

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

804



FROM: Economic Development Agency

SUBMITTAL DATE:
April 27, 2007

SUBJECT: Aviation Subleases and Bills of Sale at Jacqueline Cochran Regional Airport

RECOMMENDED MOTION: That the Board of Supervisors:

1. Consent to the Subleases between John Obradovich and Betty Obradovich, as Sublessor, and 1) 1016 Tango L.L.C., as Sublessee, and 2) Hi Tech Aviation, Inc., as Sublessee;
2. Consent to Bills of Sale between: 1) Seller Roger Schmidt and Buyer 1016 Tango L.L.C., and 2) Seller Jeff and Lisa Campbell, husband and wife, as joint tenants, and Buyer Hi Tech Aviation, Inc.;
3. Authorize the Chairman to execute the Consents to Sublease and Bills of Sale; and
4. Authorize the Assistant County Executive Officer or designee to execute any additional documents required by the Subleases and Bills of Sale.

BACKGROUND: The Economic Development Agency (EDA) has received Subleases between John Obradovich and Betty Obradovich, as Sublessor, and 1) 1016 Tango L. L. C, as Sublessee, dated October 10, 2006, for the land occupied by Hangar B23; and 2) Hi Tech Aviation, Inc., as Sublessee, dated December 26, 2006, for the land occupied by Hangar A7. The subleases are under a nine-acre lease between the County and Sublessor dated June 3, 2003, amended by First Amendment to Lease on September 14, 2004, and by Second Amendment to Lease on October 23, 2006.
(continued on page 2)

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

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: N/A

Positions To Be Deleted Per A-30
Requires 4/5 Vote

C.E.O. RECOMMENDATION:

APPROVE

FORM APPROVED
COUNTY COUNSEL

County Executive Office Signature

BY: *Jennifer L. Sargent*
Jennifer L. Sargent

MAY 14 2007

BY: *Gordon V. Woo*
Gordon V. Woo

Dept Recomm.: Policy Policy
Per Exec. Ofc.: Consent Consent

Prev. Agn. Ref.: Jun 03, 2003 3.11; Sept 14, 2004 3.7; Oct 24, 2006, 3.12

District: 4th

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.19

Form 11 (Rev 06/2003)

BACKGROUND (continued):

EDA has also received the following Bills of Sale: 1) Seller Roger Schmidt to Buyer 1016 Tango, L.L.C., a corporation, dated October 20, 2006, for Hangar B23; and 2) Seller Jeff and Lisa Campbell, husband and wife, as joint tenants, to Hi Tech Aviation, Inc., a corporation, dated December 26, 2006 for Hangar A7.

On February 21, 2006, Sublessor entered into a Sublease for hangar space B23 with Roger Schmidt, as Sublessee, and also sold him aircraft storage Hangar B23. Sublessee sold aircraft storage Hangar B23 to 1016 Tango L.L.C., on November 21, 2006. On October 20, 2006, Sublessor and Sublessee cancelled the Sublease. On October 10, 2006, Sublessor entered into a new Sublease with 1016 Tango, L.L.C.

On April 20, 2005, Sublessor entered into a Sublease for hangar space A7 with Jeff and Lisa Campbell, husband and wife, as Sublessee, and also sold them aircraft storage Hangar A7. Sublessee sold aircraft storage Hangar A7 to Hi Tech Aviation, Inc. on December 26, 2006. On December 26, 2006, Sublessor and Sublessee cancelled the Sublease. On December 4, 2006, Sublessor entered into a new Sublease with Hi Tech Aviation Inc.

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