

[For District Letterhead]

VIA U.S. MAIL AND PERSONAL DELIVERY

April 30, 2014

Mr. Tom Bakaly, City Manager
Ms. Elaine Doerfling, City Clerk
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254

Re: Notification of Renewal of Lease Agreement for Future Use of Pier Avenue School

Dear Mr. Bakaly and Ms. Doerfling:

In 1978, the Pier Avenue School, currently known as the Community Center, was sold to the City of Hermosa Beach. As a part of the sale, a lease agreement ("Lease") was created that "provides for limited usage by the District of certain portions of the Pier Avenue School because the District has sold the school to the City for less than fair market value pursuant to Education Code Section 15051, et. seq."

This letter is notification, pursuant to Article 3 of the Lease, that the District desires to renew the existing Lease and use portions of the Pier Avenue School as contemplated in the Lease.

The Hermosa Beach City School District is experiencing overcrowding at the View School and Valley School campuses. The Board of Trustees is in the process of developing short and long term facilities plans to address this issue.

The District Office is currently housed on the Valley School campus. For the 2014-15 school year, the enrollment at Valley School will be nearly 1,000 students. The relocation of the District Office to another location in the City, such as the Pier Avenue School, would provide flexibility at the Valley School Campus that could, in turn, open up potential additional classroom space for our District students.

A copy of the Lease is included for your reference.

Please contact me to discuss. I look forward to working with you and your staff.

Sincerely,

Patricia Escalante