

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

424



FROM: Economic Development Agency

SUBMITTAL DATE:
December 28, 2011

SUBJECT: Aviation Sublease, Jacqueline Cochran Regional Airport

RECOMMENDED MOTION: That the Board of Supervisors:

1. Consent to the Sublease, dated October 15, 2011, from Tradition Aviation-TRM, LLC, as Sublessor, to R. D. and Joan Dale Hubbard Foundation, Inc., as Sublessee; and
2. Authorize the Assistant County Executive Officer/EDA, or designee, to execute any additional documents required by the Sublease.

BACKGROUND (Commences on Page 2)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2011/12

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

County Executive Office Signature

BY:
Jennifer L. Sargent

FORM APPROVED COUNTY COUNSEL
BY: ANITA C. WILLIS
DATE: 12-15-11
Concurrence

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

Prev. Agn. Ref.: 9/14/04 3.16; 10/17/06 3.11; 2/27/07 3.33; 2/3/09 3.12; 3/17/09 3.16

District: 4

Agenda Number:

3.26

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

BACKGROUND:

The Economic Development Agency has received a Cancellation of Sublease between Tradition Aviation-TRM, LLC as Sublessor, and Timothy Blixseth as Sublessee. The Sublease was for the land occupied by aircraft storage hangar known as Hangar B.

Additionally, the Economic Development Agency has received a new Consent to Sublease, between Tradition Aviation-TRM, LLC. as Sublessor and R.D. and Joan Dale Hubbard Foundation, Inc. as Sublessee, made effective October 15, 2011. The Sublease is for the land occupied by aircraft storage hangar known as Hangar B.

The Sublease is under the 16.66 acre lease at Jacqueline Cochran Regional Airport between County of Riverside, and Desert Resorts Aviation, LLC, dated September 14, 2004, amended by First Amendment to Lease on October 17, 2006, assigned to Tradition Aviation-TRM, LLC on February 27, 2007, and by Second Amendment to Lease dated March 17, 2009.

The Economic Development Agency recommends that the Board of Supervisors Consent to the Sublease. County Counsel has reviewed the Sublease and approved the Consents to form.

CANCELLATION OF SUBLEASE

Tradition Aviation-TRM, LLC hereby submits this Cancellation of Sublease dated February 3, 2009, for Hangar B, between Tradition Aviation-TRM, LLC as Sublessor, and Timothy Blixseth as Sublessee, without however waiving the restrictions contained in the Master Lease, between the County of Riverside, as Lessor, and Desert Resorts Aviation, LLC, dated September 14, 2004, amended by First Amendment on September 29, 2006, and assigned to Tradition Aviation-TRM, LLC on February 27, 2007, as Lessee described as sixteen and 66/100 (16.66) acres of land at the Jacqueline Cochran Regional Airport.

Date: 11/18/2011

TRADITION AVIATION-TRM, LLC
A California Limited Liability Corporation

By: 

Penny Nelson, Managing Member