

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

531



FROM: Economic Development Agency

SUBMITTAL DATE:
October 21, 2010

SUBJECT: First Amendment to Lease between the County of Riverside and Signature Flight Support Corporation, a Delaware Corporation at the Jacqueline Cochran Regional Airport, Fourth District

RECOMMENDED MOTION: That the Board of Supervisors approve the First Amendment to Lease between the County and Signature Flight Support Corporation.

BACKGROUND: The Economic Development Agency is in receipt of a First Amendment to the Lease Agreement between the County, as Lessor and Signature Flight Support Corporation, a Delaware Corporation, as Lessee. Signature occupies 14.87 acres of land at Jacqueline Cochran Regional Airport, including a 36,000SF terminal/hangar complex, 2,500SF office building, and several aircraft storage hangars. The County and Signature wish to amend the lease and return to the County, certain undeveloped property phases to the County as specified in the current lease.

BACKGROUND: (Commences on Page 2)

Robert Field

Robert Field
Assistant County Executive Officer/EDA

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:	2010/11

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

Jennifer J. Sargent
BY: Jennifer J. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: ANITA C. WILLIS
DATE: 10-18-10
Departmental Concurrence

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

Prev. Agn. Ref.: N/A

District: 4

Agenda Number:

3.14

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

BACKGROUND

Pursuant to the original lease, in the event that certain phases remained undeveloped as of May 31, 2008, the County had an option to take back the undeveloped property, hereinafter known as the "Returned Phases" (described and sometimes referred to as Parcel "A" on Exhibit "G"). The County timely exercised its option to take back the Returned Phases, and thus the Leased Premises in this First Amended Lease represents a reduction leasehold from 18.44 acres to 14.87 acres. Pursuant to the original lease, the Returned Phases revert to the County and require this amendment to reflect the reduced acreage and rent. The original lease further requires that such amendment shall include easements satisfactory to the County through Lessee's initial phases providing access to future development of the Returned Phases and to Taxiway A from the Returned Phases.

Economic Development Agency staff recommends approval of the First Amendment. County Counsel has reviewed and approved the agreement as to form.

1 FIRST AMENDED LEASE

2 JACQUELINE COCHRAN REGIONAL AIRPORT

3
4 This First Amended Lease ("Lease") is entered into by and between the County of
5 Riverside, a political subdivision of the State of California, ("County"), and Signature Flight
6 Support Corporation, a Delaware corporation, ("Lessee"), under the following terms and
7 conditions:

8 1. Recitals.

9 (a) County owns approximately fourteen and 87/100 (14.87) acres of improved
10 land and certain improvements located thereon and owned by County, including, but not limited
11 to a terminal building/office building/maintenance hangar of approximately 36,000 square feet
12 and an office building of approximately 2,500 square feet commonly referred to as the "flight
13 services building" (collectively and hereinafter referred to as the "County Improvements"), as
14 well as improvements made by Lessee, all located at the Jacqueline Cochran Regional Airport,
15 County of Riverside, State of California ("Leased Premises").

16 (b) County desires to lease said property to Lessee for the operation of a Full
17 Service Fixed Base Operator business.

18 (c) Lessee desires to lease said property from County for the operation of a Full
19 Service Fixed Base Operator business.

20 (d) Lessee is the Assignee of that certain Lease dated January 13, 2004
21 ("Original Lease") by and between the County of Riverside, as Lessor, and LaQuinta FBO Inc.,
22 a Delaware corporation doing business as Million Air LaQuinta, as Lessee, as subsequently
23 amended pursuant to that First Amendment to Lease dated February 7, 2006, and assigned to
24 Signature Flight Support Corporation on January 20, 2006, with respect to approximately
25 eighteen and 44/100 (18.44) acres of land, including existing improvements and an obligation
26 to construct improvements, at the Jacqueline Cochran Regional Airport in Thermal, California.

27 (e) Pursuant to the terms and conditions of the Original Lease set forth in
28 Section 1(d) herein, Lessee was required to develop certain property in a phased development.

1 If phases remained undeveloped as of May 31, 2008, the County had an option to take back
2 that undeveloped property hereinafter known as the "Returned Phases", described and
3 sometimes referred to as Parcel "A" on Exhibit "G", attached hereto and by this reference
4 incorporated herein. The County timely exercised its option to take back the Returned Phases,
5 and thus the Leased Premises in this First Amended Lease represents a reduction from 18.44
6 acres to 14.87 acres. Pursuant to the Original Lease, the Returned Phases reverted back to
7 the County and required this amendment to reflect the reduced acreage and rent. The Original
8 Lease further required that such amendment shall include easements satisfactory to the
9 County through Lessee's initial phases providing access to future development of the Returned
10 Phases and to Taxiway A from The Returned Phases. It is the intent of the Parties that the
11 Occupants of Parcel "A" shall have the same rights of ingress and egress to Taxiways A and F
12 as the Occupants on the Leased Premises. Occupants is defined as a party pursuant to a
13 fully-executed and approved written lease, sublease, tenant agreement or a month-to-month
14 agreement on Parcel "A" or Leased Premises.

15 (f) This First Amended Lease replaces and supersedes all prior leases for the
16 subject property, including any amendments thereto

17 2. Description. The premises leased hereby consist of approximately fourteen and
18 87/100 (14.87) acres of improved land and certain improvements located thereon and owned
19 by County, including, but not limited to a terminal building/office building/maintenance hangar
20 of approximately 36,000 square feet and an office building of approximately 2,500 square feet
21 commonly referred to as the "flight services building" (collectively and hereinafter referred to as
22 the "County Improvements"), all located at the Jacqueline Cochran Regional Airport, County of
23 Riverside, State of California, being more fully described in Exhibit "A", attached hereto and
24 incorporated herein by reference. All other improvements have been built by Lessee. Said
25 property is hereafter referred to as the "Leased Premises." County and Lessee herein
26 acknowledge that Lessee has no fee title interest in or to the Leased Premises.

27 3. Term. This Lease shall commence on the date the last party approves and
28 executes this Lease and expires on January 31, 2034. The Lease term for the Original Lease

1 dated January 13, 2004 was for thirty (30) years which commenced on February 1, 2004 and
2 was set to terminate on January 31, 2034. The Parties intend that the term for this Lease shall
3 not add any time and expire as originally agreed.

4 (a) Any holding over by the Lessee after the expiration of this Lease shall be
5 on a day-to-day basis strictly, and continuing tenancy rights shall not accrue to the Lessee.

6 (b) With respect to the Leased Premises, subject to the provisions of
7 paragraphs 5, 9, 12(c), 19 and 21 hereof and provided that Lessee at the time of exercising the
8 option is in full compliance with the terms of this Lease, Lessee shall have the option to extend
9 the term of this Lease for an additional period of ten (10) years ("Renewal Term). Lessee shall
10 notify County in writing of its intention to exercise the option to extend not more than twelve
11 (12) months or fewer than six (6) months from the expiration date of the initial term.

12 4. Non Exclusive Right. It is understood and agreed that nothing herein contained
13 will be construed to grant or authorize the granting of an exclusive right within the meaning of
14 Section 308 of the Federal Aviation Act of 1958. (49 U.S.C.1349a). It is further understood that
15 nothing in this Agreement shall be construed to allow any Party to perform any act in
16 contravention and/or violation of FAA Order 5190.6A Airport Compliance Requirements, dated
17 October 2, 1989, as amended from time to time and the FAA Grant Assurances.

18 5. Use. Lessee shall make available the services of a "Full Service Fixed Base
19 Operator" ("FBO") in accordance with the Minimum Standards for Fixed Base Operators
20 Riverside County Airports, including any amendments thereto, attached hereto and
21 incorporated herein by this reference as Exhibit "C." The Leased Premises may be used for
22 the following purposes and for no other without the written consent of County.

23 (a) Storage and sale (retail or wholesale or both), of new and used aircraft,
24 aircraft parts and accessories, including instruments, engines, electronic devices, aircraft fuels
25 and lubricants, airman's navigational and personal supplies and accessories.

26 (b) Agreed to flight operations, including, but not limited to, flight
27 instruction/training, demonstration of aircraft for sale, charter, air taxi, and flight-testing of
28 aircraft following repair or modification. With regard to charter and air taxi operations, Lessee

1 will submit to County a complete description of the operations and scope of services provided
2 and County will establish insurance coverages and limits for these operations to be obtained by
3 Lessee prior to commencement of operations. Coverages and limits established for charter
4 and air taxi will be in addition to the coverages required herein.

5 (c) Maintenance, repair and overhaul of all types of aircraft, aircraft engines,
6 airframes, automatic flight systems, instruments, radio and other electronic equipment,
7 propellers and all other aircraft components.

8 (d) Painting and upholstering of aircraft.

9 (e) Financing, leasing, renting and insuring of aircraft.

10 (f) Servicing of aircraft for the purpose of fueling, supplying engine oil and
11 other necessary lubricants and aircraft fluids, checking tire pressures, providing starting units,
12 battery boosters and any other service usually associated with aircraft servicing operations.

13 (g) Providing aircraft storage inside hangar buildings and on outside tie-
14 down areas.

15 (h) Providing ground school instruction associated with flight training.

16 (i) Leasing or renting of automobiles, and storing and sale of automotive
17 fuel and lubricants for use only in connection with Lessee's equipment and rental automobiles.

18 (j) Providing catering services and associated provisioning (e.g.
19 newspapers, coffee, ice, catered meals for customers).

20 (k) Sale of advertising space inside the terminal buildings and other
21 buildings within the Leased Premises, subject to the consent of County, which shall not be
22 unreasonably withheld, conditioned or delayed.

23 (l) Leasing of office space for aviation related purposes.

24 (m) Operating a restaurant or cafe for the purpose of providing meals and
25 beverages to the general public. If alcoholic beverages are sold, Lessee shall maintain Liquor
26 Liability or Lessee shall require a restaurant or cafe sublessee to maintain Liquor Liability as
27 part of sublessee's Commercial General Liability insurance.
28

1 (n) Construction of facilities, including a terminal building and maintenance
2 hangar, necessary for the operations of a FBO providing aircraft servicing, maintenance and
3 fueling.

4 (o) Construction of buildings for the storage of aircraft.

5 (p) Cleaning of aircraft interior and exterior.

6 (q) Hosting of special events on the Leased Premises or allowing others to
7 host events on the Leased Premises, with the authorization of the County through its special
8 event permit procedure.

9 The Leased Premises shall not be used for any purpose other than those described
10 above without first obtaining the written consent of County, which consent shall not be
11 unreasonably withheld. The County's approval of any change in the Use of the Leased
12 Premises may, at County's sole election, place additional specific requirements on Lessee
13 including, but not limited to, the types, limits and conditions of insurance provided under this
14 Lease.

15 6. Rent and Fuel Flowage Fee.

16 (a) Base Rent: Commencing upon the first day of the month after lease
17 execution by all parties, Lessee shall pay to County the sum of seven thousand one hundred
18 thirty-three and 73/100 dollars (\$7,133.73) as the Base Rent for the Leased Premises.

19 The Base Rent is due and payable in advance on or before the first of
20 the appropriate month during the term of this Lease Agreement and shall be considered
21 delinquent, if not paid by the 15th of the month. If the monthly rent becomes delinquent, Lessee
22 will be charged a late fee equivalent to ten percent (10%) of the delinquent rental amount,
23 exclusive of late fees, for each month that rent is delinquent.(b) Base Rent Adjustment:

24 (1) Commencing July 1, 2010 and every July 1 through July 1, 2014,
25 the Base Rent will be adjusted as follows:

26 July 1, 2010-June 30, 2011 (\$479.74 per acre) x (14.87 acres) =\$7,133.73

27 July 1, 2011-June 30, 2012 (\$522.74 per acre) x (14.87 acres) =\$7,773.14

28 July 1, 2012-June 30, 2013 (\$569.76 per acre) x (14.87 acres) =\$8,472.33

1 July 1, 2013-June 30, 2014 (\$620.91 per acre) x (14.87 acres) = \$9,232.93

2 July 1, 2014-June 30, 2015 (\$639.54 per acre) x (14.87 acres) = \$9,509.96

3 (2) Beginning July 1, 2015 and on July 1 of every fifth (5th) year
4 thereafter, the monthly Base Rent shall be adjusted to one-twelfth (1/12) of eight percent (8%)
5 of the then-current aviation fair market value of the Land. Said aviation fair market value shall
6 be for the Land only and shall not include the value of the Improvements or other structures
7 placed on the Leased Premises by Lessee. In no event will application of this paragraph result
8 in a monthly Base Rent amount for the Land which is lower than the highest previous monthly
9 Base Rent for the Land.

10 The aviation fair market value for the Land will be established by a
11 property appraisal performed by an independent appraiser, knowledgeable and experienced in
12 the valuation of aviation property within the southern California Counties of Riverside, San
13 Bernardino, San Diego and Los Angeles. The appraiser shall be certified by, and be, in good
14 standing with the Appraisal Institute of Chicago IL with a current designation of "MAI" and the
15 appraisal shall be conducted in strict compliance with the Uniform Standards of Professional
16 Appraisal Practice ("USPAP"). In the event that the MAI designation ceases to exist, the
17 successor designation as designated by the Appraisal Institute of Chicago IL or its successor
18 organization, if any, shall be utilized.

19 No less than two hundred and forty (240) days prior to the rent
20 adjustment date, County will notify by US Mail, potentially affected Lessees of its intent to issue
21 a Request for Qualifications and Proposal ("RFQP") and submit a copy of the Draft RFQP form
22 it intends to use. It will be the responsibility of the Lessees subject to the reappraisal to
23 establish amongst themselves a process for forming a committee to comment on the Draft
24 RFQP and to select up to two-fifths (2/5) of the appraisers that will be invited to respond to the
25 RFQP. In the event a majority of Lessees participating in the selection process are unable to
26 form a committee, comment on the Draft RFQP, select the designated number of appraisers or
27 give the County written notice thereof within two hundred ten (210) days prior to the rent
28 adjustment date, then County will select all of the appraisers to which the RFQP is sent. No

1 less than one hundred and eighty (180) days prior to the rent adjustment date, County will give
2 reasonable consideration to the comments received from the Lessee's Committee and shall
3 issue a Final RFQP to a minimum of five (5) appraisers meeting the foregoing qualifications.
4 Upon receipt of the responses to the RFQP, the County shall offer the responses to the
5 Lessee's Committee for viewing and comment for a period of fourteen (14) days, and after
6 reasonable consideration of the comments made, County shall select the appraiser pursuant to
7 the County's established guidelines. The cost of the appraisal and related processes shall be
8 borne by the County. The cost, if any, of forming and operating the Lessee's Committee shall
9 be borne by the Lessee Committee members.

10 Once established, the adjusted monthly Base Rent for the Land shall be
11 adjusted annually in the manner set forth in Section 6(b)(2) above. In no event will application
12 of this paragraph result in a monthly rental amount lower than the highest previous monthly
13 rental amount.

14 (3) Consumer Price Index - Beginning July 1, 2016, and at each July
15 1 thereafter, except for dates coinciding with the appraisals conducted every fifth year as
16 referenced in 6(a) above, the rent shall be adjusted by the percentage change in the Consumer
17 Price Index, All Urban Consumers, Los Angeles-Riverside-Orange County Area for the twelve
18 month period ending three months before the month of rent adjustment under this paragraph. In
19 no event will application of this paragraph result in a monthly rental amount lower than the
20 highest previous monthly rental amount.

21 (c) Fuel Flowage Fee. Lessee shall pay to County a fuel flowage fee in
22 an amount established by the Board of Supervisors for the County of Riverside (the "Board")
23 through a County Resolution, a County Ordinance or such other action as the Board may
24 decide from time to time. The fuel flowage fee, the calculation of the fuel flowage fee, the time
25 of payment and the method used to collect and report the amount of fuel transacted by Lessee
26 shall be subject to periodic review and adjustment by the Board of Supervisors to reflect
27 conditions then existing and the financial needs of the County's airports system. The County
28 may implement any such adjustments in the fuel flowage fee at any time. Such new or

1 adjusted fuel flowage fees shall be effective upon adoption by the County Board of
2 Supervisors. Implementation of the new or adjusted fuel flowage fees shall not be pre-
3 conditioned upon amendment of any existing Lease. As of the date of this Lease fuel flowage
4 fees have been established according to County Resolution No. 2008-362, attached hereto as
5 Exhibit "E" and incorporated herein by this reference. The current fuel flowage fee (which was
6 effective as of July 1, 2008) is assessed at the rate of \$0.12 per gallon of fuel sold. The fee is
7 subject to a timely payment discount of \$0.02 per gallon applied to payments received within
8 twenty (20) days of the date of invoice. A late fee of ten per cent (10%) shall be assessed to all
9 payments received after the due date (30 days of invoice date).

10 (d) Rent Abatement: In the event of damage or destruction of all or any part
11 of the Leased Premises, or the improvements thereon, the rental payments shall be reduced
12 pro rata during the period the Leased Premises or the improvements thereon are unfit for
13 normal use; provided, however, that such damage or destruction is not caused by Lessee, its
14 officers, agents, employees, independent contractors, subcontractors or invitees.

15 7. Additional Obligations of Lessee. Lessee shall, during the term of this Lease
16 and any extensions thereof:

17 (a) Provide or make available, in part on the Leased Premises, the services
18 required of a Full Service FBO as set forth in Exhibit "C", Minimum Standards for Fixed Base
19 Operators Riverside County Airports. Lessee shall provide or make available, at a minimum,
20 aircraft maintenance and repair; aircraft fueling for both piston and jet aircraft; flight instruction
21 via Lessee's employees or a qualified third party provider; transient aircraft parking guidance;
22 positioning of wheel chocks and tie downs; fireguard for engine starts; baggage handling upon
23 request; have available and provide standardized ground service equipment and recovery
24 equipment for aircraft weighing up to 80,000 lbs (service and delivery equipment shall include,
25 but not be limited to, wheel chocks, tie-down ropes or chains, aircraft jacks, tow bars, auxiliary
26 power units and aircraft tugs); and a pilots' lounge and restrooms.

27 (b) Provide services to the general public seven (7) days per week during
28 the term of this Lease, at a minimum of nine (9) hours per day, 8:00 a.m. to 5:00 p.m., local

1 time. Any change in the minimum hourly schedule must be approved by County in writing prior
2 to implementation.

3 (c) Observe and obey, and compel its employees, agents, invitees,
4 sublessees, and those doing business with it to observe and obey, all such applicable rules
5 and regulations of County which are now in effect or which may hereafter be promulgated,
6 provided that such rules and regulations may not unduly interfere or conflict with the rights and
7 privileges granted to Lessee in this Lease or any later amendments;

8 (d) Employ and maintain on the Leased Premises sufficient personnel who
9 are trained and skilled in order to competently perform the tasks related to the services being
10 offered;

11 (e) Operate the Leased Premises and perform services for the use and
12 benefit of the general public without discrimination on the grounds of race, religion, color or
13 national origin or in any manner prohibited by Part 15 of the Federal Aviation Administration
14 Regulations;

15 (f) Operate the Leased Premises and the facilities thereon in compliance
16 with applicable laws, rules and regulations and in an efficient manner, charging fair and
17 reasonable prices for each unit or service, said prices being competitive with prices charged by
18 other full service fixed based operators at Jacqueline Cochran Regional Airport and, upon
19 request from County, Lessee shall furnish County with a schedule of all prices for each unit or
20 service offered for sale or lease to the general public;

21 (g) Provide janitorial services for interior, exterior, and grounds at Lessee's
22 own expense;

23 (h) Not engage in the painting of aircraft (other than small 'spot painting'
24 jobs in connection with repairs) within any buildings, unless or until it has established therein a
25 regular paint shop which is adequately enclosed and vented, and has been inspected and
26 approved, in writing, by representatives of the Federal Aviation Administration and County's
27 Fire and Building and Safety Departments, meet all other local, state and federal laws and
28

1 regulations, and all applicable permits have been obtained. Under no circumstances is aircraft
2 painting permitted without the express, written approval of County;

3 (i) Maintain a comfortable clean sanitary restroom facilities for both men
4 and women; such restroom facilities shall be properly and continuously supplied with soap,
5 towels, toilet tissue and any other supplies required by state, federal or local laws and
6 ordinances;

7 (j) Observe the Taxiway Object Free Area adjacent to their leasehold to
8 allow the passage of taxiing aircraft. The Taxiway Object Free Area boundary for Taxiway A is
9 seventy-five (75) feet from the centerline of the taxiway; and for Taxiway F is one hundred ten
10 (110) feet from the centerline of the taxiway;

11 (k) Upon termination of this Lease, Lessee agrees to surrender said Leased
12 Premises and improvements thereon in such good, safe and sanitary condition, reasonable use
13 and wear thereof, acts of God, war, or civil insurrection, excepted; and

14 (l) On every January 1 and July 1 during the term of this Lease, Lessee
15 shall provide an Aircraft and Sublease Status Report, Exhibit "F", attached hereto and
16 incorporated herein by reference, for all subleases, tenants, and aircraft being stored on the
17 Leased Premises. The report shall be supplied in a form and electronic format acceptable to
18 County and contain at least the following information: Name of the sublessee, the beginning
19 and ending date of the term of the sublease, the size of the subleased land, the size of the
20 subleased space, the aircraft storage hangar number/address, the Aircraft Registration
21 Number, the name of the owner of the aircraft, the type of aircraft and indicate whether or not
22 an aircraft is "based" at the airport (aircraft that spend at least three months of the year at this
23 airport are to be identified in the report as "based aircraft"); and certify compliance with the
24 insurance requirements set forth in Sections 23 and 24 herein. Lessee records and files
25 regarding sublessees and aircraft, including, but not limited to insurance policies and
26 certificates, shall be subject to inspection by County upon forty eight (48) hours written notice
27 to Lessee.
28

1 (m) This Lease is subject to the Minimum Standards for Full Service Fixed
2 Based Operators Riverside County Airports, Exhibit "C," as amended from time to time,
3 attached hereto and by reference incorporated herein.

4 (n) Maintenance.

5 (i) Lessee shall maintain the Leased Premises and the improvements
6 thereon in a neat, safe, orderly and attractive condition during the term of this Lease, and
7 Lessee shall provide for the sanitary handling and disposal of all refuse accumulated as a
8 result of Lessee's use of the Leased Premises and the improvements thereon. In addition, the
9 exterior and interior improvements of the Leased Premises shall be maintained by Lessee in
10 good working condition and repair during the term of this Lease.

11 (ii) In the event of damage or destruction of all or any part of the
12 improvements within or upon the Leased Premises rendering said Leased Premises unusable,
13 for the purposes set forth in Section 5 herein, in whole or in part, Lessee shall repair such
14 damage or destruction with due diligence and without unreasonable delay. Time is of the
15 essence on the repair or replacement of damaged or destroyed improvements.

16 8. Permits, Licenses and Taxes. Lessee shall secure, at its expense, all
17 necessary permits and licenses as it may be required to obtain regarding the construction,
18 operation, maintenance, and termination or abandonment of activities upon the Leased
19 Premises, and Lessee shall pay for all fees and taxes levied or required by any authorized
20 public entity. Lessee recognizes and understands that this Lease may create a possessory
21 interest subject to property taxation and that Lessee may be subject to the payment of property
22 taxes levied on such interest.

23 9. On-Site Improvements

24 (a) Any improvements, alterations, and installation of fixtures to be
25 undertaken by Lessee shall have the prior written approval of the County after Lessee has
26 submitted to County the proposed site plans, building plans and specifications therefore, in
27 writing. In addition, Lessee understands and agrees that such improvements, alterations, and
28 installation of fixtures may be subject to County Ordinance Nos. 348 and 457, as well as other

1 applicable County ordinances, and that Lessee shall fully comply with such ordinances prior to
2 the commencement of any construction in connection therewith.

3 (b) All improvements are to be completed at Lessee's sole cost. Lessee
4 shall pay for construction of any required utility extensions and hookups (including all related
5 fees and charges) and any access road improvements. Plans for all improvements are to be
6 submitted to County for approval prior to start of any construction.

7 Lessee shall obtain performance, material, and labor payment bonds in
8 the amounts required by law and determined by County, and shall furnish County with copies
9 thereof prior to the commencement of such construction.

10 (c) All improvements, alterations, and fixtures shall remain or become, as
11 the case may be, the property of County, with the exception of trade fixtures as that term is
12 used in Section 1019 of the Civil Code; provided, however, that Lessee shall have the full and
13 exclusive use and enjoyment of such improvements, alterations, and fixtures during the term of
14 this Lease. At or prior to the expiration of this Lease, Lessee shall remove, at its expense,
15 such trade fixtures and restore said Leased Premises to their original shape and condition as
16 nearly as practicable, normal wear and tear excepted. In the event Lessee does not so remove
17 such trade fixtures, they shall become the property of the County for no further consideration of
18 any kind, and Lessee shall execute any documents that may be required or necessitated
19 conveying its interest in such improvements, alterations, and fixtures to County.

20 10. Off-Site Improvements

21 (a) County shall provide the following off-site improvements to serve the
22 site: (1) water, (2) sewer, and (3) a paved access road to the Leased Premises. Connections
23 to said off-site improvements shall be the sole cost and responsibility of Lessee as described in
24 Section 10(c). Additionally, Lessee shall be responsible for any improvements beyond those
25 listed in this section, including, but not limited to, electricity, telephone, and gas service.

26 (b) Lessee shall pay a sewer connection fee for each sewer connection and
27 a monthly sewer service fee to County. The amount of the fees shall be according to the fee
28 schedule in effect at the time of Lease execution. The monthly sewer service fee will be

1 adjusted from time to time and be based upon County's sewer service payments to the
2 Coachella Valley Water District and County's cost of repairing, maintaining, and administering
3 the airport's sewer system.

4 (c) It is understood by the parties hereto that utility services are available in
5 the general vicinity of the Leased Premises, but in order for the on-site improvements required
6 in Section 9 herein to be fully usable and operational, Lessee, at its expense, shall extend
7 and/or connect, or cause to be extended and/or connected, to such utility service facilities that
8 may be required or desired by Lessee in the use, operation, and maintenance of such on-site
9 improvements. Lessee shall pay all related fees and charges related to such utility extensions
10 and hookups. After such extensions and/or connections have been made, Lessee shall be
11 responsible for payment for the use of such utility services, without limitation, all electricity, gas,
12 telephone and water.

13 (d) Lessee shall obtain, or cause to be obtained performance, material, and
14 labor and payment bonds in the amounts required by law and determined by County and shall
15 furnish County with copies thereof prior to the commencement of such off-site improvements.

16 11. Compliance with Law. Lessee shall, at its sole cost and expense, comply with all
17 of the requirements of all governmental agencies now in force, or which may hereafter be in
18 force, pertaining to the Leased Premises, and any improvements hereafter constructed or
19 maintained thereon, and Lessee shall faithfully observe all laws and ordinances now or
20 hereafter in force in the use of the Leased Premises.

21 12. County's Reserved Rights.

22 (a) The Leased Premises are accepted by Lessee subject to any and all
23 existing easements or other encumbrances, and County and its agents, employees, or
24 subcontractors shall have the right to enter upon the Leased Premises and to install, lay,
25 construct, maintain, repair and operate such sanitary sewers, drains, storm water sewers,
26 pipelines, manholes, connections, water, oil and gas pipelines, and telephone and telegraph
27 power lines and such other facilities and appurtenances (collectively "Infrastructure") necessary
28 or convenient to use in connection therewith, over, in, upon, through, across and along the

1 Leased Premises or any part thereof. County also reserves the right to grant additional
2 franchises, easements, rights of way permits in, over and upon, along or across any and all
3 portions of said Leased Premises for such Infrastructure as and County may elect; provided,
4 however, that no right of the County provided for in this section shall be executed so as to
5 interfere unreasonably with Lessee's use hereunder, or impair the security of any secured
6 creditor of Lessee. County shall cause the surface of the Leased Premises to be restored to
7 its original condition (as they existed prior to any such entry) upon the completion of any
8 construction by County or its agents. In the event such construction renders any portion of the
9 Leased Premises unusable, the rent shall abate pro rata as to such unusable portion during the
10 period of such construction. County will provide thirty (30) days advance notice, or as soon as
11 is practicable, to Lessee before County exercises any of County's rights set forth in this
12 Section; provided, however, in the event such right must be exercised by reason of emergency,
13 then County shall give Lessee such notice as is reasonable under the existing circumstances.

14 (b) County reserves the right to further develop or improve the aircraft
15 operating area of Jacqueline Cochran Regional Airport as it deems appropriate. County
16 reserves the right to take any action it considers necessary to protect the aerial approaches of
17 the Jacqueline Cochran Regional Airport against obstruction, together with the right to prevent
18 the Lessee from erecting or permitting to be erected, any building or other structure on the
19 Jacqueline Cochran Regional Airport, which in the reasonable opinion of County, would limit
20 usefulness of the Jacqueline Cochran Regional Airport or constitute a hazard to aircraft.

21 (c) During the time of war or national emergency, County shall have the
22 right to lease the landing area of the Jacqueline Cochran Regional Airport, or any part thereof,
23 to the United States Government for military use and, if such lease is executed, the provisions
24 of this Lease insofar as they are inconsistent with the provisions of such lease to the
25 Government, shall be suspended. In that event, a just and proportionate part of the rent
26 hereunder shall be abated, and the period of such closure shall be added to the term of this
27 Lease, or any extensions thereof, so as to extend and postpone the expiration thereof unless
28 Lessee otherwise elects to terminate this Lease.

1 (d) Notwithstanding any provisions herein, this Lease shall be subordinate to
2 the provisions of any existing or future agreement between County and the United States,
3 relative to the operation or maintenance of the Jacqueline Cochran Regional Airport, the terms
4 and execution of which have been or may be required as a condition precedent to the
5 expenditure or reimbursement to County of Federal funds for the development of said airport.

6 (e) Nothing contained herein shall be construed to prevent County from
7 closing runways, ramps, taxiways or aprons or other Airport property for capital improvement
8 projects from time to time at the reasonable discretion of County and with reasonable written
9 notice to Lessee.

10 (f) This Lease is subject to the provisions set forth in Exhibit "B" (Federally
11 Required Lease Provisions), attached hereto and by this reference made a part of this Lease.

12 13. Taxiways. County reserves a non exclusive easement on any and all taxiways
13 included in the Leased Premises for the public's ingress and egress to ramps and runways for
14 the specific purposes of landing, take-off, and taxiing of aircraft. All such uses shall be in
15 accordance with the laws of the United States of America and the State of California, and the
16 rules and regulations promulgated by their authority with respect to aviation and navigation,
17 and in accordance with all reasonable rules and regulations, applicable ordinances of County.

18 14. Returned Phases. Pursuant to the terms and conditions of the Original Lease,
19 as referenced in Section 1(d) and (e) herein, approximately 3.57 acres of undeveloped Leased
20 Premises reverted back to the County, referred herein as the "Returned Phases". The County
21 and the public (airport users) require access through the previously developed Leased
22 Premises to access taxiways and ramps within the Airport. County reserves a non exclusive
23 easement to allow access through the Leased Premises for use by the Occupants, as defined
24 in Section 1(e) herein, for ingress and egress for Parcel "A" as shown on Exhibit "G". This
25 easement shall allow ingress and egress to Taxiway A through the Leased Premises to the
26 heavy ramp and Taxiway F by way of the ingress and egress access as shown on Exhibit "G".
27 It is the intent of the Parties that the Occupants of Parcel "A" have the same right of access
28 through the Leased Premises to Taxiway A and Taxiway F as the Occupants of Phases 1, 2 &

1 3 of the Leased Premises. The Parties agree that the Occupants of Parcel "A" will use the
2 east/west bound ingress and egress access across the Leased Premises, to be known as the
3 Primary Access. In the event that the Primary Access is unavailable, the north/south bound
4 ingress and egress access across the Leased Premises, known as the Secondary Access, will
5 be used. For purposes of this Lease, "unavailable" shall mean unusable and obstructed due to
6 construction, improvements, or maintenance work that is being performed. The Primary
7 Access shall not be deemed to be unavailable merely because there is a temporary obstruction
8 that can be moved in a timely manner to allow Occupants to use the Primary Access. Primary
9 and Secondary Access are shown on Exhibit "G". The referenced easements shall be in a
10 form satisfactory to the County.

11 15. Inspection of Premises. County, through its duly authorized agents, shall have,
12 upon reasonable notice, during normal business hours, the right to enter the Leased Premises
13 for the purpose of inspecting, monitoring and evaluating the obligations of Lessee hereunder
14 and for the purpose of doing any and all things which it is obligated and has a right to do under
15 this provided that the inspection does not unreasonably interfere with Lessee's business.

16 16. Quiet Enjoyment. Lessee shall have, hold, and quietly enjoy the use of the
17 Leased Premises so long as Lessee shall fully and faithfully perform the terms and conditions
18 that the Lessee is required to do under this Lease.

19 17. Compliance with Government Regulations. Lessee shall, at Lessee's sole cost
20 and expense, comply with the requirements of all local, state, and federal statutes, regulations,
21 rules, ordinances, and orders now in force or which may be hereafter in force, pertaining to the
22 Leased Premises. The final judgment, decree, or order of any Court of competent jurisdiction,
23 or the admission of Lessee in any action or proceedings against Lessee, whether Lessee be a
24 party thereto or not, that Lessee has violated any such statutes, regulations, rules, ordinances,
25 or orders in the use of the Leased Premises, shall be conclusive of that fact as between County
26 and Lessee.

27 18. Discrimination or Segregation
28

1 (a) Lessee shall not discriminate in Lessee's recruiting, hiring, promotion,
2 demotion or termination practice on the basis of race, religious creed, color, national origin,
3 ancestry, sex, age, physical handicap, medical condition, or marital status with respect to its
4 use of the Leased Premises hereunder, and Lessee shall comply with the provisions of the
5 California Fair Employment and Housing Act (Government Code Sections 12900 et seq.), the
6 Federal Civil Rights Act of 1964 (P. L. 88-352), and all amendments thereto, Executive Order
7 No. 11246 (30 Federal Register 12319), as amended, and all Administrative Rules and
8 Regulations issued pursuant to said Acts and orders with respect to its use of the Leased
9 Premises.

10 (b) Lessee shall not discriminate against or cause the segregation of any
11 person or group of persons on account of race, religious creed, color, national origin, ancestry,
12 sex, age, physical handicap, medical condition, or marital status in the occupancy, use, tenure
13 or enjoyment of the Leased Premises, nor shall Lessee, or any person claiming under or
14 through Lessee, establish or permit any such practice or practices of discrimination or
15 segregation with reference to the selection, location, number, use, or occupancy of any
16 persons within the Leased Premises.

17 (c) Lessee assures that it will undertake an affirmative action program as
18 required by 49 CFR, Part 21, to insure that no person shall on the grounds of race, creed, color,
19 national origin, or sex be excluded from participating in any employment activities covered in
20 49 CFR, Part 21, with respect to its use of the Leased Premises. Lessee further assures that
21 no person shall be excluded on these grounds from participating in or receiving services or
22 benefits of any program or activity covered herein with respect to its use of the Leased
23 Premises. Lessee further assures that it will require that its subcontractors and independent
24 contractors provide assurance to Lessee that they similarly will undertake affirmative action
25 programs and that they will require assurances from their subcontractors and independent
26 contractors, as required by 49 CFR, Part 21, to the same effect with respect to their use of the
27 Leased Premises.
28

1 19. Termination by County. County shall have the right to terminate this Lease
2 forthwith:

3 (a) In the event a petition is filed for voluntary or involuntary bankruptcy for
4 the adjudication of Lessee as debtors.

5 (b) In the event that Lessee makes a general assignment, or Lessee's
6 interest hereunder is assigned involuntarily or by operation of law, for the benefit of creditors.

7 (c) In the event of abandonment of the Leased Premises by Lessee.

8 (d) In the event Lessee fails or refuses to perform, keep or observe any of
9 Lessee's duties or obligations hereunder; provided, however, that Lessee shall have thirty (30)
10 days in which to correct Lessee's breach or default after written notice thereof has been served
11 on Lessee by County.

12 (e) In the event Lessee fails, or refuses, to meet its rental obligations, or any
13 of its obligations hereunder, or as otherwise provided by law.

14 (f) Failure of Lessee to maintain insurance coverage required herein and to
15 provide evidence of coverage to the County.

16 (g) Failure of the Lessee to require all tiers of sublessees and/or contractors
17 to indemnify the County and to have appropriate insurance coverages and/or failure by Lessee
18 to monitor each sublessee and/or contractor for current and correct Certificates of Insurance
19 and required endorsements throughout the term of this lease.

20 20. Termination by Lessee. Lessee shall have the right to terminate this Lease
21 in the event County fails to perform, keep or observe any of its duties or obligations hereunder;
22 provided, however, that County shall have thirty (30) days in which to correct its breach or
23 default after written notice thereof has been served on it by Lessee; further provided, however,
24 that in the event such breach or default is not corrected, Lessee may elect to terminate this
25 Lease in its entirety or as to any portion of the premises affected thereby, and such election
26 shall be given by an additional thirty (30) day written notice to County.

27 21. Eminent Domain. If any portion of the Leased Premises shall be taken by
28 eminent domain and a portion thereof remains which is usable by Lessee, in its discretion, for

1 the purposes set forth in Section 5 herein, this Lease shall, as to the part taken, terminate as of
2 the date title shall vest in the condemnor, or the date prejudgment possession is obtained
3 through a court of competent jurisdiction, whichever is earlier, and the rent payable hereunder
4 shall abate pro rata as to the part taken; provided, however, in such event County reserves the
5 right to terminate this Lease as of the date when title to the part taken vests in the condemnor
6 or as of such date of prejudgment possession. If all of the Leased Premises are taken by
7 eminent domain, or such part be taken so that the Leased Premises are rendered unusable for
8 the purposes set forth in Section 5 herein, this Lease shall terminate. If a part or all of the
9 Leased Premises be so taken, all compensation awarded upon such taking shall be
10 apportioned between County and Lessee according to law.

11 22. Hold Harmless/Indemnification. Lessee shall indemnify and hold harmless
12 the County of Riverside, its Agencies, Districts, Special Districts and Departments, their
13 respective Directors, officers, Board of Supervisors, elected and appointed officials, employees,
14 agents and representatives (the "Indemnified Parties") from any liability whatsoever, including
15 but not limited to, property damage, bodily injury, or death, based or asserted upon any services
16 of Lessee, its officers, employees, subcontractors, agents or representatives arising out of or in
17 any way relating to this Lease and Lessee shall defend at its sole expense and pay all
18 reasonable costs and fees, including but not limited to, attorney fees, cost of investigation,
19 defense and settlements or awards, on behalf of the Indemnified Parties in any claim or action
20 based upon such liability.

21 With respect to any action or claim subject to indemnification herein by Lessee, Lessee
22 shall, at Lessee's sole cost, have the right to use counsel of their choice and shall have the right
23 to adjust, settle, or compromise any such action or claim without the prior consent of County;
24 provided, however, that any such adjustment, settlement or compromise in no manner
25 whatsoever limits or circumscribes Lessee's indemnification to the Indemnified Parties as set
26 forth herein.

27 Lessee's obligation hereunder shall be satisfied when Lessee has provided County the
28 appropriate form of dismissal relieving County from any liability for the action or claim involved.

1 The specified insurance limits required in this Agreement shall in no way limit or
2 circumscribe Lessee's obligations to indemnify and hold harmless the Indemnified Parties
3 herein from third party claims.

4 In the event there is conflict between this clause and California Civil Code Section 2782,
5 this clause shall be interpreted to comply with Civil Code 2782. Such interpretation shall not
6 relieve the Lessee from indemnifying the Indemnified Parties to the fullest extent allowed by law.

7 Lessee shall require each sublessee and/or contractor of every tier to indemnify the
8 County of Riverside as respects any claims arising from their sub-lease and/or contract.

9 23. Insurance. Lessee shall procure and maintain or cause to be maintained, at
10 it sole cost and expense, the following insurance coverages during the term of this Lease.
11 These requirements, with the approval of the County's Risk Manager, may be modified to
12 reflect the activities associated with the Lessee provided that any changes are reasonable in
13 nature and consistent with industry standards. The procurement and maintenance of the
14 insurance required below will not diminish or limit Lessee's obligation to indemnify or hold the
15 County harmless. Lessee agrees to have in place insurance coverage as it is required and
16 applicable. This Section shall be construed to require Lessee to have all insurance required
17 under this provision, in place from the date of Commencement of this Lease.

18 (a) Workers Compensation. Lessee shall maintain statutory Workers'
19 Compensation Insurance (Coverage A) as described by the laws of the State of California.
20 Policy shall include Employers' Liability (Coverage B) including Occupational Disease with
21 limits not less that \$1,000,000 per person per accident. Policy shall be endorsed to provide a
22 Waiver of Subrogation in favor of the County of Riverside its Agencies, Districts, Special
23 Districts, and Departments, their respective directors, officers, Board of Supervisors,
24 employees, elected or appointed officials, agents or representatives.

25 (b) Airport Liability. Lessee shall maintain Airport Liability Insurance
26 coverage including, but not limited to, premises/operations liability, contractual liability,
27 products and completed operations liability, independent contractors, personal and advertising
28 injury liability covering all claims or lawsuits of any nature whatsoever which may arise from or

1 out of Lessee's performance under the terms of the lease agreement. Policy shall name all the
2 County of Riverside its Agencies, Districts, Special Districts, and Departments, their respective
3 directors, officers, Board of Supervisors, employees, elected or appointed officials, agents or
4 representatives as Additional Insureds. Policy's limit of liability shall not be less than
5 \$25,000,000 per occurrence combined single limit and in the annual aggregate as applicable.
6 The policy shall be endorsed to provide Hangar Keeper's Legal Liability Insurance (Ground and
7 In-Flight) providing coverage for aircraft in the care, custody or control of the Lessee. Policy
8 shall include coverage for the Named Insured's use of unlicensed vehicles on Airport Premises.
9 The foregoing policy limits of liability are subject to adjustment by County as provided for in
10 Section 5 above.

11 (c) Vehicle Liability. Lessee shall maintain liability insurance for all
12 owned, non-owned, or hired vehicles used in the performance of this Lease in an amount not
13 less than \$1,000,000 per occurrence combined single limit. The policy shall be endorsed to
14 name all the County of Riverside, its Agencies, Districts, Special Districts, and Departments,
15 their respective directors, officers, Board of Supervisors, employees, elected or appointed
16 officials, agents, or representatives. This coverage may be included in the Airport Liability
17 policy. Proof of the foregoing coverage will be required before issuing vehicle gate cards.

18 (d) Aircraft Hull and Liability Insurance.

19 (1) Aircraft Hull - Lessee agrees to indemnify and hold harmless the
20 County from any and all losses, claims, or damage to any aircraft owned by Lessee and all
21 losses, claims, or damage to any aircraft where Lessee has agreed under contract to be
22 responsible for any physical damage to the aircraft. Lessee hereby agrees that this
23 indemnification and hold harmless includes, but is not limited to, losses, claims or damage to
24 any of Lessee's aircraft caused directly or indirectly by the County.

25 (2) Aircraft Liability - Lessee shall provide Aircraft Liability insurance
26 for all owned and non-owned aircraft operated by the Lessee in an amount not less than
27 \$5,000,000 combined single limit per occurrence for bodily injury, including death and property
28 damage and coverage shall include, but is not limited to, products/completed operations and

1 contractual liability. The policy will be endorsed to name all The County of Riverside, its
2 Agencies, Districts, Special Districts, and Departments, its respective directors, officers, Board
3 of Supervisors, employees, elected or appointed officials, agents or representative as
4 Additional Insureds.

5 (e) Pollution Liability Insurance. Lessee shall, during the term of this lease,
6 maintain or caused to be maintained Commercial Automobile Liability Insurance including an
7 MCS-90 Endorsement covering all vehicles used to transport fuel to the Airport for Lessee's
8 operations with limits of not less than \$5,000,000 each accident. If Lessee subcontracts this
9 operation, then Lessee shall require the subcontractor to maintain this insurance.

10 Lessee shall also maintain site-specific Pollution Liability Insurance, covering
11 both sudden and gradual pollution, with limits of not less than \$2,000,000 each pollution
12 condition and \$2,000,000 annual aggregate covering third party claims for bodily injury,
13 property damage and first and third party cleanup expense, for pollution conditions occurring or
14 discovered on-site whether in the soil, water or air, which arise out of Lessee's activities at the
15 Airport. The insurance shall include coverage for loss arising out of the handling of fuel,
16 including the transportation of fuel and refueling of aircraft on-site, arising out of any storage
17 tanks and associated piping, and arising out of the operation, parking and maintenance of
18 aircraft, vehicles on the premises and operations that include any other hazardous materials,
19 waste, and/or work. The policy shall name County as additional insured, and shall not contain
20 an "insured v. insured" exclusion. The policy shall not contain a deductible or self-insured
21 retention higher than \$500,000.

22 (f) All Risk Property Insurance:

23 (1) All-Risk real and personal insurance coverage, including
24 earthquake and flood if applicable, for the full replacement cost value of building, structures,
25 fixtures, equipment, improvements/alterations and systems on the premises for property that
26 the Lessee owns or is contractually responsible for. Policy shall include Business Interruption,
27 Extra Expense, and Expediting Expense to cover the actual loss of business income sustained
28

1 during the restoration period. Policy shall name the County of Riverside as a Loss Payee and
2 provide a Waiver of Subrogation in favor of the County of Riverside.

3 (2) Boiler & Machinery insurance coverage on a full replacement
4 cost value basis. Policy shall provide Business Interruption, Extra Expense, and Expediting
5 Expense coverage as well as coverage for off-premises power failure. Policy shall name the
6 County of Riverside as a Loss Payee and contain a Waiver of Subrogation in favor of the
7 County of Riverside.

8 (3) Course of Construction Insurance. During the full term of
9 construction of the planned improvements, Lessee shall purchase and maintain or cause to be
10 maintained All Risk Builder's Risk insurance (Completed Value Form) including earthquake and
11 flood for the entire Project, if applicable, including coverage for materials and supplies located
12 on and offsite but to be part of, or used in the construction of, the completed Project. Policy
13 shall also include as insured property, scaffolding, falsework, and temporary buildings located
14 on the Project site, and the cost of demolition and debris removal. If the contractor or others
15 insure scaffolding, falsework and temporary buildings separately, evidence of such separate
16 coverage shall be provided to County prior to the start of the work. The Course of Construction
17 coverage limit of insurance shall equal or exceed the highest values exposed to loss at any
18 one time during the project term. Policy shall waive subrogation in favor of all Agencies,
19 Districts, Special Districts, and Departments of the County of Riverside, their respective
20 directors, officers, Board of Supervisors, employees, elected or appointed officials, agents or
21 representatives.

22 (g) General Insurance Provisions – All Lines:

23 (1) Any insurance carrier providing insurance coverage hereunder
24 shall be admitted to the State of California unless waived, in writing, by the County Risk
25 Manager. Carrier(s) shall have an A.M. BEST rating of not less than an A: VIII (A:8).

26 (2) Insurance deductibles or self-insured retentions must be declared
27 by the Lessee's insurance carrier(s), and such deductibles and retentions shall have the prior
28 written consent from the County Risk Manager. Upon notification of deductibles or self insured

1 retentions unacceptable to the County, and at the election of the County's Risk Manager,
2 Lessee's carriers shall either: 1) reduce or eliminate such deductibles or self-insured
3 retentions as respects this Lease with the County; or 2) procure a bond which guarantees
4 payment of losses and related investigations, claims administration, and defense costs and
5 expenses.

6 (3) Cause Lessee's insurance carrier(s) to furnish the County of
7 Riverside with either: 1) a properly executed original Certificate(s) of Insurance and certified
8 original copies of Endorsements effecting coverage as required herein; or 2) if requested to do
9 so in writing by the County Risk Manager, provide original Certified copies of policies including
10 all Endorsements and all attachments thereto, showing such insurance is in full force and
11 effect. Further, said Certificate(s) and policies of insurance shall contain the covenant of the
12 insurance carrier(s) that thirty (30) days written notice shall be given to the County of Riverside
13 prior to any material modification of coverage or cancellation of such insurance. In the event of
14 a material modification of coverage or cancellation of such insurance, this Lease shall
15 terminate forthwith, unless the County of Riverside receives, prior to such effective date,
16 another properly executed original Certificate of Insurance and original copies of endorsements
17 or, if requested, certified original policies, including all endorsements and attachments thereto
18 evidencing coverages set forth herein and the insurance required herein is in full force and
19 effect.

20 Lessee shall not commence operations until the County of Riverside has
21 been furnished original Certificate(s) of Insurance and certified original copies of endorsements
22 or, if requested, policies of insurance including all endorsements and any and all other
23 attachments as required in this Section. An individual authorized by the insurance carrier to do
24 so on its behalf shall sign the endorsements for each policy and the Certificate of Insurance.

25 (4) It is understood and agreed to by the parties hereto and the
26 insurance company(s), that the Certificate(s) of Insurance and policies shall so covenant and
27 shall be construed as primary insurance, and the County's insurance and/or deductibles and/or
28 self-insured retentions or self-insured programs shall not be construed as contributory.

1 (5) The County of Riverside's Reserved Rights - Insurance. If during the
2 term of this Lease or any extension thereof, there is a material change in the scope of services
3 or performance of work the County of Riverside reserves the right to adjust the types of
4 insurance required under this Lease and the monetary limits of liability for the insurance
5 coverages currently required herein, if, in the Assistant County Executive Officer – Economic
6 Development Agency's reasonable judgment, upon advice of the County Risk Manager, the
7 amount or type of insurance carried by the Lessee has become inadequate. The Lessee
8 agrees to notify the County of any plan or change of plan for the Lessee's operations and such
9 notification shall occur prior to implementing any such change.

10 Beginning July 1, 2010, and every fifth year thereafter during the term of
11 this Lease or any extension thereof, County reserves the right to adjust the monetary limits of
12 insurance coverage as required in Sections 23 and 24.

13 (6) Lessee shall notify County of any claim made by a third party or
14 any incident or event that may give rise to a claim arising from this Lease.

15 24. Insurance for Fuel Suppliers. Lessee shall also require suppliers of fuel to
16 procure, maintain, show evidence and comply with all requirements of insurance as follows:

17 (a) Workers' Compensation. Workers' Compensation Insurance (Coverage
18 A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability
19 (Coverage B) including Occupational Disease with limits not less than \$1,000,000 per person
20 per accident. Policy shall be endorsed to provide a Waiver of Subrogation in favor of The
21 County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective
22 directors, officers, Board of Supervisors, employees, elected or appointed officials, agents or
23 representatives.

24 (b) Commercial General Liability. Commercial General Liability insurance
25 coverage, including but not limited to, premises liability, contractual liability, products and
26 completed operations, personal and advertising injury covering claims which may arise from or
27 out of Supplier's performance of its obligations hereunder. Policy shall name the Lessee, all the
28 County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective

1 Directors, Officers, Board of Supervisors, elected officials, employees, agents or
2 representatives as Additional Insureds. The policy's limit of liability shall not be less than
3 \$1,000,000 per occurrence combined single limit. If such insurance contains a general
4 aggregate limit, it shall apply separately to this agreement or be no less than two (2) times the
5 occurrence limit.

6 (c) Vehicle Liability. Supplier shall maintain liability insurance for all owned,
7 non-owned or hired vehicles so used in an amount not less than \$1,000,000 per occurrence
8 combined single limit. If such insurance contains a general aggregate limit, it shall apply
9 separately to this agreement or be no less than two (2) times the occurrence limit. Policy shall
10 name the Lessee, County of Riverside, Special Districts, their respective Directors, Officers,
11 Board of Supervisors, elected officials, employees, agents, or representatives as Additional
12 Insureds.

13 (d) Pollution Liability Insurance. Supplier shall, during the term of this lease,
14 maintain Commercial Automobile Liability Insurance including an MCS-90 Endorsement
15 covering all vehicles used to transport fuel to the Airport for Lessee's operations with limits of
16 not less than \$5,000,000 each accident.

17 (e) General Insurance Provisions – All lines: Lessee shall cause
18 Supplier's insurance carrier(s) to furnish the Lessee and the County of Riverside with a
19 properly executed original Certificate(s) of Insurance and certified original copies of
20 Endorsements effecting coverage as required herein. Further, said Certificate(s) and policies
21 of insurance shall contain the covenant of the insurance carrier(s) that thirty (30) days written
22 notice shall be given to the Lessee and the County of Riverside prior to any material
23 modification, cancellation, expiration or reduction in coverage of such insurance. In the event
24 of a material modification, cancellation, expiration, or reduction in coverage, the Supplier's
25 Agreement shall terminate forthwith, unless the Lessee and the County of Riverside receives,
26 prior to such effective date, another properly executed original Certificate of Insurance and
27 original copies of endorsements or certified original policies, including all endorsements and
28

1 attachments thereto evidencing coverages set forth herein and the insurance required herein is
2 in full force and effect.

3 Supplier shall not commence operations until the County of Riverside has been
4 furnished original Certificate(s) of Insurance and certified original copies of endorsements or
5 policies of insurance including all endorsements and any and all other attachments as required
6 in this Section. An individual authorized by the insurance carrier to do so on its behalf shall
7 sign the original endorsements for each policy and the Certificate of Insurance.

8 The Supplier's insurance company(s) shall agree and the Certificate(s) of
9 Insurance and policies shall so covenant that coverage provided by them shall be construed as
10 primary insurance, and the Lessee's and the County's insurance and/or deductibles and/or
11 self-insured retentions or self-insured programs shall not be construed as contributory.

12 25. Insurance for Sublessees and Contractors. Lessee shall require each of its
13 sublessees and contractors to meet all insurance requirements imposed by this Lease. These
14 requirements, with the approval of the County's Risk Manager, may be modified to reflect the
15 activities associated with the sublessee or contractor. On every sublease or contract the
16 Lessee shall have the sublessee or contractor name the Lessee and the County by
17 endorsement as an additional insured and/or have the sublessee or contractor provide an
18 endorsement waiving subrogation in favor of the Lessee and the County on every sublessee's
19 or contractor's insurance policy, as applicable. Certificates and endorsements evidencing
20 compliance with this section will be provided to the County prior to the sublessee taking
21 occupancy.

22 26. Acceptance of Leased Premises. Lessee represents that it has inspected the
23 Leased Premises, accepts the "as is" condition thereof, and fully assumes any and all risks
24 associated to the use thereof. County shall not be liable to Lessee, its officers, agents,
25 employees, subcontractors or independent contractors for any bodily injury, personal injury or
26 property damage suffered by them or others which may result from hidden, latent or other
27 dangerous conditions in, on, upon or within the Leased Premises.
28

1 27. Assignment and Subletting. Lessee cannot assign, sublet, mortgage,
2 hypothecate or otherwise transfer in any manner any of its rights, duties or obligations
3 hereunder to any person or entity without the written consent of County being first obtained,
4 which consent shall not be unreasonably withheld.

5 Lessee shall submit all documents pertaining to any such transaction referenced in the
6 foregoing paragraph to County for approval prior to entering into such agreements. Lessee will
7 submit executed subleases and all required certificates of insurance and endorsements to
8 insurance policies, as specified in Sections 23, 24 and 25 of this Lease, to County for approval
9 prior to sublessees occupying the subleased premises.

10 In the event of any transfer as provided in this Section, Lessee expressly understands
11 and agrees that it shall remain liable with respect to any and all the obligations and duties
12 contained in this Lease.

13 28. Right to Encumber/Right to Cure.

14 (a) Lessee's Right to Encumber. Notwithstanding provisions of Section 28
15 herein, County does hereby consent to and agree that Lessee may encumber or assign, or
16 both, for the benefit of a lender, herein called Encumbrancer, this Lease, the leasehold estate
17 and only the Lessee-owned improvements thereof by a deed of trust, mortgage or other
18 security-type instrument, herein called trust deed, to assure the payment of the promissory
19 note of Lessee if the Encumbrancer is an established bank, savings and loan association or
20 insurance company, and the prior written consent of County shall not be required:

21 (1) To a transfer of this Lease at foreclosure under the trust deed,
22 judicial foreclosure, or an assignment in lieu of foreclosure; or

23 (2) To any subsequent transfer by the Encumbrancer if the
24 Encumbrancer is an established bank, savings and loan association or insurance company,
25 and is the purchaser at such foreclosure sale, or is the assignee under an assignment in lieu of
26 foreclosure; provided, however, that in either such event the Encumbrancer forthwith gives
27 notice to County in writing of any such transfer, setting forth the name and address of the
28 transferee, the effective date of such transfer, and the express agreement of the transferee

1 assuming and agreeing to perform all of the obligations under this Lease, together with a copy
2 of the document by which such transfer was made.

3 Any Encumbrancer described in Section 28(a)(2) above which is the transferee under
4 the provisions of Section 28(a)(1) above shall be liable to perform the obligations and duties of
5 Lessee under this Lease only so long as such transferee holds title to the leasehold.

6 Any subsequent transfer of this leasehold hereunder, except as provided for in Section
7 28(a)(2) above, shall not be made without the prior written consent of County and shall be
8 subject to the conditions relating hereto as set forth in Section 28 herein. Lessee shall give
9 County prior notice of any such trust deed and shall accompany such notice with a true copy of
10 the trust deed and note secured thereby.

11 (b) Right of Encumbrancer to Cure. County agrees that it will not terminate
12 this Lease because of any default or breach hereunder on the part of Lessee if the
13 Encumbrancer under the trust deed, within ninety (90) days after service of written notice on
14 the Encumbrancer by County of its intention to terminate this Lease for such default or breach
15 shall:

16 (1) Cure such default or breach if the same can be cured by the
17 payment or expenditure of money provided to be paid under the terms of this Lease; provided,
18 however, that for the purpose of the foregoing, the Encumbrancer shall not be required to pay
19 money to cure the bankruptcy or insolvency of Lessee; or,

20 (2) If such default of breach is not so curable, cause the trustee
21 under the trust deed to commence and thereafter diligently to pursue to completion steps and
22 proceedings for judicial foreclosure, the exercise of the power of sale under and pursuant to the
23 trust deed in the manner provided by law, or accept from Lessee an assignment in lieu of
24 foreclosure, and keep and perform all of the covenants and conditions of this Lease requiring
25 the payment or expenditure of money by Lessee(s) until such time as said leasehold shall be
26 sold upon foreclosure pursuant to the trust deed, be released or reconveyed thereunder, be
27 sold upon judicial foreclosure or be transferred by deed in lieu of foreclosure.

1 29. Estoppel Certificate. Each party shall, at any time during the term of the Lease,
2 within ten (10) days of written Notice (or as soon as reasonably possible) from the other party,
3 execute and deliver a statement in writing certifying that this Lease is unmodified and in full
4 force and effect, or if modified, stating the nature of such modification. The statement shall
5 include other details requested by the other party as to the date to which rent and other
6 charges have been paid, and the knowledge of the other party concerning any uncured
7 defaults with respect to obligations under this Lease and the nature of such defaults, if they are
8 claimed. Any such statement may be relied upon conclusively by any prospective purchaser,
9 Encumbrancer, or sublessee of the Leased Premises, the building or any portion thereof.

10 30. Toxic Materials. County to the best of its ability has no actual knowledge of the
11 Leased Premises ever having been used as a waste dump, nor of the past or present
12 existence of any above or below ground storage tanks on the Leased Premises, nor of the
13 current existence on the Premises of asbestos, transformers containing PCB's or any
14 hazardous, toxic or infectious substance whose nature and/or quantity of existence, use,
15 manufacture or effect, render it subject to Federal, state or local regulation, investigation,
16 remediation or removal as potentially injurious to public health or welfare.

17 County shall be responsible for the removal and remediation of any contamination
18 and/or hazardous materials that may be found to have existed on the site prior to the execution
19 of this Lease. During the removal and remediation of any such contamination or hazardous
20 materials, rent shall abate pro rata as to the period of time taken to remove and remediate the
21 area of contamination and for any additional portion of the Leased Premises that cannot be
22 developed because of cleanup activities.

23 During the term of this Lease and any extensions thereof, Lessee shall not violate any
24 federal, state, or local law, or ordinance or regulation relating to industrial hygiene or to the
25 environmental condition on, under or about the Leased Premises including, but not limited to,
26 soil, air, and groundwater conditions. Further, Lessee, its successors, assigns and sublessee
27 shall not use, generate, manufacture, produce, store or dispose of on, under, or about the
28 Leased Premises or transport to or from the Leased Premises any flammable explosives,

1 asbestos, radioactive materials, hazardous wastes, toxic substances or related injurious
2 materials, whether injurious by themselves or in combination with other materials (collectively,
3 "hazardous materials"). For the purpose of this Lease, hazardous materials shall include, but
4 not be limited to, substances defined as "hazardous substances," "hazardous materials," or
5 "toxic substances" in the Comprehensive Environmental Response, Compensation and Liability
6 Act of 1980, as amended, 42 U.S.C. Section 9601, et seq.; the Hazardous Materials
7 Transportation Act, 49 U.S.C. Section 1801, et seq.; the Resource Conservation and Recovery
8 Act, 42 U.S.C. Section 6901, et seq.; and those substances defined as "hazardous wastes" in
9 Section 25117 of the California Health and Safety Code or as "hazardous substances" in
10 Section 25316 of the California Health and Safety Code; and in the regulations adopted in
11 publications promulgated pursuant to said laws now and in the future.

12 31. National Pollution Discharge Elimination System (NPDES) Permit. Lessee
13 acknowledges, understands and agrees that it shall comply with California State Water
14 Resources Control Board general permit requirements now and in the future relating to storm
15 water discharges associated with activities such as aircraft rehabilitation, mechanical repairs,
16 fueling, lubrication, cleaning, painting and deicing. Lessee further acknowledges, understands
17 and agrees that it shall participate as a co-permittee under said general permit, participate in
18 the Jacqueline Cochran Regional Airport Storm Water Pollution Prevention Plan (SWPPP) as
19 noted in Exhibit "D", attached hereto and by this reference made a part of this Lease, including
20 with out limitation, the Best Management Practices, Best Available Technology Economically
21 Achievable, and Best Convention Pollutant Control Technology.

22 32. Free from Liens. Lessee shall pay, when due, all sums of money that may
23 become due for any labor, services, material, supplies, or equipment, alleged to have been
24 furnished or to be furnished to Lessee, in, upon, or about the Leased Premises, and which may
25 be secured by a mechanics, materialmen's or other lien against the Leased Premises or
26 County's interest therein, and will cause each such lien to be fully discharged and released at
27 the time the performance of any obligation secured by such lien matures or becomes due;
28 provided, however, that if Lessee desire to contest any such lien, it may do so, but

1 notwithstanding any such contest, if such lien shall be reduced to final judgment, and such
2 judgment or such process as may be issued for the enforcement thereof is not promptly stayed,
3 or is so stayed, and said stay thereafter expires, then and in such event, Lessee shall forthwith
4 pay and discharge said judgment.

5 33. Employees and Agents of Lessee. It is understood and agreed that all persons
6 hired or engaged by Lessee shall be considered to be employees or agents of Lessee and not
7 of County.

8 34. Binding on Successors. Lessee, its assigns and successors in interest, shall be
9 bound by all the terms and conditions contained in this Lease, and all of the parties thereto
10 shall be jointly and severally liable hereunder.

11 35. Right of First Refusal. Providing Lessee faithfully performs all of the conditions
12 and covenants contained herein, and is not in default of the Lease at the date of expiration,
13 and further providing County offers the Leased Premises for lease at any time during the
14 twelve (12) months subsequent to said expiration, Lessee, its successor, or assigns shall have
15 the first right of refusal to enter into a new lease agreement with County under the final terms
16 being offered by County to any prospective lessee. Issuance of a Request for Proposals or Bid
17 or similar issuance does not constitute an offering of lease terms. County shall provide Lessee
18 written notice by United States mail that the Leased Premises are available for lease and the
19 terms of said lease, and Lessee shall have thirty (30) days from the postmark of said notice to
20 give written notice of acceptance of the proposed lease under the terms and conditions
21 contained in said notice. Should Lessee fail to notify County of acceptance of said lease
22 agreement within the thirty (30) days set forth herein, Lessee shall be deemed to have rejected
23 said offer to lease, and County shall be released from any further obligation hereunder.

24 36. Waiver of Performance. No waiver by County at any time of any of the terms
25 and conditions of this lease shall be deemed or construed as a waiver at any time thereafter of
26 the same or of any other terms or conditions contained herein or of the strict and timely
27 performance of such terms and conditions.

28 37. Severability. The invalidity of any provision in this Lease as determined by a

1 court of competent jurisdiction shall in no way affect the validity of any other provision hereof.

2 38. Venue. Any action at law or in equity brought by either of the parties hereto for
3 the purpose of enforcing a right or rights provided for by this Lease shall be tried in a Court of
4 competent jurisdiction in the County of Riverside, State of California, and the parties hereby
5 waive all provisions of law providing for a change of venue in such proceedings to any other
6 County.

7 39. Attorney's Fees. In the event of any litigation or arbitration between Lessee and
8 County to enforce any of the provisions of this Lease or any right of either party hereto, the
9 unsuccessful part to such litigation or arbitration agrees to pay to the successful party all costs
10 and expenses, including reasonable attorney's fees, incurred therein by the successful party,
11 all of which shall be included in and as a part of the judgment or award rendered in such
12 litigation or arbitration.

13 40. Notices. Any notices required or desired to be served by either party upon the
14 other shall be in writing and addressed to the respective parties as set forth below. Any notice
15 or demand required under this Lease may be by personal service, courier, United States mail,
16 certified mail /postage prepaid, or facsimile transmittal. Notices served by mail are deemed
17 properly delivered effective the third (3rd) business day and personal service, courier delivery,
18 or facsimile transmittal are deemed served at the time and date of receipt confirmation provided
19 that such notice is addressed to the Party as follows:

20 COUNTY
21 County of Riverside
22 Economic Development Agency
23 3403 Tenth Street, Ste 500
Riverside, CA 92501
Attn: Assistant County Executive Officer

LESSEE
Signature Flight Support Corporation
Attention: Contracts
201 S. Orange Avenue, Suite 1100s
Orlando, FL 32801

24 or to such other addresses as from time to time shall be designated by the respective parties.

25 Nothing herein contained shall preclude the giving of any such written notice by
26 personal service, in which event notice shall be deemed given when actually received. The
27 address to which notices shall be mailed as aforesaid to either party may be changed by
28 written notice given by such party to the other as hereinabove provided.

1 41. Section Headings. The Section headings herein are for the convenience of the
2 parties only, and shall not be deemed to govern, limit, modify or in any manner affect the
3 scope, meaning or intent of the provisions or language of this Lease.

4 42. County's Representative. County hereby appoints the Assistant County
5 Executive Officer/AEFD or his designee as its authorized representative to administer this
6 Lease.

7 43. Acknowledgment of Lease by County. Upon execution of this Lease by the
8 parties hereto, County will acknowledge this Lease in such a manner that it will be acceptable
9 by the County Recorder for recordation purposes, if requested, and thereafter, Lessee may
10 cause this Lease to be recorded in the Office of County Recorder of Riverside County forthwith
11 and furnish County with a conformed copy thereof.

12 44. Agent for Service of Process. It is expressly understood and agreed that, in the
13 event Lessee is not a resident of the State of California or it is an association or partnership
14 without a member or partner resident of the State of California, or it is a foreign corporation,
15 then in any such event, Lessee shall file with County's clerk, upon its execution hereof, a
16 designation of a natural person residing in the State of California, giving his or her name,
17 residence and business addresses, as its agent for the purpose of service of process in any
18 court action arising out of or based upon this Lease, and the delivery to such agent of a copy of
19 any process in any such action shall constitute valid service upon Lessee. It is further expressly
20 understood and agreed that if for any reason service of such process upon such agent is not
21 feasible, then in such event Lessee may be personally served with such process out of this
22 County and that such service shall constitute valid service upon Lessee. It is further expressly
23 understood and agreed that Lessee is amenable to the process so served, submits to the
24 jurisdiction of the Court so obtained and waives any and all objections and protests thereto.


25 45. Entire Lease. This Lease is intended by the parties hereto as a final expression
26 of their understanding with respect to the subject matter hereof and as a complete and exclusive
27 statement of the terms and conditions thereof and supersedes any and all prior and
28 contemporaneous leases, agreements and understandings, oral or written, in connection

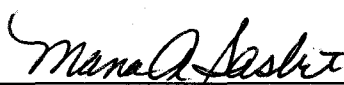
1 therewith. This Lease may be changed or modified only upon the written consent of the parties
2 hereto.

3 46. Construction of Lease. The parties hereto negotiated this Lease at arms length
4 and with the advice of their respective attorneys, and no provisions contained herein shall be
5 construed against County solely because it prepared this Lease in its executed form.

6
7 Date: 9/8/10

SIGNATURE FLIGHT SUPPORT CORPORATION,
a Delaware corporation


8
9 By: 
10 Name: Joseph I. Goldstein
11 Title: Secretary

By: 
Name: Maria A. Sastre
Title: Vice President

12 Date: _____

COUNTY OF RIVERSIDE, a political subdivision
of the State of California

13 APPROVED AS TO FORM:

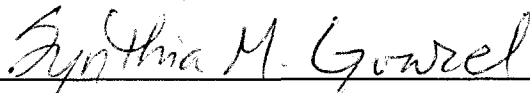
14 
15 LEGAL DEPT.

By: _____
Marion Ashley
Chairman, Board of Supervisors

17 ATTEST:
18 Clerk of the Board
Kecia Harper-Ihem

FORM APPROVED:
County Counsel
Pamela J. Walls

19 By: _____
20 Deputy

By: 
Cynthia M. Gunzel
Deputy County Counsel

23 (SEAL)

Attachments:

1. Exhibit A – Boundary Survey and Legal Description
2. Exhibit B – Federally Required Lease Provisions
2. Exhibit C – Minimum Standards
3. Exhibit D – Storm Water Pollution Prevention Plan
4. Exhibit E – Board of Supervisors Resolution No. 2008-362
5. Exhibit F - Aircraft and Sublease Status Report
6. Exhibit G – Ingress/Egress Access Exhibit

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EXHIBIT A

BOUNDARY SURVEY AND LEGAL DESCRIPTION

EXHIBIT "A" – LEGAL DESCRIPTION JCRA LEASE – COUNTY OF RIVERSIDE

PARCEL "A"

A PORTION OF PARCEL 9 OF LOT LINE ADJUSTMENT NO. 3843, RECORDED JUNE 27, 1996, AS INSTRUMENT NO. 239254, OF OFFICIAL RECORDS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 8 EAST OF THE SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 AND 21, TOWNSHIP 6 SOUTH, RANGE 8 EAST OF THE SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAID POINT BEING ON THE CENTERLINES OF AIRPORT BOULEVARD (56TH AVENUE) AND HIGGINS DRIVE;

THENCE S00°00'13"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 21 AND THE CENTERLINE OF SAID HIGGINS DRIVE, A DISTANCE OF 1944.84 FEET TO THE CENTERLINE INTERSECTION OF SAID HIGGINS DRIVE AND AVENGER BOULEVARD;

THENCE CONTINUING S00°00'13"W ALONG THE CENTERLINE OF SAID HIGGINS DRIVE, A DISTANCE OF 304.63 FEET;

THENCE S89°58'13"E, A DISTANCE OF 33.00 FEET TO THE EASTERLY LINE OF SAID HIGGINS DRIVE AND THE TRUE POINT OF BEGINNING;

THENCE N00°00'13"E ALONG THE EASTERLY LINE OF SAID HIGGINS DRIVE, A DISTANCE OF 257.56 FEET;

THENCE N45°01'36"E ALONG THE EASTERLY LINE OF SAID HIGGINS DRIVE, A DISTANCE OF 19.93 FEET TO THE SOUTHERLY LINE OF SAID AVENGER BOULEVARD;

THENCE N89°59'44"E ALONG THE SOUTHERLY LINE OF SAID AVENGER BOULEVARD, A DISTANCE OF 558.82 FEET;

THENCE S00°00'16"E, A DISTANCE OF 271.98 FEET;

THENCE N89°58'13"W, A DISTANCE OF 572.95 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.57 ACRES, MORE OR LESS;

AS SHOWN ON THE ATTACHED EXHIBIT "B" WHICH IS MADE A PART HEREOF BY THIS REFERENCE HEREON.



Mark A. Turner

Scale: N/A

Assessor's Parcel Number(s): 759-060-017

Section 21, Township 6 South, Range 8 East

Date Exhibit Prepared: 6/9/2010

Page 1 of 1

EXHIBIT "A" – LEGAL DESCRIPTION JCRA LEASE – COUNTY OF RIVERSIDE

PARCEL "B"

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4) OF SECTION 21, AND BEING A PART OF PARCEL 9 AND PARCEL 15 OF LOT LINE ADJUSTMENT NO. 3843, RECORDED JUNE 27, 1996, AS INSTRUMENT NO. 239254, OF OFFICIAL RECORDS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND ALSO LYING WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 20, ALL IN TOWNSHIP 6 SOUTH, RANGE 8 EAST OF THE SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 AND 21, TOWNSHIP 6 SOUTH, RANGE 8 EAST OF THE SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAID POINT BEING ON THE CENTERLINES OF AIRPORT BOULEVARD (56TH AVENUE) AND HIGGINS DRIVE;

THENCE S00°00'13"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 21 AND THE CENTERLINE OF SAID HIGGINS DRIVE, A DISTANCE OF 1944.84 FEET TO THE CENTERLINE INTERSECTION OF SAID HIGGINS DRIVE AND AVENGER BOULEVARD;

THENCE CONTINUING S00°00'13"W ALONG THE CENTERLINE OF SAID HIGGINS DRIVE, A DISTANCE OF 304.63 FEET;

THENCE S89°58'13"E, A DISTANCE OF 33.00 FEET TO THE EASTERLY LINE OF SAID HIGGINS DRIVE;

THENCE CONTINUING S89°58'13"E, A DISTANCE OF 34.61 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S89°58'13"E, A DISTANCE OF 538.34 FEET;

THENCE N00°00'16"W, A DISTANCE OF 271.98 FEET TO THE SOUTHERLY LINE OF SAID AVENGER BOULEVARD;

THENCE N89°59'44"E ALONG THE SOUTHERLY LINE OF SAID AVENGER BOULEVARD, A DISTANCE OF 325.30 FEET;

THENCE S00°01'29"W, A DISTANCE OF 861.87 FEET;

THENCE N89°49'37"W, A DISTANCE OF 930.89 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 21;

THENCE CONTINUING N89°49'37"W, A DISTANCE OF 164.62 FEET;

THENCE N00°01'11"E, A DISTANCE OF 130.02 FEET;

THENCE S89°49'37"E, A DISTANCE OF 100.09 FEET;

Scale: N/A

Assessor's Parcel Number(s): 759-060-017, 019

Section 21, Township 6 South, Range 8 East

Date Exhibit Prepared: 5/4/2009

Page 1 of 2

THENCE N01°31'09"W, A DISTANCE OF 155.69 FEET;

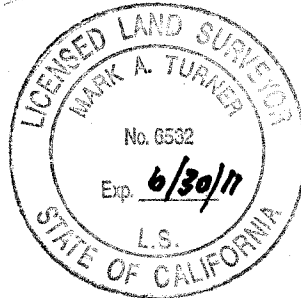
THENCE N89°57'32"E, A DISTANCE OF 68.63 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 21;

THENCE CONTINUING N89°57'32"E, A DISTANCE OF 67.53 FEET;

THENCE N00°01'11"E, A DISTANCE OF 301.38 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 14.87 ACRES, MORE OR LESS;

AS SHOWN ON THE ATTACHED EXHIBIT "B" WHICH IS MADE A PART HEREOF BY THIS REFERENCE HEREON.



Mark A. Turner

Scale: N/A

Assessor's Parcel Number(s): 759-060-017, 019

Section 21, Township 6 South, Range 8 East

Date Exhibit Prepared: 5/4/2009

Page 2 of 2

EXHIBIT "B" - MAP

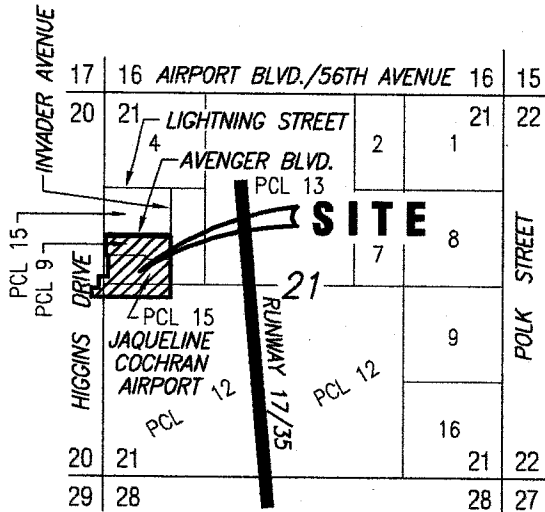
JCRA LEASE - COUNTY OF RIVERSIDE ECONOMIC DEVELOPMENT AGENCY

LEGEND

- SECTION LINE
- 1/4 SECTION LINE
- LEASE BOUNDARY LINE
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- B.O.B. BASIS OF BEARINGS
- INT. INTERSECTION
- PCL. PARCEL
- C/L CENTERLINE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS EXHIBIT IS BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 21, T.6S., R.8E. S.B.M., COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
BEING: $S89^{\circ}49'49"E$



VICINITY MAP

SEC. 21, T.6S., R.8E. S.B.M.
NTS



LINE TABLE		
LINE	BEARING	LENGTH
L1	$S89^{\circ}58'13"E$	33.00'
L2	$N00^{\circ}00'13"E$	257.56'
L3	$N45^{\circ}01'36"E$	19.93'
L4	$S89^{\circ}58'13"E$	67.61'
L5	$N00^{\circ}01'11"E$	130.02'
L6	$S89^{\circ}49'37"E$	100.09'
L7	$N01^{\circ}31'09"W$	155.69'
L8	$N89^{\circ}57'32"E$	136.16'
L9	$N89^{\circ}57'32"E$	68.63'
L10	$N89^{\circ}57'32"E$	67.53'
L11	$N00^{\circ}01'11"E$	301.38'
L12	$N00^{\circ}00'13"E$	2676.31'
L13	$N00^{\circ}00'13"E$	2479.69'



THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECTION, BASED ON FIELD SURVEY AND RECORD INFORMATION.

Scale: 1" = 200'

Assessor's Parcel Number(s): 759-060-017, 019

Section 21, Township 6 South, Range 8 East

Date Exhibit Prepared: 6/9/2010

Sheet 2 of 2

Mark A. Turner

MARK A. TURNER L.S. 6532
EXP. DATE: 06/30/11

EXHIBIT B

FEDERALLY REQUIRED LEASE PROVISIONS

FEDERALLY REQUIRED LEASE PROVISIONS

1. The Lessee for himself, his heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree, as a covenant running with the land, that in the event facilities are constructed, maintained, or otherwise operated on the said property described in this lease agreement for a purpose for which a U.S. Department of Transportation (DOT) program or activity is extended or for another purpose involving the provision of similar services or benefits, the Lessee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, DOT, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-Assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

2. The Lessee for himself, his personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree, as a covenant running with the land, that: (1) no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subject to discrimination, and (3) that the Lessee shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-Discrimination in Federally-Assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

3. That in the event of breach of any of the above nondiscrimination covenants, the County of Riverside, herein called the County, shall have the right to terminate the lease agreement and to reenter and repossess said land and the facilities thereon, and hold the same as if said lease agreement had never been made or issued. This provision does not become effective until the procedures of 49 CFR Part 21 are followed and completed, including expiration of appeal rights.

4. The Lessee shall furnish its accommodations and/or services on a fair, equal, and not unjustly discriminatory basis to all users thereof, and it shall charge fair, reasonable, and not unjustly discriminatory prices for each unit or service; provided, however, that the Lessee may be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar type of price reductions to volume purchasers.

5. Non-compliance with Provision 4 above shall constitute a material breach thereof, and in the event of such noncompliance, the County shall have the right to terminate this lease agreement and the estate thereby created without liability therefore or, at the election of the County or the United States, either or both said Governments shall have the right to judicially enforce these Provisions.
6. The Lessee agrees that it shall insert the above five provisions in any sublease agreement by which said Lessee grants a right or privilege to any person, firm, or corporation to render accommodations and/or services to the public on the premises herein leased.
7. The Lessee assures that it will undertake an affirmative action program as required by 14 CFR Par 152, Subpart E, to ensure that no person shall on the grounds of race, creed, color, national origin, or sex be excluded from participating in any employment activities covered in 14 CFR Part 152, Subpart E. The Lessee assures that no person shall be excluded on these grounds from participating in or receiving the services or benefits of any program or activity covered by this subpart. The Lessee assures that it will require that its covered suborganizations provide assurances to the Lessee that they similarly will undertake affirmative action programs and that they will require assurances from their suborganizations, as required by 14 CFR 152, Subpart E, to the same effort.
8. The County reserves the right to further develop or improve the landing area of the airport as it sees fit, regardless of the desires or view of the Lessee and without interference or hindrance.
9. The County reserves the right, but shall not be obligated to the Lessee, to maintain and keep in repair the landing area of the airport and all publicly-owned facilities of the airport, together with the right to direct and control all activities of the Lessee in this regard.
10. This lease agreement shall be subordinate to the provisions and requirements of any existing or future agreement between the County and the United States relative to the development, operation, or maintenance of the airport.
11. There is hereby reserved to the County, its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the premises herein leased. This public right of flight shall include the right to cause in said airspace any noise inherent in the operation of any aircraft used for navigation or flight through the said airspace or landing at, taking off from, or operating on the Jacqueline Cochran Regional Airport.

12. The Lessee agrees to comply with the notification and review requirements covered in Part 77 of the Federal Aviation Regulations in the event future construction of a building is planned for the leased premises, or in the event of any planned modification or alteration of any present or future building or structure situated on the leased premises.
13. The Lessee, by accepting this lease agreement, expressly agrees for itself, its successors and assigns that it will neither erect nor permit the erection of any structure or object, nor permit the growth of any tree, on land leased hereunder with a height that exceeds the height limitation formula specified in Part 77 of the Federal Aviation Regulations without first obtaining the approval of the DOT and the County, which approval can be sought by submitting FAA Form 7460-1 (copy attached). In the event that the aforesaid covenants are breached, the County reserves the right to enter upon the land leased hereunder and to remove the offending structure or object and cut the offending tree, all of which shall be at the expense of the Lessee.
14. The Lessee, by accepting this lease agreement, agrees for itself, its successors and assigns that it will not make use of the leased premises in any manner, which might interfere with the landing and taking off of aircraft from Jacqueline Cochran Regional Airport or otherwise constitute a hazard. In the event that the aforesaid covenant is breached, the County reserves the right to enter upon the premises hereby leased and cause the abatement of such interference at the expense of the Lessee.
15. It is understood and agreed that nothing herein contained shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308a of the Federal Aviation Act of 1958 (49 USC 1349a)
16. This lease agreement and all the provisions hereof shall be subject to whatever right the United States Government now has or in the future may have or acquire affecting the control, operation, regulation, and taking over of said airport or the exclusive or non-exclusive use of the airport by the United States during time of war or national emergency.

EXHIBIT C

MINIMUM STANDARDS

**Minimum Standards
for
Fixed Base Operators**
Riverside County Airports



County of Riverside
Economic Development Agency
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Adopted January 30, 2001

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I. INTRODUCTION

Riverside County is the owner (sponsor) of the following five airports in Riverside County: Blythe, Chiriaco Summit, Jacqueline Cochran Regional, French Valley, and Hemet-Ryan. The Riverside County Economic Development Agency (EDA) is the county agency responsible for operation of the County's airports.

Minimum standards are established to promote and attract a professional level of aviation services to the County's airports while safeguarding the public's interest. The Minimum Standards provide a framework that strengthens the relationship between the Sponsor and the Fixed Base Operator (FBO). They offer information, advice and, where necessary, they provide strict regulation so that both the prospective and experienced FBO may have a firmer understanding of the many considerations, which contribute to a safe, successful and useful operation. The standards are intended to be the minimum requirements for those wanting to provide aeronautical services to the public at Riverside County airports. Operators are encouraged to exceed the minimum requirements.

FBOs are responsible for complying with the Minimum Standards and shall be familiar with revisions made to the Standards. All FBOs on the airports must comply with the standards herein as well as all applicable government regulations; however, leases executed prior to August 16, 1988, are exempt until lease renegotiations. The County's airports are subject to federal, state and local rules and regulations. The County has adopted local rules and regulations to implement Federal Aviation Administration (FAA) requirements and to provide for safe and orderly operation on the airports. Local rules and regulations governing airport activities include, but are not limited to, applicable portions of the following:

1. Ordinance No. 576 - Rules and Regulations for Operation of County Airports
2. Fixed Base Operator Minimum Standards
3. County Airport Fueling Standards
4. Special Event Permit Policy
5. Airport Design Standards

Federal and state rules and regulations include, but are not limited to: FAA Grant Assurances; FAA Order 5190.6A - Airport Compliance Requirements; Federal Airport Regulations (FAR's); State Aeronautics Act (PUC § 21000); Government Code § 50470 - 50478; ADA Regulations; the California Environmental Quality Act (CEQA); and the National Environmental Policy Act (NEPA).

II. DEFINITIONS

AERONAUTICAL ACTIVITY - Any activity or service that involves, makes possible, or is required for the operation of aircraft, or which contributes to or is required for the safety of such operations.

AGREEMENT, LEASE, OR PERMIT - A contractual agreement between the EDA and an entity granting a concession or otherwise authorizing the conduct of certain activities which is in writing, executed by both parties, and enforceable by law.

AIRPORT - Includes the following five (5) airports owned by Riverside County: Blythe, Chiriaco Summit, Jacqueline Cochran Regional, French Valley, and Hemet-Ryan, and its environs, such as, the property, buildings, facilities, and improvements within the exterior boundaries of each airport as it now exists or as it may hereafter be extended, enlarged, or modified.

AIRPORT SPONSOR - The designated entity or duly authorized representative, appointed by the Board of Supervisors, to manage the operation and development of Blythe, Chiriaco Summit, Jacqueline Cochran Regional, French Valley, and Hemet-Ryan airports.

ALP - Airport Layout Plan

APPLICANT - A person, persons, firm, partnership, or corporation desiring to acquire the use of a portion of an airport, or to establish or use any facility on an airport for an aeronautical activity or special event and who shall apply in writing and in the manner or form prescribed for authorization to establish such activities.

CEQA - California Environment Quality Act

COUNTY - County of Riverside, the FAA authorized airport sponsor.

EDA - Riverside County Economic Development Agency, the County agency designated to oversee and manage the County airports.

EQUIPMENT - All machinery, together with the supplies, tools, and apparatus necessary for the safe and proper procedure of the activity being performed.

FAA - Federal Aviation Administration

FAR - Federal Aviation Regulation

FIXED BASE OPERATOR (FBO) - Any person, firm, partnership, corporation, association, limited partnership, or any other legal entity duly licensed and authorized by written agreement with the Airport Sponsor (the County) to provide specific aeronautical services at an Airport, under strict compliance with such agreement and pursuant to these and all applicable regulations and standards.

FUEL - FAA authorized aviation fuel, including jet fuel

FUEL FARM - Any portion of an Airport, authorized by the Airport Sponsor, as an area in which gasoline or any other type of fuel may be stored.

FULL SERVICE FBO - An FBO which provides certain essential aeronautical services (e.g. aircraft maintenance and repair, flight instruction, fueling of aircraft, transient aircraft parking guidance, positioning of wheel chocks and tie-downs, fireguard for engine starts, baggage handling, standardized ground service and recovery equipment, pilots' lounge, and restrooms), subject to restrictions agreed to during lease negotiations (see Table A below for complete guidelines).

LIMITED SERVICE FBO - An FBO which provides certain of the aeronautical services provided by a Full Service FBO, subject to restrictions imposed by leasehold size requirements and to restrictions agreed to during lease negotiations (see Tables B through H below for complete guidelines).

MINIMUM STANDARDS - The qualifications and criteria set forth herein as the minimum requirements to be met as a condition for an FBO to conduct an aeronautical activity on an EDA sponsored airport.

NEPA - National Environmental Policy Act

THE BOARD - The Riverside County Board of Supervisors

TLMA - Transportation and Land Management Agency

III. AIRPORT RULES AND REGULATIONS

A. Lease

All revenue generating, commercial and/or business activities, at County operated airports are required to secure a lease approved by the County Board of Supervisors (the "Board") prior to commencement of any commercial activity.

Prospective lessees should begin the process by requesting a meeting with County staff. The purpose of the initial meeting is to introduce staff, show the available sites,

and answer any questions. At the conclusion of this meeting the prospective lessee will be asked to submit a Lease Application and proposal.

Upon receipt of a lease application and proposal, County staff will review the proposal and will provide a written response. Once an agreement has been reached on the deal points and development proposal, a lease will be prepared for execution by the lessee. The lease shall be executed in three counterparts and all three copies shall be returned to the County. The County will then schedule the lease for consideration at the next available Board of Supervisors' meeting. ***Please be advised that the County Board of Supervisors is the only entity that can make a binding lease commitment and development may not proceed until the Board has approved the lease.***

Exclusive rights for any aeronautical activity will not be issued at any County airport. This is to ensure that airport patrons are offered competitive market prices for services.

B. Airport Layout

All new leases and new airport development shall comply with the current FAA approved Airport Layout Plan (ALP) for each airport. In addition, Jacqueline Cochran Regional, French Valley, and Hemet-Ryan airports have adopted Airport Master Plans and all new development shall comply with those master plans. Lessee proposals that conflict with ALP's and Master Plans will not be approved.

C. Signs

All signs (commercial, traffic, services, advertising, etc.) must receive written approval from the Assistant County Executive Officer / EDA or Designee prior to their placement. The request for approval should include the size, location, and design of sign. All outdoor advertising shall comply with County Ordinance No. 348 and applicable federal and state laws. FAA Form 7460-1, *Building Design, Construction, and/or Alteration*, must be submitted to the FAA Western Pacific Region for review and determination, with a copy of the form sent to the Assistant County Executive Officer / EDA

D. Building Design, Construction, and/or Alterations

All design, construction and/or alterations shall be in compliance with Airport Design Guidelines. The County reserves the right to review and approve all architectural design of all construction or alterations to be performed on County operated airports.

The County reserves the right to review and approve the design and construction methods of all development at the County operated airports. All buildings shall comply with local codes and regulations as to their construction. FAA Form 7460-1, *Building Design, Construction, and/or Alteration*, must be submitted to the FAA for their review

and assessment with a copy of the form submitted to the Assistant County Executive Officer / EDA.

The County reserves the right to require a Material and Performance Bonds or a Letter of Credit prior to the construction of any facility for the return of funds expended by the County in the event that the applicant defaults on any obligations.

E. Inspections

The County reserves the right to make periodic inspections of the leased premises during reasonable hours to ensure lease compliance and Lessee's adherence with all applicable regulations. County staff, County contractors, the FAA, and/or the State of California may conduct inspections, under this provision.

F. Flying Clubs

All flying clubs located at Riverside County operated airports shall be nonprofit organizations. All rights shall be equally shared between members. No member shall share in profits, earnings, salaries, or other forms of compensation. The Flying Club shall not be engaged in any type of commercial operation. A copy of the Flying Club's Charter and By-laws, or other comparable documents, must be filed with the Aviation Division. Flying clubs must submit annual financial reports and furnish the County with proof of insurance of the types listed on Appendix A.

A minimum of one (1) aircraft, properly certified, is required for a flying club. Flight instruction shall only be offered to club members. The instructor must be a club member or an instructor who is a lessee on the airport for the purpose of flight instruction.

G. Waiver from Minimum Standards

Any tenant or prospective tenant wishing to waive any minimum standard set forth in the approved Minimum Standards must submit a letter to the Assistant County Executive Officer / EDA expressing their hardship to conform with the Minimum Standards. The Assistant County Executive Officer/EDA has the discretion of approving or disapproving the waiver as it would apply to the future viability of the airport, subject to applicable provisions, which may be contained in the tenant's lease approved by the Board. Waivers may be granted on a temporary basis, and may be withdrawn or terminated at the Director's discretion.

H. Civil Rights

All individuals using the County operated airports must comply with all the provisions of the Federal Civil Rights Act of 1964. The tenant or prospective tenant shall ensure

there shall be no discrimination in the availability of any services or commodities based on race, religious creed, color, national origin, ancestry, sex, age, physical handicap, medical condition or marital status.

I. Insurance

The FBO shall procure, maintain and pay premiums during the term of the agreement for insurance of the types and the minimum limits set forth by the County for each aeronautical activity. The FBO shall obtain and maintain insurance (See Appendix A), which contains an endorsement that the "County of Riverside, including its elected officials, officers, employees, and agents" are named as additional insured. Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California unless such requirement is waived, in writing, by the Assistant County Executive Officer / EDA and/or the County Risk Manager. Each insurance company shall have an A.M. BEST rating of not less than A:VIII (A:8).

Proof of insurance must be submitted to the Assistant County Executive Officer / EDA prior to commencement of operations and upon each insurance renewal. The FBO shall provide either 1) a properly executed original Certificate(s) of Insurance and 'certified original' copies of Endorsements effecting coverage as required herein, or 2) if requested to do so in writing by the Assistant County Executive Officer / EDA and/or County Risk Manager, provide original Certified copies of policies including all endorsements and all attachments thereto, showing such insurance is in full force and effect. Certificate(s) shall contain the covenant that thirty (30) days written notice shall be given to the County of Riverside prior to any material modification, cancellation, expiration, or reduction in coverage of such insurance. Certificates of Insurance and the policies shall covenant that their coverage is primary and the County's insurance and/or deductibles and/or self-insured retentions or self-insured programs shall not be construed as primary.

If any policy contains a general aggregate limit, it shall apply separately to the Agreement with the County or be less than two (2) times the occurrence limit. All insurance policies are subject to review by the County's Department of Risk Management. The Assistant County Executive Officer / EDA, upon the advice of the County Risk Manager, reserves the right to increase the limits, or require additional insurance coverage, beyond those set forth in these Minimum Standards, subject to applicable provisions of the tenant's lease.

J. Lot Size

Lot sizes may vary according to the type of operation. If available, aircraft tie-downs and hangar space, as well as automobile parking spaces, may be leased from the County to meet these minimum standards. The number of aircraft, hangar, or automobile parking spaces shall be determined during lease negotiations.

K. Outdoor Storage

No outside storage will be permitted except behind enclosed block walls, screened from public view, or as approved by the Assistant County Executive Officer / EDA.

L. Maintenance

Lessee shall be responsible for the adequate maintenance of leased property and in compliance with all applicable Federal, State and Local health and safety regulations.

IV. SCOPE OF SERVICES

Each aeronautical activity has a separate scope of services. The services required of a Full-Service FBO include the Minimum Standards for all combinations of aeronautical activities. The cumulative effect of the Minimum Standards will not equate to any minimum standard greater than that applicable to the Full-Service FBO.

Table A - FULL SERVICE FBO

Each airport shall have a minimum of one (1) Full Service FBO. **Mandatory Requirements:** Full Service FBOs shall provide: aircraft maintenance & repair; flight instruction; fueling of aircraft; transient aircraft parking guidance; positioning of wheel chocks and tie-downs; fireguard for engine starts; baggage handling upon request; have available and provide standardized ground service equipment and recovery equipment for aircraft weighing up to 30,000 lbs at FVA, 40,000 lbs at HRA, and 80,000 lbs at JCRA (service and recovery equipment shall include, but not be limited to, wheel chocks, tie-down ropes or chains, aircraft jacks, tow bars, auxiliary power units, and aircraft tugs); pilots' lounge; and restrooms. **Optional Requirements:** In addition to the required services listed in the preceding sentence, Full Service FBOs may provide: aircraft sales or leasing (including financing), sales of aircraft parts and supplies, radio and avionics sales and repair, aircraft storage hangars and tie-downs, painting and upholstering of aircraft, leasing or renting of automobiles, and operating a restaurant or café.

<u>REQUIREMENT</u>	<u>MINIMUM STANDARD</u>	<u>PURPOSE / OTHER</u>
LOT SIZE: 3 acres or 130,680 SF		
Hangar area	14,000 SF	For aircraft storage
Outside storage area	30,000 SF	For tie-down or apron parking
Building space	2, 000 SF	For offices, pilots' lounge and briefing area, conference rooms, classrooms, and restrooms
Automobile parking	20 spaces, with landscaping as required by Ordinance 348	For employees per shift and customer parking
Fuel farm	Refer to Fueling Standards	
Landscaping	To be determined during lease negotiations	Landscaping required around vehicle parking, sidewalks, and building
CERTIFICATION:		
As applicable for each activity	FAA, State, and/or other responsible agency as applicable	For safe and efficient operation of airport and aeronautical activities
PERSONNEL:		
Staff	Adequate number	For safe and efficient operation of airport and aeronautical activities
Certification & training	Proper certification and training	To comply with all applicable regulations
HOURS OF OPERATION:		
Business Hours	7 days/week, 10 hrs/day	Or as demand may require
Fueling services	During business hours and emergency situations	One (1) hr response time during non-business hours
EQUIPMENT:		
Aeronautical operations	Refer to tables for equipment required for each activity	
FBOs providing aircraft fueling and servicing	Refer to Airport Fueling Standards	
INSURANCE:		
Refer to Appendix A		

Table B - AIRCRAFT MAINTENANCE

An aircraft airframe, engine, and accessory maintenance and repair FBO shall provide one or a combination of airframe, engine, and accessory overhauls and repair services on aircraft up to and may include business jet aircraft and helicopters. This category shall include the sale of aircraft parts and accessories.

<u>REQUIREMENT</u>	<u>MINIMUM STANDARD</u>	<u>PURPOSE / OTHER</u>
LOT SIZE: ½ acre or 21,780 SF		
Hangar area	6,000 SF	For aircraft storage
Tie-down or apron parking	One (1) per 1,000 SF of hangar space	Outside storage
Building space	400 SF	For offices, public phone, and restrooms
	200 SF	Office storage room
Automobile parking	One (1) per 1,000 SF of hangar area, with landscaping as required by Ord. 348	For employees per shift and customer parking
Landscaping	Specific plans to be determined during lease negotiations	Landscaping required around vehicle parking, sidewalks, and building
<u>CERTIFICATION:</u>		
Station	Authorized repair station and certified under FAR Part 145 or Holder of an FAA inspection authorization under FAR Part 43	
<u>PERSONNEL:</u>		
Staff	Sufficient qualified technicians to meet proposal.	
Certification & training	Proper certification and training	To comply with all applicable regulations
<u>HOURS OF OPERATION:</u>		
Services	5 days/week, 8 hrs/day	
	Services offered for emergency situations	One (1) hr response time during non-business hours
<u>EQUIPMENT:</u>		
Sufficient inventory and equipment available to perform maintenance and repairs to manufacturers' specifications.	Should include but is not limited to tug, tow bar, jacks, and dollies	Operator is encouraged to have the capability of aircraft removal from the airport's operational areas
<u>INSURANCE:</u>		
Refer to Appendix A		

Table C - RADIO AND AVIONICS REPAIR STATION & SALES

A radio and avionics repair station FBO engages in the business of and provides a shop for the repair of aircraft avionics, instruments and accessories for general aviation aircraft. This category also includes the sale of new or used aircraft avionics, instruments and accessories.

<u>REQUIREMENT</u>	<u>MINIMUM STANDARD</u>	<u>PURPOSE / OTHER</u>
<u>LOT SIZE:</u> 150 SF		
Repair station	150 SF	
Automobile parking	One (1) space per 150 SF, with landscaping as required by Ord. 348	
<u>CERTIFICATION:</u>		
Station	Authorized repair station and certified under FAR Part 145	
<u>PERSONNEL:</u>		
Staff	One (1) FAA certified repairman	
Certification & training	Proper certification and training	To comply with all applicable regulations
<u>HOURS OF OPERATION:</u>		
Business Hours	Available for appointment for at least 40 hrs/week	
<u>EQUIPMENT:</u>		
Sufficient inventory and equipment available to perform maintenance and repairs to manufacturers' specifications.		
<u>INSURANCE:</u>		
Refer to Appendix A		

Table D - FLIGHT INSTRUCTION

A flight instruction FBO engages in instructing pilots in dual and solo flight training, in fixed and/or rotary wing aircraft, and provides such related ground school instruction as is necessary preparatory to taking a written examination and flight check ride for the category or categories of pilots' licenses and ratings involved.

<u>REQUIREMENT</u>	<u>MINIMUM STANDARD</u>	<u>PURPOSE / OTHER</u>
<u>LOT SIZE:</u> 500 SF (not necessarily contiguous)		
Classroom space	200 SF or as appropriate to the size of student population	For classroom instruction
Office and lobby areas	300 SF	For phones, restrooms, and space for adequate customer service
Automobile parking	3 spaces per aircraft, 2 for each additional for a maximum of 10 spaces, with landscaping as required by Ord. 348	For students and employees
Other	Any additional space necessary to house all owned or leased aircraft	
<u>PERSONNEL:</u>		
Staff	One (1) certified flight instructor	To be available during normal hours of operation
	One (1) qualified ground school instructor	For classroom instruction
<u>HOURS OF OPERATION:</u>		
Business Hours	Available for appointment for at least 40 hrs/week	
<u>EQUIPMENT:</u>		
Aircraft	One (1) single-engine aircraft	Available for flight training
<u>INSURANCE:</u>		
Refer to Appendix A		

Table E - AIRCRAFT SALES AND LEASING

An aircraft sales and/or lease FBO engages in the sale and/or lease of aircraft to the public. New aircraft sales involve the sale of new aircraft through franchises or licensed dealerships (if required by local, county, or state authority) or distributorship (on either a retail or wholesale basis) of an aircraft manufacturer. Aircraft sales FBOs may also engage in the sale of used aircraft. This can be accomplished through various methods, including matching potential purchasers with an aircraft (brokering), assisting a customer in the purchase or sale of an aircraft, or purchasing used aircraft and marketing them to potential purchasers. A new aircraft sales and/or leasing FBO must show capability to support maintenance agreements for aircraft sold or leased. A used aircraft sales FBO may also provide such repair, services, and parts as may be necessary to support the operation of aircraft sold. Some requirements may not be appropriate to the sale of used aircraft because of each aircraft's unique operational history. An aircraft sales FBO may also finance aircraft purchases, subject to the applicable licensing requirements.

<u>REQUIREMENT</u>	<u>MINIMUM STANDARD</u>	<u>PURPOSE / OTHER</u>
<u>LOT SIZE:</u> 150 SF		
Building space	150 SF	For offices, lobby area, public phone, and restrooms
Tie-down/Hangar space	Adequate number	Storage
Automobile parking	One (1) per employee One (1) per 500 SF of leased space With landscaping as required by Ord. 348	For employees per shift and customer parking
Landscaping	Specific plans to be determined during lease negotiations.	Landscaping required around vehicle parking, sidewalks, and buildings
<u>CERTIFICATION:</u>		
New aircraft	Dealers must possess sales and/or distribution franchise from a recognized aircraft manufacturer	
Aircraft available for sale and leasing	Aircraft must hold FAA registration and current airworthiness certificate	
<u>PERSONNEL:</u>		
Staff	One (1) commercial, qualified for aircraft type.	For demonstration of aircraft
<u>HOURS OF OPERATION:</u>		
Business Hours	Available for appointment at least 40 hrs/week	
<u>EQUIPMENT:</u>		
	Minimum equipment required shall be determined during lease negotiations.	
<u>INSURANCE:</u>		
Refer to Appendix A		

Table F - AIRCRAFT STORAGE

An aircraft storage FBO engages in the construction, rental, and maintenance of conventional hangars or multiple T-hangars.

<u>REQUIREMENT</u>	<u>MINIMUM STANDARD</u>	<u>PURPOSE / OTHER</u>
LOT SIZE: 1acre or 43,560 SF		
Storage area of the following or proportionate combination of:	<ol style="list-style-type: none"> 1. Minimum of ten (10) T-Hangars to max of fourteen (14) per acre, or 2. Apron tie-down space of a minimum of 15 aircraft per acre, or 3. Conventional hangar of 10,000 SF. 4. Box hangars - Plot Plan subject to EDA and BOS approval 	
Automobile parking	One (1) for every two (2) hangars, with landscaping as required by Ord. 348	Automobile parking separate from aircraft storage area
Landscaping	Specific plans to be determined during lease negotiations	Landscaping required around vehicle parking, sidewalks, and buildings
PERSONNEL:		
Staff	One (1) contact person	To be available during the normal work week (M-F, 8am-5pm)
HOURS OF OPERATION:		
Minimum via phone contact	5 days/week, 8 hrs/day	
INSURANCE:		
Refer to Appendix A		
ADDITIONAL GUIDELINES:		
The County and Full Service FBOs shall possess the right to provide and operate the public aircraft storage areas unless circumstances warrant otherwise. No business activities shall be operated from storage areas.		

Table G - AGRICULTURAL APPLICATION

An agricultural application FBO engages in air transportation for hire for the purpose of providing the use of aircraft for agricultural operations such as, but not limited to, crop dusting, seeding, spraying, and bird chasing.

<u>REQUIREMENT</u>	<u>MINIMUM STANDARD</u>	<u>PURPOSE / OTHER</u>
LOT SIZE: ½ acre or 21,780 SF		
Apron, tie-down area	6,000 SF	Storage
Building space	400 SF	For offices, lobby, public phone, and restrooms
Chemical storage	400 SF	
Automobile parking	Minimum of five (5) parking spaces, with landscaping as required by Ord. 348	For number of employees per shift and average number customers
Landscaping	Specific plans to be determined during lease negotiations	Required around vehicle parking, sidewalks, and buildings

CERTIFICATION:

Permits and certificates	Must be submitted to Assistant County Executive Officer / EDA or Designee prior to operations.	
Renewals	Furnished to EDA Assistant County Executive Officer/EDA or Designee as received.	
Agricultural Application Operator	Procure and maintain FAR Part 137 Commercial Agricultural Operators Certificate.	
Hazardous Materials Management Permit	Possess Hazardous Materials Management Permit	County Ordinance No. 615

PERSONNEL:

Staff	Minimum number to be determined during lease negotiations.	
Certification & training	Personnel must be knowledgeable about the safe handling of poisons and agricultural chemicals and the proper disposal of substances intended to be used in operations.	

HOURS OF OPERATION:

Business Hours	Available for appointment for a minimum of 40 Hrs/week	Services offered 7 days/week
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EQUIPMENT:

To be determined during lease negotiations.

INSURANCE:

Refer to Appendix

Table G - AGRICULTURAL APPLICATION (continued)

<u>REQUIREMENT</u>	<u>MINIMUM STANDARD</u>	<u>PURPOSE / OTHER</u>
ADDITIONAL GUIDELINES: Storage and containment of Hazardous Materials		
<p>a. Comply with California Regional Water Quality Control Board Resolution No. 79-38, dated March 14, 1979.</p> <p>b. Comply with County Ordinance No. 546, Division VIII-Fire Protection Requirement Buildings; and Division XIV-Fire Protection Requirements relating to storage of flammable or combustible liquids used as motor fuel.</p> <p>c. Comply with the 1982 Uniform Fire Code Article 80-Hazardous Materials (section 80.107, 80.108, 80.109, and 80.111); and Article 86-Pesticides storage (all sections).</p> <p>d. Comply with all hazardous waste regulations which can be found in Title 22 of the California Administrative Code and the California Health and Safety Code.</p> <p>e. Submit a waste management plan addressing the items mentioned below with an explicit clause stating that the applicant shall be held responsible for the safe and proper cleanup of any hazardous waste spills.</p> <p>f. Comply with Riverside County Ordinance No. 615 by completing the reporting form and obtaining a Hazardous Materials Management Permit.</p> <p>g. If hazardous wastes are treated and/or stored more than 90 days, or disposed or on-site, a hazardous waste facility must be obtained from the State Department of Health.</p> <p>h. If hazardous wastes are stored 90 days or less, storage area and containment shall meet the following:</p> <ol style="list-style-type: none"> 1. Tanks and/or containers shall be of sound construction and compatible with waste stored (Title 22, California Administrative Code, Sections 66508, 67242, and 67247). 2. Tanks and/or containers shall be designed, constructed, maintained, and operated to minimize the possibility of fire, explosion, or any unplanned sudden, or non-sudden release of hazardous waste or any constituents to the soil, air, or surface waste which could threaten human health or the environment (Title 22, California Administrative Code, Sections 67241, 67243, 67244, 67257, and 67259). 3. Storage of on-site hazardous waste containers shall be in a structure that will prevent the contamination of the environment with hazardous waste. Design of the structure shall be submitted to the Assistant County Executive Officer / EDA or Designee and Hazardous Material Division prior to construction. 4. If hazardous wastes or materials are to be stored underground, applicant must comply with County Ordinance No. 617 by completing the reporting form and obtaining the proper permits. 5. Underground tanks shall be of proper design and construction with approved monitoring systems. Records shall be maintained concerning operations, inspections, and monitoring pursuant to County Ordinance No. 617. 6. The applicant must take steps to minimize the quantity, toxicity, or other hazards of the waste generated. Such steps shall be submitted in writing to Assistant County Executive Officer / EDA or Designee. 7. The facility shall be in compliance with all statutes, regulations, and ordinances pertaining to the management of hazardous waste. 8. Operator must submit a Letter of Credit or Performance Bond covering any clean-up or fines imposed caused by the actions or the operator. 		

Table H - OTHER AERONAUTICAL ACTIVITIES

All aeronautical activities that were not included in previous sections are required to comply with these minimum standards. Activities include, but are not limited to, Air Tours, Air Charter, Banner Towing, Gliders, Ultra Lights, Parachuting, Airship Operations, and Ballooning.

<u>REQUIREMENT</u>	<u>MINIMUM STANDARD</u>	<u>PURPOSE / OTHER</u>
LOT SIZE: ½ acre or 21,780 SF		
Building space	400 SF	For offices, lobby area, and restrooms. Additional space may be required depending on the operation
Aircraft storage	To be determined during lease negotiations	Hangar or outside storage to accommodate the operational activities desired.
Automobile parking	Minimum of five (5) parking spaces or 810 SF, with landscaping as required by Ord. 348	For number of employees per shift and average number customers.
Landscaping	Specific plans to be determined during lease negotiations.	Required around vehicle parking, sidewalks, and buildings.
<u>CERTIFICATION:</u>		
As applicable for each activity	FAA, State, and local certification and licensing as applicable	For safe and efficient operation of airport and aeronautical activities
<u>PERSONNEL:</u>		
Staff	Sufficient number during normal hours of operation	
Certification & training	Properly trained and, if applicable, certified or licensed to perform the activities or a normal course of operation.	To comply with all applicable regulations
<u>HOURS OF OPERATION:</u>		
Services	To be determined during lease negotiations.	Minimum requirements would be: normal telephone contact five (5) days a week (M-F) eight (8) hours a day.
<u>EQUIPMENT:</u>		
	To be determined during lease negotiations depending on the type of activity proposed.	
<u>INSURANCE:</u>		
Refer to Appendix A		

EXHIBIT D

STORM WATER POLLUTION PREVENTION PLAN

STORM WATER POLLUTION PREVENTION PLAN INTRODUCTION AND PURPOSE

The California airport group members have submitted their Notices of Intent (NOI) and are now in the compliance phase of the California General Permit. The General Permit requires airport discharges to: eliminate non-storm water discharges; develop and implement a storm water pollution prevention plan; and perform monitoring of discharges to the storm water drainage system.

The required Storm Water Pollution Prevention Plan (SWPPP) must emphasize the storm water Best Management Practices (BMPs) and be designed to comply with Best Available Technology Economically Achievable (BAT) and Best Conventional Pollutant Control Technology (BCT). The SWPPP has two major objectives: 1) to identify the source of pollutants that affect the quality of the industrial storm water discharge; and 2) to describe practices which may be implemented to reduce the pollutants in the industrial storm water discharge.

The SWPPP is to be certified and implemented by October 1, 1992. Although the SWPPP is not submitted to the Regional Board, it must be retained on file at the airport for the duration of the permit. The SWPPP must be available for Regional Board and public review. The Regional Board may notify airport representatives if the SWPPP does not meet the minimal requirements. Within 30 days of the notice, the airport must submit a time schedule in which the required changes will be made. Once the changes have been made, the airport will provide written certification to verify the completed change. The documentation should then be retained as part of the SWPPP.

The airport is responsible for amending the SWPPP whenever there is a change in construction, operation, or maintenance, which will affect the quality or quantity of the industrial storm water discharge. The SWPPP should also be amended if the objective of controlling pollutants in the storm water discharge as not being achieved.

PLANNING AND ORGANIZATION

POLLUTION PREVENTION PERSONNEL

POLLUTION PREVENTION COMMITTEE MEMBERS

Airport Manager/Representative: Tom Turner

DUTIES: Overall compliance; Inspection of airports.

Phone: (951) 652-0422 24-hour Phone: (951) 538-5185

Designated Individuals

Name: Ray Paiz Title: Division Chief

Phone: (760) 427-7824 24-hour Phone: 9-1-1

Duties: County fire compliance with permit.

Name: Ken Setser Title: Gen Manager, Signature Flight Support.

Phone: (760) 399-1855 24-hour Phone: _____

Duties: F.B.O. compliance.

Name: _____ Title: _____

Phone: _____ 24-hour Phone: _____

Duties:

Name: _____ Title: _____

Phone: _____ 24-hour Phone: _____

Duties:

Name: _____ Title: _____

Phone: _____ 24-hour Phone: _____

Duties:

FACILITY DATA COLLECTION

The general permit requires that the following information be gathered in order to determine and evaluate pollution sources:

- Site map
- Topographic map
- Description of significant material handling
- List of pollutants with potential to be present
- Size of airport and percentage of impervious areas
- Spill history
- Summary of existing sampling data

Topographic Map

Description of Significant Material Handling

Significant Materials Treated or Stored

Significant Materials Stored:

1) Jet-A and Avgas stored in underground and above ground tanks.

2) Used motor oil

Significant Materials Disposed:

1) Fuel from underground tank is used in aircraft. Underground and aboveground tanks are regulated by title 23 of the California Health and Safety Code, EPA underground Tank Regulations, and riverside County Ordinance No. 617

2) Fertilizer and pesticides are controlled by EPA, State, and county regulations.

Fertilizers and Pesticides are disposed of off airport property.

3) Used motor oil is recycled through a licensed contractor.

Significant Materials Spilled Or Leaked (in significant quantities to storm water after November 19, 1988):

1) To our knowledge, no materials of significant quantity have been leaked or spilled on airport property.

2) Fuel spill in 1995, overfilled fuel trucks. Topsoil removed by airport staff and disposed of by operator. County Haz - Mat called.

3) Site clean up completed in Feb.1998

Airport Industrial Storm Water Treatment Facilities:

1) No facilities are now on the airport.

Materials Management Practices:

- 1) All hazardous material spills must be reported to the airport manager, County Health and County Fire to insure immediate and proper cleanup and disposal. Liquid absorbent material is stored on site.
- 2) Areas where materials are stored and or have the possibility to spill are inspected monthly, with spot inspections during daily airport inspections
- 3) Insure material handlers have proper licenses and or training for each product being used.

Equipment Management Practices:

- 1) All equipment inspected monthly.
- 2) Routine maintenance to repair leaks and preventive maintenance scheduled to prevent leaks.
- 3) Drip pans installed under areas where leaks may occur.

Vehicle Management Practices:

- 1) Scheduled preventative maintenance.
- 2) Cleaning vehicles with biodegradable solvents and soaps, in designated areas only.
- 3) Routine daily inspections of vehicles.

Material Loading, Unloading, and Access Areas:

- 1) Insure all personnel are trained and or have proper license.
- 2) Restrict material-handling areas to trained personnel only.
- 3) Insect equipment monthly to insure it is in proper working order and notify the responsible party if not.

Existing Structural Controls (to reduce pollutants in storm water):

1) Monthly inspections of all aircraft tie downs, auto parking lots, streets and hangar areas.

2) Daily spot inspections done during routine airport safety inspections.

Existing Non-Structural Controls (to reduce pollutants in storm water):

1) Use of dirt roads restricted to airport employees for inspections and maintenance.

2) Monthly inspections of all drains, inlets, flood control berms for unauthorized water runoff.

Methods of On-Site Disposal of Significant Materials:

1) All hazardous materials are disposed of in State approved sites or recycled. No hazardous materials are disposed of on the airport.

Methods of On-Site Storage of Significant Materials:

1) Aviation fuels are stored in above ground and under ground tanks or in fuel trucks.

2) Motor vehicle oils are stored inside buildings.

3) All pesticides and fertilizers are stored in building or on covered concrete slabs.

Activities that Generate Significant Quantities of Dust or Particulates (unpaved access roads or emissions from industrial processes):

1) All main access roads and parking lots are paved. Some airport maintenance roads are dirt but rarely used.

2) There are no significant industrial processes on the airport.

3) Dirt roads are restricted to airport personnel only.

Pollutant Lists

The airport is required to list any pollutants that have a reasonable potential to be present in the storm water discharge in significant quantities. The definition of significant quantities varies depending on the material. In general, a significant quantity of material larger than that consumed within a normal day's operations or a quantity resulting in spills beyond the immediate clean-up capabilities of the individual charged with the use of the materials. For regulated substances, a significant quantity is a "reportable" quantity of those substances. An estimate of the annual quantities of these pollutants in the discharge is also required. List substances and quantities in the following table (Table 3-1) and retain a copy in the SWPPP documentation.

POLLUTANT LIST

TABLE 3-1

Date	Pollutant Present	Use	Quantity Estimate
10/1	Aviation Fuels	20,000 gal. annually	
10/1	Motor oils	300	
10/1	Anti Freeze	Ground vehicles	No significant
10/1	Engine oil	Aircraft and Ground vehicles	Spill history

Airport Size

Airport Size (acres or square feet): 2,363 Acres

Impervious Area (acres or Square Feet): 35.5 Acres

Percentage of Impervious Area (Impervious area/total area x 100): 1.5%

Significant Spills or Leaks:

Table 3-2 should be used to record the lists described above.

Summary of Sampling Data:

Record the sampling event(s) information on Table 3-3 and include only a one-page summary from the sampling data report package.

Airport Size

Airport Size (acres or square feet): 2,363 acres

Impervious Area (acres or Square Feet): 45. Acres Amendment-10-26- 50.75 acres

Percentage of Impervious Area (Impervious area/total area x 100): 2. % - 2.1%

Significant Spills or Leaks: Table 3-2 should be used to record the lists described above.

Summary of Sampling Data: Record the sampling event(s) information on Table 3-3 and include only a one-page summary from the sampling data report package.

SAMPLING EVENT RECORDS TABLE 3-3

Date Sampled	Outfall Sampled	Analysis Performed	Analysis Method	Sampling Team
Nov. 98	1			Tom Turner

STORM WATER MANAGEMENT CONTROLS

This section of the SWPP describes storm water management controls, which are appropriate for the identified potential pollutant sources at the facility

The regulations require the following descriptions and information to be included in the storm water management control portion of the SWPPP:

- Prevention Maintenance and Inspections
- Good Housekeeping
- Spill Prevention and Response
- Storm Water Management Practices
- Sediment and Erosion Prevention
- Employee training

Preventative Maintenance

The preventative maintenance program should include the following:

- Identification of the equipment and systems targeted for the PM program
- Periodic inspections of identified equipment and systems
- Appropriate adjustments, repair, or replacement of parts
- Record keeping documenting inspections and follow-up action

Documentation and retention of records is a critical element of a good preventative maintenance and inspection program. A tracking and follow-up procedure is recommended to ensure that an appropriate response to the inspection findings has been made. All inspection documentation and records must be maintained with the SWPPP for a period of 5 years, Table 4-1 should be used to record inspection and maintenance activities, and any corrective actions implemented.

Good Housekeeping

Written Protocol

The protocols should be developed to meet the site-specific requirements of the airport.

The protocols should cover:

- 1) Daily inspections of tie down areas to look for leaks and spills.
- 2) Notices sent to F.B.O.s and aircraft owners to correct any problems.
- 3) Vehicle and equipment washing to be done in designated areas only.
- 4) No hangars, equipment storage or maintenance facilities are allowed to be hosed out. All oil and fuel will be cleaned by using oil absorbent materials or biodegradable

solvents or soaps, then disposed of properly.

-
- 5) Drip pans and 100 pounds of absorbent material stored at each F.B.O. site near fuel storage and maintenance areas.
 - 6) Drums and tanks containing used oil are to store in a covered area with retention.
 - 7) The County and each co-Permittees will train all personnel on the proper handling of hazardous materials. List of agency's to notify if a spill occurs.
 - 8) The designated airport representative will inspect the airport monthly to include co-Permittees areas to insure compliance with the S.W.P.P.P.
 - 9) All unpaved roads restricted to necessary traffic.
 - 10) All vehicle fueling to take place on paved areas to simplify clean up if a spill occurs. Also keeps cost down.

A protocol document should be included with the SWPPP document; Table 4-3 can be used for this purpose. Spill Prevention and Response

Table 4-4 will be used to record the spill control and countermeasures established by the airport. Please add any additional documentation relating to spill prevention countermeasures and control to this document.

See Protocols and Management Practices

Emergency Response Coordinator

The designated person will be named below. This information should be kept on file as part of the SWPPP documentation.

Designated Individual: Tom Turner
Title: Airport Supervisor
Phone: (951) 652-0422 24-hour Phone: 951-538-5185

Alternate: Dave English
Title: Airport Operation Supervisor
Phone: (951) 658-1276 24-hour Phone: 951-712-5995

Storm Water Management Practices

- 1) Daily inspections of tie down areas to look for leaks.
- 2) Notices sent to lessees, aircraft and equipment owners to inform them of problems that need correcting.
- 3) Vehicle and equipment washing be done in designated areas. All loose oil needs to be wiped from all surfaces before washing.
- 4) No hangars, equipment storage, or maintenance facilities will be hosed out with water. All oil and fuel leaks will be cleaned up with liquid absorbent materials or biodegradable solvents and soap, then disposed of properly.
- 5) Drip pans of 100lbs. of liquid absorbent material stored at the airport near fueling facilities and maintenance areas.
- 6) Drums and tanks containing used oil, solvents, and coolants checked weekly for material levels. All full containers to be closed and secured to prevent overfilling.
- 7) The County and each Co-Permittee will train personnel in the proper handling, identification, and clean-up practices (List of agencies to notify when a spill does occur, etc.).
- 8) The designated airport representative to inspect the airport monthly to include Co-Permittees' leaseholds and notify responsible parties not in compliance with storm water plan.
- 9) All non-paved roads to be restricted to only necessary traffic.
- 10) All vehicle fueling is to take place on concrete or asphalt to simplify clean up if a spill does occur.
- 11) All hazardous material spills must be reported to airport management, County Health, and County Fire Dept. to insure immediate and proper clean-up and disposal. Liquid absorbent material is stored at the airport.
- 12) All equipment inspected monthly.
- 13) Routine maintenance to repair leaks and preventive⁴ scheduled maintenance to prevent leaks.
- 14) Drip pans installed under areas where leaks may occur.
- 15) Scheduled preventive maintenance.

- 16) Cleaning vehicles with only biodegradable solvents and soaps, in designated areas only.
- 17) Routine daily inspections on vehicles.
- 19) Insure all personnel are trained and /or have proper licensing.
- 20) Restrict material handling areas to trained personnel only.
- 21) Inspect equipment monthly to insure it is working properly and that the responsible party is noticed so that repair can be made on faulty equipment.
- 22) Require catch basins to be designed into all future construction projects where applicable.
- 23) Rip-rap all applicable outfalls, embankments and drain ditches.
- 24) Keep Cracks in parking lots and tie downs filled with crack fillers.

SEDIMENT CONTROL AND EROSION PREVENTION

- 1) Seed embankments where applicable to prevent erosion.
- 2) Monitor Sediment in basins and ditches; test annually and clean.

AMENDMENT SHEET

DATE	PURPOSE OF CHANGE	PAGES AMENDED	SIGNATURE
3-11-93	ADDED RUNWAY & TAXIWAY	7.B - 14	
10-26-98	ADDED TAXIWAY "F"	7.B - 14	
10-26-98	INCREASE SIZE, RETENTION BASIN TO 11 ½ ACERS.		

EMPLOYEE TRAINING SCHEDULE

TABLE 4 - 5

Workshop Topic	Dates	Personnel Attending

EMPLOYEE TRAINING

Training should be recorded on Table 4 - 5.

NON-STORM WATER DISCHARGES

The California General Permit requires non-storm water discharges to be eliminated prior to the implementation of the SWPPP on October 1, 1992. The airports must certify that there are no non-storm water discharges present in the storm water drainage system. All airports in the group must certify and monitor outfalls for dry weather discharges.

The certification page, for non-storm water certification, is provided in the "Non-Storm Water Discharge Screening and Detection Manual." This page should be signed and a copy inserted into the SWPPP documentation. All forms filled out while surveying and evaluating outfalls should also be inserted into this section of the SWPPP document. A record of methods used, dates, and time conducted should be listed on the form.

For methods of detection and screening for non-storm water discharges, the SWPPP Committee should refer to the above referenced document for complete guidance.

If certification is not feasible, due to the inability to eliminate the non-storm water discharge because of the need for significant structural changes, the airport must notify the Regional Board prior to the October 1, 1992 deadline. This notification should include a summary of why the extension in eliminating non-storm water discharges is required and a schedule indicating when non-storm water discharges will be eliminated. The schedule is subjected to modification by the regional board. This is also required if the airport has applied for an NPDES permit for a non-storm water discharge and has not yet received approval. If the airport is unable to eliminate the non-storm water discharge, then a schedule for elimination of the discharge must be submitted to the Regional Board for approval. In no case will the Board allow for the elimination of non-storm water discharges to take longer than 3 years from the date of the NOI submittal.

COMPLIANCE

Inspection

An annual inspection of the airport will be conducted by the Regional Board to verify elements of the SWPPP are accurate and have been implemented. The inspection may yield comments, which require a response to comments by the board and are required to be retained as part of the SWPPP. As listed under Section 311 of the Clean Water Act this SWPPP is considered a report that shall be available to the public.

Amendments to the SWPPP are required to include the signature and title of the person responsible for preparation of the SWPPP and the date.

EXHIBIT E

BOARD OF SUPERVISORS RESOLUTION NO. ~~2003-362~~

2
3 RESOLUTION NO. 2008-362

4 ESTABLISHING FUEL FLOWAGE FEES AND REQUIREMENTS
5 FOR FUEL SELLERS AT COUNTY OWNED AIRPORTS

6 WHEREAS, the County has previously set fuel flowage fees for fuel sellers and self-
7 fuelers (who are also lessees or sub-lessees on the airport who meet certain minimum requirements), at
8 County owned airports as a percentage of the net delivered price, the current fee having been established
9 at five percent (5%) of the total net price paid by Lessee for all aviation and automotive fuel and
10 lubricants received on the Leased Premises by Lessee. The "total net price" shall mean the net price per
11 unit of such fuel and lubricants, excluding taxes imposed thereon by any governmental agency. Said
12 fuel flowage fees are due and payable within thirty (30) days of delivery. In some cases, these fuel
13 flowage fees are subject to a late fee of ten percent of the delinquent amount.

14 WHEREAS, as a result of the current surge in fuel prices and the resultant negative
15 economic impact on airport operations, as well as discussions with County Airport Lessees and fuel
16 sellers, and a review of fuel flowage fees charged by other southern California airport operators, the
17 County desires to change the method of calculating fuel flowage fees from a percentage basis to a fixed
18 price per gallon basis, effective July 1, 2008.

19 WHEREAS, the new fuel flowage fee will continue to provide the County with
20 reasonable revenue to support the maintenance and operation of the County airports, while providing
21 relief to the airport Lessee/fuel seller.

22 WHEREAS, the adoption of the new fuel flowage fee calculation will require that the
23 current leases and/or sub-leases for fuel sellers be amended to reflect the new fee at a subsequent date.

24 NOW, THEREFORE, BE IT RESOLVED that the fuel flowage fee at County owned
25 airports shall be calculated as follows:

- 26 1. The fuel flowage fee will be assessed at the rate of \$0.12 per gallon of fuel sold
27 effective July 1, 2008. Payments shall be due within thirty (30) days of the County's
28 invoice. A timely payment discount of \$0.02 per gallon shall be applied to payments

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received within twenty (20) days of the date of the invoice. A late fee of ten percent (10%) shall be assessed to all payments received after the due date (30 days of invoice).

2. Lessee/fuel seller's fuel systems must comply with the County Airport requirements and specifications. The systems must have a meter according to the County's specifications, which allow the County to monitor and record fuel sales on a monthly basis. Lessee/fuel seller shall, at its own expense, be responsible for obtaining and installing the meter. The meter or metering device must be certified on an annual basis by the Riverside County Agricultural Department, Weights and Measures Division, or other service designated by the County. Such annual certification shall be at the expense of lessee.

3. The County shall take readings from the meters of all fuel systems during the first week of each month. The County shall issue an invoice to Lessee based upon the number of gallons of fuel sold during the previous monthly period. The County reserves the right to audit records of Lessee's fuel sales and receipts. Lessee shall make all such records available for inspection upon three (5) days notice from County to Lessee.

4. Lessees shall have the option to continue to pay fuel flowage fees at the former rate of 5% per gallon for the duration of the current lease or sublease.

5. Fuel sellers, prior to being subject to the new fuel flowage fee calculation, shall be required to enter into amendments of their current leases and/or subleases to reflect the provisions of this resolution.

6. Lessees must at all times comply with applicable local, state and federal laws and regulations, including applicable airport regulations established pursuant to Riverside County Ordinance No. 576.2.

7. The County reserves the right to review this Resolution from time to time, and by Resolution, make any and all such revisions as it deems necessary and appropriate

FORM APPROVED COUNTY COUNSEL
BY: *N. R. R. R. R.* DATE: 7/19/08

EXHIBIT F

AIRCRAFT AND SUBLEASE STATUS REPORT

AIRCRAFT AND SUBLEASE STATUS REPORT

Date: _____

Sublessee	Sublease Start Date	Sublease End Date	Land Area Subleased	Hangar Square Footage	Hangar #	N Number	Owner	Aircraft Type	Status (Based)

I certify that I have in my possession current certificates of insurance for each aircraft, sublessee and contractor required under Sections 7(l), 22, 23 and 26 of this Lease and that copies of these certificates have been sent to County. These certificates may be inspected by County upon 48 hours written notice by County.

By: _____ Date: _____
 Lessee's Designated Representative

EXHIBIT F

EXHIBIT G

INGRESS/EGRESS ACCESS EXHIBIT

