

For Sale by the State of California
2.33 Acres in Santa Clara
(SSL # 911)
Request for Proposals - Due by July 17, 2009

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Overview

The State of California ("State") is making available for sale a 2.33 acre development parcel ("Property") located at the northern portion of the City of Santa Clara. The Property is located south of Hope Drive, east of Lafayette and across Agnew Road from the new Rivermark development. The Property is accessible to the freeway net work via Montague Expressway or Lafayette Street.

Land Use Character of Local Area:

The Property is surrounded by new development which resulted from the closing of the West Campus of the former Agnew Developmental Center and its sale and subsequent development over the past ten years.

- The 82 acre headquarters campus of Sun Microsystems is just south of the property.

- Rivermark is an award winning development, consisting of over 2000 medium to high density dwelling units, 14 acres of retail, the new "Main Street" of north of 101 community, and over 30 acres committed to parks and an elementary school.

- Citation Homes has developed the 18 plus acre high quality medium density residential project immediately west and north of the Property

Entitlements:

The Property was initially deeded to the Electrical Department of the City of Santa Clara for use as a substation from which the "flag lot" shape evolved. The City is building the substation on an alternate site and the Property is now available for development. It should be noted the ultimate buyer/developer will be expected to grant easements though the property for the underground transmission of electricity. The State indicated such easements would be granted so long as they did not exceed 10' in width and did not negatively impact the development.

The surrounding area is mix of residential densities, averaging 25 units per acre, in accordance with the City's current General Plan. The City Planning Department indicates that residential use of the Property can be supported by the Rivermark Master Plan. Development of the site for residential use will require an amendment of the PD-MC zoning and Master Community Plan and the approval of a Development Area Plan demonstrating the site development proposal. The proposal will be subject to review under the requirements of the California Environmental Quality Act (CEQA) and the previously approved Environmental Impact Report (EIR) of the approved Master Plan

Available Reports/Documents:

- Preliminary Title Report dated February 16, 2009 issued by First American Title, Order No. 01310614307ala.
- A Fact Sheet, Parcel Map, Location Map and Aerial Photo are available on the web site.

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, (if any) 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.

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 agreement, with a Right of Entry Permit to be provided 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.***