

ADDENDUM NO. 1

April 4, 2014

PURCHASE OF CERTAIN SURPLUS PROPERTY OF ORANGE UNIFIED SCHOOL DISTRICT

*(Approximately 1.7 Acres Located at 541 N. Lemon Street, Orange, California 92867,
known as the District's Killefer Property)*

This Addendum provides additional information related to that certain property offered for sale by the Orange Unified School District, specifically, the real property located within the District at 541 N. Lemon Street, Orange, California 92867, known generally as the District's Killefer property (the "Property"). This Addendum No. 1 hereby adds additional information to the Bid Package including: 1) revisions to Purchase and Sale Agreement to correct the legal description 2) provide aerial photos of the Property, and 3) correction to the preliminary title report.

The District is providing the following clarification and revisions to the Purchase and Sale Agreement by way of this Addendum No. 1.

Revisions to Draft Purchase and Sale Agreement.

1. Exhibit "A" of the Draft Purchase and Sale Agreement is replaced in its entirety with the following:

EXHIBIT "A"

Legal Description And Depiction Of The Land

LEGAL DESCRIPTION

Real property in the City of Orange, County of Orange, State of California, described as follows:

PARCEL 1:

LOTS 1 AND 2 OF TRACT NO. 566, AS PER MAP RECORDED IN BOOK 18, PAGE 20 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

PARCEL 2:

LOTS 4 THROUGH 7, INCLUSIVE, AND THE NORTH 18 FEET OF LOT 3 OF THE JOHN R. SCHOOLEY'S FIRST ADDITION TO THE CITY OF ORANGE, AS PER MAP RECORDED IN BOOK 6, PAGE 17 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

PARCEL 3:

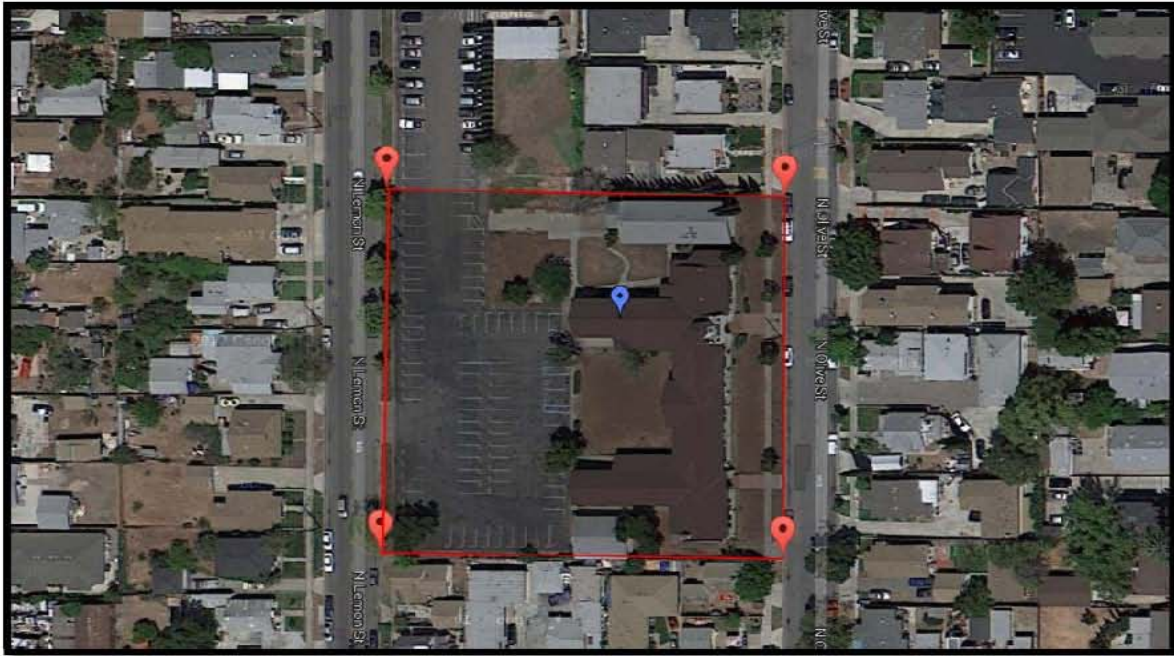
THAT PORTION OF THE SOUTHEAST QUARTER OF LOT 4 IN BLOCK G OF THE A.B. CHAPMAN TRACT, A SURVEYED BY FRANK LECOUVREUR IN DECEMBER 1870, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 33 FEET WEST OF THE EAST LINE OF OLIVE STREET AND 132 FEET NORTH OF THE NORTH LINE OF WALNUT AVENUE IN THE CITY OF ORANGE, SAID POINT BEING ON THE EAST LINE OF THE WEST 5 ACRES OF SAID SOUTHEAST QUARTER OF SAID LOT 4, IN BLOCK G OF THE A. B. CHAPMAN TRACT; THENCE NORTH 68 FEET; THENCE WEST 165 FEET; THENCE SOUTH 68 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF WALNUT AVENUE, 165 FEET TO THE POINT OF BEGINNING. EXCEPT THE EAST 33 FEET OF SAID LAND.

PARCEL 4:

BEGINNING AT A POINT 33 FEET WEST OF THE EAST LINE OF OLIVE STREET AND 200 FEET NORTH OF THE NORTH LINE OF WALNUT AVENUE, IN ORANGE, SAID POINT BEING THE EAST LINE OF THE WEST 5 ACRES OF THE SOUTHEAST QUARTER OF SAID LOT 4, BLOCK G OF THE A. B. CHAPMAN TRACT, THENCE WEST 165 FEET TO A POST, THENCE NORTH 166 FEET TO A POST, THENCE EAST 165 FEET TO POST, THENCE SOUTH 166 FEET TO THE POINT OF BEGINNING. EXCEPT THE EAST 33 FEET THEREOF.

APN: PORTION OF 039-132-15

Aerial



RECORD OF SURVEY NO. 2011-1151

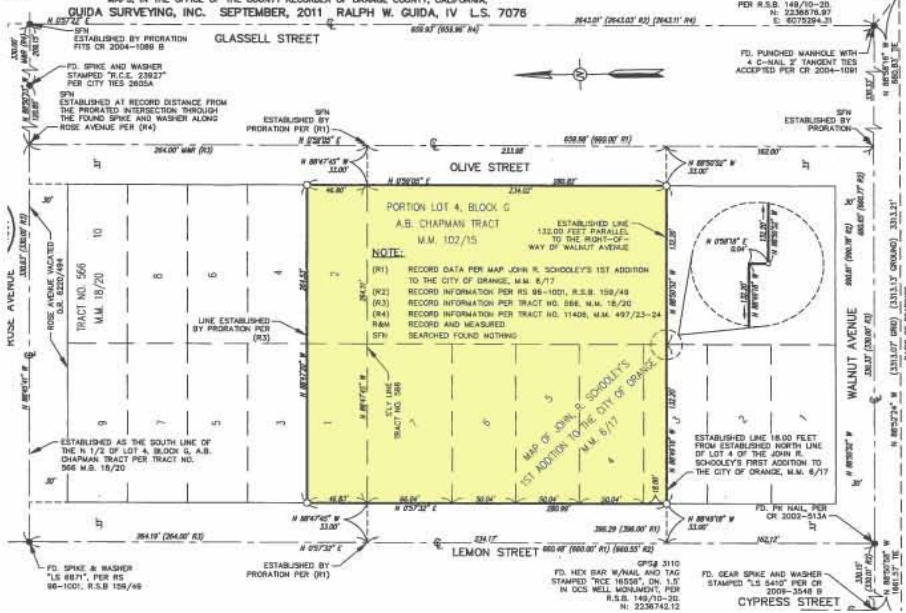
IN THE CITY OF ORANGE,
COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SURVEY OF LOT 1 AND 2 OF TRACT 586, AS SHOWN ON A MAP FILED IN BOOK 18, PAGE 20 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, ALSO BEING A SURVEY OF LOTS 4 THROUGH 7, INCLUSIVE AND PORTION OF LOT 3 OF THE JOHN R. SCHOOLEY'S FIRST ADDITION TO THE CITY OF ORANGE, AS SHOWN ON A MAP FILED IN BOOK 8, PAGE 17 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, ALSO BEING A SURVEY OF PORTION OF LOT 4 IN BLOCK G OF THE A.B. CHAPMAN TRACT, AS SHOWN ON A MAP FILED IN BOOK 102, PAGE 13 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

QUIDA SURVEYING, INC. SEPTEMBER, 2011 RALPH W. GUIDA, IV L.S. 7076

ACCEPTED AND FILED AT THE REQUEST OF
THE ORANGE COUNTY SURVEYOR
DATE: APRIL 12, 2012
TIME: 8:08 AM FEET 4 3/100
INSTRUMENT NO. 201200002334
BOOK 113 PAGE 6, 8, 17

JON DAILY
COUNTY CLERK - RECORDER
BY: [Signature] DEPUTY
OP# 3118
FD. PK. MAIL, FLUSH
PER R.S.B. 149/10-20
N. 235678.97
S. 5075294.24



Clarification Concerning Preliminary Title Report

The Preliminary Title Report dated January 14, 2014 contained an error in the legal description and has been removed from the District's website until a corrected Preliminary Title Report is available.

NOTE: All other original provisions of bid documents issued prior to this Addendum No. 1 shall remain in effect as written. This Addendum No. 1, taken together with the bid documents issued prior to this Addendum No. 1, represents the Bid Package associated with the Orange Unified School District's offer to accept bids for the sale of the Property.

NOTE: ALL BIDDERS MUST ACKNOWLEDGE RECEIPT OF THIS ADDENDUM NO. 1 IN THE APPROPRIATE PLACE PROVIDED ON THE BID PROPOSAL FORM.