

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

316



FROM: Economic Development Agency

SUBMITTAL DATE:
October 28, 2008

SUBJECT: Assignment of Non-Aviation Ground Lease at Hemet-Ryan Airport

RECOMMENDED MOTION: That the Board of Supervisors:

1. Consent to the Assignment of Lease dated September 12, 2008, between James Walter Garvin and Judith Marie Garvin Family Trust, Assignor, to Custom Builders LLC, as Assignee, of the Lease dated September 8, 2004, between the County of Riverside, as Lessor, and James Walter Garvin and Judith Marie Garvin Family Trust dated September 25, 1996, as Lessee;
2. Authorize the Chairman of the Board to sign the Consent to Assignment; and
3. Authorize the Assistant County Executive Officer/EDA or designee to sign any additional documents required by the Assignment.

BACKGROUND: The Economic Development Agency is in receipt of an Assignment of Lease dated September 12, 2008, between James Walter Garvin and Judith Marie Garvin Family Trust, Assignor, to Custom Builders LLC, as Assignee, of the Lease dated September 8, 2004, between the County of Riverside, as Lessor, and James Walter Garvin and Judith Marie Garvin Family Trust dated September 25, 1996, as Lessee, for 3.5 acres of land at Hemet-Ryan Airport commonly known as 3821 through 3827, Industrial Avenue.

(continued on page 2)



 Robin Zimpfer
 Assistant County Executive Officer/EDA

RZ:DL:CC:DS:HO
 S:\EDCOMAIRPORTS\HMTRYAN\Hemet-Ryan INDUSTRIAL\Garvin Family Trust\Cordero Lease Assignment\Gavin 3.5 acre F11 ASSGN 10.28.08.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	NO
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	NO
	Annual Net County Cost:	\$N/A	For Fiscal Year:	N/A

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: N/A

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
 County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
 BY: Gordon V. Woo 11/4/08
 DATE: GORDON V. WOO
 Departmental Concurrence

Policy
 Consent
 Policy
 Consent

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

Prev. Agn. Ref.: 5/18/04 3.12; 6/8/04 3.16; Sep 28, 2004, 3.2
District: 3rd
Agenda Number:

BACKGROUND (continued):

Assignee plans to construct a 39,000-square-foot facility for the restoration and showcasing of classic automobiles, motorcycles and off-road vehicles. Assignee estimates the development will create between 50 and 60 new jobs for the area as well as vocational training opportunities for local high school students. A restaurant is included in the development plan.

The Economic Development Agency recommends that the Board of Supervisors consent to the Assignment of Lease. County Counsel has reviewed the Assignment of Lease and Consent and approved the consent as to form.