

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

918



FROM: Economic Development Agency

SUBMITTAL DATE:
November 28, 2006

SUBJECT: Aviation Sublease and Hangar Sale at Jacqueline Cochran Regional Airport

RECOMMENDED MOTION: That the Board of Supervisors:

1. Consent to the Sublease between John Obradovich and Betty Obradovich as Sublessor, and Aero Star Flight, LLC, an Arizona limited liability company, as Sublessee;
2. Consent to the Bill of Sale from Sellers Jeff Campbell and Linda Campbell to Buyer Aero Star Flight, LLC, an Arizona limited liability company;
3. Authorize the Chairman to execute the Consents to Sublease and Bill of Sale; and
4. Authorize the Assistant County Executive Officer/EDA or designee to execute any additional documents required by the Sublease or Bill of Sale.

Departmental Concurrence

BACKGROUND: The Economic Development Agency has received a Sublease between John Obradovich and Betty Obradovich as Sublessor and Aero Star Flight, LLC as Sublessee, dated 10/20/06, for the land occupied by Hangar D-17. The Agency has also received a Bill of Sale, dated September 1, 2006, from Sellers Jeff Campbell and Lisa Campbell to Buyer Aero Star Flight, LLC, for Hangar D-17. The Sublease is under a nine-acre Lease between the County of Riverside and Sublessor dated June 3, 2003, and Amended on September 14, 2004. (continued on page 2)

RZ:JC:DL:CC:DS:HO

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Robin Zimpfer
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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

George J. Pugh

DEC 18 2006

BY *London V. Albo*

Policy

Policy

Consent

Consent

Dept's Recomm.:

Per Exec. Ofc.:

3001 7VH -3 6WIS: 04
RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.: Jun 03, 2003, 3.11; Sep 14, 2004, 3.7

District: 4th

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3 17
Form 11 (Rev. 06/2005)

BACKGROUND (continued)

On April 19, 2005, Sublessor entered into a Sublease with Jeff Campbell and Linda Campbell as Sublessee and also sold to them aircraft storage Hangar unit D-17. On September 1, 2006, Sublessee Campbell sold unit D-17 to Aero Star Flight, LLC.

On May 15, 2006, Sublessor and Sublessee cancelled the Sublease. On September 20, 2006, Sublessor entered into a new Sublease with Aero Star Flight, LLC as Sublessee.

Economic Development Agency staff recommends that the Board of Supervisors consent to the Sublease and Bill of Sale. County Counsel has reviewed the Sublease and Bill of Sale and approved them as to form.