

RESOLUTION NUMBER R- 300855

ADOPTED ON SEP 20 2005

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AUTHORIZING THE CITY MANAGER TO EXECUTE THREE LEASE AGREEMENTS WITH THREE LESSEES FOR THE PROPERTY KNOWN AS THE WORLD TRADE CENTER LOCATED AT 1250 SIXTH AVENUE IN THE CITY OF SAN DIEGO.

WHEREAS, the City of San Diego [City] is the owner of an approximately .69 acre parcel with a 127,990 square foot building located at 1250 Sixth Avenue, in the City of San Diego, which is known as the World Trade Center Building [WTC]; and

WHEREAS, the City has leased Suite 219 in the WTC to Evertado Macias since 2000 for general office uses for collection and attorney services; and

WHEREAS, the lease has expired and is currently on holdover; and

WHEREAS, the City and Mr. Macias have negotiated a new lease for the continued use of Suite 219, which consists of approximately of 140 square feet, for general office uses for a term of one year with four one-year options to extend, at a rental rate of \$4,200 per year with annual rent adjustments of 5%; and

WHEREAS, the City has leased Suite 905 in the WTC to Elisabeth L. Dantchev since 2002 for general office uses attorney services; and

WHEREAS, the lease has expired and is currently on holdover; and

WHEREAS, the City and Ms. Dantchev have negotiated a new lease for the continued use of Suite 905, which consists of approximately of 140 square feet, for general office uses for attorney services for a term of one year with four one-year options to extend, at a rental rate of \$4,200 per year with annual rent adjustments of 5%; and

WHEREAS, the City has leased Suite 220 in the WTC to Global IT Research, Inc. since 2001 for general office uses for consulting services; and

WHEREAS, the lease has expired and is currently on holdover; and

WHEREAS, the City and Masaji Nagai, President of Global IT Research, Inc. have negotiated a new lease for the continued use of Suite 220, which consists of approximately of 140 square feet, for general office uses for consulting services for a term of one year with four one-year options to extend, at a rental rate of \$4,200 per year with annual rent adjustments of 5%; and

WHEREAS, Real Estate Assets Valuation Staff has reviewed the rental rates for these proposed leases and has determined that they are within the upper range of market value for similar leased space; NOW, THEREFORE,

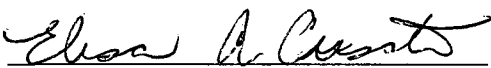
BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. That the City Manager is authorized to execute, for and on behalf of the City of San Diego, a one-year lease agreement with four one-year options to extend with Evertado Macias for City-owned property located at 1250 Sixth Avenue, Suite 219, for general office use, for \$4,200 per year with annual rent adjustments of 5% on the terms and conditions set forth in the Lease Agreement on file in the office of the City Clerk as Document No. RR- 300855 -1

2. That the City Manager is authorized to execute, for and on behalf of the City of San Diego, a one-year lease agreement with four one-year options to extend with Elisabeth L. Dantchev for City-owned property located at 1250 Sixth Avenue, Suite 905, for general office use, for \$4,200 per year with annual rent adjustments of 5% per year, on the terms and conditions set forth in the Lease Agreement on file in the office of the City Clerk as Document No. RR- 300855 2

3. That the City Manager is authorized to execute, for and on behalf of the City of San Diego, a one-year lease agreement with four one-year options to extend with Global IT Research, Inc. for City-owned property located at 1250 Sixth Avenue, Suite 220, for general office use, for \$4,200 per year with annual rent adjustments of 5% per year, on the terms and conditions set forth in the Lease Agreement on file in the office of the City Clerk as Document No. RR-3008553

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By 
Elisa A. Cusato
Deputy City Attorney

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08/08/05
Or.Dept:READ
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