

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

414



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
May 15, 2006

**SUBJECT:** Amendments to Aviation Ground Leases at French Valley Airport

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the First Amendment to Lease between the County of Riverside and Aviation Sales California, Inc., French Valley Jet Center, LLC, and the Second Amendment to Lease between the County of Riverside and Murrieta Executive Airpark MEA, LLC;
2. Authorize the Chairman to execute the Amendments to Lease; and
3. Authorize the Assistant County Executive Officer/EDA or designee to execute any additional documents required by the Amendments.

**BACKGROUND:** The Economic Development Agency has received the following Amendments to Lease at French Valley Airport between the County of Riverside and: (1) Aviation Sales California, Inc., as Lessee, First Amendment to Lease to the 3.93-acre Lease dated May 8, 2001; (2) French Valley Jet Center, LLC, as Lessee, First Amendment to Lease to the 4.65-acre Lease dated January 25, 2005; (3) Murrieta Executive Airpark MEA, LLC, as Lessee, Second Amendment to Lease to the 3.5-acre Lease dated September 11, 2001, and amended March 23, 2004. (Continued page 2)

Departmental Concurrence

RZ:JC:DLCC:DS:HO

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Amendments ASC FVJC MEA 060515.doc

*[Signature]*  
Robin Zimpfer  
Assistant County Executive Officer/EDA

**FINANCIAL  
DATA**

Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	No
Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NA
Annual Net County Cost:	\$ 0	For Fiscal Year:	No

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** No

**SOURCE OF FUNDS:** NA

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

**C.E.O. RECOMMENDATION:**

**APPROVE**

FORM APPROVED  
COUNTY COUNSEL

**County Executive Office Signature**

*[Signature]* JUN 13 2006  
BY *[Signature]*

Policy

Consent

Dep't Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.: 3/23/04 3.10; 10/11/01 3.22; District: 3<sup>rd</sup>  
6/25/05 3.12; 5/8/01 3.17

**Agenda Number:**

**BACKGROUND (CONTINUED):** The Amendments increase the base monthly rent for each Lessee effective July 1, 2005 (see Base Monthly Rents below), and establish the next base rental adjustment date as July 1, 2015. The French Valley Jet Center Lease Amendment provides a procedure for Lessee to have input in the selection of an appraiser for future base rental adjustments.

Base Monthly Rents:

1. Aviation Sales California, Inc.:	\$3,994.45
2. French Valley Jet Center, LLC:	\$4,726.26
3. Murrieta Executive Airpark MEA, LLC	\$3,557.40

Economic Development Agency staff recommends that the Board of Supervisors approve the First and Second Amendments to Lease. County Counsel has reviewed the Amendments to Lease and approved them as to Form.