

108

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



FROM: Economic Development Agency

SUBMITTAL DATE:
March 31, 2011

SUBJECT: Assignment of Ground Lease, French Valley Airport

RECOMMENDED MOTION: That the Board of Supervisors:

1. Consent to the Assignment of Lease dated February 3, 2011, from Foster Family Trust Dated August 14, 2001, Assignor to Jan DeJulio, Assignee;
2. Authorize the Chairman of the Board of Supervisors to execute the Consent; and
3. Authorize the Assistant County Executive Officer/EDA, or designee, to execute any additional documents required by the Assignment.

BACKGROUND: (Commences on Page 2)

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:	N/A
	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

BY:
Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: ANITA C. WILLIS
DATE: 3-24-11
Departmental Concurrence

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

Prev. Agn. Ref.: 3.11 of 1/5/05; 3.18 of 9/14/04; 3.49 of 12/18/90

District: 3

Agenda Number: 3.7

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

BACKGROUND:

The Economic Development Agency has received an Assignment of Lease from Foster Family Trust Dated August 14, 2001, Assignor, to Jan DeJulio, Assignee, for the Lease between the County of Riverside and Lowell Dexter as Lessee, Dated December 18, 1990, Amended on September 14, 2004, and assigned to Foster Family Trust Dated August 4, 2001 on January 5, 2005, for 1,092 square feet of land known as Port-a-Port 20 at French Valley Airport.

DeJulio has purchased from Foster Family Trust the Port-a-Port aircraft storage hangar that occupies the land. The Economic Development Agency recommends that the Board of Supervisors consent to the assignment. County Counsel reviewed and approved the attached documents as to legal form.

ASSIGNMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned, Foster Family Trust Dated 8/14/01, hereby transfers and assigns to Jan DeJulio, dated February 3, 2011, all rights, title and interest of the undersigned under that certain Lease between the County of Riverside and Lowell Dexter dated December 19, 1990, Amended September 14, 2004, and Assigned to Foster Family Trust Dated 8/14/01, January 5, 2005, pertaining to the premises described as 1,092 Square Feet of land known as Port-a-Port 20 at French Valley Airport, County of Riverside, State of California, said Lease is attached as Exhibit "A". The execution of this Assignment and the transfer of all rights, title and interest herein are contingent upon the acceptance and approval by the Riverside County Board of Supervisors.

Dated: 2/28/2011

Foster Family Trust Dated 8/14/01

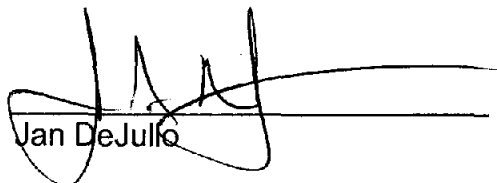
By:  - Trustee
Mike Foster, Trustee

ACCEPTANCE AND AGREEMENT

The undersigned, Jan DeJulio, named in the foregoing Assignment, hereby accepts said Assignment and hereby agrees to keep, perform and be bound by all of the terms, covenants and conditions in said Lease on the part of the Lessee therein to be kept and performed to all intents and purposes as though the undersigned Assignee was the original Lessee there under.

Dated: 2/16/11

Jan DeJulio

By: 
Jan DeJulio

CONSENT TO ASSIGNMENT

The County of Riverside, LESSOR, hereby consents to the foregoing Assignment and Acceptance and Agreement, without however, waiving the restrictions contained in said Lease dated December 19, 1990 and Amended September 14, 2004, and assigned to Foster Family Trust Dated 8/1/01 on January 5, 2005, pertaining to the premises described as 1,092 square feet of land known as Port-a-Port 20 at the French Valley Airport with respect to any future assignments thereunder, and without releasing the Assignor under said lease from any obligations that are not performed by Foster Family Trust Dated 8/14/01 and otherwise accepts the Assignee, Jan DeJulio , as Lessee under said Lease to all intents and purposes as though Assignee was the original Lessee thereunder.

Date: _____

LESSOR
COUNTY OF RIVERSIDE

By: _____
Chairman, Board of Supervisors

ATTEST:
KECIA IHEM-HARPER
Clerk of the Board

APPROVED AS TO FORM
PAMELA J. WALLS, County Counsel

By: _____
Deputy

By:  _____
Anita C. Willis Deputy

(SEAL)

Bill of Sale

November 23, 2010

Foster Family trust hereby sells to Jan DeJulio, hangar (port-a-port) # 20 at the French Valley Airport (F70).

The Port-a-port is identified as special mobile equipment veh. Id # MAH4399, and identified by The County of Riverside as assessment#009615879-1

The port-a-port is sold in as-is condition, including all built in shelves, lighting fixtures, and structure/ hardware.

Sale price in full is \$ 25,000.00.

Buyer will take possession on December 1st, 2010, and transfer land lease agreement with Riverside County as of that date.

Signed by seller  Trustee Date 12/1/10

Signed by buyer  Date 12/1/10

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

872



FROM: Economic Development Agency

SUBMITTAL DATE:
January 5, 2005

SUBJECT: Consent to Assignment and Acceptance and Agreement of Lease, French Valley Airport, 3rd District

RECOMMENDED MOTION: That the Board of Supervisors:

1) Consent to the Assignment and Acceptance and Agreement between Lowell W. Dexter, Assignor, and Foster Family Trust Dated 8/14/2001, Assignee, pertaining to the Lease between the County of Riverside and Lowell W. Dexter, as Lessee, dated December 18, 1990 and amended September 14, 2004; 2) Authorize the Assistant County Executive Officer/EDA, or his designee, to execute any additional documents necessary to complete the assignment; and 3) Authorize the Chairman of the Board to execute the Consent to Assignment.

BACKGROUND: The Economic Development Agency is in receipt of an Assignment and Acceptance and Agreement document from Lowell W. Dexter, Lessee of County Port-a-Port T-Hangar space number 20 at French Valley Airport, requesting County's consent to the assignment of his lease to Foster Family Trust Dated 8/14/2001.

EDA Aviation Division Staff recommends that consent be given to Lessee for the assignment of its Lease. County Counsel has reviewed the Assignment and Agreement and Acceptance document and approves the consent document as to Form.

Bradley J. Hudson

BJH:RZ:HO

S:\EDCOMAIRPORTS\FRVALLEY\Port A Ports\PAP#20 Consent Dexter-Foster.doc

Bradley J. Hudson

Assistant County Executive Officer/EDA

**FINANCIAL
DATA**

Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	NA
Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
Annual Net County Cost:	\$ 0	For Fiscal Year:	NA

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: NA

SOURCE OF FUNDS: NA

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

Bradley J. Hudson

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Wilson, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Wilson and Ashley

Noes: None

Absent: None

Date: January 25, 2005

xc: EDA, Co.Co., Auditor

Nancy Romero

Clerk of the Board

By: *[Signature]*
Deputy

Prev. Agn. Ref.: 12/18/1990 3.49 and Sep 14, 2004 3.18

District: 3rd

Agenda Number:

3.11

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

CONSENT TO ASSIGNMENT

The County of Riverside (Lessor) hereby consents to the foregoing Assignment and Acceptance and Agreement, without however, waiving the restrictions contained in said Lease dated December 19, 1990 and amended September 14, 2004, described as 1,092 square feet of land at the French Valley Airport with respect to any future assignments thereunder, and without releasing the Assignor under said lease from any obligations that are not performed by Foster Family Trust dated 8/14/2001, and otherwise accepts the Assignee, Foster Family Trust dated 8/14/2001, as Lessee under said Lease to all intents and purposes as though Assignee was the original Lessee thereunder.

Date: JAN 25 2005

COUNTY OF RIVERSIDE

By: Marion Ashley
Chairman, Board of Supervisors
MARION ASHLEY

ATTEST:
NANCY ROMERO, Clerk of the Board

FORM APPROVED
WILLIAM C. KATZENSTEIN, County Counsel

By: Paul Romo
Deputy


By: Gordon V. Abo 01/11/05
Deputy

ASSIGNMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned, Lowell W. Dexter, hereby transfers and assigns to the Foster Family Trust dated 8/14/2001, all rights, title and interest of the undersigned under that certain Lease dated December 19, 1990 and Amended September 14, 2004, pertaining to the premises described as 1,092 square feet of land at the French Valley Airport, County of Riverside, State of California, said Lease and Amendment are attached as Exhibit "A". The execution of this Assignment and the transfer of all rights, title and interest herein are contingent upon the acceptance and approval by the Riverside County Board of Supervisors.

Dated: 12-18-04

ASSIGNOR
Lowell W. Dexter

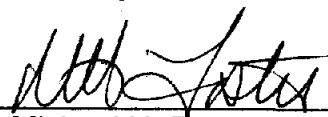
By: 
Lowell W. Dexter

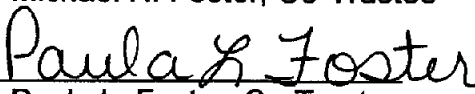
ACCEPTANCE AND AGREEMENT

The Foster Family Trust, named in the foregoing Assignment, hereby accepts said Assignment and hereby agrees to keep, perform and be bound by all of the terms, covenants and conditions in said Lease on the part of the Lessee therein to be kept and performed to all intents and purposes as though the undersigned Assignee was the original Lessee there under.

Dated: 12-17-04

ASSIGNEE
Foster Family Trust dated 8/14/2001

By: 
Michael H. Foster, Co-Trustee

By: 
Paula L. Foster, Co-Trustee

FIRST AMENDMENT TO LEASE
FRENCH VALLEY AIRPORT

The COUNTY OF RIVERSIDE, herein called County, and Lowell W. Dexter, herein called Lessee, hereby agree to amend the Lease between the County of Riverside and Lowell W. Dexter approved by the Board of Supervisors of the County of Riverside on December 18, 1990 for 1,092 square feet of land, commonly known as space #20, at French Valley Airport, County of Riverside, State of California, attached hereto as Exhibit A as follows:

1. Page 1, paragraph 2 add the following after the last sentence:

No other use will be permitted without first obtaining written permission from County. The aircraft to be stored in the Premises is described as follows:

Model: Cessna RG

Identification Number: N177R

Should the aircraft stored in the hangar be replaced with another aircraft owned by Lessee or with a Sublessee's aircraft, Lessee agrees to notify County within ten (10) days and supply County with the Make, Model and Identification number of the replacement aircraft. In addition, Lessee shall provide, or shall cause Sublessee to provide, all required Certificates of Insurance, endorsements and any other documentation required herein with respect to the replacement aircraft being stored in the hangar.

2. Page 1, paragraph 3. Term, subparagraph (a) line 14, the termination date shall be changed to December 31, 2020.

3. Page 1, paragraph 3. Term, after subparagraph (b) add the following subparagraph (c):

(c) Lessee shall have the option to extend the term of this Lease for an additional period of ten (10) years on the same terms and conditions, except that the basic monthly rent on July 1, 2030 shall be adjusted in the same manner as

provided for in paragraph 6 below (except that the 25% limit on the increase in fair market value rent in the initial term of the Lease shall not apply to the option period) commencing at the end of the initial term, provided that Lessee, at the time of exercising the option, is in full compliance with the terms of this Lease. Lessee shall notify County in writing of its intention to exercise the option to extend the term of the Lease not more than six (6) months, or less than three (3) months, from the expiration date of the initial term. Should Lessee fail to remain in compliance with the terms and conditions of this Lease during the period after exercising the option and prior to the end of the initial term, the option to extend will become void.

4. Page 1 paragraph 4. Basic Rent, subparagraph (a), line 20, the amount of rent, shall be changed to read one hundred one and ⁸²/₁₀₀ dollars (\$101.82) per month, which is the current basic monthly rent being paid by Lessee.

5. Page 1, paragraph 4. Basic Rent, subparagraph (b) shall be deleted and the following subparagraph (b) substituted:

(b) The basic monthly rent is due and payable on or before the first day of the appropriate month during the term of this Lease agreement and shall be considered delinquent, if not paid by the 15th of the month. If the monthly rent becomes delinquent, Lessee will be charged a late fee equivalent to ten percent (10%) of the delinquent rental amount, exclusive of late fees, for each month that rent is delinquent.

6. Page 1, paragraph 5. Basic Rental Adjustment shall be deleted in its entirety and in its place the following shall be inserted:

5. Basic Rental Adjustment

(a) Beginning July 1, 2004 and on every July 1st thereafter during the term of this Lease and any extension thereof, except for the year 2010 as provided for in 5 (b) below, the basic monthly rent specified in paragraph 4 shall be increased by the same percentage as the increase in the Consumer

Price Index, All Urban Consumers, Los Angeles-Riverside-Orange County Area, All Items, for the twelve (12) month period ending three (3) months prior to July 1, 2004. Nothing herein shall be deemed to provide for any reduction in the amount of the basic monthly rent from the previous year.

(b) On July 1, 2010, the basic monthly rent shall be one-twelfth (1/12) of eight percent (8%) of the appraised fair market value of the premises leased, exclusive of improvements. A property appraisal for this purpose is to be performed by an independent certified appraiser, procured by County, knowledgeable in aviation appraising and in good standing with the American Institute of Real Estate Appraisers. Once established, said rent shall be adjusted annually in the manner set forth in Paragraph 5(a) above. Nothing herein shall be deemed to provide for any reduction in, or for an increase greater than 25%, of the basic monthly rent of the previous year.

7. Page 2, paragraph 6 Improvements. Add subparagraph (c) as follows:

(c) Relocating the Hangar: Lessee shall advise County in writing prior to any relocation of the hangar. Lessee agrees that no relocation shall occur unless the County agrees, in writing, to the method, scheduling and route of hangar movement prior to move. Such Agreement by the County to Lessee relocating the hangar will not be unreasonable withheld. If Lessee is to use an outside relocation service, such service must meet the County's insurance requirements and provide evidence of their insurance prior to coming onto the airport premises.

8. Page 3, paragraph 8 Ingress and Egress. Add the following sentence:

Lessee shall comply with all Airport security policies and procedures when entering or leaving the Airport premises.

9. Page 4, paragraph 15. Termination By Lessee, delete this paragraph in its entirety.

///

1 10. Page 5, paragraph 18. Insurance shall be deleted and replaced by the following:

2 18. Insurance. Lessee shall procure and maintain or cause to be
3 maintained, at its sole cost and expense, the following insurance coverages
4 during the term of this Lease. The procurement and maintenance of insurance
5 required below will not diminish or limit Lessee's obligation to indemnify or hold
6 the County harmless.

7 (a) Workers' Compensation: If Lessee has employees as defined
8 by the State of California, Lessee shall maintain Workers' Compensation
9 Insurance (Coverage A) as prescribed by the laws of the State of California.
10 Policy shall include Employers' Liability (Coverage B) including Occupational
11 Disease with limits not less than \$1,000,000 per person per accident. Policy
12 shall be endorsed to waive subrogation in favor of the County of Riverside.
13 Lessee shall require Sublessees to meet this insurance requirement and
14 provide County with evidence of coverage and required endorsements.
15 Sublessee shall provide an endorsement to waive subrogation in favor of the
16 Lessee and the County of Riverside.

17 If Lessee or Sublessees do not have employees, they will provide
18 County with a written statement to that effect.

19 (b) Airport General Liability: If Lessee does not have Premises
20 Liability included within their Aircraft Liability coverage, or, Lessee does not
21 have Premises Liability coverage under the Port A Port Owners Association's
22 insurance program, then Lessee shall maintain Airport General Liability
23 insurance coverage, including but not limited to, premises liability, and
24 contractual liability, covering claims or occurrences which may arise from or out
25 of Lessee's performance of its obligations hereunder. Policy shall name all
26 Agencies, Districts, Special Districts, and Departments of the County of
27 Riverside, its respective directors, officers, Board of Supervisors, employees,
28 elected or appointed officials, agents or representatives as Additional Insureds.

1 Policy's limit of liability shall not be less than \$1,000,000 per occurrence and in
2 the aggregate if applicable.

3 If Lessee subleases one or more hangars, Lessee shall either:

4 (1) Require each Sublessee to maintain Airport General Liability
5 or the Port A Port Owners Association's insurance program or maintain Aircraft
6 Liability Insurance covering premises liability insurance. Such coverage shall
7 name the Lessee and all Agencies, Districts, Special Districts, and
8 Departments of the County of Riverside, its respective directors, officers, Board
9 of Supervisors, employees, elected or appointed officials, agents or
10 representatives as Additional Insureds. Lessee shall provide County with
11 evidence of coverage and all required endorsements for each tenant; or,

12 (2) Acquire Airport General Liability Insurance that includes
13 coverage for Contingent Liability and provide County with evidence of coverage
14 and all required endorsements.

15 (c) Vehicle Liability: If Lessee's vehicles or mobile equipment enter the
16 operating area of the French Valley Airport, then Lessee shall maintain liability
17 insurance for all owned, non-owned or hired vehicles used in an amount not less
18 than \$1,000,000 per occurrence combined single limit. Policy shall name all
19 Agencies, Districts, Special Districts, and Departments of the County of
20 Riverside, its respective directors, officers, Board of Supervisors, employees,
21 elected or appointed officials, agents or representatives as Additional Insureds.

22 If Lessee subleases hangars, Lessee shall require its Sublessees to
23 provide Vehicle Liability Insurance, as specified above, and provide County with
24 evidence of coverage and all required endorsements. Sublessees shall name
25 Lessee and County as additional insureds in accordance to the requirements
26 contained herein.

27 (d) Aircraft Liability Insurance. Lessee shall provide Aircraft
28 Liability insurance for all owned and non-owned aircraft operated by the Lessee

1 in an amount not less than \$1,000,000.00 combined single limit per occurrence
2 for bodily injury, including death, and property damage and coverage shall
3 include, but is not limited to, premises liability. The policy will be endorsed to
4 include all Agencies, Districts, Special Districts, and Departments of the County
5 of Riverside, their respective directors, officers, Board of Supervisors,
6 employees, elected or appointed officials, agents or representative as
7 Additional Insureds. If Lessee maintains premises liability coverage under a
8 separate policy, which provides coverage for exposures arising from this Lease,
9 Lessee is not required to maintain premises liability within the Aircraft Liability
10 coverage.

11 Lessee shall require Sublessees to meet this insurance
12 requirement and provide County with evidence of coverage and required
13 endorsements.

14 (e) General Insurance Provisions – All lines:

15 (1) Any insurance carrier providing insurance coverage
16 hereunder shall be admitted to the State of California and have an AM BEST
17 rating of not less than A: VIII (A:8), unless such requirements are waived in
18 writing by the County Risk Manager. If the County's Risk Manager waives a
19 requirement for a particular insurer, such waiver is only valid for that specific
20 insurer and only for one policy term.

21 (2) The Lessee's insurance carrier(s) must declare its
22 insurance deductibles or self-insured retentions. If such deductibles or self-
23 insured retentions exceed \$50,000 per occurrence such deductibles and/or
24 retentions shall have the prior written consent of the County Risk Manager
25 before the commencement of operations under this Agreement. Upon
26 notification of deductibles or self insured retention's unacceptable to the County,
27 and at the election of the County's Risk Manager, Lessee's carriers shall either;
28 1) reduce or eliminate such deductibles or self-insured retention's as respects

1 this Agreement with the County, or 2) procure a bond which guarantees
2 payment of losses and related investigations, claims administration, and defense
3 costs and expenses.

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

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

27 (4) It is understood and agreed to by the parties hereto and the
28 insurance company(s), that the Certificate(s) of Insurance and policies shall so

covenant and shall be construed as primary insurance, and the County's insurance and/or deductibles and/or self-insured retention's or self-insured programs shall not be construed as contributory.

(5) County's Reserved Rights – Insurance: County reserves the right to adjust the limits of insurance coverage as required in Paragraph 18 herein every fifth year during the term of this Lease provided, however that any adjustment herein shall not increase the monetary limits of insurance for the preceding five (5) years in excess of fifty percent (50%). The foregoing notwithstanding any adjustments to the monetary limits in the year 2005 will not exceed twenty five percent (25%). Lessee shall notify County and County shall notify Lessee of any claim made by a third party or any incident or event that may give rise to a claim arising from this Lease.

11. Page 6, paragraph 20. Hold Harmless, subparagraph (b), delete and replace with following:

(b) Lessee shall indemnify and hold harmless all Agencies, Districts, Special Districts and Departments of the County of Riverside, its respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives from any liability whatsoever based or asserted upon any services, or activities of Lessee, its officers, employees, subcontractors, agents or representatives, if any, arising out of or in any way relating to this Agreement, including but not limited to property damage, bodily injury, or death or any other element of any kind or nature whatsoever, or resulting from any reason whatsoever arising out of or from the performance of Lessee, its officers, agents, employees, subcontractors, sublessees, agents or representatives from this Agreement.

Lessee shall defend at its sole cost and expense, all costs and fees including but not limited to attorney fees, cost of investigation, defense and settlements or awards of all Agencies, Districts, Special Districts and

1 Departments of the County of Riverside - its directors, officers, Board of
2 Supervisors, elected and appointed officials, employees agents and
3 representatives in any claim or action based upon such alleged acts or
4 omissions.

5 With respect to any action or claim, Lessee shall at its sole cost
6 and expense have the right to use counsel of its own choice and shall have the
7 right to adjust, settle, or compromise any such action or claim without the prior
8 consent of County provided, however, that any such adjustment, settlement or
9 compromise in no manner whatsoever limits or circumscribes Lessee's
10 indemnification to County as set forth herein. Lessee's obligation hereunder
11 shall be satisfied when Lessee has provided to County the appropriate form of
12 dismissal relieving County from any liability for the action or claim involved.

13 The specified insurance limits required in this Agreement shall in
14 no way limit or circumscribe Lessee's obligations to indemnify and hold
15 harmless the County herein from third party claims.

16 (c) Aircraft Hull - Hold Harmless; Lessee hereby accepts
17 responsibility for any physical loss or damage to owned or non-owned aircraft in
18 Lessee's care, custody, or control while aircraft is upon or about the Airport
19 premises; and, Lessee agrees to hold harmless the County for any loss or
20 damage, regardless of the cause for such loss or damage, to owned or non-
21 owned aircraft and to any associated aircraft property, including, but not limited
22 to, aircraft, its contents, equipment and spare parts.

23 (d) Sublessee Requirements. If Lessee subleases hangars, Lessee
24 shall pass down to each Sublessee the indemnification requirements contained
25 herein requiring the Sublessee to indemnify both the Lessee and the County as
26 required in paragraph 20 of the Lease as amended herein.

27 12. All other provisions of the Lease, not otherwise affected by this Amendment, shall
28 remain the same.

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

5
6 Date: 5 June 2004

LESSEE

Lowell W. Dexter

8
9
10 By: 

11 Date: SEP 14 2004

LESSOR

COUNTY OF RIVERSIDE

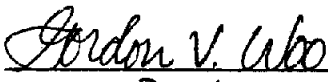
12
13
14 By: 

Chairman, Board of Supervisors

15
16
17 ATTEST:
NANCY ROMERO, Clerk of the Board

FORM APPROVED
WILLIAM C. KATZENSTEIN, County Counsel

18
19 By: 
Deputy

20 By:  8/17/04
Deputy

21 (SEAL)

22 EXHIBIT A: Lease

23 F:\Shared\EDCOM\AIRPORTS\FRVALLEY\Port A Ports\FIRST AMENDMENTS\PAP #20 Dexter 1st AMD mar 2204.DOC

LEASE
(Port-a-Port T-Hangar for Aircraft Storage)

The COUNTY OF RIVERSIDE, herein called County, leases to Lowell W. Dexter, herein called Lessee, the property described below upon the following terms and conditions:

1. Description. The premises leased hereby are located within French Valley Airport, Murrieta, California and consist of approximately 1092 square feet of land identified as Space No. 20, as more particularly shown on Exhibit "A", attached hereto and by this reference made a part of this lease.

2. Use. The premises are leased hereby for the purpose of installing and maintaining a Port-a-Port T-Hangar therein for aircraft storage and aircraft supporting equipment in connection therein.

3. Term.

(a) The term of this lease shall be for a period commencing December 1, 1990, and terminating December 31, 2010, subject to the provisions contained in Paragraphs 14 and 15 herein.

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

4. Basic Rent.

(a) Lessee shall pay to County the sum of \$ 74.00 per month as basic rent for the leased premises, payable, in advance, on the 1st day of the month.

(b) In the event Lessee fails, or refuses, to make his monthly rental payment in the amount and on the date as required in Paragraph 4(a) herein, Lessee shall pay to County an additional amount of \$ 10.00 as an administrative charge, which charge represents a minimal cost incurred by County by virtue of such failure or refusal.

5. Basic Rental Adjustment.

(a) The basic monthly rent shall be adjusted every year during the term of this lease in the following manner:

(1) Divide the Consumer Price Index for the month of January, 1991, into the Consumer Price Index

for the month of January immediately preceding the anniversary in which the basic monthly rent is to be adjusted.

(2) Multiply the quotient obtained in Paragraph 5 (a)(1) above by the basic monthly rent.

(3) The result of such multiplication obtained in Paragraph 5 (a)(2) above shall be the monthly rent for the succeeding year.

The Consumer Price Index referred to herein is the All Urban Consumers (U.S. City Average) published monthly by the U.S. Bureau of Labor Statistics. The Consumer Price Index for the month of January, 1991, is _____. If the Consumer Price Index is discontinued or revised during the term of this lease, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the index had not been discontinued.

In no event, however, shall the monthly rent be less than the basic monthly rent set forth in Paragraph 4 herein.

6. Improvements.

(a) Lessee shall have the right to place or install a Port-a-Port T-Hangar upon the leased premises. No other alterations, improvements or installations of fixtures of any kind whatsoever shall be undertaken by Lessee, unless Lessee has first obtained written approval therefor from County's Managing Director of its Economic Development Agency. Lessee understands and agree that such improvements, alterations and installations of fixtures may be subject to County Ordinance Nos. 348 and 457, as well as other applicable County Ordinances, and that Lessee shall fully comply with such ordinances prior to the commencement of any construction in connection therewith.

(b) All alterations and improvements made, and fixtures installed, by Lessee on or upon the leased premises in accordance with the provisions of Paragraph 6(a) herein shall remain the property of Lessee, provided however, that Lessee removes, at his expense, such alterations, improvements and fixtures at or prior to the expiration of this lease and restores the leased premises to their original shape and condition as nearly as practicable. In the event any such alterations, improvements and fixtures are not so removed, County may, at its election, either, (1) remove and store such alterations, improvements and fixtures and restore the premises for the account of Lessee, in such event Lessee shall, within 30 days after billing and accounting therefore, reimburse County for the costs so incurred or (2) take and hold such alterations, improvements and fixtures as its sole property for no further consideration of any kind, and Lessee shall execute any documents that may be required or necessitated conveying Lessee's interest in such alterations, improvements and fixtures to County.

1 7. Restrictions.

2 (a) Lessee shall not use the leased premises or
3 store any personal property therein or thereon, for the purpose of
4 conducting any activity upon or within the French Valley Airport
5 premises for which any form of remuneration is expected or
6 received unless such activity is permitted under a separate
7 agreement or lease between County and Lessee.

8 (b) Lessee shall not fuel or defuel an aircraft
9 inside or upon the leased premises or within 25 feet of any
10 hangar. Lessee shall not store any highly volatile materials
11 including, but not limited to, paint products and aviation fuels,
12 within or outside of the leased premises; provided, however, that
13 Lessee may store fuel in his aircraft's fuel tanks.

14 8. Ingress and Egress. Lessee shall be permitted
15 ingress and egress to and from the leased premises through
16 established gates and/or over such routes as are designated by
17 County's Managing Director of its Economic Development Agency.

18 9. Utilities. County shall provide, or cause to be
19 provided all water and electrical services as may be required in
20 the use of the leased premises; provided, however that Lessee
21 shall pay to County for all such electrical service, upon
22 accounting and billing therefor by County to Lessee. Lessee shall
23 provide and pay for all other utility services that it may require
24 or desire in his use of the leased premises.

25 10. Maintenance. Lessee shall maintain the leased
26 premises in a neat, safe, orderly and attractive manner during the
27 term of this lease. Lessee shall deposit all waste, rubbish and
28 debris in receptacles provided by County in the vicinity of the
Port-a-Port T-Hangars; provided, however, that crank case
drainages and other liquids shall be removed from the airport
premises.

1 11. Inspection of Premises. County, through its duly
2 authorized agents, shall have, at any time during normal business
3 hours, the right to enter the leased premises for the purpose of
4 inspecting, monitoring and evaluating the obligations of Lessee
5 hereunder and for the purpose of doing any and all things which it
6 is obligated and has a right to do under this lease.

7 12. Quiet Enjoyment. Lessee shall have, hold and
8 quietly enjoy the use of the leased premises so long as he
9 shall fully and faithfully perform the terms and conditions
10 that he is required to do under this lease.

11 13. Compliance with Government Regulations. Lessee
12 shall, at Lessee's sole cost and expense, comply with the
13 requirements of all local, state and federal statutes,
14 regulations, rules, ordinances and orders now in force or which
15 may be hereafter in force, pertaining to the leased premises. The
16 final judgment, decree or order of any Court of competent

1 jurisdiction, or the admission of Lessee in any action or
2 proceedings against Lessee, whether Lessee be a party thereto or
3 not, that Lessee has violated any such statutes, regulations,
rules, ordinances, or orders, in the use of the leased premises,
shall be conclusive of that fact as between County and Lessee.

4 14. Termination by County. County shall have the right
5 to terminate this lease forthwith:

6 (a) In the event a petition is filed for voluntary
7 or involuntary bankruptcy for the adjudication of Lessee as a
debtor.

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

10 (c) In the event of abandonment of the leased
premises by Lessee.

11 (d) In the event Lessee fails or refuses to
12 perform, keep or observe any of Lessee's duties or obligations
hereunder except his rental obligations; provided, however,
13 that Lessee shall have fifteen (15) days in which to correct
Lessee's breach or default after written notice thereof has been
14 served on Lessee by County.

15 (e) In the event Lessee fails, or refuses, to
16 meet his rental obligations, or any of them, hereunder or as
otherwise provided by law.

17 15. Termination by Lessee.

18 (a) Lessee shall have the right to terminate this
lease subject to thirty (30) days written notice thereof to County.

19 16. Eminent Domain. If any portion of the leased
20 premises shall be taken by eminent domain and a portion thereof
remains which is usable by Lessee for the purpose set forth in
21 Paragraph 2 herein, this lease shall, as to the part taken,
terminate as of the date title shall vest in the condemnor, or
22 the date prejudgment possession is obtained through a court of
competent jurisdiction, whichever is earlier, and the rent payable
23 hereunder shall abate pro rata as to the part taken; provided,
however, in such event County reserves the right to terminate this
24 lease as of the date when title to the part taken vests in the
condemnor or as of such date of prejudgment possession. If all of
25 the leased premises are taken by eminent domain, or such part is
taken so that the leased premises are rendered unusable for the
26 purposes set forth in Paragraph 2 herein, this lease shall
terminate. If a part or all of the leased premises be so taken,
27 the compensation awarded upon such taking shall be paid to the
parties hereto in accordance with the values attributable to their
28 respective interests in such eminent domain proceedings.

1 17. Continuation of Lease After Abandonment. Even
2 though Lessee has abandoned the leased premises, this lease shall
3 continue in effect for so long as County does not terminate
4 Lessee's right to possession, and County may enforce all of its
5 rights and remedies under this lease, including, but not limited
6 to, the right to recover rent as it becomes due hereunder. For
the purposes of this Paragraph 17, acts of maintenance or
preservation or efforts by County to relet the premises, or the
appointment of a receiver or initiative of County to protect its
interest under this lease do not constitute a termination of
Lessee's right to possession.

7 18. Insurance. Lessee shall during the term of this
8 lease:

9 (a) Procure and maintain comprehensive general
10 liability insurance coverage that shall protect Lessee from claims
11 for damages for personal injury, including, but not limited to,
12 accidental and wrongful death, as well as from claims for property
13 damage, which may arise from Lessee's use of the leased premises
14 or the performance of his obligations hereunder, whether such
use or performance be by Lessee, by any subcontractor, or by
anyone employed directly or indirectly by either of them. Such
insurance shall name County as an additional
insured with respect to this lease and the obligations of Lessee
hereunder. Such insurance shall provide for limits of not less
than \$500,000 per occurrence.

15 (b) Cause his insurance carriers to furnish
16 County by direct mail with Certificate(s) of Insurance showing
17 that such insurance is in full force and effect, and that County
18 is named as an additional insured with respect to this lease and
19 the obligations of Lessee hereunder. Further, said Certificate(s)
20 shall contain the covenant of the insurance carrier(s) that thirty
21 (30) days written notice shall be given to County prior to
22 modification, cancellation or reduction in coverage of such
23 insurance. In the event of any such modification, cancellation or
reduction in coverage and on the effective date thereof, this
lease shall terminate forthwith, unless County receives prior to
such effective date another certificate from an insurance carrier
of Lessee's choice that the insurance required herein is in full
force and effect. Lessee shall not take possession or otherwise
use the leased premises until County has been furnished
certificate(s) of insurance as otherwise required in this
Paragraph 18.

24 19. County's Reserved Rights - Insurance. County
25 reserves the right to adjust the monetary limits of insurance
26 coverage as required in Paragraph 18 herein every fifth year
27 during the term of this lease; provided, however, that any
adjustment herein shall not increase the monetary limits of
insurance coverage for the preceding five (5) years in excess of
twenty-five percent (25%) thereof.

20. Hold Harmless.

(a) Lessee represents that he has inspected the leased premises, accepts the condition thereof and fully assumes any and all risks incidental to the use thereof. County shall not be liable to Lessee, his agents, employees, subcontractors or independent contractors for any personal injury or property damage suffered by them which may result from hidden, latent or other dangerous conditions in, on, upon or within the leased premises; provided, however, that such dangerous conditions are not caused by the sole negligence of County, its officers, agents or employees.

(b) Lessee shall indemnify and hold County, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of Lessee, his agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (Lessee's employees included) or any other element of damage of any kind or nature, relating to or in anywise connected with or arising from his use and responsibilities in connection therewith of the leased premises or the condition thereof, and Lessee shall defend, at his expense, including attorney fees, County, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions.

(c) The specified insurance limits required in Paragraph 18 herein shall in no way limit or circumscribe Lessee's obligations to indemnify and hold County free and harmless herein.

21. Assignment.

(a) Except as provided in Paragraph 21(b) below, Lessee cannot assign, sublet, mortgage, hypothecate or otherwise transfer in any manner any of its rights, duties or obligations hereunder to any person or entity without the written consent of County being first obtained.

(b) Lessee may sublet the leased premises provided that such subletting: (1) is in writing, copy of which shall be forwarded to County upon execution thereof, (2) includes a provision therein subjecting the sublease(s) to the terms and conditions of this lease, and (3) shall be in a format previously approved by County.

22. Toxic Materials. During the term of this lease and any extensions thereof, Lessee shall not violate any federal, state or local law, or ordinance or regulation, relating to industrial hygiene or to the environmental condition on, under or about the leased premises including, but not limited to, soil and ground water conditions. Further, Lessee, its successors, assigns and sublease, shall not use, generate, manufacture, produce, store or dispose of on, under or about the leased premises or transport to or from the leased premises any flammable explosives, asbestos,

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

17 23. Free from Liens. Lessee shall pay, when due, all
18 sums of money that may become due for any labor, services,
19 material, supplies, or equipment, alleged to have been furnished
20 or to be furnished to Lessee, in, upon, or about the leased
21 premises, and which may be secured by a mechanics', materialmen's
22 or other lien against the leased premises or County's interest
23 therein, and will cause each such lien to be fully discharged and
24 released at the time the performance of any obligation secured by
25 such lien matures or becomes due; provided, however, that if
26 Lessee desires to contest any such lien, he may do so, but
27 notwithstanding any such contest, if such lien shall be reduced to
28 final judgment, and such judgment or such process as may be issued
for the enforcement thereof is not promptly stayed, or if so
stayed, and said stay thereafter expires, then and in such event,
Lessee shall forthwith pay and discharge said judgment.

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

25. Binding on Successors. Lessee, his assigns and
successors in interest, shall be bound by all the terms and
conditions contained in this lease, and all of the parties thereto
shall be jointly and severally liable hereunder.

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

27. Severability. The invalidity of any provision in
this lease as determined by a court of competent jurisdiction
shall in no way affect the validity of any other provision hereof.

28. Venue. Any action at law or in equity brought by
either of the parties hereto for the purpose of enforcing a right
or rights provided for by this lease shall be tried in a Court of

1 competent jurisdiction in the County of Riverside, State of
2 California, and the parties hereby waive all provisions of law
3 providing for a change of venue in such proceedings to any other
County.

4 29. Attorneys' Fees. In the event of any litigation or
5 arbitration between Lessee and County to enforce any of the
6 provisions of this lease or any right of either party hereto, the
7 unsuccessful party to such litigation or arbitration agrees to pay
to the successful party all costs and expenses, including
reasonable attorneys' fees, incurred therein by the successful
party, all of which shall be included in and as a part of the
judgment or award rendered in such litigation or arbitration.

8 30. Notices. Any notices required or desired to be
9 served by either party upon the other shall be addressed to the
respective parties as set forth below:

10	<u>COUNTY</u>	<u>Lessee</u>
11	County of Riverside	<u>Jowell W. Dexter</u>
12	Economic Development Agency	<u>P.O. Box 391</u>
13	Aviation Unit	<u>Pawmaw Valley, CA 92061</u>
14	P.O. Box 1180 - 3499 Tenth Street	<u>(619) 742-3006</u>
15	Riverside, CA 92502	

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

18 31. Permits, Licenses and Taxes. Lessee shall secure,
19 at his expense, all necessary permits and licenses as he may
20 be required to obtain, and Lessee shall pay for all fees and taxes
21 levied or required by any authorized public entity. Lessee
22 recognizes and understands that this lease may create a possessory
23 interest subject to property taxation and that Lessee may be
subject to the payment of property taxes levied on such interest.

24 32. Paragraph Headings. The paragraph headings herein
25 are for the convenience of the parties only, and shall not be
26 deemed to govern, limit, modify or in any manner affect the scope,
27 meaning or intent of the provisions or language of this lease.

28 33. County's Representative. County hereby appoints the
Managing Director of its Economic Development Agency as its
authorized representative to administer this lease.

34. Agent for Service of Process. It is expressly
understood and agreed that in the event Lessee is not (a) resident
of the State of California or he is an association or
partnership without a member or partner resident of the State of
California, or it is a foreign corporation, then in any such
event, Lessee shall file with County's Aviation Director,
upon his execution hereof, a designation of a natural person
residing in the State of California, giving his or her name,
residence and business addresses, as his agent for the purpose
of service of process in any court action arising out of or based

1 upon this lease, and the delivery to such agent of a copy of any
2 process in any such action shall constitute valid service upon
3 Lessee. It is further expressly understood and agreed that if for
4 any reason service of such process upon such agent is not
5 feasible, then in such event Lessee may be personally served with
6 such process out of this County and that such service shall
7 constitute valid service upon Lessee. It is further expressly
8 understood and agreed that Lessee is amenable to the process so
9 served, submits to the jurisdiction of the Court so obtained and
10 waives any and all objections and protests thereto.

11 35. Entire Lease. This lease is intended by the parties
12 hereto as a final expression of their understanding with respect
13 to the subject matter hereof and as a complete and exclusive
14 statement of the terms and conditions thereof and supersedes any
15 and all prior and contemporaneous leases, agreements and
16 understandings, oral or written, in connection therewith. This
17 lease may be changed or modified only upon the written consent of
18 the parties hereto.

19 Dated: DEC 18 1990

COUNTY OF RIVERSIDE

20 By [Signature]
21 Chairman, Board of Supervisors

22 ATTEST:

23 GERALD A. MALONEY
24 Clerk of the Board

25 By [Signature]
26 Deputy

27 (SEAL)

28 Lessee: Lowell W. Dexter

X [Signature]

29 PHL:wr/bln
30 146lease
31 rev.8/15/90

Level Road

Entrance Road

697 LL FAC

8'3" LL

Details Smt. 27

PORT-A-PORTS

of 20-42

56' LL

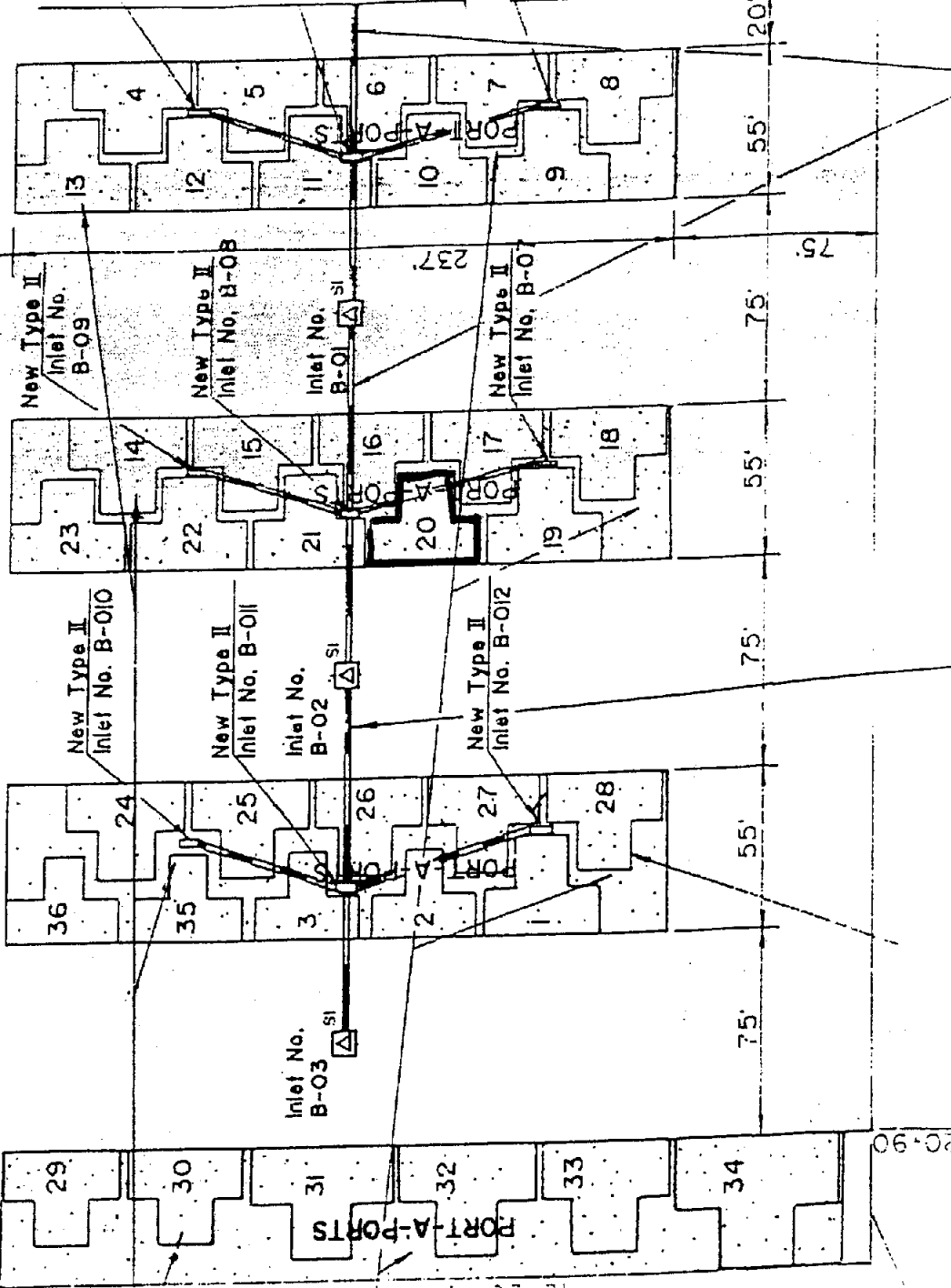
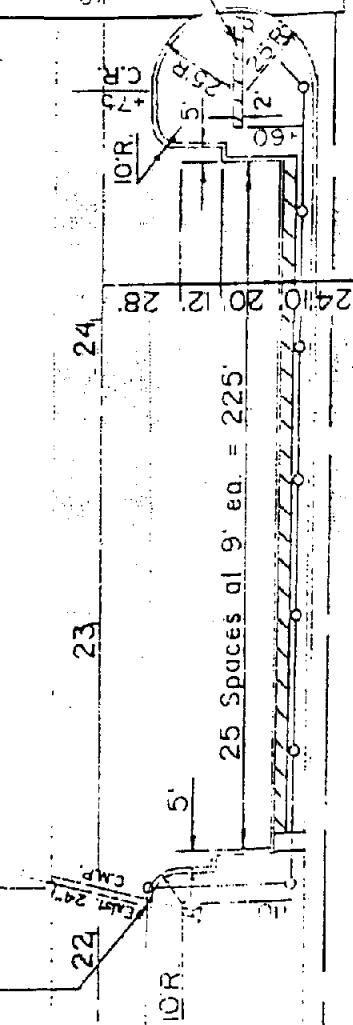


EXHIBIT A

