



UNIFIED SCHOOL DISTRICT
Tradition With The Future In Mind

BRIAN BECK, SUPERINTENDENT

BOARD OF SUPERVISORS
2017 FEB 17 P 2:02

BOARD OF TRUSTEES: Cindy Cunningham-Gipp Randall Heckman James Hudelson John Luis Daniel Sexton

February 15, 2017

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

County of Stanislaus Board of Supervisors
1010 10th Street, Suite 6700
Modesto, CA 95354

Re: Notification of Intent to Sell Surplus Property Pursuant to Education Code Section 17464(c)(1)

To All Concerned Parties:

Pursuant to California Government Code Section 17464(c)(1), this letter notifies you that the Hughson Unified School District ("District") intends to sell its property interest in certain property which is approximately 25 acres on the corner of Whitmore and 7th Street in Hughson, California, (APN #s 018-052-007, -008, -027, -035, -036, -037) ("Property"), which the District currently owns. A Property description and map depiction of the Property are enclosed herewith.

Pursuant to Education Code Section 17464(c)(1), you must notify the District in writing of your intent to purchase the Property within 60 days of the third publication of the District's intent to dispose of the Property in a newspaper of general circulation with the boundaries on the District. It is anticipated that the third publication of the notice will occur on or about March 8, 2017. If you notify the District of your intent to purchase the Property within the specified time period, the District will enter into good faith negotiations with you to determine a mutually satisfactory sale price. If a sale price cannot be agreed upon in the time period provided by California law, the District may offer the Property for sale to the general public in accordance with California law.

Please direct any inquiries regarding this Property to me.

Sincerely,

A handwritten signature in black ink that reads 'B. Beck'.

Brian Beck, Superintendent

Encl.

PROPERTY DESCRIPTIONS

APN 018-052-007 is a small, rectangular parcel located along the east side of 7th Street, roughly 640' south of Whitmore Avenue. According to the Assessor's map, this site includes 0.41 acre, or approximately 17,860 square feet. This is a level parcel, currently used as part of an alfalfa field. This property is within city limits.

APN 018-052-008 is a narrow, rectangular parcel located directly at the southeast corner of Whitmore Avenue and 7th Street. This parcel is also within city limits. According to the Assessor's map, this site includes 2.2 acres, or approximately 95,832 square feet. This is a level parcel, currently improved as part of an almond orchard, reportedly planted in 2014.

APN 018-052-027 is also a narrow, rectangular parcel; however this site is south of parcels 007, and 008, located along the east side of 7th Street, within city limits. According to the Assessor's map, this site includes 1.86 acres, or approximately 81,022 square feet. This is a level site, currently used as part of an alfalfa field.

APN 018-052-035 is another narrow, rectangular parcel; however this site is located along the south side of Whitmore Avenue, just east of 7th Street. Like the first three parcels, this site is also within city limits. According to the Assessor's map, this parcel includes 1.69 acres, or approximately 73,616 square feet. This is a level site, currently used as part of the afore mentioned almond orchard. Another small section of this site is apparently planted to peaches, and other fruit trees.

APN 018-052-036 is a square shaped parcel, located south of parcel 035, and east of parcel 008. This site lacks direct road frontage, and is accessed through parcel 035. This property is outside existing city limits, yet within Hughson's sphere of Influence. According to the Assessor's map, this parcel includes 5.51 acres, or approximately 240,100 square feet. This is a level site, currently used as part of the 2014 almond orchard. Also on site is an old 2,400 s.f. metal storage building, and a variety of animal pens.

APN 018-052-037 is a rectangular shaped parcel, located south of parcel 036, and east of parcels 007, and 027. This site also lacks direct road frontage, and is outside existing city limits, yet within Hughson's sphere of influence. According to the Assessor's map, this parcel includes 17.38 acres, or approximately 757,073 square feet. This is a level site, currently used as part of an alfalfa field.

Soils

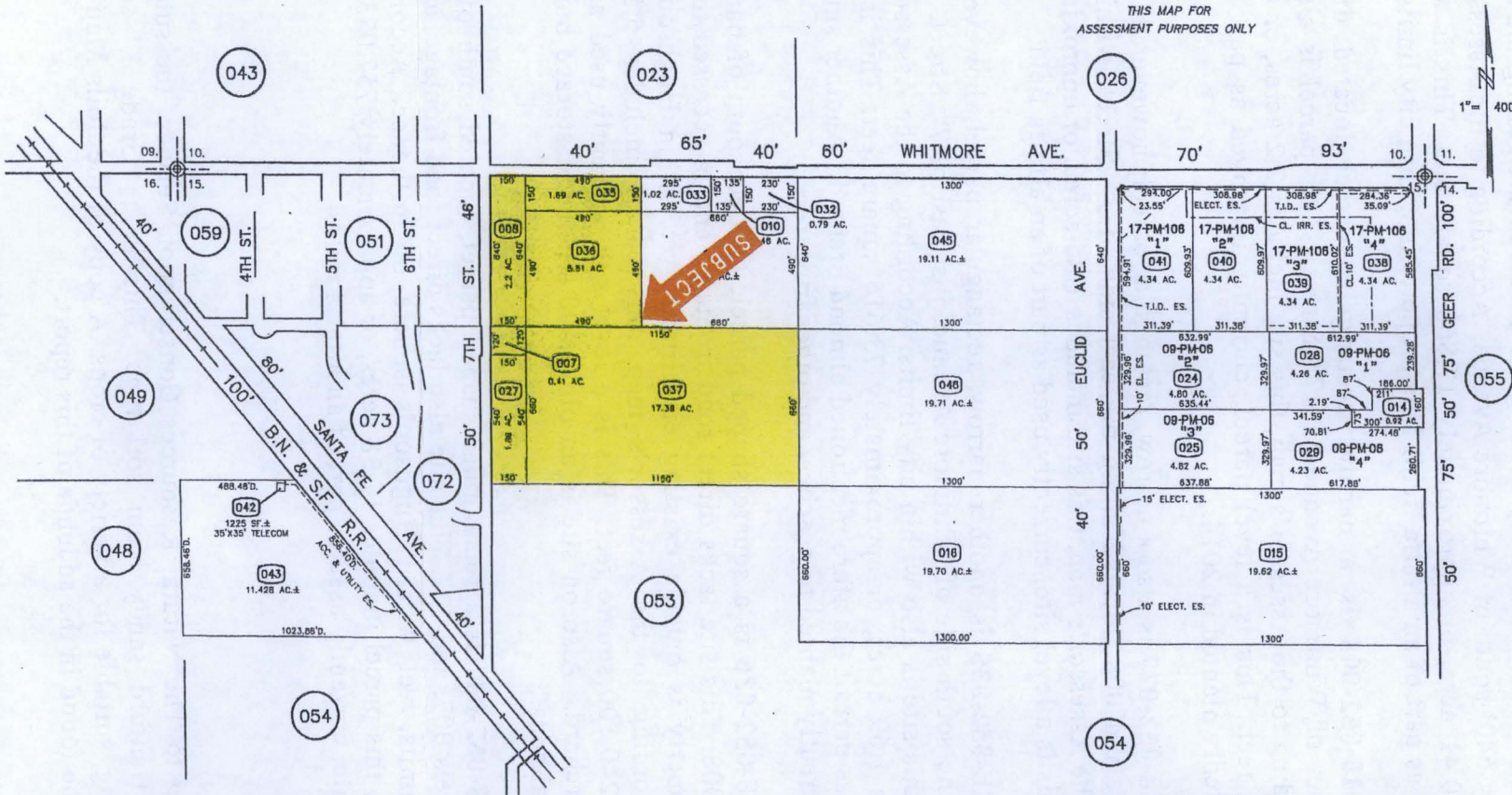
According to The Natural Resources Conservation Service, the subject parcels consist of the Hanford sandy loam soil type. This is a "Grade 1" soil with an "Excellent" rating, suitable for a variety of crops. A copy of the Soils Map and general discussion may be found in the addenda of this report.

PORTION N. 1/2 SECTION 15 T.4S. R.10E. M.D.B.& M.

009 026
067 002

018 - 052

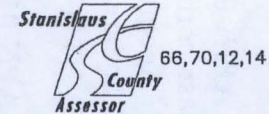
THIS MAP FOR
ASSESSMENT PURPOSES ONLY



ASSESSOR'S PARCEL MAP

FROM: J-03
DRAWN: 05-20-85
REVISED: 06-16-70, 07-01-85, 07-27-11 (V) MB, 10-03-11 MB, 10-03-11 MB, 6-15-12 MF, 09-17-12 MB,
11-05-12 MB, 10-01-13 MB

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