

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

131



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
June 2, 2011

**SUBJECT:** Extension of Lease – French Valley Airport

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

1. Approve First Amendment to Lease granting a 10-year Lease Extension, pursuant to the provisions of Section 3(b) in the Lease between County of Riverside and Airmech, Incorporated, dated June 19, 2001, extending the termination date to June 17, 2021.
2. Authorize the Chairman of the Board of Supervisors to execute the First Amendment to Lease; and
3. Authorize the Assistant County Executive Officer/EDA, or designee, to execute any additional documents required by the Lease.

**BACKGROUND:** (Commences on Page 2)

Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	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:	2010/2011

**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**

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: June 28, 2011  
xc: EDA, Auditor

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

Prev. Agn. Ref.: 6/19/01 3.21

District: 3

Agenda Number:

**3.33**

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

FORM APPROVED COUNTY COUNSEL  
BY: ANITA C. WILLIS  
DATE: 6-6-11  
Mental Concurrence

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

**BACKGROUND:**

The Economic Development Agency is in receipt of a letter from Airmech, Incorporated, exercising their option to extend their lease for an additional 10 years, pursuant to Section 3(b) of the existing lease, dated June 19, 2011, which will extend the termination date to June 17, 2021.

The Economic Development Agency recommends that the Board of Supervisors consent to the Lease Extension. County Counsel has reviewed and approved the attached First Amendment to Lease as to form.

**FIRST AMENDMENT TO LEASE**

French Valley Airport

This First Amendment to Lease ("Amendment") is entered into by and between the County of Riverside, a political subdivision of the State of California (hereinafter "County") and Airmech, Incorporated, (hereinafter "Lessee") with reference to the following:

**RECITALS**

A. WHEREAS, County and Lessee are parties to that certain lease (hereinafter the "Lease") approved by the Board of Supervisors of the County of Riverside ("Board") on June 19, 2001, wherein Lessee agreed to lease from County, approximately forty-six thousand, five hundred fourteen square feet of improved surface space (46,514 SF) located within the French Valley Airport, County of Riverside, California, more particularly described on "Exhibit B" to the original Lease and incorporated by reference (the "Leased Premises"). The Leased Premises comprises approximately eighteen thousand, eight hundred, thirty-three square feet (18,833 SF) upon which is constructed two airport hangars, and approximately twenty seven thousand, six hundred eighty-one square feet (27,681 SF) containing twenty (20) aircraft tie-downs; and

B. WHEREAS, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree that the Lease shall be modified as follows:

1. Section 3(b), Extension. Lessee has exercised their first right of refusal to extend the lease term ten (10) years beyond the termination date set forth in section 3(a) of the original Lease, extending the lease termination date to June 17, 2021.

All other terms of the original Lease shall remain in effect.

REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK.

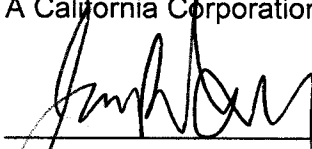
JUN 28 2011 3.33

WHEREFOR, the parties hereto have executed this Amendment as of the dates set forth below.

Dated: 4-20-11

LESSEE:

AIRMECH, INCORPORATED  
A California Corporation

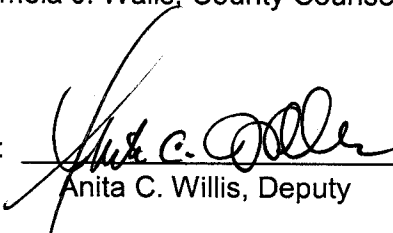
  
\_\_\_\_\_  
Jamie Gallagher  
Chairman/Secretary

Dated: \_\_\_\_\_

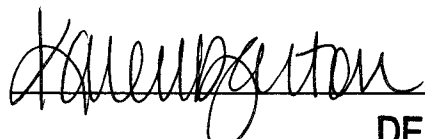
COUNTY OF RIVERSIDE  
A political subdivision of the State of  
California

By: Bob Buster  
Chairman, Board of Supervisors  
Bob Buster

APPROVED AS TO FORM:  
Pamela J. Walls, County Counsel

By:   
\_\_\_\_\_  
Anita C. Willis, Deputy

ATTEST:  
Kecia Harper-Ihem, Clerk of the Board

By:   
\_\_\_\_\_  
DEPUTY