

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

309



**FROM:** Economic Development Agency

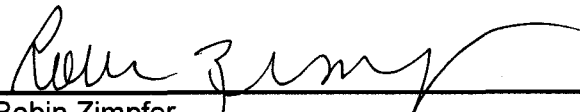
**SUBMITTAL DATE:**  
August 17, 2007

**SUBJECT:** Consent to Assignment of Lease, French Valley Airport

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

1. Approve the Consent to the Assignment of Lease dated August 6, 2007, between LARRY HANSEN AND JOSEPH DIORIO and FRENCH VALLEY HOLDINGS, LLC, for the Lease between the County of Riverside, as Lessor, and Ovation Air Group, Inc., (formerly known as Mach 1 Air Charter, Inc.) as Lessee, dated June 4, 2002; amended by First Amendment to Lease on October 21, 2003; by Second Amendment to Lease on December 13, 2005; and by Third Amendment to Lease on July 25, 2006, Assigned to Quinn Aire, LLC, by Ovation Air Group, Inc., on January 23, 2007, and Assigned to Larry Hansen and Joseph Diorio by Quinn Aire, LLC, on January 23, 2007;
2. Authorize the Chairman of the Board to Execute the Consent to Assignment; and
3. Authorize the Assistant County Executive Officer/EDA or designee to execute any additional documents required by the assignment.

**BACKGROUND:** The Economic Development Agency (EDA) has received an Assignment of Lease, dated August 6, 2007, between LARRY HANSEN AND JOSEPH DIORIO and FRENCH VALLEY HOLDINGS, LLC. (Continued on page 2)

  
\_\_\_\_\_  
Robin Zimpfer  
Assistant County Executive Officer/EDA

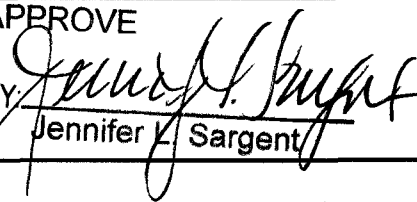
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assgn to FVH F11 17 aug 07.doc

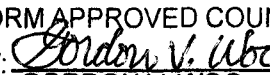
<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

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

<b>SOURCE OF FUNDS:</b> N/A	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

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

BY:   
\_\_\_\_\_  
Jennifer Sargent

FORM APPROVED COUNTY COUNSEL  
BY:  9/11/07  
\_\_\_\_\_  
GORDON V. WOO DATE

**County Executive Office Signature**

- Policy
- Policy
- Consent
- Consent
- Dep't Recomm.:
- Per Exec. Ofc.:

3.15

**Prev. Agn. Ref.:** 6/4/02 3.2; 10/21/03 3.14; 12/13/05 3.7; 6/25/06 3.19; Mar 20, 2007 3.6  
**District:** 3<sup>rd</sup>  
**Agenda Number:**

**3.15**

BACKGROUND: (continued)

The Assignment relates to the three (3) acre Ground Lease at French Valley Airport between the County of Riverside, as Lessor, and OVATION AIR GROUP, INC., (formerly known as Mach 1 Air Charter, Inc.) as Lessee, dated June 4, 2002; amended by First Amendment to Lease on October 21, 2003; by Second Amendment to Lease on December 13, 2005; and by Third Amendment to Lease on July 25, 2006, Assigned to Quinn Aire, LLC, by Ovation Air Group, Inc., on January 23, 2007, and Assigned to Larry Hansen and Joseph Diorio by Quinn Aire, LLC, on January 23, 2007.

The land was improved by Ovation Air Group with a Fixed Based Operator (FBO) building consisting of approximately 15,000 square feet of aircraft storage and 3,500 square feet of office. Hansen and Diorio have purchased the building from Quinn Air and now want to assign the Lease to French Valley Holdings, LLC, an affiliated company.

EDA Aviation staff recommends that the Board of Supervisors consent to the Assignment. County Counsel has reviewed the Assignment and approved the Consent as to form.