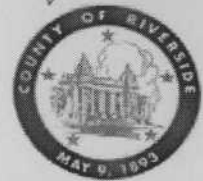


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

822



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
August 24, 2006

**SUBJECT:** Amendments to Aviation Ground Leases at Jacqueline Cochran Regional Airport

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

1. Approve the First Amendment to Lease between the County of Riverside and 1) Coachella Valley Aviation, Inc., as Lessee; 2) Desert Resorts Aviation, LLC, as Lessee; and 3) Hi-Tech Aviation, Inc., as Lessee;
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 Jacqueline Cochran Regional Airport between the County of Riverside and 1) Coachella Valley Aviation, Inc., as Lessee, First Amendment to the 1-acre Lease dated October 29, 1996; 2) Desert Resorts Aviation, LLC, as Lessee, First Amendment to the 25-acre Lease dated September 14 2004; and 3) Hi-Tech Aviation, Inc., First Amendment to 1-acre Lease dated September 11, 2001.

(Continued page 2)

*Robin Zimpfer*

RZ:JC:DL:CC:DS:HO

S:\EDCOM\AIRPORTS\APPRAISAL\2005 REAPPRAISAL\F11 Amend CVA DRA HTA 24 aug 06.doc

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:	N/A
Annual Net County Cost:	\$ 0	For Fiscal Year:	No

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

**SOURCE OF FUNDS:** N/A

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**

*James E. Bruford*  
SEP 29 2006  
BY *Gordon V. Ubo*

- Policy
- Consent
- Policy
- Consent

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

**Prev. Agn. Ref.:** Oct 29, 1996 3.27; Sep 14, 2004, 3.6; Sep 11, 2001  
**District:** 4th  
**Agenda Number:**

**BACKGROUND (Continued)**

The Amendments accomplish the following:

Coachella Valley Aviation, Inc.: Reduce the size of the Leased Premises from 1 acre to 0.94 acre.

Desert Resorts Aviation, LLC:

1. Reduces the size of the Leased Premises from 25 acres to 16.6 acres.
2. Increases the base monthly rent for each Lessee beginning July 1, 2005 (see Base Monthly Rent below).
3. Establishes a per acre rent schedule for the period from July 1, 2005, through June 30, 2015, (see Rent Schedule below).
4. Provides a procedure for the Lessees to participate in the selection of an appraiser for future rental rate adjustments.
5. Establishes July 1, 2016, as the start date for annual CPI adjustments.

Hi-Tech Aviation, Inc.:

1. Reduces the size of the Leased Premises from 1 acre to .41 acres.
2. Increases the base monthly rent for each Lessee beginning July 1, 2005 (see Base Monthly Rent below).
3. Establishes a per acre rent schedule for the period from July 1, 2005, through June 30, 2015, (see Rent Schedule below).
4. Provides a procedure for the Lessees to participate in the selection of an appraiser for future rental rate adjustments.
5. Establishes July 1, 2016, as the start date for annual CPI adjustments.

Monthly Base Rent:

1. Desert Resorts Aviation: \$5,852.16
2. Hi-Tech Aviation: \$144.02

Rent Schedule:

July 1, 2005-June 30, 2006 \$351.27 per acre  
July 1, 2006-June 30, 2007 \$371.66 per acre  
July 1, 2007-June 30, 2008 \$393.24 per acre  
July 1, 2008-June 30, 2009 \$416.06 per acre  
July 1, 2009-June 30, 2010 \$440.21 per acre  
July 1, 2010-June 30, 2011 \$479.74 per acre  
July 1, 2011-June 30, 2012 \$522.74 per acre  
July 1, 2012-June 30, 2013 \$569.76 per acre  
July 1, 2013-June 30, 2014 \$620.91 per acre  
July 1, 2014-June 30, 2015 \$676.67 per acre