



EL MONTE UNION HIGH SCHOOL DISTRICT  
3537 JOHNSON AVENUE  
EL MONTE, CA 91731  
NOTICE OF SALE/EXCHANGE OF REAL  
PROPERTY

1. Notice of Interest. Please take notice that the El Monte Union High School District (“District”) will receive notices of interest (“Notice(s) of Interest”) to negotiate to purchase real property in the office of Clerk of the Board, at 3537 Johnson Avenue, El Monte, CA 91731, until 5:00 p.m. on October 8, 2011 for the purchase of real property located at **3617 Cypress Avenue, El Monte, California 91731 (APN # 8568-032-901 and # 8568-032-905)(the “Property”)**.
2. Disposition of the Property will be structured as an exchange by the District pursuant to California Education Code Section 17536 et seq. The purchaser of the property will purchase the property through escrow, and the sale proceeds will be utilized to purchase exchange property to be conveyed to the District.
3. Description of Property. The property consists of approximately 3.29 acres of vacant commercial property (C-3) located near the intersection of Ramona Boulevard and Valley Boulevard in the City of El Monte, CA. The property is irregular in shape.
4. Selection of Party to Negotiate. Upon receipt of one or more Notices of Interest from interested purchasers, the District will review such Notices of Interest and will select an interested party with which to negotiate a sale/exchange of the Property. District will make such selection based on the qualifications, financial ability, reputation and proposed price and terms offered by the interested parties. Sale/exchange of the Property will be negotiated with District staff in accordance with directions from the District Board of Trustees.
6. Appraised Value. The appraised value of the Property is \$5,015,000. The purchase price will be paid with an initial deposit and the remaining cash upon close of escrow.
7. Brokers Fees. Purchaser of the Property will be solely responsible for payment of any finder’s fee or commissions to real estate brokers or salespersons used or consulted by the purchaser in connection with purchase of the Property.
8. The Property will be sold in an AS-IS condition.

EL MONTE UNION HIGH SCHOOL DISTRICT

By:

Nick J. Salerno, Superintendent

Approved as to form and legality on June 27, 2011

John K. Mirau, Esq.

Special Real Estate Counsel

INSTRUCTIONS FOR PUBLICATION:

1<sup>st</sup> Publication July 6, 2011

2<sup>nd</sup> Publication August 2, 2011