas unifamiliares y propiedades de la más alta calidad, muchas con vistas panorámicas de la bahía y paisajes impresionantes. Estas parcelas en la colina representan una oportunidad única para diseñar, construir y ser dueño de viviendas hechas a la medida en una de las zonas más exclusivas y deseables del área de la bahía.

I. Parcelas residenciales en Tunnel Road: La Ciudad considerará una venta al mayor de todas las parcelas a \$790,000.

#	NÚMERO DE PARCELA	DIRECCIÓN	TAMAÑO del TERRENO (pies cuadrados)	PAUTAS DE DESARROLLO	ESTADO	DEPÓSITO	PRECIO
1	A (119 pies de fachada)	Tunnel Road (Al lado de 2245 Tunnel)	14,000	Plan/Zonificación general	vendido	10%	\$200,000
2	B (214 pies de fachada)	Tunnel Road (Al lado de 2245 Tunnel)	16,475	Plan/Zonificación general	vacante	10%	\$225,000
3	C (227 pies de fachada)	Tunnel Road (Al lado de 2245 Tunnel)	15,436	Plan/Zonificación general	vacante	10%	\$225,000
4	D (101 pies de fachada)	Tunnel Road (Al lado de 2245 Tunnel)	14,580	Plan/Zonificación general	vacante	10%	\$200,000

Para mayor información, por favor comuníquese con: Ed Kawamoto al ekawamoto@oaklandnet.com Línea directa: 510-238-6360

II. Parcelas residenciales en Girvin Drive:

#	NÚMERO DE PARCELA	DIRECCIÓN	TAMAÑO del TERRENO (pies cuadrados)	PAUTAS DE DESARROLLO	ESTADO	DEPÓSITO	PRECIO
5	048-7281-048-00	Girvin Drive (Al lado de 6040 Girvin)	7,664	Plan/Zonificación general	vacante	10%	\$130,000
6	048-7282-020-00	Girvin Drive (Al lado de 6041 Girvin)	7,979	Plan/Zonificación general	vendido	10%	\$150,000

Para mayor información, por favor comuníquese con: Ed Kawamoto al ekawamoto@oaklandnet.com Línea directa: 510-238-6360