

Ongoing Torrey Pines Gliderport Lease Abuse

**Bob Kuczewski
December 12, 2022**

KOA in Chula Vista

Phone call just this morning ...

800-562-9877

Prices for one 32 foot motor home:

\$82 to \$150 per day

or

\$1,650 to \$2,500 per month

Photos from Just Yesterday at Torrey Pines Gliderport:



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**You can count at least
5 full-size Motor Homes
and several smaller ones
and cars in the
Torrey Pines Gliderport
Parking Lot**

Let's do the math ...

\$1650 x 5 RVs x 12 months:

\$99,000 / year

\$2500 x 5 RVs x 12 months:

\$150,000 / year

**Let's see how much rent
they pay for a City-Owned
property that earns them
between \$99,000 and
\$150,000 per year ...
... just for the parking!!**

New Gliderport Lease

May 1, 2022

**GROUND LEASE AND OPERATING AGREEMENT
(Torrey Pines City Park Gliderport)**

by and between

**THE CITY OF SAN DIEGO,
a California municipal corporation**

and

**AIR CALIFORNIA ADVENTURE, INC.,
a California corporation**

Definitions from the Lease

EXHIBIT A
TO
GROUND LEASE AND OPERATING AGREEMENT
(Torrey Pines City Park Gliderport)

DEFINITIONS

1. Additional Rent. All sums this Lease requires Tenant to pay Landlord or any other Person, whether or not expressly called Additional Rent, except Base Rent.
2. Affiliate. Any other Person, directly or indirectly, Controlling or Controlled by or under common Control with the specified Person. Affiliated shall have the correlative meaning.
3. Application. Each application, document, or submission (or amendment of any of the foregoing) necessary or appropriate for Tenant to pursue or obtain an Approval for Construction this Lease allows or an Approval to use or operate the Premises in accordance with this Lease.
4. Approval. All licenses, permits (including building, grading, demolition, alteration, use, and special permits), approvals, consents, certificates (including certificate(s) of occupancy), rulings, variances, authorizations, or amendments to any of the foregoing as shall be necessary or appropriate under any Law to commence, perform, or complete any Construction, or for the use, occupancy, maintenance, or operation of the Premises in accordance with this Lease.
5. Bankruptcy Proceeding. Any proceeding, whether voluntary or involuntary, under Title 11 United States Code or any other or successor state or Federal statute relating to assignment for the benefit of creditors, appointment of a receiver or trustee, bankruptcy, composition, insolvency, moratorium, reorganization, or similar matters.
6. Base Rent. \$3,825.00 per Lease Year.
7. Business Day. Monday through Friday, except legal holidays when Federal offices are closed in Washington, D.C., or State offices are closed in Sacramento, California.

Definition 6:

6. Base Rent. \$3,825.00 per Lease Year.

That's less than \$4,000 for a property that can bring the City up to \$150,000 a year!
Just for Parking the RVs!!!
(plus millions more)

**Do those RV Owners pay
the business to park there?**

**We don't know. But whether they pay in
cash or loyalty, the result is the same:**

Corruption

Corruption

**City Council, this is
happening under
YOUR watch.**

Corruption

**Todd Gloria, this is
happening under
YOUR watch.**

Corruption

**City Attorney, this is
happening under
YOUR watch.**

Corruption

**Joe LaCava this is
happening under
YOUR watch.**