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



FROM: Economic Development Agency

SUBMITTAL DATE:
July 21, 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 AHM, LLC, and the Second Amendment to Lease between the County of Riverside and French Valley Hangars, 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) AHM, LLC, as Lessee, First Amendment to Lease, dated June 6, 2006, to the 1.914 acre Lease dated April 25, 2005; 2) French Valley Hangars, LLC, as Lessee, Second Amendment to Lease, dated July 21, 2006, to the 3.5 acre Lease dated June 4, 2002, and amended on October 21, 2003. (Continued page 2)

Departmental Concurrence

Robin Zimpfer
Robin Zimpfer
Assistant County Executive Officer/EDA

RZ:JC:DL:CC:DS:HO
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Amendments FVH AHM 21 jul 06.doc

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:	2007/08

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

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

FORM APPROVED
COUNTY COUNSEL

JUL 03 2007

BY: *Gordon V. Woo*
GORDON V. WOO

County Executive Office Signature

Policy
 Policy
 Consent
 Consent

 Dept Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: Apr 25, 2000 3.11; Jun 04, 2002 3.21; Sep 12, 2003 3.13
District: 3rd
Agenda Number:

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

3.21
Form 11 (Rev 06/2003)

BACKGROUND (Continued):

The Amendments:

1. Increase the base monthly rent for each Lessee effective July 1, 2005 (see Base Monthly Rents below).
2. Establish the next base rental adjustment date as July 1, 2015.
3. Provide a procedure for the Lessees to participate in the selection of an appraiser for future base rental adjustments.

Base Monthly Rents:

1. AHM, LLC: \$1,945.39
2. French Valley Hangars, 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.