



## CALIFORNIA TRUST FOR PUBLIC SCHOOLS

December 6, 2013

Dr. Edward M. Brand, Superintendent  
Sweetwater Union High School District  
1130 E. Fifth Street  
Chula Vista, CA 91911-2896

Dear Dr. Brand:

We would like to express our interest in securing a long term ground lease of the district-controlled properties at 650 L Street (listed publicly as the "Chula Vista Commerce Center") in Chula Vista, CA.

A long term ground lease would achieve the following for the school district:

- Fully reimburse the District for its investment in the L Street property
- Establish an on-going revenue source to support and improve classroom instruction
- Provide state of the art academic and athletic programs and opportunities for Sweetwater students
- Develop the property in conformance with the educational mission of the District
- Local, state and national support for much needed facilities and services

By leasing the property to the Trust, or an agreed to, credit worthy third party, the District would avoid the following consequences that would otherwise result from its reported plans to entitle and either lease or sell the property to private developers:

- A staggering loss in property value if and when the property is sold
- Paying the district-allocated \$522,000 to secure entitlements from the city
- Additional delays during rezoning and re-entitlement
- Potential lawsuits, legal challenges and community opposition
- Millions in fees and/or acreage to satisfy the parkland dedications required by the Quimby Act

With your agreement we would like to meet with you, district staff and/or the real estate broker assigned to L Street to determine whether or not mutually agreeable terms can be identified. We've asked Brad Wilson at Jones Lang and LaSalle to represent us, so you should be hearing from him shortly.

Thank you very much for your consideration of this request.

Sincerely,

MARC LITCHMAN