

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

435



FROM: Economic Development Agency

SUBMITTAL DATE:
October 1, 2007

SUBJECT: Consent to Assignment of Lease, French Valley Airport

RECOMMENDED MOTION: That the Board of Supervisors:

1. Consent to the Assignment of Lease dated October 1, 2007, between FRENCH VALLEY JET CENTER, LLC, a California Limited Liability Company, as Assignor, and DANSK INVESTMENT GROUP, INC., a California Corporation, as Assignee, for the Lease dated January 25, 2005, and amended by First Amendment to Lease on June 27, 2006, between the County of Riverside, as Lessor, and French Valley Jet Center, LLC, as Lessee; and
2. Authorize the Chairman of the Board to execute the Consent to Assignment.

BACKGROUND: The Economic Development Agency has received an Assignment of Lease dated October 1, 2007, between FRENCH VALLEY JET CENTER, as Assignor, and DANSK INVESTMENT GROUP as Assignee, of the Lease between the County, as Lessor, and French Valley Jet Center, LLC, as Lessee, dated January 25, 2005, as amended, for 4.65 acres of land at French Valley Airport. Lessee has developed three (3) buildings on the Leasehold consisting of 81,360 square feet of aircraft maintenance and storage hangar space, and 11,400 of office space. Lessee is also operating as a Full Service FBO. (Continued on page 2)

Robin Zimpfer

Robin Zimpfer
Assistant County Executive Officer/EDA

RZ:DL:CC:DS:HO
S:\EDCOM\AIRPORTS\FRVALLEY\French Valley Jet Center\FVJC F11 assignment FVJC to DANSK 1 oct 07.doc

FINANCIAL DATA	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

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

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: *Gordon V. Woo*
GORDON V. WOO
DATE: 10/3/07

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

Prev. Agn. Ref.: Jun 27, 2006 3.16; Jan 5 2005, 3.12; 5/18/04 3.10; 12/19/2000 3.27
District: 3rd
Agenda Number:

3.18

BACKGROUND (continued):

Lessee has received an offer to purchase the buildings and FBO from Dansk Investment Group, previously know as USA Petroleum Corporation. The sale is conditioned on County's consent to the assignment of the Lease and closing of the sale prior to October 19, 2007. Dansk Investment Group is purchasing the property under a 1031 Tax Deferred Exchange.

EDA staff has met and interviewed a representative from Assignee and is satisfied that Dansk is financially sound and has the experience to successfully operate the FBO. As USA Petroleum, Dansk owned and operated approximately 40 self-service gasoline stations, convenience stores and car washes in California. Dansk has also entered into an agreement with French Valley Center to continue to operate the FBO during a transition period after the sale is closed.

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