

FALLBROOK AIRPARK ADVISORY COMMITTEE
November 3, 2014

REAL PROPERTY INFORMATION ITEM
Dorothy Putnam Roth d.b.a. Fallbrook Tennis Club
Proposed New Recreational Lease



Dorothy Roth has been operating the Fallbrook Tennis Club (“FTC”) under lease from County of San Diego (“County”) since 2005. Prior to that, she operated the facility under a sublease from Fallbrook Community Airpark Inc. County and FTC are intending to execute a new Recreational Lease, to be effective January 1, 2015, for the premises located at Fallbrook Community Airpark, in Fallbrook, California (see above map).

Term: Ten (10) years, beginning January 1, 2015 and ending December 31, 2024

Premises: 7.0-acres

Rent: As supported by a recent appraisal of the fair market rent for the premises, rent would remain unchanged as of January 1, 2015. Rent will continue to be subject to adjustment annually based on the Consumer Price Index. Monthly rent, as of January 1, 2015, would be \$1,200, which includes \$142 per month rent for the non-exclusive easement and maintenance fees for the access road to the club.

Required

Improvements: Within 1 year of commencement of the new lease, FTC will be required to complete specific safety and accessibility improvements to the premises. The restrooms and pro shop will be required to meet current wheelchair accessibility standards, walkways will be resurfaced or replaced, and certain stair railings will be improved.

Lease Form: The lease form would be updated to current County Counsel-approved standards, which provides better protection to the County than the current agreement, which was drafted in 2005.