

CITY OF SAN DIEGO PUBLIC PURPOSE LEASE

[Neighborhood House Association; APNs 551 - 060 - 01 & 551 - 060 - 02]

THIS CITY OF SAN DIEGO PUBLIC PURPOSE LEASE ("Lease") is entered into by and between THE CITY OF SAN DIEGO, a California municipal corporation ("CITY"), as lessor, and NEIGHBORHOOD HOUSE ASSOCIATION, INC., a California nonprofit, public benefit corporation ("LESSEE"), as lessee, to be effective as of **April 1, 2011** (the "Effective Date"), when signed by the parties and approved by the San Diego City Attorney, as follows:

RECITALS

- A. CITY and LESSEE were parties to that certain AGREEMENT (the "Initial Operating Agreement") dated December 15, 1970, as amended by that certain FIRST AMENDMENT TO AGREEMENT dated February 1, 1978, for the operation of a "Neighborhood Facility," defined in the Initial Operating Agreement on file in the office of the City Clerk as Document No. 734303, and located at 841 South 41st Street, San Diego, California.
- B. CITY and LESSEE are parties to that certain NEIGHBORHOOD HOUSE OPERATING AGREEMENT dated June 1, 1994 (the "Second Operating Agreement"), for the operation of the Neighborhood-Facility under the same terms and conditions as the Initial Operating Agreement, except for the term, which will expire March 31, 2011.
- C. CITY, as successor-in-interest to The San Diego Housing Commission, as lessor, and LESSEE, as lessee, are parties to that certain SAN DIEGO HOUSING COMMISSION FLAT RATE LEASE that commenced August 1, 1988 (the "Existing Lease"), for land adjacent to the Neighborhood Facility, on which LESSEE operates a Senior Nutrition Center located at 795 South Boundary Street, San Diego, California. The Existing Lease has been in hold-over status since August 1, 2008.
- D. This Lease is for a public purpose. LESSEE is a well-established provider of vital family, senior, and childcare services. The Neighborhood Facility is the daily central hub for over 8,200 local community members and families who access vital LESSEE programs and services including: Emergency Services, Utilities and Food Assistance, Early Head Start Child Development, HUD Housing Counseling, and The Connection Teen Pregnancy Prevention program. The Senior Nutrition Center is a multi-purpose, public facility with adjacent grounds and parking. It provides transportation to the Senior Nutrition Center, field trips, hot meals, and a variety of activities for adults 60 years of age and older. Over 150 seniors receive daily meals at the Senior Nutrition Center and participate in health and nutrition programs, exercise, recreation, and field trips.
- E. CITY and LESSEE want to enter into a new long term lease to allow LESSEE to continue operating the Neighborhood Facility and the Senior Nutrition Center. A long-term lease will solidify LESSEE's commitment to provide effective social services to the San Diego community and to allow them the ability to seek funding for continued program operations and capital improvements.

- F. Under the terms and conditions of this Lease, CITY will lease to LESSEE that certain CITY-owned real property situated in the City of San Diego, County of San Diego, State of California, commonly known as the Neighborhood Facility located at 841 South 41st Street, and the Senior Nutrition Center located at 795 South Boundary Street, and more particularly described in **Exhibit A: Premises**, attached hereto. The Neighborhood Facility property and the Senior nutrition Center property are collectively referred to herein as the "Premises."

FOR VALUABLE CONSIDERATION, the sufficiency of which is acknowledged, the parties agree as follows:

1. Termination of Prior Contracts. By the execution and delivery of this Lease, CITY and LESSEE hereby terminate the Second Operating Agreement and the Existing Lease as of the Effective Date of this Lease, and such contracts shall be of no further effect except as to any rentals and fees that may have accrued, or any rights and remedies accrued or granted under such agreements.
2. Premises. Under the terms and conditions of this Lease, CITY leases the Premises to LESSEE and LESSEE leases the Premises from CITY.
3. Allowed Uses. LESSEE may use the Premises solely for the following purposes: (i) to operate a senior nutrition center to provide health and nutrition programs to seniors in the San Diego community; (ii) to operate a neighborhood facility to provide various social services including, counseling, child care, food assistance, and education services to the San Diego community; and (iii) to provide community meeting and gathering space, and for no other purpose whatsoever without CITY'S prior written consent, which may not be unreasonably withheld. LESSEE shall continuously operate the Premises throughout the term of this Lease.
 - a. If CITY decides to deny LESSEE'S request for a change in the allowed uses under this Lease, CITY shall respond within thirty (30) days after receipt of the request.
 - b. If CITY decides to recommend the approval of LESSEE'S request for a change in the allowed uses under this Lease, CITY shall respond within thirty (30) days after receipt of the request, and shall seek City Council approval of such use as soon as practicable after receipt of the request.
4. Competent Management. LESSEE shall provide competent management of the Premises to CITY'S reasonable satisfaction. "Competent management" shall mean demonstrated ability in the management and operation of a nonprofit senior nutrition center providing health and nutrition programs, and a nonprofit neighborhood facility providing counseling, child care, food assistance, education, and related activities in accordance with all applicable federal, state, and local regulations, and in a fiscally responsible manner. LESSEE shall be deemed to be providing competent management if LESSEE satisfies the program funding requirements for government programs designed to provide funding for one or more of the

principle purposes of this Lease; however, LESSEE shall not be required to seek or obtain government program funding for any of the principle purposes of this Lease.

5. CITY'S Consent, Discretion. Whenever required under this Lease, CITY'S consent or approval shall mean the written consent or approval of the San Diego City Manager or his or her designee ("City Manager"). CITY'S discretionary acts hereunder shall be made in the City Manager's discretion, unless otherwise expressly provided. As used herein, "City Manager" shall mean the Mayor of San Diego or his or her designee for the duration CITY operates under the mayor-council (commonly referred to as "strong mayor") form of governance pursuant to Article XV of The City Charter of the City of San Diego, California.
6. Quiet Possession. LESSEE, performing the covenants and agreements in this Lease, shall at all times during the term of this Lease peaceably and quietly have, hold, and enjoy the Premises. If LESSEE is temporarily dispossessed through action or claim of a title superior to CITY'S, this Lease shall not be voidable nor shall CITY be liable to LESSEE for any loss or resulting damages.
7. Reservation of Rights.
 - a. Mineral Rights. CITY reserves all rights, title, and interest in and to any and all subsurface natural gas, oil, minerals, and water on or within the Premises.
 - b. Easements. CITY reserves the right to grant, establish, and use easements and rights-of-way over, under, along, and across the Premises for utilities, thoroughfares, or access as it deems advisable for the public good.
 - c. Repairs. CITY may at all reasonable times enter the Premises for the purpose of making repairs to or developing municipal resources and services.
 - d. Noninterference. CITY shall not substantially unreasonably interfere with LESSEE'S use of the Premises, and shall repair or reimburse LESSEE for reasonable costs incurred by LESSEE to repair any physical damages to Premises or LESSEE'S personal property directly caused by CITY'S exercising of its rights reserved in this section. CITY shall pay the costs of maintenance and repair of all CITY installations made pursuant to these reserved rights.
8. Rates and Charges. LESSEE'S charges for use of facilities on the Premises shall be in accordance with the rates and charges schedule set forth in **Exhibit B: Rates & Charges**, attached hereto. LESSEE shall not make any change to the rates and charges schedule without CITY'S prior written approval in each instance, which approval may not be unreasonably withheld.
9. Political Activities. LESSEE shall not use the Premises to promote, endorse, or campaign for the nomination or election of any individual to any public office, be it partisan or nonpartisan; however, LESSEE may allow the use of the Premises as a forum for open public debate.

10. Public Use. The general public shall have access to the Premises for the uses allowed under this Lease during LESSEE'S hours of operation. The general public shall not be wholly or permanently excluded from any portion of the Premises. LESSEE may apply reasonable restrictions for the general public's use of the Premises so such use does not unreasonably conflict with LESSEE'S use of the Premises as allowed by this Lease.
11. Signs. LESSEE shall install and at all times during the Term maintain a CITY-approved sign identifying the Premises as CITY-owned and available for public use consistent with the terms of this Lease. The sign shall be installed by LESSEE at a location approved by CITY. Other than signage currently installed on the Premises, LESSEE shall not erect or display any banners, pennants, flags, posters, signs, decorations, marquees, awnings, or similar devices or advertising without CITY'S prior written consent. If any such unauthorized item is found on the Premises, LESSEE shall remove the item at its expense within twenty-four (24) hours after notice by CITY, or CITY may thereafter remove the item at LESSEE'S cost.
12. Hours of Operation. LESSEE has established a regular schedule of days and hours of operation to best serve the public, attached hereto as **Exhibit C: Hours of Operation**. LESSEE shall not make any changes to its days and hours of operation without CITY'S prior written consent.
 - a. If CITY decides to deny LESSEE'S request to change its days and hours of operation, CITY shall respond within thirty (30) days after receipt of the request.
 - b. If CITY decides to recommend the approval of LESSEE'S request to change its days and hours of operation, CITY shall respond within thirty (30) days after receipt of the request, and shall seek City Council approval of such change as soon as practicable after receipt of the request.
13. CITY Use. CITY may use the Premises for civic events and special programs, free of charge, and only at times when LESSEE has no scheduled event or program. After each such use, CITY shall leave the Premises in the same condition found. Such use by CITY shall be at CITY'S sole cost and expense.
14. Term. The term of this Lease ("Term") shall be twenty-five (25) years, commencing on the Effective Date.
15. Holdover. Any holding over by LESSEE after the expiration or earlier termination of this Lease shall not be considered a renewal or extension of this Lease. The occupancy of the Premises after the expiration or earlier termination of this Lease shall constitute a month-to-month tenancy at will, and all other terms and conditions of this Lease shall continue in full force and effect, except that LESSEE shall then pay to CITY fair market rent determined by an appraisal prepared by CITY'S Real Estate Assets Department.

16. Surrender of Premises. Upon the expiration or earlier termination of this Lease, LESSEE shall vacate the Premises and surrender them to CITY free and clear of all liens and encumbrances, and in a decent, safe, and sanitary condition. At any time after the expiration or earlier termination of this Lease, LESSEE shall execute, acknowledge, and deliver to CITY, within thirty (30) days after CITY'S demand, a valid and recordable quitclaim deed covering all of the Premises. If LESSEE fails or refuses to deliver the required quitclaim deed, CITY may prepare and record a notice reciting LESSEE'S failure to perform this Lease provision, and the notice shall be deemed conclusive evidence of the termination of this Lease and all of LESSEE'S rights in and to the Premises.
17. Administrative Fee. LESSEE shall pay to CITY an administrative fee (the "Administrative Fee") in the amount of Three Thousand Two Hundred One Dollars (\$3,201) per lease year, paid annually in advance, to offset administrative costs incurred for CITY staff services that are of benefit to LESSEE. LESSEE shall pay the Administrative Fee within thirty (30) days after the Effective Date, and thereafter on each anniversary of the Effective Date. The Administrative Fee shall be considered "rent" under this Lease. The Administrative Fee shall be adjusted upward only annually, based on increases in the Consumer Price Index (CPI) as provided below.
- a. CPI Adjustments. On each anniversary of the Effective Date, the Administrative Fee shall be adjusted upward only to reflect any increase in the Consumer Price Index for "All Urban Consumers" for Los Angeles/ Riverside/Orange County, California (the "CPI") based on the average of the then three most recently published monthly indices just prior to each adjustment. If the CPI is no longer published, the index for adjustment shall be the U.S. Department of Labor's "Comprehensive Official Index" most comparable to the CPI.
- i. If an Administrative Fee adjustment is calculated using an index from a different base year than 1982-84, which equaled a base figure of 100 for the CPI, the base figure used shall first be converted under a formula supplied by the Bureau of Labor Statistics or its successor.
- ii. If the Department of Labor indices are no longer published, CITY may use another index deemed by CITY to be reasonably comparable to the CPI, which shall then be the "CPI" under this Lease.
- iii. CITY'S failure to deliver timely notice of any Administrative Fee adjustment shall not constitute a waiver by CITY of its rights hereunder.
- b. CPI Adjustment Computation. Each new Administrative Fee shall be calculated as follows:
- The "adjustment multiplier" shall be calculated by dividing the "current index" by the "base index" as defined below:

- i. The "current index" shall be the average of the three monthly indices most recently published before the adjustment date (the "Current Indices").
- ii. The "base index" shall be the average of the same months' indices published a year prior to the Current Indices.

The "base figure" for calculating a new Administrative Fee shall be the dollar amount of the Administrative Fee for the year immediately preceding the adjustment date. The "base figure" is then multiplied by the "adjustment multiplier" to determine the new Administrative Fee, as follows:

(CURRENT INDEX ÷ BASE INDEX) X BASE FIGURE = NEW ADMINISTRATIVE FEE

- c. Delinquent Rent. If LESSEE fails to pay all or any part of the Administrative Fee or other rent when due, LESSEE shall pay, in addition to the unpaid amount, five percent (5%) of the unpaid amount. If the Administrative Fee or other rent is still unpaid at the end of fifteen (15) days, LESSEE shall pay an additional five percent (5%) of the unpaid amount [being a total of ten percent (10%)], which is hereby mutually agreed by the parties to be appropriate to compensate CITY for loss resulting from the delinquency, including lost interest, lost opportunities, legal costs, and the cost of servicing the delinquent account. Notwithstanding the foregoing, in no event shall the charge for late payment of rent be less than Twenty-Five Dollars (\$25).
- d. Time and Place of Payment. All payments to be paid by LESSEE under this Lease shall be made payable to the City Treasurer and be mailed to:

San Diego City Treasurer
P.O. Box 122289
San Diego, California 92112-4165

or hand delivered to:

The Office of the City Treasurer
Civic Center Plaza
1200 Third Avenue, First Floor
San Diego, California 92101

CITY may change the place of payment at any time upon thirty (30) days written notice to LESSEE. Mailed payments shall be deemed paid upon the date the payment is postmarked by the postal authorities. If postmarks are illegible, the payment shall be deemed received only upon actual receipt.

18. Inspection of Records. LESSEE shall keep and maintain accurate and complete records and accounts in accordance with generally accepted accounting principles consistently applied, showing all revenue derived from use of the Premises. LESSEE shall make such records and accounts available to CITY for inspection at all reasonable times. Such records and accounts shall be made available to CITY at the Premises during the Term, and in a location

within San Diego County after the expiration or earlier termination of this Lease. LESSEE shall maintain such records and accounts and make them available to CITY for inspection for five (5) years after the date such records are produced.

19. Unauthorized Use Charge. LESSEE shall pay CITY one hundred (100%) of the gross receipts from any use of the Premises that is not allowed by this Lease and of which CITY had no prior knowledge, regardless of any related penalties charged LESSEE by competent governmental authorities. Such unauthorized use charge shall be payable to CITY within thirty (30) days after LESSEE receives such gross receipts. The unauthorized use charge shall be considered "rent" under this Lease. The existence of such unauthorized use charge and CITY'S acceptance thereof shall not constitute authorization for the use in question, and shall not waive any of CITY'S rights under this Lease.
20. Time of the Essence. Time is of the essence of each term, covenant, and condition of this Lease.
21. Successors. Each term, covenant, and condition of this Lease shall jointly and severally apply to, benefit, and bind the successors and assigns of the respective parties.
22. Assignment and Subletting. LESSEE shall not assign or sublease any rights granted by this Lease or any interest in this Lease without CITY'S prior written consent. Any assignment by operation of law shall automatically terminate this Lease.
23. Encumbrance. LESSEE shall not encumber this Lease, its leasehold estate, or any improvements on the Premises by deed of trust, mortgage, chattel mortgage, or other security instrument without CITY'S prior written consent.
24. Default and Remedies.
 - a. Default. LESSEE shall be in default of this Lease if any of the following occurs:
 - i. LESSEE fails to make any payment required under this Lease when due;
 - ii. LESSEE breaches any of its obligations under this Lease, other than those requiring payment to CITY, and fails to cure the breach within thirty (30) days following written notice thereof from CITY, or if not curable within thirty (30) days, fails to commence to cure the breach within thirty (30) days and diligently pursue the cure to completion;
 - iii. LESSEE voluntarily files or involuntarily has filed against it any petition under any bankruptcy or insolvency act or law;
 - iv. LESSEE is adjudicated a bankrupt; or
 - v. LESSEE makes a general assignment for the benefit of creditors.

- b. Remedies. Upon LESSEE'S default, CITY may, at its option, give LESSEE, or any person claiming rights through LESSEE, a written "Three Day Notice to Pay or Quit," or CITY may terminate the Lease and all rights of LESSEE, and all persons claiming rights through LESSEE, to the Premises or to possession of the Premises. Upon termination, CITY may enter and take possession of the Premises, and may recover from LESSEE the sum of:
- i. the worth at the time of award of any unpaid rent that was due at the time of termination;
 - ii. the worth at the time of award of the amount by which the unpaid rent that would have been earned after termination until the time of award exceeds the amount of rental loss, if any, that LESSEE affirmatively proves could have been reasonably avoided;
 - iii. the worth at the time of award of the amount by which the unpaid rent for the balance of the term after the time of award exceeds the amount of rental loss, if any, that LESSEE affirmatively proves could be reasonably avoided;
 - iv. any other amount necessary to compensate CITY for all the detriment proximately caused by LESSEE'S breach and default, or that in the ordinary course of things, would be likely to result; and
 - v. all other amounts in addition to or in lieu of those previously stated as may be permitted from time to time by California law.

As used in clauses b(i) and b(ii), above, the "worth at the time of award" is computed by allowing interest at the rate of ten percent (10%) per annum. As used in clause b(iii), above, the "worth at the time of award" is computed by discounting that amount at the discount rate of the Federal Reserve Bank of San Francisco at the time of award plus two percent (2%). As used in this section, the term "rent" shall include rent and any other amounts payable by LESSEE under this Lease.

- c. Default if Leasehold is Encumbered. If there is a CITY-approved deed of trust or mortgage on the leasehold interest, CITY shall give the mortgagee or beneficiary written notice of LESSEE'S default under this Lease, and the same mortgagee or beneficiary shall have thirty (30) days from the notice to cure the default, or, if the default is not curable within thirty (30) days, to commence to cure the default and diligently pursue the cure to completion. CITY may extend the cure period if the mortgagee or beneficiary uses reasonable diligence to pursue a cure. If the mortgagee or beneficiary chooses to cure the default through litigation or foreclosure, then CITY may exercise any of the following options:
- i. CITY may correct the default and charge the costs to the account of LESSEE, which charge shall be due and payable on the date that the rent is next due after CITY'S notice of such costs to LESSEE, and mortgagee or beneficiary;

- ii. CITY may correct the default and pay the costs from the proceeds of any insurance fund held by CITY, CITY and LESSEE, or by CITY and mortgagee or beneficiary, or CITY may use the funds of any faithful performance or cash bond on deposit with CITY, or CITY may call on the bonding agent to correct the default or to pay the costs of correction performed by or at the direction of CITY; and
- iii. CITY may terminate this Lease as to the rights of LESSEE by assuming or causing the assumption of liability for any trust deed or mortgage. LESSEE shall assume and pay any and all penalties or bonuses required by the beneficiaries, trustees or mortgagees as a condition of early payoff of the related obligations by CITY. CITY may, as an alternative, substitute the terminated LESSEE with a new lessee reasonably satisfactory to the mortgagee or beneficiary. LESSEE shall pay to CITY all reasonable costs incurred by CITY in re-leasing to a new lessee.

If the default is noncurable by LESSEE, then any lender holding a beneficial interest in the Premises, whose qualifications as an assignee have been approved by CITY, shall have the absolute right to substitute itself to the estate of LESSEE hereunder and to commence performance of this Lease. If the mortgagee or beneficiary gives notice in writing of its election to substitute itself within the thirty (30) day period after receiving CITY'S written notice of a default, and the default, if curable, is cured by the mortgagee or beneficiary, then this Lease will not terminate pursuant to the default. In that event, CITY consents to the substitution and authorizes the mortgagee or beneficiary to perform under this Lease with all the rights, privileges, and obligations of LESSEE, subject to the curing of the default, if possible, by mortgagee or beneficiary. In that event, LESSEE shall assign to mortgagee or beneficiary all of its interest in and to the leasehold estate under this Lease.

- d. Abandonment by LESSEE. If LESSEE breaches the Lease and abandons the Premises, this Lease shall continue in effect as long as CITY does not terminate this Lease, and CITY may enforce all of its rights and remedies under this Lease, including but not limited to the right to recover the rent as it becomes due, plus damages.
- e. Waiver. Any waiver by CITY of a breach or default by LESSEE shall not be a waiver of any other breach or default. No waiver shall be valid and binding unless in writing and executed by CITY. CITY'S delay or failure to enforce a right or remedy shall not be a waiver of that or any other right or remedy under this Lease. The enforcement of a particular right or remedy for a breach or default shall not waive any other right or remedy for the same breach or default, or for any other or later breach or default. CITY'S acceptance of any rents shall not be a waiver of any default preceding such payment. LESSEE acknowledges that the Premises are publicly-owned property held in trust for the benefit of the citizens of the City of San Diego, and that any failure by CITY to discover a breach or default, or take prompt action to require the cure of any breach or default, shall not result in an equitable estoppel, but CITY shall at all times, have the legal right to require the cure of any breach or default. CITY'S acceptance of

a partial payment of rent shall not constitute a waiver of the balance of the rent payment due.

25. Eminent Domain. If all or part of the Premises are taken through condemnation proceedings or under threat of condemnation by any public authority with the power of eminent domain, the interests of CITY and LESSEE (or beneficiary or mortgagee) will be as follows:
- a. Full Taking. If the entire Premises are taken, this Lease shall terminate on the date of the transfer of title or possession to the condemning authority, whichever first occurs, and any advance rents paid to CITY shall be prorated based upon the actual number of calendar days the Premises was held by LESSEE.
 - b. Partial Taking - Remainder Unusable. If a partial taking of the Premises occurs, and in the opinion of CITY, the remaining part of the Premises are unsuitable for the Lease operation, this Lease shall terminate on the date of the transfer of title or possession to the condemning authority, whichever first occurs.
 - c. Partial Taking - Remainder Usable. If a partial taking of the Premises occurs, and in the opinion of CITY, the remaining part of the Premises are suitable for continued Lease operation, this Lease shall terminate in regard to the portion taken on the date of the transfer of title or possession to the condemning authority, whichever first occurs, but shall continue for the portion not taken. The rent shall be equitably reduced to reflect the portion of the Premises taken, only to the extent that LESSEE'S operations are reduced or impaired.
 - d. Award. All monies awarded in any taking shall belong to CITY, whether the taking results in diminution in value of the leasehold or the fee or both. LESSEE shall be entitled to any award attributable to the taking of, or damages to LESSEE'S then remaining leasehold interest in installations or improvements of LESSEE. CITY shall have no liability to LESSEE for any award not provided by the condemning authority.
 - e. Transfer. CITY has the right to transfer CITY'S interests in the Premises in lieu of condemnation to any authority entitled to exercise the power of eminent domain. If a transfer occurs, LESSEE shall retain whatever interest it may have in the fair market value of any improvements placed by it on the Premises in accordance with this Lease.
 - f. No Inverse Condemnation. The exercise of any CITY right under this Lease shall not be interpreted as an exercise of the power of eminent domain and shall not impose any liability upon CITY for inverse condemnation.
26. Indemnification & Hold Harmless. LESSEE shall protect, defend, indemnify, and hold CITY and its elected officials, officers, employees, representatives, and agents harmless from and against any and all claims asserted or liability established for damages or injuries to any person or property, including injury to LESSEE'S officers, employees, invitees, guests, agents, or contractors, which arise out of or are in any manner directly or indirectly connected with LESSEE'S acts or omissions in the performance of its obligations under this

Lease, and all expenses of investigating and defending against same, including without limitation attorney fees and costs; provided, however, that LESSEE'S duty to indemnify and hold CITY harmless shall not include any claims or liability arising from the gross negligence, recklessness, or intentional misconduct of CITY and its elected officials, officers, employees, representatives, and agents.

27. Insurance. LESSEE shall deliver to CITY'S Real Estate Assets Department a current certificate of insurance for:

- (1) Commercial General Liability Insurance, providing coverage for bodily injury, including death, personal injury, and property damage with limits of at least Two Million Dollars (\$2,000,000) per occurrence, subject to an annual aggregate of at least Four Million Dollars (\$4,000,000);
 - (2) Automobile Liability Insurance, providing coverage for all bodily injury and property damage, with a limit of at least One Million Dollars (\$1,000,000) per occurrence. Such insurance shall cover liability arising out of any vehicle (including owned, hired, and non-owned vehicles) operated in performing any and all work pursuant to this Lease. Coverage shall be written on *ISO form CA 00 01 12 90*, or a substitute form providing equivalent liability coverage; and
 - (3) Workers' Compensation Insurance, as required by the laws of the State of California for all of LESSEE'S employees who are subject to this Lease, with Employers' Liability coverage with a limit of at least One Million Dollars (\$1,000,000).
- a. Additional Insureds. Pursuant to a separate endorsement [CG2010 (11/85) or equivalent form], "The City of San Diego, its elected officials, officers, employees, representatives, and agents" shall be named as additional insureds in all policies.
 - b. Primary & Non-Contributory. Insurance policies shall be endorsed such that the coverage is primary and non-contributory to any coverage carried or maintained by CITY.
 - c. Qualified Insurer(s). All insurance required by the terms of this Lease must be provided by insurers licensed to do business in the State of California which are rated at least "A-, VI" by the current AM Best Ratings Guide and which are acceptable to CITY. Non-admitted surplus lines insurers may be accepted provided they are included on the most recent list of California eligible surplus lines insurers (LESLI list) and otherwise meet CITY requirements.
 - d. Deductibles/Retentions. All deductibles and self-insured retentions on any insurance policy are the sole responsibility of LESSEE and must be disclosed and acceptable to CITY at the time evidence of insurance is provided.
 - e. Continuity of Coverage. All policies shall be in effect on or before the first day of the Term, except "course of construction fire insurance" shall be in force on

commencement of all authorized construction, and full applicable fire insurance coverage shall be effective upon completion of each insurable improvement. The policies shall be kept in force for the duration of the Term. At least thirty (30) days prior to the expiration of each insurance policy, LESSEE shall furnish a certificate(s) showing that a new or extended policy has been obtained which meets the requirements of this Lease. LESSEE shall provide proof of continuing insurance at least annually during the Term. If insurance lapses or is discontinued for any reason, LESSEE shall immediately notify CITY and obtain replacement insurance as soon as possible.

- f. Modification. To assure protection from and against the kind and extent of risk existing with the Lease Use or the Premises, CITY, at its discretion, may require the revision of amounts and coverage at any time during the Term by giving LESSEE thirty (30) days prior written notice. LESSEE shall also obtain any additional insurance required by CITY for new improvements, changed circumstances, or CITY'S reasonable re-evaluation of risk levels related to this Lease or the Premises.
 - g. Accident Reports. LESSEE shall immediately report to CITY any accident causing property damage or injury to persons and related to this Lease or the Premises. Such report shall contain the names and addresses of the involved parties, a statement of the circumstances, the date and hour of the accident, the names and addresses of any witnesses, and other pertinent information.
 - h. Causes of Loss - Special Form Property Insurance. LESSEE shall obtain and maintain, at its sole cost, Causes of Loss - Special Form Property Insurance on all of LESSEE'S insurable property related to this Lease or the Premises in an amount to cover 100 percent (100%) of the replacement cost. LESSEE shall deliver to CITY a certificate of such insurance.
28. Waste, Damage, or Destruction. LESSEE shall not commit or allow to be committed any waste or any public or private nuisance on the Premises, shall keep the Premises clean and clear of refuse and obstructions, and shall dispose of all garbage, trash, and rubbish in a manner satisfactory to CITY. If the Premises are put into a condition which is not decent, safe, healthy, and sanitary, LESSEE shall restore the Premises to their prior condition within a reasonable time.
29. Acceptance of Premises. LESSEE acknowledges that the Premises are in good order and condition and shall take possession of the Premises "as is." CITY has not made and makes no representation or warranty as to the condition or suitability of the Premises for LESSEE'S intended use, and assumes no obligation to alter or improve the Premises. LESSEE has relied solely on its own independent investigations of the condition and suitability of the Premises, and is satisfied with the condition thereof.
30. Entry and Inspection. LESSEE may quietly enjoy the Premises, free from unreasonable interference by CITY, except as reasonably required in emergency situations. During such an emergency, CITY may at all times enter and inspect the Premises and the operations

conducted on the Premises. For all non-emergency situations, CITY may at all reasonable times, but only upon reasonable prior notice to LESSEE, enter and inspect the Premises and the operations conducted on the Premises.

31. Maintenance. LESSEE shall maintain the Premises in a decent, safe, healthy, and sanitary condition reasonably satisfactory to CITY. LESSEE shall, at its cost and expense, obtain and maintain trash receptacles and trash-removal service.
32. Improvements/Alterations. No improvements, structures, or installations shall be constructed on the Premises, and the Premises may not be altered, by LESSEE without CITY'S prior written approval. LESSEE shall not make any structural or architectural design alterations to approved improvements, structures, or installations on the Premises without CITY'S prior written approval. This provision shall not relieve LESSEE of any maintenance obligation under this Lease. CITY shall not be obligated by this Lease to make or assume any expense for any improvements or alterations to the Premises.
33. Utilities. LESSEE shall order, obtain, and pay for all utilities and service and installation charges in connection with the operation of the Premises.
34. Construction Bond. If LESSEE constructs improvements on the Premises, LESSEE shall in each instance deposit with CITY, prior to commencement of the construction, a faithful performance bond in the amount of one hundred percent (100%) of the estimated construction cost of the work to be performed. The bond may be in cash or may be a corporate surety bond or other security satisfactory to CITY. The bond shall insure that the construction commenced by LESSEE shall be completed in accordance with the plans approved by CITY or, at the option of CITY that the uncompleted construction shall be removed and the Premises restored to a condition satisfactory to CITY. The bond or cash shall be held in trust by CITY for the purpose specified above, or at CITY'S option may be placed in an escrow approved by CITY.
35. Liens. LESSEE shall protect, defend, indemnify, and hold CITY harmless from and against all claims for labor or materials in connection with operations, improvements, alterations, or repairs on or to the Premises and the costs of defending against such claims, including without limitation reasonable attorney fees. If LESSEE causes improvements, alterations, or repairs to be made to the Premises, and a lien or notice of lien is filed against the property, LESSEE shall notify CITY of the lien within five (5) days after LESSEE first becomes aware of the existence of the lien, and within thirty (30) days after the filing either: (a) take all actions necessary to record a valid release of the lien; or (b) file with CITY a bond, cash, or other security acceptable to CITY sufficient to pay in full all claims of all persons seeking relief under the lien.
36. Taxes. Subject to the provisions of Article XIII, Section 3(d) of the California Constitution and Section 202.2 of the California Revenue and Taxation Code, LESSEE shall pay, before delinquency, all taxes, assessments, and fees assessed or levied upon LESSEE or the Premises, including the land, any buildings, structures, machines, equipment, appliances, or other improvements or property of any nature whatsoever erected, installed, or maintained

by LESSEE or levied by reason of the business or other LESSEE activities related to the Premises, including without limitation licenses and permits. LESSEE acknowledges that this Lease may create a possessory interest subject to property taxation, and that LESSEE may be subject to the payment of taxes levied on the leasehold interest, and that LESSEE shall pay all possessory interest taxes. LESSEE'S payment of taxes, fees, and assessments shall not reduce any rent due the CITY. CITY shall not assume any responsibility for any taxes whatsoever resulting from LESSEE'S possession, use, or occupancy of the Premises.

37. Ownership of Improvements; Removal of Improvements and Personal Property.

- a. Improvements. LESSEE shall own all improvements, fixtures, structures, and installations or additions to the Premises constructed or installed on the Premises by LESSEE. Upon expiration or termination of this Lease, all such improvements, fixtures, structures, and installations or additions shall be deemed a part of the Premises and owned by CITY. Notwithstanding the foregoing, CITY may, upon notice to LESSEE at Lease termination or at any time prior to the expiration of the Term, elect to have part or all of such improvements, fixtures, structures, and installations or additions removed by LESSEE at the end of the Term. In that case, LESSEE shall, at LESSEE'S sole cost and expense, remove those items designated for removal in CITY'S notice and restore the Premises to CITY'S reasonable satisfaction as soon as practicable, but in no event later than sixty (60) days after the expiration or earlier termination of this Lease. LESSEE, at its sole cost and expense, shall be responsible for the repair of any and all damage resulting from the removal of such items. If LESSEE fails to remove the items as required herein, CITY may, at its option, remove them at LESSEE'S sole cost and expense.
- b. Personal Property. LESSEE shall remove LESSEE-owned machines, appliances, equipment, trade fixtures, and other items of personal property upon the expiration of the Term, or as soon as practicable after termination, but in no event later than thirty (30) days after the expiration or earlier termination of this Lease. Any such items which LESSEE fails to so remove shall be deemed abandoned and become CITY'S property free of all claims and liens, or CITY may, at its option, remove such items at LESSEE'S sole cost and expense. LESSEE, at its sole cost and expense, shall be responsible for the repair of any and all damage resulting from the removal of its personal property from the Premises.
- c. Late Removal. Notwithstanding any provision of this Lease to the contrary, LESSEE shall pay rent to CITY for any period of time after the expiration or termination of this Lease needed to remove improvements or personal property as required by this Lease, whether by CITY or LESSEE. Such rent shall be calculated on a per diem basis using the then-current fair market rental rate as determined by an appraisal prepared by competent CITY staff.
- d. CITY'S Right to Acquire Personal Property. If LESSEE wants to dispose of any of its personal property used in its operations on the Premises upon expiration or termination of this Lease, CITY shall have the first right to acquire such personal property.

38. Unavoidable Delay. If the performance of an act required by this Lease is directly prevented or delayed by a cause beyond the reasonable control of the party required to perform the act, that party shall be excused from performing the act for a period equal to the period of the prevention or delay. This provision shall not apply to obligations to pay rent. The party claiming a delay shall notify the other party in writing within ten (10) days after the beginning of any claimed delay.
39. Hazardous Substances. LESSEE shall not allow the installation, storage, utilization, generation, sale or release of hazardous or otherwise regulated substances in, on, under, or from the Premises. LESSEE and LESSEE'S agents and contractors shall not install, store, utilize, generate, or sell any hazardous substance on the Premises without CITY'S prior written consent. LESSEE shall, prior to initiating any operations, obtain all required permits from applicable regulatory agencies, including without limitation the San Diego County Department of Environmental Health, local fire agencies, the San Diego County Department of Weights and Measures, the San Diego County Air Pollution Control District, and the San Diego Regional Water Quality Control Board. Installing, utilizing, storing, or any other presence of a hazardous substance includes boxes, bags, bottles, drums, cylinders, above or below ground tanks, equipment with tanks, or any other type of container, equipment, or device which holds or incorporates a hazardous substance or hazardous waste.
- a. Release. For the purposes of this provision, a release shall include without limitation any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or otherwise disposing of hazardous substances. "Hazardous substances" shall mean any hazardous liquid, solid, or gaseous material substances listed by the Environmental Protection Agency or the State of California as a hazardous substance, and any type of petroleum-related substances and their chemical constituents. A copy of the presently effective EPA and the State lists is on file in the Office of the City Clerk as Document 769704 and is hereby incorporated into this Lease.
- b. Remediation. If LESSEE'S occupancy, use, development, maintenance, or restoration of the Premises results in a release of a hazardous substance, or petroleum related substance or its chemical constituents, LESSEE shall pay all costs of remediation and removal to the CITY's satisfaction for unrestricted reuse of the Premises, and in accordance with all applicable laws, rules, and regulations of governmental authorities.
- c. Removal. If LESSEE or LESSEE's contractor or agent has received approval and permits to store, utilize, generate, or install, or otherwise bring hazardous materials or hazardous wastes to the Premises, LESSEE and/or LESSEE's contractor or agent shall remove all hazardous substances and hazardous wastes in any type of container, equipment, or device from the Premises immediately upon or prior to the expiration or earlier termination of this Lease. CITY reserves the right to conduct inspections of the Premises and/or request documentation demonstrating the legal removal and/or disposal of the hazardous materials, wastes or other containers, equipment, or devices

from the Premises. LESSEE shall be responsible for any and all costs incurred by CITY to remove any container, equipment, or device requiring disposal or removal as required by this provision.

- d. Indemnity. LESSEE shall protect, defend, indemnify, and hold CITY harmless from any and all claims, costs, and expenses related to environmental liabilities resulting from LESSEE'S occupancy, use, development, maintenance, or restoration of the Premises.
- e. Notice of Release. If LESSEE knows or has reasonable cause to believe that a hazardous substance or petroleum related substance or its chemical constituents has been released on, from, or beneath the Premises, LESSEE shall immediately notify CITY and any appropriate regulatory or reporting agency per California Administrative Code Title 19 and any other applicable laws or regulations. LESSEE shall deliver a written report thereof to CITY within three (3) days after receipt of the knowledge or cause for belief and submit any required written reports to regulatory or reporting agencies as required by regulation or law. If LESSEE knows or has reasonable cause to believe that such substance is an imminent release or is an imminent substantial danger to public health and safety, LESSEE shall take all actions necessary to alleviate the danger. LESSEE shall immediately notify CITY in writing of any violation, notice to comply, or notice of violation received or the initiation of environmental actions or private suits related to the Premises.
- f. Environmental Assessment. Upon reasonable cause to believe that LESSEE'S occupancy, use, development, maintenance, or restoration of the Premises ("LESSEE'S Operations"), resulted in any hazardous substance being released on, from or beneath the Premises, CITY may cause an environmental assessment under regulatory oversight of the suspect area to be performed by a professional environmental consultant registered with the State of California as a Professional Engineer, Certified Engineering Geologist, or Registered Civil Engineer. The environmental assessment shall be obtained at LESSEE'S sole cost and expense, and shall establish what, if any, hazardous substances have more likely than not been caused by LESSEE'S Operations on, in, from or under the Premises, and in what quantities. If any such hazardous substances exist in quantities greater than allowed by city, county, state, or federal laws, statutes, ordinances, or regulations, or require future restricted re-use of the Premises, then the environmental assessment shall include a discussion of such substances with recommendations for remediation and removal necessary to effect unrestricted re-use and in compliance with those laws or statutes, and estimates of the cost of such remediation or removal. LESSEE shall cause, or if LESSEE fails to do so within a reasonable period of time, as determined by CITY in its sole discretion, CITY may cause the remediation and/or removal recommended in the environmental assessment such that unrestricted re-use of the Premises and compliance with environmental law and regulations are achieved, and LESSEE shall pay all costs and expenses therefor.

40. Asbestos Disclosure. Portions of the structural components of the Premises may contain asbestos. If so, LESSEE acknowledges having received notice from CITY of the presence of asbestos in accordance with Health and Safety Code Section 25915. LESSEE shall disclose the existence of asbestos on the Premises, as required by Health and Safety Code Section 25915. LESSEE shall indemnify and hold CITY harmless from any loss or claim which may result from the existence of asbestos on the Premises.

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41. Notices. Any notice required or permitted to be given under this Lease shall be in writing and may be served personally or by United States mail, postage prepaid, addressed as follows:

If to LESSEE:

THE NEIGHBORHOOD HOUSE ASSOCIATION
ATTN: VP, Administrative Services
5660 Copley Drive
San Diego, California 92111

With a copy by First Class Mail to: THE NEIGHBORHOOD HOUSE ASSOCIATION
ATTN: Legal Department
5660 Copley Drive
San Diego, California 92111

If to CITY:

THE CITY OF SAN DIEGO
Attention: Director, Real Estate Assets Department
1200 Third Avenue, Suite 1700, MS 51A
San Diego, California 92101

With a copy by First Class Mail to: SAN DIEGO CITY ATTORNEY
Attn: Real Property Section
1200 Third Avenue, Suite 1100
San Diego, California 92101-4106

42. Compliance with Law. LESSEE shall, at its sole cost and expense, comply with all rules, regulations, and laws, and all direction by competent authority, which now or hereafter pertain to LESSEE'S occupancy, use, development, maintenance, and restoration of the Premises.
43. Disabled Access Compliance. LESSEE shall comply with the California Government Code, Sections 11135-11139.5; the Federal Rehabilitation Act of 1973, Section 504, Title V; the Americans with Disabilities Act of 1990 (ADA); and any other applicable state and federal laws and regulations hereafter enacted protecting the rights of people with disabilities. LESSEE'S compliance shall include but not necessarily be limited to the following:
- a. LESSEE shall not discriminate against qualified persons with disabilities in any aspects of employment, including recruitment, hiring, promotions, conditions and privileges of employment, training, compensation, benefits, discipline, layoffs, and termination of employment.

- b. No qualified individual with a disability may be excluded on the basis of disability from participation in, or be denied the benefits of, services, programs, or activities of LESSEE.
 - c. LESSEE shall post a statement addressing the requirements of the ADA in a prominent place at the work site.
 - d. Where required by law, any improvements made to the Premises by LESSEE shall comply with municipal disabled access requirements by bringing up to code and making accessible any areas of the Premises which deny access to disabled persons. All improvements and alterations shall be at the sole cost of LESSEE.
 - i. LESSEE shall include language in each sublease agreement which indicates the sublessee's agreement to abide by the foregoing provisions. LESSEE and sublessees shall be individually responsible for their own ADA employment programs.
 - ii. LESSEE understands that failure to comply with the above requirements and/or submitting false information in response to these requirements shall constitute a default under this Lease.
44. Water Quality Assurances. LESSEE shall comply with San Diego Municipal Code Article 3, Division 3: Stormwater Management and Discharge Control (the "Stormwater Code"), and employ "Best Management Practices" including a "Storm Water Pollution Prevention Plan" as those terms are defined by the Stormwater Code (collectively, "Prevention Plan") and as approved by CITY under its Stormwater Management Program. Within the first thirty (30) days of the Term, LESSEE shall submit a Prevention Plan satisfactory to CITY that will control erosion and reduce the amount of "Pollutants," as defined by the Stormwater Code, and other sediments discharged from the Premises. CITY may review the Prevention Plan periodically. Within thirty (30) days after written notice from CITY requesting an update of the Prevention Plan, LESSEE shall submit an updated Prevention Plan to CITY'S satisfaction. LESSEE shall implement all changes to the Prevention Plan as required by CITY and to ensure compliance with all applicable laws, ordinances, and regulations. LESSEE shall inform its employees, contractors, subcontractors, agents and vendors of the Prevention Plan and ensure their compliance therewith.
45. Cumulative Remedies. CITY'S rights and remedies under this Lease are cumulative and shall not limit or otherwise waive or deny any of CITY'S rights or remedies at law or in equity.
46. Survival. Any obligation which accrues under this Lease prior to its expiration or termination shall survive such expiration or termination.
47. Joint and Several Liability. If LESSEE is comprised of more than one person or legal entity, such persons and entities, and each of them, shall be jointly and severally liable for the performance of each and every obligation of LESSEE under this Lease.

48. No Affiliation. Nothing contained in this Lease shall be deemed or construed to create a partnership, joint venture or other affiliation between CITY and LESSEE or between CITY and any other entity or party, or cause CITY to be responsible in any way for the debts or obligations of LESSEE or any other party or entity.
49. Equal Benefits. LESSEE shall comply with San Diego Municipal Code sections 22.4301-22.4308, which require lessees of City-owned property to offer the same employment benefits to employees with spouses and employees with domestic partners. LESSEE shall certify that it will maintain such equal benefits throughout the term of this Lease.
50. Entire Agreement. This Lease constitutes the entire agreement between the parties and supersedes any and all prior understandings, representations, warranties, and agreements between them pertaining to this Lease and LESSEE'S occupancy, use, development, maintenance, and restoration of the Premises. Any modification, alteration, or amendment of this Lease shall be in writing and signed by all the parties hereto.
51. Legal Proceedings. If any party brings an action or proceeding against another party under this Lease, the prevailing party shall be entitled to recover from the non-prevailing party all reasonable costs and expenses thereof, including without limitation reasonable attorney fees and costs. The "prevailing party" shall be that party who obtains substantially the result sought, whether by settlement, dismissal, or judgment.
52. Partial Invalidity. If any term, covenant, condition, or provision of this Lease is found invalid, void, or unenforceable by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.
53. Standard of Employees. LESSEE and its employees shall at all times conduct themselves and the operations on the Premises in a creditable manner, as determined by CITY in its sole reasonable discretion.
54. Conformity. The policies established by LESSEE for the operation of the Premises shall conform to the general policies established by CITY for the use and operation of cultural and educational facilities.
55. Use of Proceeds. LESSEE shall use all revenue received from the operation of the Premises for the continued operation, maintenance, and improvement of the Premises and purposes incidental thereto. LESSEE'S compliance with this requirement shall be certified in LESSEE'S annual financial report as required herein.
 - a. Annual Report. LESSEE shall deliver to CITY an annual financial report for each of LESSEE'S fiscal years during the Term, certified by an independent certified public accountant. LESSEE shall deliver each such financial report within one hundred twenty (120) days after its fiscal year end. The financial report shall include an operating statement and a report of net worth, shall be in a form reasonably satisfactory to CITY, and shall be subject to CITY'S review and audit. Within one

hundred twenty (120) days after the expiration or earlier termination of this Lease, LESSEE shall deliver to CITY a final financial report that complies with the above requirements for an annual financial report, and covering the period between the last annual report and the expiration or termination date of this Lease.

- b. Financial Records. LESSEE shall keep or cause to be kept true, accurate, and complete accounting records using generally accepted accounting principles consistently applied, including double-entry books, a profit-and-loss statement, and a balance sheet, making it possible at all times to determine the nature and amount of revenue and expenditures. All of LESSEE'S expenditures and transactions shall be supported by documents of original entry such as sales slips, cash register tapes, purchase invoices, and receipts. LESSEE shall retain documents supporting its profit-and-loss statements for a minimum period of five (5) years.
- c. Inspection of Records and Audit. LESSEE shall make all of its books, statements, documents, records, and financial data open at all reasonable times for CITY'S inspection and audit upon reasonable notice. CITY may conduct an audit of LESSEE'S books, statements, documents, records, and financial data, or demand and receive from LESSEE the results of a complete audit as conducted by an independent certified public accountant in the event that: (i) LESSEE'S chief executive officer, executive director, or other such manager resigns, retires, or is discharged; (ii) a majority in the membership of LESSEE'S governing body changes; or (iii) the purposes for which LESSEE was created are materially or substantially changed.
- d. Proposed Budget. At least forty-five (45) days prior to each fiscal yearend of LESSEE'S during the Term, LESSEE shall deliver to CITY five (5) copies of documents evidencing LESSEE'S proposed programs and business plan for the next fiscal year. Such documents shall in form and content reasonably satisfactory to CITY.

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56. **Authority to Contract.** Each individual executing this Lease on behalf of another person or legal entity represents and warrants that they are authorized to execute and deliver this Lease on behalf of such person or entity in accordance with duly adopted resolutions or other authorizing actions which are necessary and proper and under such legal entity's articles, charter, bylaws, or other written rules of conduct or governing agreement, and that this Lease is binding upon such person or entity in accordance with its terms. Each person executing this Lease on behalf of another person or legal entity represents and warrants such entity is a valid, qualified corporation, limited liability company, partnership, or other unincorporated association in good standing in its home state and that such entity is qualified to do business in California.

IN WITNESS WHEREOF, this Lease is executed to be effective as of the Effective Date.

NEIGHBORHOOD HOUSE ASSOCIATION, a
California nonprofit corporation

BY: 

RUDOLPH A. JOHNSON, III
President and CEO

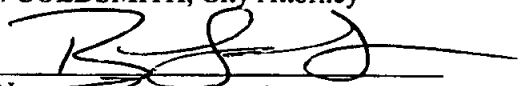
THE CITY OF SAN DIEGO, a California municipal
corporation

BY: 

Name: **James F. Barwick, CCIM**
Title: **Director, Real Estate Assets**

Approved as to Form and Legality:

JAN I. GOLDSMITH, City Attorney

BY: 

Name: **BRICK LADWIG**
Title: **DEPUTY CITY ATTORNEY**

Exhibit A: Premises

Exhibit B: Rates & Charges

Exhibit C: Hours of Operation

Exhibit A: Premises

Map and Legal Descriptions (Parcels 1 through 4)



Legal Descriptions

PARCEL 1:

ALL THAT PORTION OF THE NORTH 110.00 FEET OF LOT 17 IN BLOCK 58 OF CARRUTHER'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PLAT OF SURVEY OF LOTS 13, 14, 15, 16 AND THE NORTH 110.00 FEET OF LOT 17 IN BLOCK 58 OF CARRUTHER'S ADDITION, AS SHOWN ON MAP THEREOF NO. 1557, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER APRIL 8, 1913, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 110.00 FEET OF SAID LOT 17; THENCE NORTHERLY ALONG THE WESTERLY LINE THEREOF NORTH $16^{\circ}01'34''$ WEST A DISTANCE OF 52.19 FEET TO THE BEGINNING OF A NON-TANGENT 230.00-FOOT RADIUS CURVE CONCAVE WESTERLY, A RADIAL OF WHICH BEARS NORTH $89^{\circ}07'49''$ EAST TO SAID POINT; THENCE LEAVING SAID WESTERLY LINE OF LOT 17 NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $15^{\circ}09'23''$ A DISTANCE OF 60.84 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTH 110.00 FEET OF SAID LOT 17; THENCE EASTERLY ALONG SAID NORTHERLY LINE, AND PARALLEL WITH THE SOUTHERLY LINE OF NORTH 110.00 FEET OF SAID LOT 17, SOUTH $89^{\circ}39'55''$ EAST A DISTANCE OF 334.54 FEET TO THE EASTERLY LINE OF LAND DESCRIBED AS PARCEL 1 IN DEED TO THE SAN DIEGO HOUSING COMMISSION RECORDED AUGUST 20, 1986 AS DOCUMENT NO. 86-357882 OF OFFICIAL RECORDS OF SAID SAN DIEGO COUNTY; THENCE SOUTHERLY ALONG SAID EASTERLY LINE SOUTH $29^{\circ}11'04''$ EAST (RECORD SOUTH $29^{\circ}11'00''$ EAST PER SAID DEED TO THE SAN DIEGO HOUSING COMMISSION) A DISTANCE OF 68.39 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE SOUTH $23^{\circ}29'56''$ WEST A DISTANCE OF 54.94 FEET (RECORD SOUTH $23^{\circ}30'00''$ WEST, 55.00 FEET PER SAID DEED TO THE SAN DIEGO HOUSING COMMISSION) TO THE SOUTHERLY LINE OF THE NORTH 110.00 FEET OF SAID LOT 17; THENCE WESTERLY ALONG SAID SOUTHERLY LINE NORTH $89^{\circ}39'55''$ WEST A DISTANCE OF 322.67 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

ALL THAT PORTION OF THE NORTH 110.00 FEET OF LOT 17 IN BLOCK 58 OF CARRUTHER'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PLAT OF SURVEY OF LOTS 13, 14, 15, 16 AND THE NORTH 110.00 FEET OF LOT 17 IN BLOCK 58 OF CARRUTHER'S ADDITION, AS SHOWN ON MAP THEREOF NO. 1557, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER APRIL 8, 1913, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 110.00 FEET OF SAID LOT 17; THENCE NORTHERLY ALONG THE WESTERLY LINE THEREOF NORTH $16^{\circ}01'34''$ WEST A DISTANCE OF 52.19 FEET TO THE BEGINNING OF A NON-TANGENT 230.00-FOOT RADIUS CURVE CONCAVE WESTERLY, A RADIAL OF WHICH BEARS NORTH $89^{\circ}07'49''$ EAST TO SAID POINT; THENCE LEAVING SAID WESTERLY LINE OF LOT 17 NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $15^{\circ}09'23''$ A DISTANCE OF 60.84 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTH 110.00 FEET OF SAID LOT

Legal Descriptions (continued)

PARCEL 2 (CONTINUED):

17; THENCE EASTERLY ALONG SAID NORTHERLY LINE, AND PARALLEL WITH THE SOUTHERLY LINE OF NORTH 110.00 FEET OF SAID LOT 17, SOUTH 89°39'55" EAST A DISTANCE OF 334.54 FEET TO THE EASTERLY LINE OF LAND DESCRIBED AS PARCEL 1 IN DEED TO THE SAN DIEGO HOUSING COMMISSION RECORDED AUGUST 20, 1986 AS DOCUMENT NO. 86-357882 OF OFFICIAL RECORDS OF SAID SAN DIEGO COUNTY; THENCE SOUTHERLY ALONG SAID EASTERLY LINE SOUTH 29°11'04" EAST (RECORD SOUTH 29°11'00" EAST PER SAID DEED TO THE SAN DIEGO HOUSING COMMISSION) A DISTANCE OF 68.39 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 23°29'56" WEST A DISTANCE OF 54.94 FEET (RECORD SOUTH 23°30'00" WEST, 55.00 FEET PER SAID DEED TO THE SAN DIEGO HOUSING COMMISSION) TO THE SOUTHERLY LINE OF THE NORTH 110.00 FEET OF SAID LOT 17; THENCE EASTERLY ALONG SAID SOUTHERLY LINE SOUTH 89°39'55" EAST A DISTANCE OF 24.61 FEET TO THE WESTERLY LINE OF SAN MIGUEL AVENUE AS SHOWN ON OCEAN VIEW TERRACE, ACCORDING TO MAP THEREOF NO. 2641, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER MARCH 31, 1950; THENCE NORTHERLY ALONG SAID WESTERLY LINE NORTH 06°35'00" EAST A DISTANCE OF 8.08 FEET TO THE BEGINNING OF A TANGENT 20.00-FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°05'31" A DISTANCE OF 12.25 FEET THE BEGINNING OF A REVERSE 35.00-FOOT RADIUS CURVE; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°00'50" A DISTANCE OF 31.77 FEET TO THE TRUE POINT OF BEGINNING.

RESERVATION AREA FOR FUTURE EASEMENTS

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH 110.00 FEET OF LOT 17 IN BLOCK 58 OF CARRUTHER'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PLAT OF SURVEY OF LOTS 13, 14, 15, 16 AND THE NORTH 110.00 FEET OF LOT 17 IN BLOCK 58 OF CARRUTHER'S ADDITION, AS SHOWN ON MAP THEREOF NO. 1557, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER APRIL 8, 1913, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 110.00 FEET OF SAID LOT 17; THENCE NORTHERLY ALONG THE WESTERLY LINE THEREOF NORTH 16°01'34" WEST A DISTANCE OF 52.19 FEET TO THE BEGINNING OF A NON-TANGENT 230.00-FOOT RADIUS CURVE CONCAVE WESTERLY, A RADIAL OF WHICH BEARS NORTH 89°07'49" EAST TO SAID POINT; THENCE LEAVING SAID WESTERLY LINE OF LOT 17 NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°09'23" A DISTANCE OF 60.84 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTH 110.00 FEET OF SAID LOT 17; THENCE EASTERLY ALONG SAID NORTHERLY LINE, AND PARALLEL WITH THE SOUTHERLY LINE OF NORTH 110.00 FEET OF SAID LOT 17, SOUTH 89°39'55" EAST A DISTANCE OF 199.54 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY LINE SOUTH 39°28'25" EAST A DISTANCE OF 143.23 FEET TO A POINT OF TERMINUS IN THE SOUTHERLY LINE OF THE NORTH 110.00 FEET OF SAID LOT 17.

86147.15

09/21/87

Jack F. Roth
JACK F. ROTH - LS 5016



Legal Descriptions (continued)

PARCEL 3

BEING A PORTION OF LOTS 17, 18, AND 19, BLOCK 58 OF CARRUTHER'S ADDITION, ACCORDING TO MAP THEREOF NO. 27, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, OCTOBER 1, 1880, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 19, BEING ALSO THE SOUTHWESTERLY CORNER OF LOT 4 OF SAN MIGUEL TERRACE, ACCORDING TO MAP THEREOF NO. 3143 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, OCTOBER 13, 1954; THENCE LEAVING SAID CORNER ALONG SAID NORTHERLY LINE,

1. NORTH 89°39'55" WEST 113.15 FEET ;THENCE LEAVING SAID LINE
(PER RECORD OF SURVEY
NO. 14109 FILED IN THE
OFFICE OF THE COUNTY
RECORDER OF SAID SAN
DIEGO COUNTY, APRIL 5,
1973)
2. SOUTH 20°46'28" WEST 15.48 FEET ;THENCE
3. SOUTH 14°04'26" WEST 54.00 FEET ;THENCE
4. SOUTH 48°53'21" WEST 62.14 FEET ;THENCE
5. SOUTH 89°54'17" WEST 6.07 FEET TO THE WESTERLY LINE OF SAID LOT 19,
BEING ALSO THE CENTERLINE OF
BOUNDARY STREET, A PUBLIC STREET
DEDICATION, GRANTED TO THE CITY OF
SAN DIEGO PER DEED RECORDED
JANUARY 22, 1930 IN BOOK 1737, PAGE 14 OF
DEEDS ;THENCE ALONG SAID CENTERLINE
AND WESTERLY LINES OF SAID LOTS 19, 18,
AND 17
6. NORTH 16°10'55" WEST 339.66 FEET TO THE SOUTHERLY LINE OF THE NORTH
110.00 FEET OF SAID LOT 17; THENCE
ALONG SAID SOUTHERLY LINE
7. SOUTH 89°39'55" EAST 280.35 FEET TO THE NORTHWEST CORNER OF SAN
MIGUEL TERRACE PER SAID MAP 3143
;THENCE ALONG THE WESTERLY LINE OF
SAID MAP 3143
8. SOUTH 00°16'05" EAST 217.51 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 61,020.57 SQUARE FEET (1.401 ACRES), MORE OR LESS.

Legal Descriptions (continued)

PARCEL 4

TYPED: GN

COMP: *CS/qv*

DR:FBD
6-15-72
C-486018

That portion of Pueblo Lot 1344 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of which said Map was filed in the Office of the County Recorder of San Diego County, November 14, 1921 and is known as Miscellaneous Map No. 36, which said portion is bounded on the Northeast by the Southwesterly line of that certain 20.00 foot strip of land dedicated to public use by Ordinance No. 122 issued by the Common Council of the City of San Diego on April 29, 1891 and bounded on the West by the Easterly line of that certain 60.00 foot strip of land, now known as 41st Street, dedicated to public use by Ordinance No. 139 issued by the Common Council of the City of San Diego on November 4, 1891 and bounded on the South by the Southerly line of said Pueblo Lot 1344.

Exhibit B: Rates & Charges

841 South 41st Street, San Diego, California 92113, “West Room” Public Use Cost:

- West Room use, without use of Kitchen – \$150/hour & \$600 deposit
- West Room use, with use of Kitchen – \$150/hour & \$800 deposit
- Pryor Room use - \$150/hour & \$600 deposit

795 South Boundary Street, San Diego, California 92113, “West Room” Public Use Cost:

- Senior Nutrition Dining Room, without use of the Kitchen – \$150/hour & \$600 deposit
- Senior Nutrition Dining Room, with use of the Kitchen – \$150/hour & \$800 deposit

Exhibit C: Hours of Operation

841 South 41st Street, San Diego, California 92113 “NHA Family Service Center”:

8:00am – 5:00pm, Monday – Friday

795 South Boundary Street, San Diego, California 92113 “Senior Nutrition Center”:

8:00am – 5:00pm, Monday – Friday

RESOLUTION NUMBER R- 306761DATE OF FINAL PASSAGE APR 28 2011

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO AUTHORIZING A PUBLIC PURPOSE
LEASE AGREEMENT WITH NEIGHBORHOOD HOUSE
ASSOCIATION, INC., FOR A SENIOR NUTRITION
CENTER AND A NEIGHBORHOOD FACILITY.

WHEREAS, since 1970, Neighborhood House Association, Inc., a California nonprofit, public benefit corporation (NHA), has operated a "Neighborhood Facility" on City-owned property at 841 South 41st Street, that is the daily central hub for over 8,200 local community members and families who access vital NHA programs and services including: Emergency Services, Utilities and Food Assistance, Early Head Start Child Development, HUD Housing Counseling, and The Connection Teen Pregnancy Prevention program; and

WHEREAS, since 1988, NHA has leased City-owned property at 795 South Boundary Street, adjacent to the Neighborhood Facility, on which NHA operates a Senior Nutrition Center that is a multi-purpose, public facility that provides transportation, field trips, hot meals, and a variety of activities for adults 60 years of age and older; and

WHEREAS, NHA is a well-established provider of vital family, senior, and childcare services; and

WHEREAS, City staff have negotiated a long-term lease for the existing facilities that will:

- (i) allow NHA to continue operating the Neighborhood Facility and the Senior Nutrition Center;
- (ii) solidify NHA's commitment to providing effective social services to the San Diego community; and (iii) allow NHA the ability to seek funding for continued program operations and capital improvements; and

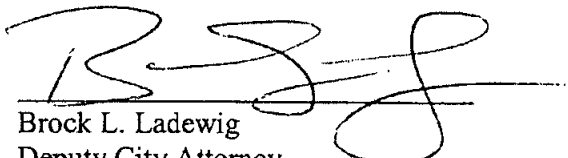
WHEREAS, the proposed lease is for the public purposes of providing vital family, senior, and childcare services to the local community; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that the Council finds and determines that the proposed Public Purpose Lease (Lease) between The City of San Diego and Neighborhood House Association, Inc., a California nonprofit, public benefit corporation, is in the best interests of the City, and will benefit the public health, safety, or general welfare and promote the public purposes of providing vital family, senior, and childcare services to the local community; and

BE IT FURTHER RESOLVED, that the Mayor or his designee is authorized to execute and deliver the Lease, on file in the Office of the City Clerk as Document No. RR-306761.

APPROVED: JAN I. GOLDSMITH, City Attorney

By


Brock L. Ladewig
Deputy City Attorney

BLL:mcm

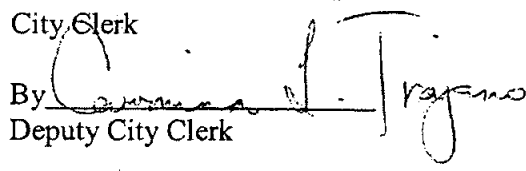
4/4/2011

Or.Dept:Real Estate Assets Dept.

PL#2010-04322

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of APR 19 2011

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 4-28-11
(date)


JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor