

**COUNTY OF SAN DIEGO
DEPARTMENT OF GENERAL SERVICES
Real Estate Division
Bid Package for Sale of Real Property**

Park Center Drive and Cottonwood Avenue, Santee, California

THIS BID PACKAGE CONTAINS:

1. A copy of the Resolution of Intention to Sell Real Property and Notice Inviting Bids for Real Property Number 2013-0091-A (“Resolution”). The Resolution sets forth the minimum bid for the property, terms of the sale, and the time and date of opening of sealed written bids.
2. Bid Procedure for the Sale of Real Property.
3. County of San Diego’s Official Proposal Form (“Proposal Form”) upon which your sealed written bid must be listed.

**COUNTY OF SAN DIEGO
DEPARTMENT OF GENERAL SERVICES
Real Estate Division
Bid Procedure for the Sale of Real Property**

**Park Center Drive and Cottonwood Avenue, Old Highway 80, Santee,
California**

PROPERTY DESCRIPTION: Property consists of approximately 11.71 acres of vacant real property located between Park Center Drive and Cottonwood Avenue and south of Edgemoor Skilled Nursing Facility identified as Real Property Number 2013-0091-A. The property is further identified as County Assessor’s Parcel Number 381-051-17 and more particularly described in Exhibit A attached to the Resolution of Intention to Sell Real Property and Notice Inviting Bids for Real Property Number 2013-0091-A (“Resolution”).

MINIMUM BID: \$15,000,000

BID OPENING DATE/TIME: March 20, 2026 at 11:00 a.m.

WRITTEN BIDS - BIDDING INSTRUCTIONS

1. Fill out a “COUNTY OF SAN DIEGO OFFICIAL PROPOSAL FORM” (“Proposal Form”). All written bids must be submitted on the Proposal Form. Each bidder is required to state, under penalty of perjury, on the Proposal Form the date and time the bidder is mailing the Proposal Form and Bid Deposit to County. Further, each bidder is required to acknowledge, under penalty of perjury, that the bidder: (1) has read the Resolution and understands the terms of the sale, (2) has conducted preliminary due diligence of the Property and is familiar with the General Plan and Zoning designations, and (3) has or will have the full financial ability to close escrow within one hundred and eighty (180) days of opening of escrow. All Proposal Forms must be signed by the authorized officer(s), employee(s), or person(s) with authority to bind the bidder. The title of the authorized officer(s), employee(s), or person(s), the name, email, address, and phone number of the bidder shall be included. Electronic or digital signatures will not be accepted.
2. Each bidder is required to submit a bid deposit of \$10,000 for the Property in the form of a cashier’s check made payable to the County of San Diego. The bid deposit will be applied to the purchase price if the bidder is the selected highest responsible bidder for the Property and the sale of the Property and highest responsible bidder are approved by the County’s Board of Supervisors. If the bidder is unsuccessful at the auction, the bid

ATTACHMENT E - 3

deposit shall be returned after the completion of the auction and the acceptance of the highest bid by the Director, Department of General Services, or designee (“Director”)

3. Insert the completed Proposal Form in an addressed envelope together with a cashier’s check made payable to the County of San Diego with a bid deposit of \$10,000 for the Property. To be accepted, written bids must have the required bid deposit, and a fully executed Proposal Form. If a written bid is missing any of the required items, it will be rejected. If the bidder is represented by a licensed real estate broker, please include the name and license number of the broker on the Proposal Form.
4. Seal the addressed envelope containing the completed Proposal Form and the cashier’s check, and mail the envelope to the address below. Mailed bids should be sent by Certified Mail to:

County of San Diego
Department of General Services
RE: Property 1; Bid Opening – March 20, 2026
Attention: Angela Jackson-Llamas, Real Estate Services
5560 Overland Avenue, Suite 410
San Diego, California 92123

5. Sealed written bids must be received by the Director no later than Friday, March 13, 2026. The sealed written bids will be opened and declared in the Chambers at the County Operations Center, 5520 Overland Avenue, Room 110, California at 11:00am on March 20, 2026.
6. Any time before the time scheduled for formal bid opening, a bidder may withdraw its bid by written notice provided to the Director signed by a duly authorized representative of bidder if notice is received prior to the time scheduled for formal bid opening.
7. A written bid cannot be withdrawn after the time set for bid opening without the approval of the Director. If a bidder is approved to withdraw its bid after the time set for formal bid opening, the bidder may be held liable for damages and costs to the County incurred as a result of the bid withdrawal.

ORAL BIDS - BIDDING INSTRUCTIONS

1. Before submitting an oral bid, each oral bidder is required to submit a Proposal Form and a bid deposit of \$10,000 with Director for the Property in the form of a cashier’s check made payable to the County of San Diego prior to making an oral bid if the bidder has not submitted a Proposal Form or a bid deposit with a written bid. If the oral bidder is represented by a licensed real estate broker, please include the name and license number of the broker on the Proposal Form. An oral bid will not be accepted unless the oral

ATTACHMENT E - 4

bidder submitted the bid deposit and Proposal Form. The bid deposit will be applied to the purchase price if the bidder is the selected highest responsible bidder for the sale of the Property and is approved by the County's Board of Supervisors. If the bidder is unsuccessful at the auction, the bid deposit shall be returned after the completion of the auction and the acceptance of the highest bid by the Director.

2. After the Director opens and declares the written bids at the March 20, 2026 bid opening, the Director will then invite responsible bidders to make oral bids. The first oral bid must be at least 105.0% of the highest written bid submitted or must be for the minimum bid amount, whichever is higher. The Director reserves the right to set specific minimum incremental bid amounts during oral bidding in order to expedite the proceedings.
3. Upon recognition by the Director of the first oral bid, if any, the bid process becomes an auction.

BID SELECTION PROCEDURE

1. The Director will read an outline of the Resolution and the bid procedure.
2. The Director will conduct the sale as follows:
 - (a) The Director will open the sealed written bids.
 - (b) Written bids and bid deposits are examined for conformity to terms of the Resolution by Deputy County Counsel. Conforming written bids must be signed and include a bid deposit in the form of a cashier's check in the amount of \$10,000.
 - (c) In the event that two or more written proposals are received which are equal in amount, and no oral bids are made, the proposal selected shall be that of the proposer whose Proposal Form and Deposit were submitted first to the County as determined by the date and time provided on the Proposal Form. .
 - (d) If conforming written bids are received, the amount of the minimum oral bid is calculated. The minimum oral bid must be at least 105% of the highest conforming written bid.
 - (e) The minimum oral bid is announced and oral bids are invited. In the absence of conforming written bids, an oral bid is announced for at least the minimum bid stated for the Property in the Resolution. Oral bidders must submit the required bid deposit and Proposal Form before submitting an oral bid if not already submitted with the written bid.
 - (f) The Director reserves the right to reject any and all bids or to waive any informality in the bidding process. If the sale is canceled, all deposits will be

refunded without payment of interest.

- (g) The bidding is closed.
 - (h) Final acceptance of the highest written or oral bid, as the case may be, shall be subject to approval of the Board of Supervisors (“Board”) by resolution, which Board hearing shall take place by mid-2026.
 - (i) If after the auction, the selected highest responsible bidder fails or declines to enter into a Purchase and Sale Agreement with the County as provided in the Resolution, the bid deposit shall be forfeited to the County.
3. Public Comments can only be accepted at the Board of Supervisors hearing during which the Board of Supervisors’ final acceptance of the selected bidder, approval of the sale of the property, and approval of the Purchase and Sale Agreement with the selected bidder will be requested. This Board hearing will take place in mid-2026. Public comments will not be accepted at the bid opening. Once the oral bidding begins, the only communication permitted is oral bids.
4. If there are any questions about this Bid Procedure, please contact Angela Jackson-Llamas, Project Manager at angela.jackson-llamas@sdcountry.ca.gov or call at 619.214.1378.

**COUNTY OF SAN DIEGO OFFICIAL PROPOSAL FORM FOR WRITTEN BIDS FOR PURCHASE
OF REAL PROPERTY
Santee, California**

TO: County of San Diego
Department of General Services
RE: Property 1 Bid Opening – March 20, 2026
Attention: Angela Jackson-Llamas, Real Estate Services
5560 Overland Avenue, Suite 410
San Diego, California 92123

In conformance with the Resolution of Intention to Sell Real Property and Notice Inviting Bids for Real Property Number 2013-0091-A (“Resolution”) adopted on February 10, 2026 by the Board of Supervisors of the County of San Diego, the undersigned is submitting a written bid in the following amount for the real property (“Property”) described below. The legal description for the Property is attached as Exhibit A to the Resolution :

Property: Property consists of approximately 11,71 acres of vacant real property located between Park Center Drive and Cottonwood Avenue and south of Edgemoor Skilled Nursing Facility identified as Real Property Number 2013-0091-A. The Property is further identified as County Assessor’s Parcel Number 381-051-17.

\$ _____
(Minimum Bid for the Property is \$15,000,000)

Each bidder is required to submit a bid deposit of \$10,000 in the form of a cashier’s check made payable to the County of San Diego along with this official proposal form in the sealed bid envelope. The bid deposit will be applied to the purchase price if the bidder is the selected highest responsible bidder for the Property and the sale is approved by the County’s Board of Supervisors. If the bidder is unsuccessful at the auction, the bid deposit shall be returned after the completion of the auction and the acceptance of the highest bid from a responsible bidder by the Director of Department of General Services. If after the auction, the selected highest responsible bidder fails or declines to enter into a purchase and sale agreement with the County as provided in the Resolution, the bid deposit shall be forfeited to the County. The bidder understands that the Board of Supervisors of the County of San Diego reserves the right to reject this bid. By signing this proposal form, the bidder warrants and represents that it has read the Resolution and accepts terms set forth in the Resolution. The bidder further warrants and represents that bidder has conducted preliminary due diligence of the Property and is familiar with the Property’s General Plan and zoning designations and has or will have the full financial ability to close escrow within 180 days of escrow opening. Bidder will not be entitled to a return of deposit if the close of escrow does not occur due to the bidder’s default.

This Proposal Form was mailed on:

Date: _____

Time: _____

I declare under penalty of perjury that the foregoing is true and correct.

Name of Bidder(s): _____ Phone: _____

Title: _____ Email: _____

ATTACHMENT E - 7

Signature: _____

Address: _____

If applicable, name of broker and license number:
