



Seaside Sports Complex

(Executive Summary 06/2011)



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EXECUTIVE SUMMARY

Sports Dialog, Inc. (SDI) is a California Corporation is in the process of building a Sports Complex (The Project) for our professional basketball team. The Project will include a gymnasium and living quarters for the players and we have already completed some of the major task in solidifying The Project and now we need capital in the amount of 5-million dollars to complete The Project - (See photos).”

The Project is located on the former Fort Ord Army Base and will provide 3-major streams of income for the company from:

- A. The play of our Professional basketball team;
- B. The Anchor Tenant Program with at least 45 weeks of usage of the gym and;
- C. The Gym Memberships totalling at least 3,000.

With these 3-features in place The Project will easily generate enough income to cover any and all debt -to-income-ratio that may occur. In 3-years we have:

1. Formed a California “C” Corporation as a parent company.
2. In 2008, purchased an American Basketball Association (ABA) basketball franchise with the oldest and now the largest sports leagues in America. This ABA is the same league that merged with the NBA back in 1976, that featured greats like Dr. “J” Julius Erving, Rick Berry, George Gervin and many others who played with the old Red, White and Blue basketball. 4-teams - The Denver Nuggets, San Antonio Spurs, Indiana Pacers and New Jersey Nets were kept from that merger and now, this is the same League that host the California Sea-Kings franchise. There are now 68-teams in this former ABA League since 2004. California Sea-Kings service the 4-counties of Monterey, Santa Cruz, San Benito and San Jose.
3. California Sea-Kings has 2-FULL seasons of play finishing with a winning records each year going to the play-offs. And now with the acquisition of our own sports arena, we’ll have the ability to practice and to play at will to achieve a even higher level of performance.
4. SDI has procured an Exclusive Negotiation Agreement (ENA) with The City of Seaside - Redevelopment Agency to build this Seaside Sports Complex that will include living quarters for he players.
5. SDI, Via its ownership of California Sea-Kings franchise is probably the last in the “Crown Jewels” series on the Central Coast which includes the big 5 of:
 - A. Monterey Jazz Festival - Internationally Renown
 - B. AT&T Pro/Am at Pebble Beach - Televised in February
 - C. California Salinas Rodeo - One of the “Big 4” rodeos in the world
 - D. California International Airshow
 - E. Mazda/Laguna Seca Raceway - Racing of Indy 500 cars and superbikes.

The City of Seaside Memorandum (See attached report) - Subject: Re-use of Shea Gymnasium, dated June 3, 2008, outlines what is needed to repair the gym and put it back into a working order. We now need capital to complete this task and to outfit the billets for housing the coaches and players.

6. The Redevelopment Agency has also outlined in the ENA what has to be done in order to move the ENA to a Development and Disposition Agreement (DDA) to purchase the land in which the gym now sits on.

Time is of the essence for this funding since The Project will provide that we will be able to play in this, our home arena in November, 2011.

Wash Stallworth, Jr.
President

Attachment: 1. Memorandum/Engineer Report
 2. ROI
 3. Photos Shea Gym and Billets


MEMORANDUM

City of Seaside

Resource Management Services/Building Services

Date: June 3, 2008

To: Diana Ingersoll, Deputy City Manager- Resource Management Services
Richard Glenn, Redevelopment Project Manager

From: Mark McClain, Building Official 

Subject: Re-use of Shea Gymnasium

On Friday, May 30, 2008, I conducted a field visit of Shea Gymnasium on Colonel Durham Street with Richard Glenn. Our visit consisted of an exterior and interior inspection of the property with the scope of the inspection focusing on rehabilitating the facility for future use as a potential handball facility operated by the U.S. Handball Association (U.S.H.A.).

Although the building appears to be in good structural condition, I recommend that a structural inspection be conducted by a licensed structural engineer. It is also recommended that the mechanical and electrical systems be inspected by qualified personnel to determine what level of rehabilitation is necessary to end up with an energy efficient building, if the City decides to pursue reopening this facility.

One of the most attractive assets of this building is the hardwood flooring throughout the facility. It appears that the majority of the flooring could be refinished with only small areas that may need to be replaced due to water damage from apparent roof leaks. I would recommend that a hardwood flooring contractor examine the condition of the flooring to determine what level of rehabilitation is necessary for the proposed use.

To bring the facility into general conformance with today's construction codes and accessibility requirements, the following items must be addressed:

- Removal of friable asbestos (possible flooring materials)
- Provide accessibility to the public restrooms in the front lobby
- Enlarge the women's lockers into a portion of the men's locker area
- Provide accessibility to the men's and women's lockers, specifically the showers and toilet stalls
- Provide accessible parking in front of the building along Colonel Durham Street
- Provide accessible path from the accessible parking area to the main entrance of the building
- Make all exits accessible with accessible paths to a public way
- Make necessary roof repairs
- Provide new dual payne glazing throughout
- Upgrade the HVAC system
- Upgrade all interior and exterior lighting
- Provide efficient water heaters for the locker room showers
- Paint interior and exterior of the building

- Rehabilitate the hardwood flooring
- Construct dividing walls for additional handball courts
- Provide native drought resistant landscaping

To determine an accurate estimate of cost, the City would need to analyze the building's existing plumbing, mechanical and electrical systems. A professional designer and/or architect would be beneficial in determining a cost estimate.



Photo of Shea Gym



These two Building - 4466 and 4467 are part of the Exclusive Negotiation Agreement (ENA) and the living quarters for the athletics. They are identical structure, have approximately 200 rooms each and the complex is a bit over 50,000 square feet in magnitude. These buildings can also be torn down and made into a hotel.

Photo of Living Quarters