

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

693



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**

July 19, 2012

**SUBJECT:** Consent to Purchase and Sale Agreement and Assignment of Sublease – Jacqueline Cochran Regional Airport

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the Purchase and Sale Agreement dated May 10, 2012, between Caribbean Marine Services, Inc., a California corporation, as Seller, and Gooley Air., LLC, a California limited liability company, as Buyer, for the Hangar A at Jacqueline Cochran Regional Airport;
2. Approve the Assignment of Sublease between Caribbean Marine Services, Inc., a California corporation, as Assignor, and Gooley Air, LLC, a California limited liability company, as Assignee, for Hangar A under the Master Lease between County of Riverside and Desert Resorts Aviation, LLC, a California limited liability company, dated September 14, 2004, amended by the First Amendment to Lease dated October 17, 2006, and further amended by the Second Amendment to Lease dated March 17, 2009, for 16.66 acres of land at Jacqueline Cochran Regional Airport;

(Continued)

*Robert Field*

Robert Field  
Assistant County Executive Officer/EDA

|                       |                               |      |                         |         |
|-----------------------|-------------------------------|------|-------------------------|---------|
| <b>FINANCIAL DATA</b> | Current F.Y. Total Cost:      | \$ 0 | In Current Year Budget: | No      |
|                       | Current F.Y. Net County Cost: | \$ 0 | Budget Adjustment:      | No      |
|                       | Annual Net County Cost:       | \$ 0 | For Fiscal Year:        | 2012/13 |

|   |  |
|---|--|
| <b>COMPANION ITEM ON BOARD AGENDA:</b> No |  |
| <b>SOURCE OF FUNDS:</b> N/A               | <b>Positions To Be Deleted Per A-30</b> <input type="checkbox"/> |
|   | <b>Requires 4/5 Vote</b> <input type="checkbox"/>                |

**C.E.O. RECOMMENDATION:** APPROVE

BY: *Jennifer L. Sargent*

**County Executive Office Signature**

FORM APPROVED COUNTY COUNSEL  
BY: *ANNE T. SAHAR* DATE: *7/19/12*  
Departmental Concurrence

Dep't Recomm.:  Consent  Policy

Per Exec. Ofc.:  Consent  Policy

**RECOMMENDED MOTION:** (Continued)

3. Authorize the Chairman of the Board of Supervisors to execute the Consent to Purchase and Sale Agreement and the Consent to Assignment of Sublease; and
4. Authorize the Assistant County Executive Officer/EDA, or designee, to execute any additional documents required by the Sublease.

**BACKGROUND:**

The Economic Development Agency is in receipt of a Purchase and Sale Agreement and an Assignment of Sublease dated May 10, 2012, between Caribbean Marine Inc., as Seller and Assignor, and Gooley Air, LLC as Buyer and Assignee, for the land commonly known as Hangar A located within the Tradition Aviation-TRM, LLC leasehold, at the Jacqueline Cochran Regional Airport.

The Sublease to be assigned is under the 16.66 acre Lease dated September 14, 2004, by and between the County of Riverside as Lessor and Desert Resorts Aviation, LLC, (Tradition Aviation-TRM's predecessor-in-interest) as Lessee, which lease was subsequently amended pursuant to that First Amendment to Lease dated October 17, 2006 and further amended pursuant to a Second Amendment to Lease on March 17, 2009, and assigned to Tradition Aviation-TRM, LLC, on February 27, 2006.

Caribbean Marine Service Company, Inc., originally purchased Hangar A and approval was given by the Board of Supervisors on October 20, 2009. Hangar A was subsequently sold to Gooley Air, LLC on May 10, 2012.

The Economic Development Agency recommends the Board of Supervisors approve the Purchase and Sale Agreement and Assignment of Sublease and execute the Consent to Purchase and Sale Agreement and the Assignment of Sublease. County Counsel has reviewed the documents and has approved them as to form.

**ATTACHMENTS:**

Consent to Purchase and Sale Agreement  
Consent to Assignment of Sublease