

**SUPPLEMENT No. 1**  
**TO IRVINE UNIFIED SCHOOL DISTRICT'S REQUEST FOR PROPOSALS FOR THE**  
**PURCHASE OF SCHOOL DISTRICT SURPLUS REAL PROPERTY**  
**(Alderwood and Vista Verde Properties)**

The Irvine Unified School District ("District") has received various inquiries regarding its Request for Proposals for the Purchase of School District Surplus Real Property ("RFP"). In order to make sure that all interested Respondents are receiving consistent information, the District is providing written responses to the questions it has received. Please note that questions regarding the District's potential plans or any plans related to sites other than the Alderwood and Vista Verde Properties will not be addressed in this Supplement, as it would be inappropriate to speculate or make assumptions as to the future actions of the District's Board.

- **Is there a minimum purchase price or other minimum terms the District is seeking?** No, the District is not seeking a minimum purchase price or specific terms. Please see Section III. FINANCIAL OBJECTIVES/AGREEMENT GUIDELINES of the RFP for District preferences. The purpose of distributing the RFP was to solicit any and all proposals. The District welcomes all types of proposals and has the ability, because of its waiver, to negotiate and work with Respondents that present interesting proposals. Respondents may offer to purchase either one Property or both Properties, with either a combined transaction or separate transactions.
- **Are copies of appraisals and preliminary title reports available?** Yes, appraisals and preliminary title reports for the Properties are on file and available for viewing at the District Office, located at 5050 Barranca Parkway, Irvine, CA. A list of the specific documents available can be found in Section II(C.) of the RFP. Please note that any copies of the documents will be made at the Respondent's expense.
- **Does the expiration of the waiver apply to signing a contract or to the close of escrow on a Property?** The waiver allows the District to dispose of these Properties through an RFP process without having to comply with the surplus property procedures (i.e. offering to priority agencies, conducting a public bid, etc.). Thus the District must have concluded its disposal process and be in escrow before its waiver expires on January 10, 2009 in order to dispose of the Properties through an RFP process.
- **Are plans and/or clear color photos of the site available?** Please see enclosed site and floor plans for both Properties. Color photos are available in the appraisals on file at the District Office.
- **Will site tours of the Properties be available?** Site tours are not available at this time. If a Respondent submits a proposal that the District desires to explore, the District may conduct a site tour(s) after the proposal is submitted.
- **How many individuals and/or entities received the RFP?** Approximately one hundred twenty-five (125) individuals and/or entities have received the RFP at this time.

- **Will the Properties be zoned for school sites?** The Properties are currently zoned Institutional by the City of Irvine. The District is interested in receiving responses that include any type of use or development of the Properties. The District is not in a position to and specifically will not offer any advice, speculation or other opinions as to the use or zoning of the Properties by a Respondent.
- **To whom should I direct future questions?** Any additional questions can be addressed to District legal counsel, Andreas Chialtas, at (562) 653-3200, or via email address at: [achialtas@aalrr.com](mailto:achialtas@aalrr.com).