

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

644



FROM: Parks Department

SUBMITTAL DATE:
3/17/05

SUBJECT: ASSIGNMENT OF SOUTHERLY BLYTHE MARINA LEASE FROM ALPINE RIVIERA, LLC TO REYNOLDS RESORTS LLC – District IV

RECOMMENDED MOTION: that the Board of Supervisors:

1. Approve the Assignment of Southerly Blythe Marina Lease from Alpine Riviera, LLC, AKA Destiny – Riviera LLC, to Reynolds Resorts, LLC; and
2. Execute the Consent to Assignment and instruct the Clerk of the Board to return four (4) copies of the Assignment and four (4) copies of the Consent to the Parks Department.

Departmental Concurrence

BACKGROUND: On May 10, 1983 by Minute Order 4.7 (Exhibit A) your honorable Board approved a concession agreement for Southerly Blythe Marina with a California Partnership between Jerald Jackson and Mike Wilson known as J & W Enterprises for the recreational vehicle park concession operation at the Southerly Blythe Marina complex, with options to extend the lease to June 30, 2029. The premises include: a travel trailer park, grocery store, laundry, coin-operated vending machines, boat launch and recovery ramp, and a marina fuel dock. On December 16, 1997 by Minute Order 3.21 (Exhibit B) your honorable Board approved the assignment of Southerly Blythe Marina Lease from J & W Enterprises to Alpine Riviera LLC, AKA Destiny – Riviera LLC. Alpine RV Resorts, the current Lessee, has requested that the lease now be assigned to Reynolds Resorts, LLC, a fast growing company with more than ten RV Resorts throughout the State of California.

Paul Frankson

Parks Director

473-Assignment of Southerly BLM Lease from Alpine Riviera LLC to Reynolds Resorts LLC

FINANCIAL DATA n/a	Current F.Y. Total Cost:	\$	In Current Year Budget: Budget Adjustment: For Fiscal Year:
	Current F.Y. Net County Cost:	\$	
	Annual Net County Cost:	\$	

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

A. Dillard

Dept't Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: | District: IV | Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

3.32

COUNTY OF RIVERSIDE
RECEIVED RIVERSIDE COUNTY OFFICE EXECUTIVE

(continued from page 1)

SUBJECT: ASSIGNMENT OF SOUTHERLY BLYTHE MARINA LEASE FROM ALPINE RIVIERA, LLC TO REYNOLDS RESORTS.LLC – District IV

Lessor: Parks Department
4600 Crestmore Road
Riverside, CA 92509-6858

Lessee: Reynolds Resorts, LLC
32392 South Coast Hwy, Suite 170
Laguna Beach, CA 92651

Location: 14100 Riviera Dr.
Blythe, CA 92225

Area Acreage: Exhibit A of the original Lease Agreement

Rent: Lessee shall pay Lessor on a monthly basis, without demand, a minimum rental in the amount of \$833.33 which became effective June 30, 1992 or the amount of 7% of the gross receipts, whichever sum is greater, including \$1,000 for the monthly fuel dock, plus a percentage of the gross sales of fuel based on total gallons sold each fiscal year, as follows:
1%-----up to 20,000 gallons sold
1 ½ % -----up to 50,000 gallons sold
2% -----up to 70,000 gallons sold
2 ½ %-----up to 80,000 gallons sold
3% of any and all gross sales in excess of 80,000 gallons of fuel sold.

All payments of rent required hereunder shall be made within twenty days after the end of the calendar month in which the rent accrues. Any late payments will bear a seven percent (7%) annual interest.

Term: Five (5) year and options to extend to twenty-four (24) years, as follows:

Year 1-5	4/1/2005-6/30/2010
Year 6-10	7/1/ 2010-6/30/2015
Year 11-15	7/1/2015-6/30/2020
Year 16-20	7/1/2020-6/30/2025
Year 21-24	7/1/2025-6/30/2029

Utilities: Lessee Pays for all utility services.

Maintenance: Provided by Lessee

Option to terminate: Yes, in the event Lessee fails or refuses to perform in accordance with the Lease Agreement's Fourth Amendment. Lessee has (60) days to correct Lessee's breach after written notice has been served by Lessor.

The Office of County Counsel has approved the attached Lease Agreement as to legal form.