

RESOLUTION NUMBER R- 296247 (R-2002-1310)

ADOPTED ON APR 02 2002

APPROVING A THIRTY-YEAR LEASE WITH  
ARENA GROUP 2000 FOR LEASE OF APPROXIMATELY  
4.92 ACRES LOCATED AT 3500 SPORTS  
ARENA BOULEVARD IN THE CITY OF SAN DIEGO

WHEREAS, the City currently leases to Arena Group 2000, Inc., a California corporation (as successor-in-interest to San Diego Arena Lease Company), property located at 3500 Sports Arena Boulevard in the City of San Diego, more commonly known as the San Diego Sports Arena, the lease for which expires in 2017; and

WHEREAS, Arena Group 2000, Inc. is the general partner of Arena Group 2000, LP, a California limited partnership [Arena Group]; and

WHEREAS, the City and Arena Group have negotiated a thirty-year lease for a portion of the San Diego Sports Arena site consisting of approximately 4.92 acres and more particularly described in Exhibit A to the proposed lease [the Property]; and

WHEREAS, the purpose of the lease is to allow for the development of three retail pads on the Property anticipated to be sublet pursuant to the terms of the lease; and

WHEREAS, the fair market rental value of the Property unencumbered is estimated to be approximately \$482,000 annually, as determined by City staff; and

WHEREAS, pursuant to the negotiated rent provisions of the Lease, it is anticipated that the City will receive as rent approximately \$94,500 per year once the Property is fully subleased, which income the City could not realize under the terms of the existing lease for the premises;

and


WHEREAS, in consideration of the new lease, Arena Group 2000, Inc. agreed to a Fourth Amendment to Operating (Sublease) Agreement for the Sports Arena Property which documents the rights of the Parties with respect to naming rights for the Sports Arena; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the City Manager is authorized to execute, for and on behalf of the City of San Diego, a thirty-year lease agreement with Arena Group 2000, LP, a California limited partnership, for the approximate 4.92 acre site located at 3500 Sports Arena Boulevard, San Diego, California, and more particularly described in Exhibit A to the lease, at an estimated initial rent of approximately \$94,500, under the terms and conditions set forth in that lease agreement on file in the office of the City Clerk as

Document No. RR- 296247.

APPROVED: CASEY GWINN, City Attorney

By

  
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Prescilla Dugard  
Head Deputy City Attorney

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Or.Dept:READ  
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