

RESOLUTION NUMBER R- 297001 (R-2003-292)

ADOPTED ON SEP 03 2002

WHEREAS, the City and STAR/PAL Corporation [STAR/PAL] have negotiated a 25-year nonprofit lease agreement at the initial rental rate of \$1.00 per year, with STAR/PAL Corporation, a California 501(c)(3) nonprofit public benefit corporation; and

WHEREAS, City and STAR/PAL desire to inspire and aid the youth of Greater San Diego to make positive life choices through active participation in educational, athletic and recreational activities, which will benefit the general public; and

WHEREAS, STAR/PAL proposes to complement publicly owned recreational facilities by engaging in a \$450,000 capital campaign to finance, enhance, enlarge and operate the facilities at Colina Del Sol Community Park; and

WHEREAS, the purpose of the lease is for construction, operation, and maintenance of a STAR/PAL community center for recreational, educational, and athletic uses by STAR/PAL participants and the general public, and for such other related or incidental purposes as may be first approved in writing by the City Manager; and

WHEREAS, STAR/PAL agrees to develop the leased premises in accordance with a General Development Plan approved by the City Manager; and

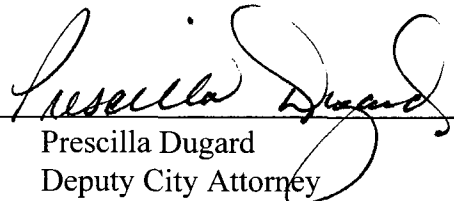
WHEREAS, the property to be leased is a one-half acre portion of Colina Del Sol Community Park, including an approximately 1800 square-foot building (Building 770) and a shuffleboard court, in the City of San Diego, County of San Diego, as more particularly described in Exhibit A to the lease; and

WHEREAS, the fair market value of the property is \$220,000 and the fair market rental

value is \$950 per month, as determined by City valuation staff; 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 25-year lease agreement with STAR/PAL Corporation, a California 501(c)(3) nonprofit public benefit corporation, for a one-half acre portion of Colina del Sol Community Park, including an approximately 1800 square-foot building (Building 770) and a shuffleboard court, located west of 54th Street between Orange and University Avenues , San Diego, California, at an initial rent of \$ 1.00 per year, under the terms and conditions set forth in that lease agreement on file in the office of the City Clerk as Document No. RR-297001.

APPROVED: CASEY GWINN, City Attorney

By   
Prescilla Dugard  
Deputy City Attorney

PD:cdk  
08/21/02  
Or.Dept:REA  
R-2003-292  
Form=leaser.frm