

For Sale by the State of California

4.31 Acres in Escondido

(SSL # 900)

Request for Proposals - Due by July 3, 2009

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Overview

The State of California ("State") is making available for sale a 4.31 acre development parcel ("Property") located at the southerly edge of the City of Escondido and contiguous to an unincorporated portion of the County of San Diego. The Property is located approximately 30 miles northeast of the City of San Diego and 25 miles east of the City of Carlsbad. The Property is accessible from the Escondido Freeway (I-15) via the Citracado Parkway off ramp, east to Felicita Avenue. It is approximately 2 miles south of downtown Escondido. Access to the Property is from Monticello Drive off Felicita Avenue.

Land Use Character of Local Area:

Land use in the area is in transition from the large rural estate lots subdivided in the mid '60s. The City of Escondido ("the City") has recently completed its new Fire Station No. 5 at the northwest corner of Felicita Avenue and Monticello Drive and the State of California has relocated a Division of Forestry and Fire Protection Forest Fire Station from San Marcos to the northeast corner of this intersection. A large church property abuts the northerly boundary of the Property.

Entitlements:

The property is designated Rural Estate (RE) in the City's General Plan and requires a minimum 20,000 square foot lot size. The State does not consider this to be the highest and best use of the Property at this time. A city ordinance requires any change of zoning (i.e. increase in residential density, change to industrial or commercial) to be approved by the electorate. The expense of a special election for the benefit of a small parcel would not be cost effective. The City has initiated a General Plan Review process which is estimated to take at least two years. There are uses allowed in the current RE zone, with an approved Conditional Use Permit that would be more appropriate for the property and compatible with the changing uses in the neighborhood, in the opinion of the State.

Available Reports:

- Preliminary Title Report, Order No. 930014820 – U50, issued by Chicago Title Company and dated April 30, 2009.

- A list of uses permitted under a Conditional Use Permit in the City of Escondido

Request for Proposal (RFP) Process

Submitted proposals shall include the following information:

- Legal name of entity submitting the proposal (“Buyer”).
- Contact name, address, e-mail, phone and fax numbers.
- Statement of financial qualifications, including a recent balance sheet and income statement.
- Description of proposed project.
- Conditions of sale, including but not limited to the necessary entitlements.
- Comparable projects that Buyers firm has completed.
- Indication of prequalification for Project financing/funding.
- Purchase price per square foot of land area.

Within approximately 30 days following the submittal deadline, the State will notify interested parties of its selection. During this time, the State may request additional information from interested parties. The state reserves the right to reject any or all proposals at any time for any reason.

The State will select an interested Buyer to negotiate and enter into a purchase agreement. The State will select the Buyer who, in the sole discretion of the state, offers the best opportunity to meet the state's objective of receiving the highest and most certain return within a reasonable time. The selection process should not be interpreted as a bid process. Upon selection, the Buyer will be required to submit a deposit equal to 1 % of the purchase price that is offered in the proposal. One half of the deposit shall become non-refundable upon execution of the purchase agreement.

Disclosures, representations and Warranties

The State obtained the enclosed information and the Supplemental Material from sources deemed reliable; however, the State makes no guarantees, warranties, or representations nor expresses or implies any opinion concerning the accuracy or completeness of the information provided. It is furnished solely as an aid to parties interested in purchasing the Property. Interested parties are responsible for undertaking all necessary investigations on and off the Property. On site investigations may be conducted, subsequent to selection and execution of a purchase contract, with a Right of Entry Permit provide by the State.

Closing Costs Explanation

All closing costs shall be paid by the buyer, including but not limited to any applicable documentary transfer taxes, premiums for any title policy, escrow fees and costs, and document recording charges for the Deed and Deed of Trust. ***In no event shall the State be responsible for any real estate brokerage fees.***

Pre-proposal Session

The State will conduct a pre-proposal Question and Answer session in Mitchell Room of the Escondido City Hall, 201 North Broadway, Escondido at 11:00 AM Tuesday, June 16, 2009. Mr. Bill Martin from the City Planning Department will be available for questions, in addition to representatives of the State.