

September 4, 2008

«First_Name» «Last_Name»
«Title»
«Company_Name»
«Address_Line_1»
«City», «State» «ZIP_Code»

**RE: Request for Proposals for the Purchase of School District Surplus Real Property –
(Alderwood and/or Vista Verde Properties)**

Dear «First_Name» «Last_Name»:

The Irvine Unified School District is seeking proposals from qualified parties (Respondents) to purchase two former school sites known as the Alderwood and Vista Verde properties. Respondents may offer to purchase either one property, or both properties with either a combined transaction or separate transactions.

The District owns approximately 6.206 acres of real property located within the District at 2 Alderwood in the City of Irvine (“Alderwood Property”), and the District owns approximately 8.472 acres of real property located within the District at 5144 Michelson in the City of Irvine (“Vista Verde Property”) (collectively “Properties”). The attached ***REQUEST FOR PROPOSALS FOR THE PURCHASE OF SCHOOL DISTRICT SURPLUS REAL PROPERTY (Alderwood and/or Vista Verde Properties)*** provides a more detailed description of these properties and outlines the following pertinent information:

- I. Introduction and Background
- II. The Parcels
- III. Financial Objectives/Agreement Guidelines
- IV. Qualifications/Proposal Requirements
- V. Proposal Process
- VI. Receipt of Proposals; Contact Information

As stated in Section V, the District will begin accepting proposals upon date of issuance of this Request for Proposals, and will continue to accept proposals until 4:30 p.m. on Friday, October 10th, 2008. It is anticipated that the Board of Trustees shall meet on November 18, 2008 for the purpose of considering all proposals submitted for the sale of the District’s Alderwood and Vista Verde properties.

If you have any questions, please contact Judy Mueller at 949.936.5031.

Sincerely,

Vernon Medeiros, Ed.D.
Deputy Superintendent
Business Services

cc: Andreas Chialtas, Attorney at Law
Atkinson, Andelson, Loya, Ruud & Romo