



**FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

November 13, 2012

Dr. Francisco Escobedo
Superintendent
Chula Vista Elementary School District
84 East J Street
Chula Vista, CA 91910

CHULA VISTA ELEMENTARY
SCHOOL DISTRICT

NOV 13 2012

SUPERINTENDENT'S OFFICE

Dear Dr. Escobedo:

On behalf of the YMCA of San Diego County-South Bay Family YMCA, please accept the attached proposal for the use of property located at Enrique S. Camarena Elementary School, 1650 Exploration Falls, Chula Vista, CA 91915.

The YMCA proposes to develop the property with a YMCA Soccer Pavilion and programs which focus on Youth Development, Healthy Living and Social Responsibility. The impact of the Y sports facility and programs will strengthen the foundations of the community surrounding the new school.

We look forward to hearing from you soon.

Sincerely,

Tina Williams
Executive Director

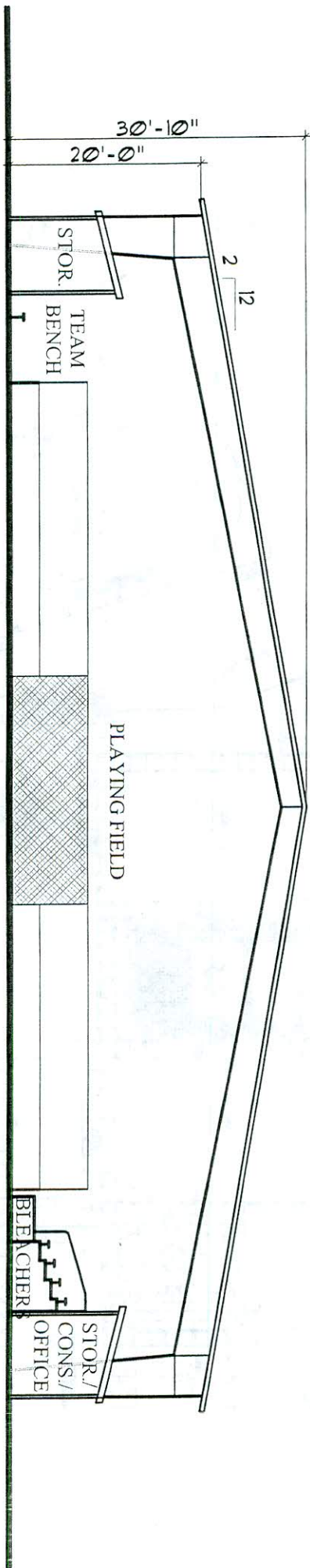
CHULA VISTA ELEMENTARY
SCHOOL DISTRICT

NOV 14 2012

SUPERINTENDENT'S OFFICE

Proposal for Ground Lease
1650 Exploration Falls Drive
Chula Vista, CA 91910

1. Landlord: Chula Vista Elementary School District
2. Tenant: YMCA of San Diego County, a California non-profit public benefit corporation.
3. Premises: Land located at Enrique S. Camarena Elementary School, 1650 Exploration Falls Drive, Chula Vista, CA 91915.
4. Use: The YMCA proposes to construct the following improvements and related amenities for the purpose of providing recreational, educational and social programs and services intended to benefit the District and Community and for any other uses needed in the community, typically provided by the tenant and acceptable to the landlord. (See attached draft site plan)
 - Multi-Sports Pavilion – a covered sports pavilion featuring a soccer arena with artificial turf, lighting, restrooms, office space and concession area.
5. Lease Term: Thirty (30) Calendar years with an option to extend for an additional Thirty (30) years.
6. Rent: Tenant shall pay Landlord as "rent" the amount of \$1.00 payable on an annual basis on each anniversary of the effective date.
7. Funding: The proposed project received a grant from the Community Sports Development Council which will provide the pavilion, soccer arena, turf, and lighting. Additional funding will be required to complete the entire project. The YMCA will conduct a Capital Campaign to raise sufficient additional funds to complete the project.



PRELIMINARY
SECTION
COVERED SPORTS FACILITY



NOVEMBER 28, 2012

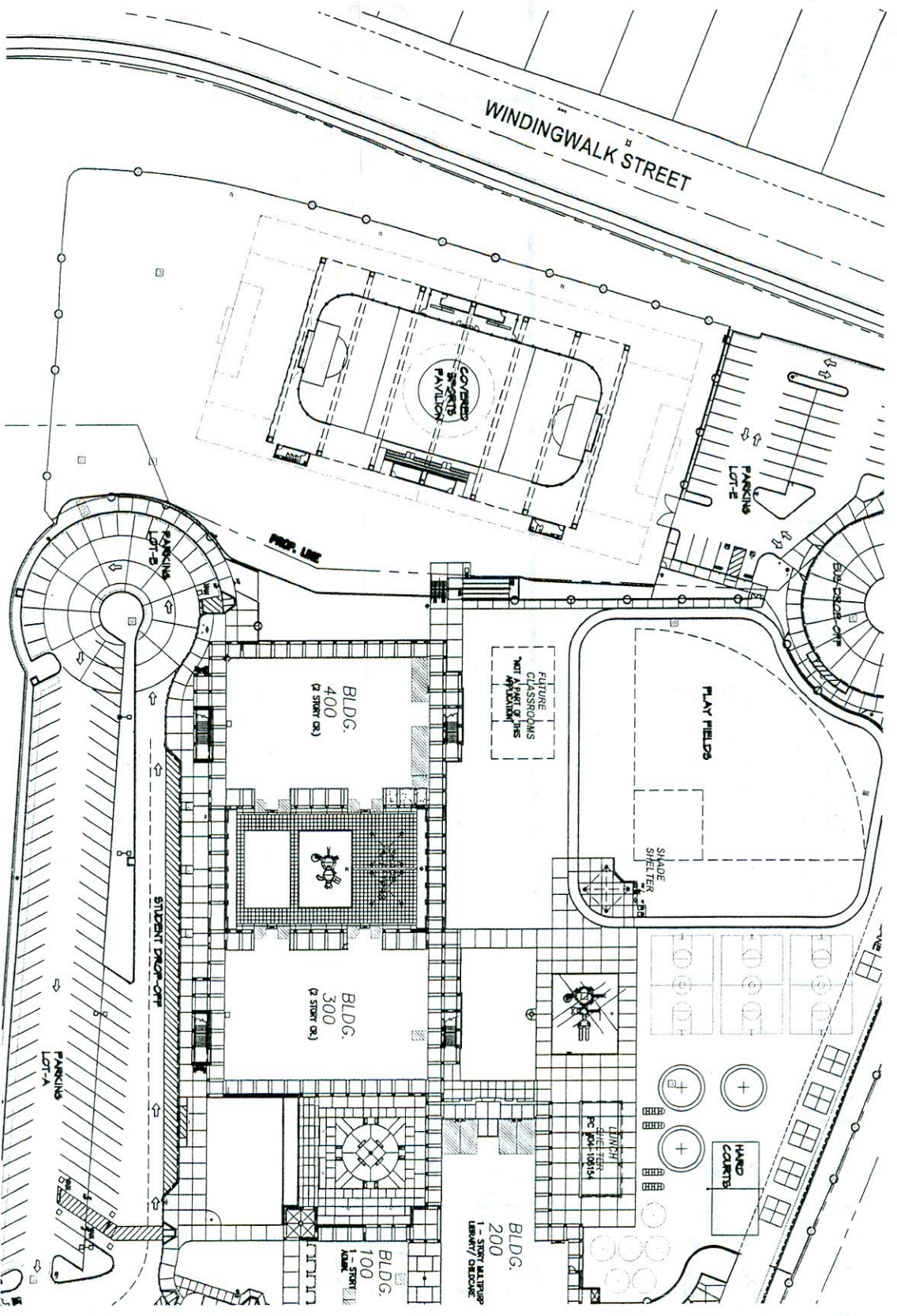
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CAMARENA ELEMENTRY SCHOOL
CHULAVISTA, CALIFORNIA

COMMUNITY SPORTS
DEVELOPMENT COUNCIL



PRELIMINARY
 SITE PLAN
 COVERED SPORTS FACILITY



NOVEMBER 28, 2012

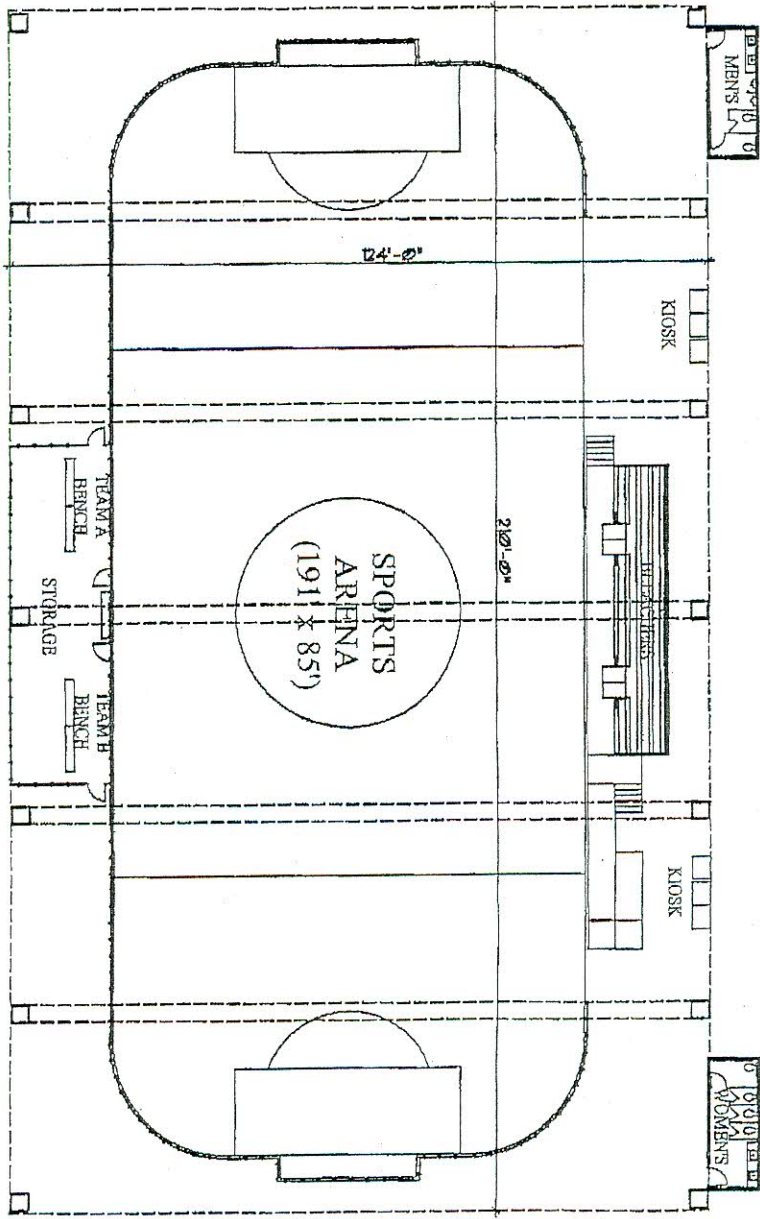
CAMARENA ELEMENTARY SCHOOL
 CHULAVISTA, CALIFORNIA
 COMMUNITY SPORTS
 DEVELOPMENT COUNCIL

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PRELIMINARY
FLOOR PLAN

COVERED SPORTS FACILITY

COMMUNITY SPORTS
DEVELOPMENT COUNCIL

NOVEMBER 6, 2012

