

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

181



FROM: Economic Development Agency

SUBMITTAL DATE:
August 20, 2009

SUBJECT: Aviation Ground Leases, Hemet-Ryan Airport

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the aviation ground leases between the County of Riverside, a political subdivision of the State of California, as Lessor, and 1) Hemet-Ryan Aviation, Inc., a California corporation, as Lessee, dated by Lessee on August 19, 2009, known as the HRA FBO Lease; 2) Hemet-Ryan Aviation, Inc., as Lessee, dated by Lessee on August 19, 2009, known as the Relocated Sublessees Lease; 3) Hemet-Ryan Aviation, Inc., as Lessee, dated by Lessee on August 19, 2009, known as HRA Hangar 5 Lease; and 4) Bachelor Mountain Group, LLC, a California limited liability company, as Lessee, dated by Lessee on August 19, 2009, known as the Bachelor Mountain Group Lease;
2. Authorize the Chairman of the Board of Supervisors to execute the ground leases; and
3. Authorize the Assistant County Executive Officer/EDA or designee to sign any additional documents required by the ground leases.

BACKGROUND: (Commences on page 2.)

Robert Field
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:	N/A
Annual Net County Cost:	\$ 0	For Fiscal Year:	09/10

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

County Executive Office Signature

FORM-APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel*
DATE: 8/23/09
Departmental Concurrence

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

Prev. Agn. Ref.: Nov 14, 2000 3.23; Mar 17, 2009 District: 3rd
3.16

Agenda Number:

3.21

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

BACKGROUND: Pursuant to the Settlement, Release and Waiver Agreement (the "Settlement Agreement") between the County of Riverside and Hemet-Ryan Aviation, approved by the Board of Supervisors in closed session on April 7, 2009, the Economic Development Agency has received four ground leases (the "New Leases").

The New Leases are between the County of Riverside, as Lessor, and 1) Hemet-Ryan Aviation, Inc., as Lessee, dated by Lessee on August 19, 2009, known as the HRA FBO Lease, for three parcels of land totaling approximately 4.68 acres and improvements; 2) Hemet-Ryan Aviation, Inc., as Lessee, dated by Lessee on August 19, 2009, known as the Relocated Sublessees Lease, for approximately 0.95 acres of land and six aircraft storage buildings; 3) Hemet-Ryan Aviation, Inc., as Lessee, dated by Lessee on August 19, 2009, known as HRA Hangar 5 Lease, for approximately 37,500 square feet of land and a aircraft maintenance hangar and offices of approximately 20,250 square feet; and 4) Bachelor Mountain Group, LLC, a California limited liability company, as Lessee, dated by Lessee on August 19, 2009, known as the Bachelor Mountain Group Lease, for two parcels of land totaling approximately 6.56 acres and improvements.

On November 14, 2000, the County of Riverside, as Lessor, and Hemet Ryan Aviation, Inc., as Lessee, entered into a lease consisting of approximately 24 acres of land and two hangars, consisting of approximately 20,250 square feet each. The Settlement Agreement provided for the payment of \$50,000 to County by Hemet-Ryan Aviation and the cancellation of the November 12, 2000, Lease upon approval and execution of the New Leases by the Board of Supervisors.

The Economic Development Agency recommends that the Board of Supervisors approve the New Leases. County Counsel has reviewed the New Leases and approved them as to form.