

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRAMOS 5/3/16
 DATE

Departmental Concurrence

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

635



FROM: Economic Development Agency

SUBMITTAL DATE:
 May 5, 2016

SUBJECT: Consent to Assignments of Leases and Bills of Sale between Glen V. Freter, Trustee of the Harry G. Freter Trust dated July 1, 1994 (Harry G. Freter, deceased), and Jan DeJulio, Joseph Fan and Durwood Johnson, French Valley Airport, CEQA Exempt, District 3, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 and Section 15061 (b)(3);
2. Approve the 5 attached Consents to Assignment of Lease (Consent to Assignment of Lease) to be executed by the County of Riverside as lessor (County) approving the assignment of Harry G. Freter's (Freter) interest as lessee under the following Leases for property located at the French Valley Airport:

(Continued)

Robert Field

Robert Field
 Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: N/A				Budget Adjustment: No	
				For Fiscal Year: 2015/2016	

C.E.O. RECOMMENDATION:

APPROVE

BY: *Rohini Dasika*
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
 Nays: None
 Absent: None
 Date: May 17, 2016
 xc: EDA

Kecia Harper-Ihem
 Clerk of the Board
 BY: *[Signature]*
 Deputy

- A-30
- Positions Added
- 4/5 Vote
- Change Order

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

District: 3

Agenda Number:

3-10

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

Economic Development Agency

FORM 11: Consent to Assignment of Leases and Bills of Sale Between Glen V. Freter, Trustee of the Harry G. Freter Trust dated July 1, 1994 (Harry G. Freter, deceased), and Jan DeJulio, Joseph Fan and Durwood Johnson, French Valley Airport, CEQA Exempt, District 3, [\$0]

DATE: May 5, 2016

PAGE: 2 of 5

RECOMMENDED MOTION: (Continued)

- a) Lease (Port-a-Port T-Hangar for Aircraft Storage) dated December 18, 1990, between the County as lessor and Freter as lessee, for 1,092 square feet of land, commonly known as Space No.25, as amended by the First Amendment to Lease dated September 14, 2004. Lessee interest to be assigned to Jan DeJulio.
 - b) Lease (Port-a-Port T-Hangar for Aircraft Storage) dated December 18, 1990, between the County as lessor and Freter as lessee, for 1,092 square feet of land, commonly known as Space No.26, as amended by the First Amendment to Lease dated September 14, 2004. Lessee interest to be assigned to Joseph Fan.
 - c) Lease (Port-a-Port T-Hangar for Aircraft Storage) dated December 18, 1990, between the County as lessor and Freter as lessee, for 1,092 square feet of land, commonly known as Space No.28, as amended by the First Amendment to Lease dated September 14, 2004. Lessee interest to be assigned to Jan DeJulio.
 - d) Lease (Port-a-Port T-Hangar for Aircraft Storage) dated December 18, 1990, between the County as lessor and Freter as lessee, for 1,092 square feet of land, commonly known as Space No.29, as amended by the First Amendment to Lease dated September 14, 2004. Lessee interest to be assigned to Durwood Johnson.
 - e) Lease (Port-a-Port T-Hangar for Aircraft Storage) dated December 18, 1990, between the County as lessor and Freter as lessee, for 1,092 square feet of land, commonly known as Space No.30, as amended by the First Amendment to Lease dated September 14, 2004. Lessee interest to be assigned to Durwood Johnson.
3. Approve the 5 attached Consents to Bill of Sale (Consent to Bill of Sale) to be executed by the County approving the following sales: (a) sale of Port-a-Port T-Hangar located on Space No. 25 between Glen V. Freter, Trustee of the Harry G. Freter Trust dated July 1, 1994 (Harry G. Freter, deceased) (Freter Trust) as seller and Jan DeJulio as buyer; (b) sale of Port-a-Port T-Hangar located on Space No. 26 between the Freter Trust as seller and Joseph Fan as buyer; (c) sale of Port-a-Port T-Hangar located on Space No. 28 between the Freter Trust as seller and Jan DeJulio as buyer; (d) sale of Port-a-Port T-Hangar located on Space No. 29 between the Freter Trust as seller and Durwood Johnson as buyer; and (e) sale of Port-a-Port T-Hangar located on Space No. 30 between the Freter Trust as seller and Durwood Johnson as buyer;
 4. Authorize the Chairman of the Board of Supervisors to sign the 5 attached Consents to Bill of Sale and 5 attached Consents to Assignment of Leases; and
 5. Authorize the Assistant County Executive Officer/EDA, or designee, to execute any additional documents necessary to implement each attached Consent to Bill of Sale and Consent to Assignment of Lease, subject to approval by County Counsel.

BACKGROUND:

Summary

(Commences on Page 3)

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

Economic Development Agency

FORM 11: Consent to Assignment of Leases and Bills of Sale Between Glen V. Freter, Trustee of the Harry G. Freter Trust dated July 1, 1994 (Harry G. Freter, deceased), and Jan DeJulio, Joseph Fan and Durwood Johnson, French Valley Airport, CEQA Exempt, District 3, [\$0]

DATE: May 5, 2016

PAGE: 3 of 5

BACKGROUND:

Summary

Harry G. Freter passed away on April 7, 2015. Harry G. Freter's assets are now controlled by Glen V. Freter, Trustee of the Harry G. Freter Trust dated July 1, 1994 (Harry G. Freter, deceased) (Freter Trust). The County of Riverside (County) Economic Development Agency/Aviation Division received requests from the Freter Trust to consent to the assignment of Harry G. Freter's interest as lessee in the following Leases (each attached) relating to real property located within the French Valley Airport in Murrieta, California (collectively the Freter Leases):

- Lease (Port-a-Port T-Hangar for Aircraft Storage) dated December 18, 1990, between the County as lessor and Harry Freter as lessee, as amended by the First Amendment to Lease dated September 14, 2004, leasing approximately 1,092 square feet of land identified as Port-a-Port T-Hangar Space No. 25, as more specifically described in Exhibit A of the attached Lease. The Freter Trust desires to assign its interest under the Lease to Jan DeJulio (DeJulio), an individual, pursuant to the attached Assignment dated December 29, 2015;
- Lease (Port-a-Port T-Hangar for Aircraft Storage) dated December 18, 1990, between the County as lessor and Harry Freter as lessee, as amended by the First Amendment to Lease dated September 14, 2004, leasing approximately 1,092 square feet of land identified as Port-a-Port T-Hangar Space No. 26, as more specifically described in Exhibit A of the attached Lease. The Freter Trust desires to assign the trust's interest under the Lease to Joseph Fan (Fan), an individual, pursuant to the attached Assignment dated January 6, 2016;
- Lease (Port-a-Port T-Hangar for Aircraft Storage) dated December 18, 1990, between the County as lessor and Harry Freter as lessee, as amended by the First Amendment to Lease dated September 14, 2004, leasing approximately 1,092 square feet of land identified as Port-a-Port T-Hangar Space No. 28, as more specifically described in Exhibit A of the attached Lease. The Freter Trust desires to assign the trust's interest under the Lease to DeJulio, pursuant to the attached Assignment dated December 29, 2015;
- Lease (Port-a-Port T-Hangar for Aircraft Storage) dated December 18, 1990, between the County as lessor and Harry Freter as lessee, as amended by the First Amendment to Lease dated September 14, 2004, leasing approximately 1,092 square feet of land identified as Port-a-Port T-Hangar Space No. 29, as more specifically described in Exhibit A of the attached Lease. The Freter Trust desires to assign the trust's interest under the Lease to Durwood Johnson (Johnson), an individual, pursuant to the attached Assignment dated January 15, 2016; and
- Lease (Port-a-Port T-Hangar for Aircraft Storage) dated December 18, 1990, between the County as lessor and Harry Freter as lessee, as amended by the First Amendment to Lease dated September 14, 2004, leasing approximately 1,092 square feet of land identified as Port-a-Port T-Hangar Space No. 30, as more specifically described in Exhibit A of the attached Lease. The Freter Trust desires to assign the trust's interest under the Lease to Johnson, pursuant to the attached Assignment dated January 15, 2016.

Each of the aforementioned Assignments are subject to approval by the County. A copy of each Assignment and proposed Consent to Assignment of Lease is attached.

(Continued)

ATTACHMENT A

Consent to Bill of Sale

Port-a-Port Space No. 25

(Behind this Page)

MAY 17 2016 3-10

CONSENT TO BILL OF SALE

The County of Riverside, a political subdivision of the State of California (County) hereby consents to the attached Bill of Sale, dated November 8, 2015 by and between Glen V. Freter, Trustee of the Harry G. Freter Trust dated July 1, 1994, (Harry G. Freter, deceased) (as "Seller") and Jan DeJulio, an individual (as "Buyer") relating to the sale of the Port-a-Port aircraft storage hangar known as Space No. 25, located at French Valley Airport, Murrieta, California. A copy of the Bill of Sale is attached hereto as Exhibit "A".

By consenting to the Bill of Sale, the County neither undertakes nor assumes nor will have any responsibility or duty to Jan DeJulio, or to any third party to review, inspect, supervise, pass judgment upon or inform Jan DeJulio or any third party of any matter in connection with subject aircraft storage hangar, whether regarding the quality or adequacy or suitability of the subject aircraft storage hangar for Jan DeJulio's proposed use or otherwise. Jan DeJulio and all third parties shall rely upon its or their own judgment regarding such matters. The County makes no representations, express or implied, with respect to the legality, fitness, or desirability of the subject aircraft storage hangar for Jan DeJulio's intended use.

IN WITNESS WHEREOF, the County has caused its duly authorized representative to execute this Consent to Bill of Sale as of the date set forth below.

Date: MAY 17 2016

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

By: John J. Benoit
John J. Benoit, Chairman
Board of Supervisors

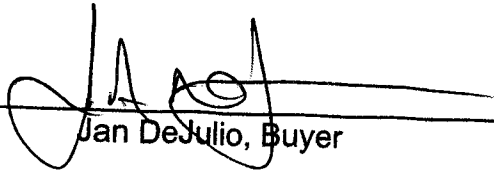
ATTEST:
KECIA IHEM-HARPER
Clerk of the Board

By: Kecia Ihem-Harper
Deputy

APPROVED AS TO FORM
GREGORY P. PRIAMOS, County Counsel

By: Shaila R. Brown
Shaila R. Brown,
Deputy County Counsel

Jan DeJulio, an individual, hereby acknowledges and consent to all of the terms set forth in this Consent to Bill of Sale.

By: 
Jan DeJulio, Buyer

Dated: 12/21/2015

CONSENT TO ASSIGNMENT OF LEASE

Glen V. Freter, Trustee of the Harry G. Freter Trust, dated July 1, 1994 (Harry G. Freter, deceased), (as "Assignor") and Jan DeJulio, an individual (as "Assignee") executed that certain Assignment dated December 29, 2015 ("Assignment"), whereby Assignor transferred and assigned to Assignee all of Assignor's rights, title, interest and obligations ("Rights and Obligations") under that certain Lease (Port-a-Port T-Hangar for Aircraft Storage) executed by the County of Riverside, a political subdivision of the State of California ("County") dated December 18, 1990, as amended by that certain First Amendment to Lease French Valley Airport executed by the County (as lessor) and Harry G. Freter (as lessee) dated September 14, 2004 (collectively, the "Lease"). The Lease pertains to that certain real property located within French Valley Airport located in Murrieta, California and consists of approximately 1,092 square feet of land identified as Port-a-Port Space No. 25, as more particularly depicted in Exhibit A to the Lease.

In reliance upon the assumption by Assignee of all Rights and Obligations under the Lease pursuant to the Assignment, the County does hereby ratify and consent to the assignment of the Rights and Obligations by Assignor to Assignee and Assignee's assumption thereof. Consent hereof by the County shall not be construed to relieve or release Assignor from its duty to comply with any obligations under the lease.

Date: MAY 17 2016

LESSOR
COUNTY OF RIVERSIDE

By: John J. Benoit
John J. Benoit, Chairman
Board of Supervisors

ATTEST:
KECIA IHEM-HARPER
Clerk of the Board

By: Kecia Ihem-Harper
Deputy

APPROVED AS TO FORM
GREGORY P. PRIAMOS, County Counsel

By: Jhaila R. Brown
Jhaila R. Brown
Deputy County Counsel

(SEAL)

ATTACHMENT D

Assignment of Lease


Port-a-Port Space No. 25

(Behind this Page)

ASSIGNMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned, Glen V. Freter, Trustee of the Harry G. Freter Trust dated July 1, 1994 (Harry G. Freter, deceased) hereby transfers and assigns to Jan DeJulio, all rights, title and interest of the undersigned under that certain Lease between the County of Riverside and Harry Freter dated December 19, 1990, and as amended September 14, 2004, pertaining to the premises described as 1,092 Square Feet of land known as Port-a-Port Space No. 25 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: 12-29-15

By: 
Glen V. Freter, Trustee of the
Harry G. Freter Trust dated July 1, 1994
(Harry G. Freter, deceased)

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: _____

By: _____
Jan DeJulio

ASSIGNMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned, Glen V. Freter, Trustee of the Harry G. Freter Trust dated July 1, 1994 (Harry G. Freter, deceased) hereby transfers and assigns to Jan DeJulio, all rights, title and interest of the undersigned under that certain Lease between the County of Riverside and Harry Freter dated December 19, 1990, and as amended September 14, 2004, pertaining to the premises described as 1,092 Square Feet of land known as Port-a-Port Space No. 25 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.

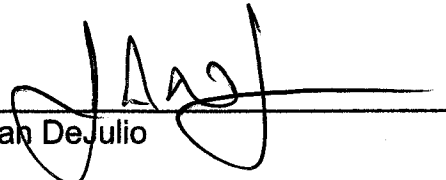
Dated: _____

By: _____
Glen V. Freter, Trustee of the
Harry G. Freter Trust dated July 1, 1994
(Harry G. Freter, deceased)

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: 12/21/2015

By: 
Jan DeJulio


ATTACHMENT E

Lease

Port-a-Port Space No. 25

(Behind this Page)

PP # 25
924



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

FROM: Economic Development Agency

SUBMITTAL DATE:
July 23, 2004

SUBJECT: First Amendment to Lease between the County of Riverside and various Port-A-Port Owners at French Valley Airport, Third District

RECOMMENDED MOTION: That the Board of Supervisors: 1) Approve the First Amendments to Lease, and 2) Authorize the Chairman to execute the First Amendment to Lease for the following Leases at French Valley: (CONTINUED ON PAGE 2)

BACKGROUND: The Economic Development Agency has received First Amendments to Lease from Donald Besancon, William D. Blair, Thomas J. Bruther, Frank Davis, Jan DeJulio, Lowell W. Dexter, Joe Diorio, Harry Freter, Kathleen Hamilton, Douglas Jardine, Richard Kimball, Al Mackie, MDS Alarms and Aerotrack, Inc., PCH Ruby, Inc., Remy Madiaraga, Eion McDowell, James L. Neeley, Bart Phillips, Verne Poole and Kristine Poole, Phil Roy, Kenneth Rauton, Richard Weiner, Kathleen Wirtz.

The First Amendment to Lease extends the term of the Lease from December 31, 2010 to December 31, 2020, provides an option to extend the term for an additional ten years, imposes requirements for providing aircraft identification numbers, provides for the payment of a 10% penalty for delinquent rent, provides for adjusting rent by appraisal in the year 2010 and brings insurance requirements in compliance with current County standards. The Economic Development Agency's Aviation Division Staff recommends approval of the First Amendments to Lease. County Counsel has approved the documents as to form.

F:\Shared\EDCOM\AIRPORTS\FRVALLEY\Port A Ports\PAP 1st AMD F 11 jul 2304.doc

Bradley J. Hudson
Bradley J. Hudson
Assistant County Executive Officer/EDA

FINANCIAL DATA	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:	NA

SOURCE OF FUNDS: NA

Positions To Be Deleted Per A-30
Requires 4/5 Vote

C.E.O. RECOMMENDATION:

APPROVE

FORM APPROVED
COUNTY COUNSEL

County Executive Office Signature

Bronda King

AUG 18 2004
Andon V. Ubo

- Policy
- Consent
- Dept Recomm
- Per Exec. Ofc
- Policy
- Consent

Prev. Agn. Ref.: Dec 18, 1990 3.49

District: 3rd

Agenda Number:

3.18

First Amendment to Lease
County of Riverside and Various Port-A-Port Owners at French Valley Airport
Page 2 of 4
July 23, 2004

(RECOMMENDED MOTION: CONTINUED)

(NOTE: The following leases were approved by the Riverside County Board of Supervisors on December 18, 1990.)

- 1) First Amendment to Lease between the County of Riverside and Plant Equipment, Incorporated, for 826 square feet of improved land at French Valley Airport commonly known as Space #01, Lessee Remy Madiaraga successor in interest to Plant Equipment, Incorporated.
- 2) First Amendment to Lease between the County of Riverside and John Gallagher for 826 square feet of improved land at French Valley Airport commonly known as Space #2, Lessee Richard Kimball successor in interest to John Gallagher.
- 3) First Amendment to Lease between the County of Riverside and Chuck Minert for 826 square feet of improved land at French Valley Airport commonly known as Space #03, Lessee MDS Alarms, a Sole Proprietorship and AeroTrack, Inc., a California corporation, successors in interest to Chuck Minert.
- 4) First Amendment to Lease between the County of Riverside and James L. Neeley for 1,092 square feet of land at French Valley Airport, County of Riverside, State of California and commonly known as space #4.
- 5) First Amendment to Lease between the County of Riverside and George Hugh Savord or Melanie J. Savord for 1,092 square feet of improved land at French Valley Airport commonly known as Space #05, Bart Phillips successor in interest to George Hugh Savord or Melanie J. Savord.
6. First Amendment to Lease between the County of Riverside and Gordon Hood approved for 1,092 square feet of improved land at French Valley Airport commonly known as Space #06, Richard Kimball successor in interest to Gordon Hood.
7. First Amendment to Lease between the County of Riverside and Ralph Daily for 1,092 square feet of improved land at French Valley Airport commonly known as Space #07, Joe Diorio successor in interest to Ralph Daily.
8. First Amendment to Lease between the County of Riverside and Reising Enterprises, Inc., a California corporation, for 1,092 square feet of improved land at French Valley Airport commonly known as Space #8, Thomas J. Bruther successor in interest to Reising Enterprises, Inc.
9. First Amendment to Lease between the County of Riverside and Raymond Polizzi, for 1,092 square feet of improved land at French Valley Airport commonly known as Space #09, Richard Weiner successor in interest to Raymond Polizzi.
10. First Amendment to Lease between the County of Riverside and Al Harriman for 1,092 square feet of improved land at French Valley Airport commonly known as Space #10, Donald Besancon successor in interest to Al Harriman.
11. First Amendment to Lease between the County of Riverside and P.C.H. Ruby, Inc., a California corporation, for 1,092 square feet of improved land at French Valley Airport, commonly known as space #11.
12. First Amendment to Lease between the County of Riverside and James L. Neeley, for 1,092 square feet of land, commonly known as space #12.
13. First Amendment to Lease between the County of Riverside and P.C.H. Ruby, Inc., a California corporation, for 1,092 square feet of improved land at French Valley Airport, commonly known as space #13,

14. First Amendment to Lease between the County of Riverside and Del Sol Corporation for 1,092 square feet of improved land at French Valley Airport commonly known as Space # 14, Al Mackie successor in interest to Del Sol Corporation.
15. First Amendment to Lease between the County of Riverside and Frank Davis for 1,092 square feet of land at French Valley Airport commonly known as space # 15.
16. First Amendment to Lease between the County of Riverside and John Merry and Catherine Merry for 1,092 square feet of improved land at French Valley Airport commonly known as Space # 16, Kenneth Rauton successor in interest to John Merry and Catherine Merry.
17. First Amendment to Lease between the County of Riverside and Chuck Minert for 1,092 square feet of improved land at French Valley Airport commonly known as Space #17, Joe Diorio successor in interest to Chuck Minert.
18. First Amendment to Lease between the County of Riverside and William R. Hasvold for 1,092 square feet of improved land at French Valley Airport commonly known as Space #18, Jan De Julio successor in interest to William R. Hasvold.
19. First Amendment to Lease between the County of Riverside and Donald Chaption for 1,092 square feet of improved land at French Valley Airport, commonly known as Space #19, Verne Poole and Kristine Poole successors in interest to Donald Chaption.
20. First Amendment to Lease between the County of Riverside and Lowell W. Dexter for 1,092 square feet of land at French Valley Airport, commonly known as space #20.
21. First Amendment to Lease between the County of Riverside and Lowell W. Dexter for 1,092 square feet of land at French Valley Airport, commonly known as space #21
22. First Amendment to Lease between the County of Riverside and Douglas Kulberg for 1,089 square feet of improved land at French Valley Airport, commonly known as Space #22, P.C.H. Ruby, Inc. successor in interest to Douglas Kulberg.
23. First Amendment to Lease between the County of Riverside and Douglas Kulberg for 1,092 square feet of improved land at French Valley Airport, commonly known as Space #23, Al Mackie successor in interest to Douglas Kulberg.
24. First Amendment to Lease between the County of Riverside and Harold Wertz for 1,092 square feet of improved land at French Valley Airport, commonly known as Space #24, Kathleen Wertz successor in interest to Harold Wertz.
25. First Amendment to Lease between the County of Riverside and Harry Freter for 1,092 square feet of land at French Valley Airport, commonly known as Space #25.
26. First Amendment to Lease between the County of Riverside and Harry Freter for 1,092 square feet of land at French Valley Airport, commonly known as Space #26.
27. First Amendment to Lease between the County of Riverside and Kelly O'Neil for 1,092 square feet of improved land at French Valley Airport, commonly known as Space #27, Kathleen Hamilton successor in interest to Kelly O'Neil.

28. First Amendment to Lease between the County of Riverside and Harry Freter for 1,092 square feet of land at French Valley Airport, commonly known as Space #28.
29. First Amendment to Lease between the County of Riverside and Harry Freter for 1,092 square feet of land at French Valley Airport, commonly known as Space #29.
30. First Amendment to Lease between the County of Riverside and Harry Freter for 1,092 square feet of land at French Valley Airport, commonly known as Space #30.
31. First Amendment to Lease between the County of Riverside and Harry Fretter for 1,549 square feet of improved land at French Valley Airport, commonly known as Space # 31, Douglas Jardine successor in interest to Harry Fretter.
32. First Amendment to Lease between the County of Riverside and Harry Fretter for 1,544 square feet of improved land at French Valley Airport commonly known as Space # 32, Jan De Julio successor in interest to Harry Fretter.
33. First Amendment to Lease between the County of Riverside and Bill Durenberger for 1,439 square feet of improved land at French Valley Airport, commonly known as Space # 33, Richard Kimball successor in interest to Bill Durenberger.
34. First Amendment to Lease between the County of Riverside and Plant Equipment, Incorporated for 2,060 square feet of improved land at French Valley Airport, commonly known as Space # 34, Phil Roy successor in interest to Plant Equipment, Incorporated.
35. First Amendment to Lease between the County of Riverside and William D. Blair for 826 square feet of land at French Valley Airport, commonly known as Space #35.
36. First Amendment to Lease between the County of Riverside and Eion McDowell for 1,092 square feet of land at French Valley Airport, commonly known as Space #36.

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FIRST AMENDMENT TO LEASE
FRENCH VALLEY AIRPORT

The COUNTY OF RIVERSIDE, herein called County, and Harry Freter, herein called Lessee, hereby agree to amend the Lease between the County of Riverside and Harry Freter 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 #25, 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: BONANZA 36

Identification Number: N7472

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

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

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

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

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

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

24 5. Basic Rental Adjustment

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

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

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

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

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

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

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

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

28 ///

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

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

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

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

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

26 Lessee shall defend at its sole cost and expense, all costs and
27 fees including but not limited to attorney fees, cost of investigation, defense and
28 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: _____

LESSEE

7

Harry Freter

8

9
10 By: _____

By: Harry Freter

11

12 Date: SEP 14 2004

LESSOR

13

COUNTY OR RIVERSIDE

14

15

By: Joy Wilson
Chairman, Board of Supervisors

16

17 ATTEST:
NANCY ROMERO, Clerk of the Board

FORM APPROVED
WILLIAM C. KATZENSTEIN, County Counsel

18

19 By: Corinne Duff
Deputy

By: Gordon V. Ubo 8/17/04
Deputy

20

21

(SEAL)

22

EXHIBIT A: Lease

23

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ASSIGNMENT

I, HARRY G. FRETER, hereby convey, assign and transfer all my right, title and interest in and to all of my seven (7) aircraft hangers located at Murietta, California, to HARRY G. FRETER, Trustee, U.T.D. July 1, 1994.

EXECUTED at San Diego, California, on May 1, 1996.



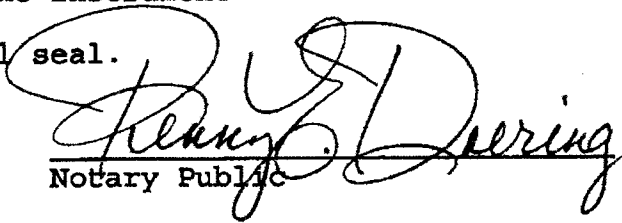
HARRY G. FRETER

STATE OF CALIFORNIA)
) S.S.
COUNTY OF SAN DIEGO)

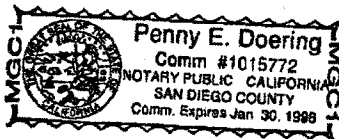
On May 1, 1996, before me, Penny E. Doering, a Notary Public in and for said County and State, personally appeared HARRY G. FRETER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(S E A L)



Notary Public



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

The COUNTY OF RIVERSIDE, herein called County, leases to Harry Fretor, 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. 25, 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

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

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

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

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

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

15 6. Improvements.

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

23 (b) All alterations and improvements made, and
24 fixtures installed, by Lessee on or upon the leased premises in
accordance with the provisions of Paragraph 6(a) herein shall
25 remain the property of Lessee, provided however, that Lessee
removes, at his expense, such alterations, improvements and
26 fixtures at or prior to the expiration of this lease and restores
the leased premises to their original shape and condition as
27 nearly as practicable. In the event any such alterations,
improvements and fixtures are not so removed, County may, at its
28 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
29 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.

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

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

 13. Compliance with Government Regulations. Lessee
shall, at Lessee's sole cost and expense, comply with the
requirements of all local, state and federal statutes,
regulations, rules, ordinances and orders now in force or which
may be hereafter in force, pertaining to the leased premises. The
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
served on Lessee by County.

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

16 15. Termination by Lessee.

17 (a) Lessee shall have the right to terminate this
18 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
7 the purposes of this Paragraph 17, acts of maintenance or
8 preservation or efforts by County to relet the premises, or the
9 appointment of a receiver or initiative of County to protect its
10 interest under this lease do not constitute a termination of
11 Lessee's right to possession.

12 18. Insurance. Lessee shall during the term of this
13 lease:

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

26 (b) Cause his insurance carriers to furnish
27 County by direct mail with Certificate(s) of Insurance showing
28 that such insurance is in full force and effect, and that County
is named as an additional insured with respect to this lease and
the obligations of Lessee hereunder. Further, said Certificate(s)
shall contain the covenant of the insurance carrier(s) that thirty
(30) days written notice shall be given to County prior to
modification, cancellation or reduction in coverage of such
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.

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

1 20. Hold Harmless.

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

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

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

28 21. Assignment.

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

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

12 22. Toxic Materials. During the term of this lease and
13 any extensions thereof, Lessee shall not violate any federal,
14 state or local law, or ordinance or regulation, relating to
15 industrial hygiene or to the environmental condition on, under or
16 about the leased premises including, but not limited to, soil and
17 ground water conditions. Further, Lessee, its successors, assigns
18 and sublease, shall not use, generate, manufacture, produce, store
19 or dispose of on, under or about the leased premises or transport
20 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
18 23. Free from Liens. Lessee shall pay, when due, all
19 sums of money that may become due for any labor, services,
20 material, supplies, or equipment, alleged to have been furnished
21 or to be furnished to Lessee, in, upon, or about the leased
22 premises, and which may be secured by a mechanics', materialmen's
23 or other lien against the leased premises or County's interest
24 therein, and will cause each such lien to be fully discharged and
25 released at the time the performance of any obligation secured by
26 such lien matures or becomes due; provided, however, that if
27 Lessee desires to contest any such lien, he may do so, but
28 notwithstanding any such contest, if such lien shall be reduced to
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.

29
30 24. Employees and Agents of Lessee. It is understood
31 and agreed that all persons hired or engaged by Lessee shall be
32 considered to be employees or agents of Lessee and not of County.

33
34 25. Binding on Successors. Lessee, his assigns and
35 successors in interest, shall be bound by all the terms and
36 conditions contained in this lease, and all of the parties thereto
37 shall be jointly and severally liable hereunder.

38
39 26. Waiver of Performance. No waiver by County at any
40 time of any of the terms and conditions of this lease shall be
41 deemed or construed as a waiver at any time thereafter of the same
42 or of any other terms or conditions contained herein or of the
43 strict and timely performance of such terms and conditions.

44
45 27. Severability. The invalidity of any provision in
46 this lease as determined by a court of competent jurisdiction
47 shall in no way affect the validity of any other provision hereof.

48
49 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
4 County.

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

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

16	<u>COUNTY</u>	<u>Lessee</u>
17	County of Riverside	<u>Harvey Fretter</u>
18	Economic Development Agency	<u>P.O. Box 932</u>
19	Aviation Unit	<u>Fallbrook CA 92028</u>
20	P.O. Box 1180 - 3499 Tenth Street	<u>(619) 738-9554</u>
21	Riverside, CA 92502	

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

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

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

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.

11 Dated: DEC 18 1990

COUNTY OF RIVERSIDE

13 By *[Signature]*
14 Chairman, Board of Supervisors

15 ATTEST:

16 GERALD A. MALONEY
17 Clerk of the Board
18 By *[Signature]*
Deputy

19 (SEAL)

Lessee: Harry Freter

[Signature]

27 PHL:wr/bln
28 146lease
rev.8/15/90

WILLIAM C. KATZENSTEIN
COUNTY COUNSEL
SUITE 300
3535 - 10TH STREET
RIVERSIDE, CALIFORNIA

12/18/90 349

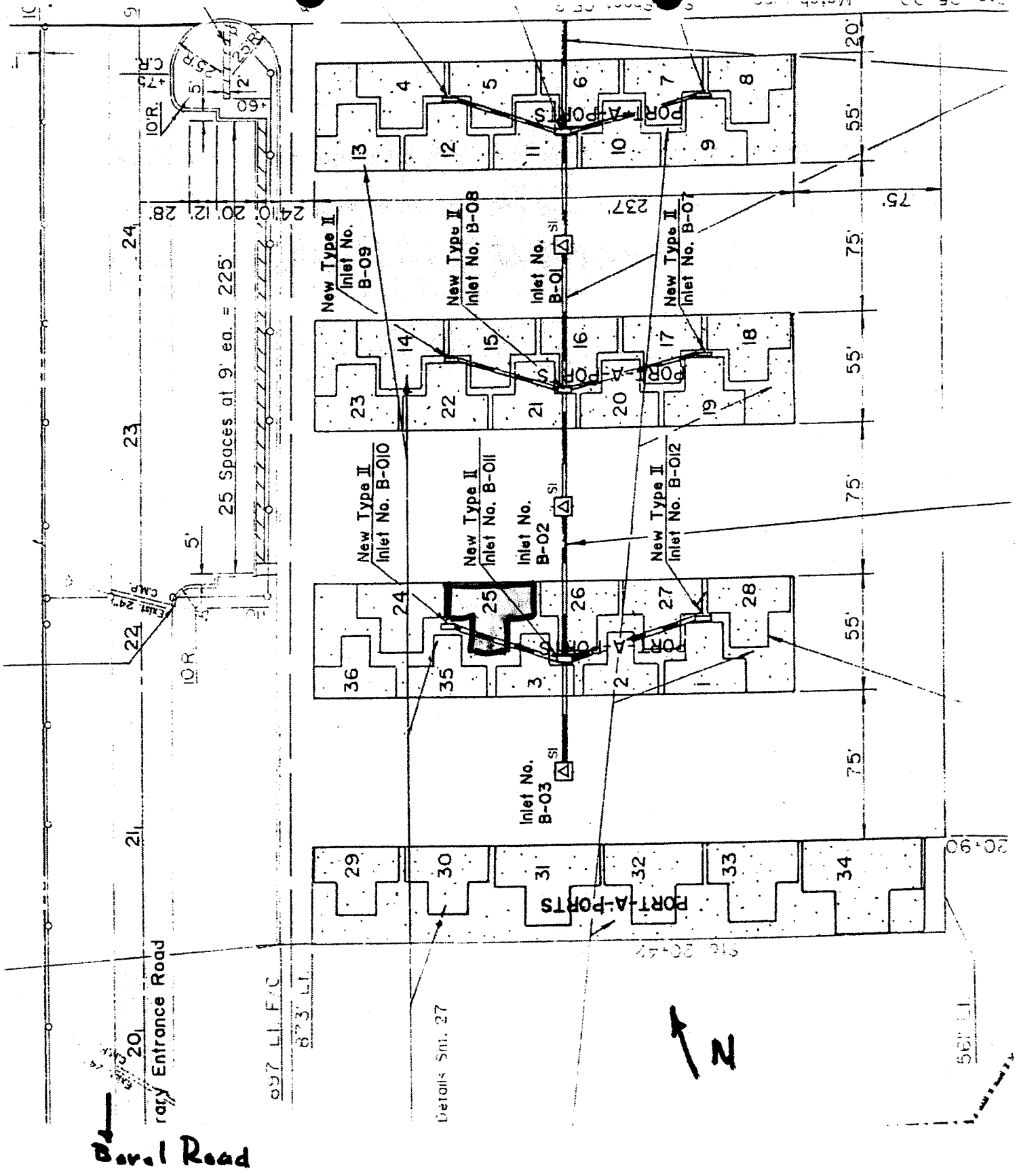


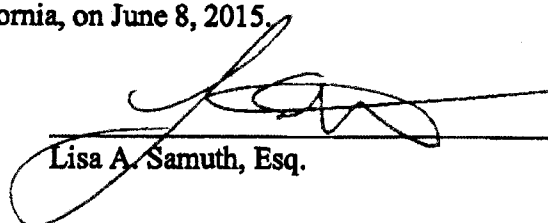
EXHIBIT A

CERTIFICATION OF TRUST

THE UNDERSIGNED, attorney for GLEN V. FRETER, declares as follows:

1. That I am an attorney admitted to and in good standing with the State Bar of California;
2. That attached hereto as Exhibit "A" and incorporated herein by reference as though fully set forth are true and correct copies of the Introduction, Rights Reserved By Trustors, Rights and Liabilities of Trustor and Trustee, Powers of the Trustee, and Signature Pages of the HARRY G. FRETER TRUST, dated July 1, 1994, as amended to date (the "Trust");
3. That the Trust was established by HARRY G. FRETER as Trustor and as Trustee;
4. That HARRY G. FRETER died on April 7, 2015;
5. That thereafter, pursuant to the terms of the Trust, GLEN V. FRETER is currently acting as sole successor trustee of the Trust; and
6. That the pages omitted from this Certificate are of a personal nature dealing with the distribution of the Trustor's estate and in no way affect the powers of the Trustee.

EXECUTED at San Diego, California, on June 8, 2015.



 Lisa A. Samuth, Esq.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) S.S.
 COUNTY OF SAN DIEGO)

On June 8, 2015 before me, Carole E. Ahmadi, a Notary Public, personally appeared LISA A. SAMUTH, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Carole E. Ahmadi
 Notary Public

**FOURTH AMENDMENT TO THE
HARRY G. FRETER TRUST**

That certain Declaration of Trust executed at San Diego, California, on July 1, 1994, and amended on April 17, 1996, February 7, 1997, and July 10, 2006, known as the HARRY G. FRETER TRUST, wherein HARRY G. FRETER is the Trustor, with HARRY G. FRETER serving as the sole Trustee, is hereby amended by the Trustor, pursuant to the right to amend reserved therein to the Trustor in Article II, paragraph 2.02, entitled "Right to Alter and Amend", to read in its entirety as follows:

The property previously, now and hereafter received by the Trustee, shall constitute the trust estate and shall be held, managed and distributed as hereinafter provided.

This trust shall be known as the HARRY G. FRETER TRUST.

ARTICLE I

DISTRIBUTION OF INCOME AND PRINCIPAL

1.01 During Lifetime of Trustor

1.011 Income: During the lifetime of the Trustor, the Trustee shall pay to or apply for the benefit of the Trustor the entire net income of the trust estate.

1.012 Principal: During the lifetime of the Trustor, if the Trustee considers the net income insufficient, the Trustee shall distribute to the Trustor so much of the trust estate, including the whole thereof, as the Trustee shall, in the Trustee's discretion, determine necessary for the Trustor's proper health, support, maintenance, comfort and welfare, in accordance with the Trustor's accustomed manner of living, without taking into consideration funds and assets available to the Trustor free of this trust.

1.02 Upon Death of Trustor

1.021 Payment of Debts, Funeral Expenses and Taxes: Upon the death of the Trustor, and subject to any other provision herein or in the Trustor's Will to the contrary, the Trustee may, in the Trustee's discretion, pay out of the balance of the trust estate, without apportionment, reimbursement or contribution from any beneficiary thereof, any of the following items to the extent such items are not paid or responsibility for their payment assumed by some other person, entity or estate:

A. All estate, inheritance, and other death taxes payable by reason of the Trustor's death, including penalties and interest thereon;

B. The Trustor's last illness and funeral expenses;

C. Attorneys' fees and other expenses of probate or trust administration incurred as a result of the Trustor's death; and

proportions as they were, at the time of such termination, entitled to receive such income. If at the time of such termination the rights to income are not fixed by the terms of this trust, distribution under this clause shall be made by right of representation to the persons who are entitled or authorized, in the Trustee's discretion, to receive trust payments.

ARTICLE II

RIGHTS RESERVED BY TRUSTOR

2.01 Right to Revoke

2.011 During Lifetime of Trustor: During the lifetime of the Trustor, this trust may be revoked in whole or in part by a written instrument executed by the Trustor and delivered to the Trustee.

Upon revocation, the Trustee shall promptly deliver to the Trustor all or the designated portion of the trust estate, which property shall continue to be the sole and separate property of the Trustor. If this instrument is revoked with respect to all or a major portion of the trust estate, the Trustee shall be entitled to retain sufficient assets to secure payment of liabilities lawfully incurred by the Trustee in the administration of this trust, including Trustee's fees that have been earned, unless the Trustor shall indemnify the Trustee against loss or expense.

2.012 Upon Death of Trustor: Upon the death of the Trustor, no right to revoke this trust shall exist.

2.02 Right to Alter and Amend

2.021 During Lifetime of Trustor: During the lifetime of the Trustor, this trust may be altered or amended in whole or in part by a written instrument executed by the Trustor and delivered to the Trustee. No amendment or alteration shall substantially increase the duties or liabilities of the Trustee or change the Trustee's compensation without the Trustee's consent, nor shall the Trustee be obligated to act under such an amendment unless the Trustee accepts the same in writing.

2.022 Upon Death of Trustor: Upon the death of the Trustor, no right to alter or amend this trust shall exist.

2.03 Rights Personal to Trustor

The rights of the Trustor to revoke, alter and amend this trust are personal to the Trustor and shall not be exercisable on the Trustor's behalf by any conservator or other person, except if that revocation, amendment or alteration is authorized, after notice to the Trustee, by the Court that appointed the conservator. Anything herein to the contrary notwithstanding, this trust may be revoked, altered or amended by an agent of the Trustor, provided such agent is expressly granted such right to revoke, alter or amend living trusts under the provisions of the Uniform Durable Power of Attorney Act.

2.04

Effective Date

Any revocation, alteration or amendment shall take effect when and if the required writing is received by the Trustee. Any such revocation, alteration or amendment shall not affect any lawful act of the Trustee prior to receipt by the Trustee of the required writing. Notwithstanding the foregoing, the Trustee shall not be obligated to act under any amendment unless the Trustee accepts the same in writing.

2.05

Retained Use of Residential Properties

The Trustor may possess and use, without rental or accounting to the Trustee, the residential real property comprising the trust estate, consisting of the residence of the Trustor and any resort properties, whether or not on a full or part time basis. The Trustor may, in writing, at any time, surrender the aforesaid rights to the Trustee, and by similar notice, from time to time, resume such rights, provided that such residential real property shall then be available for such use.

While the Trustor shall have the use of such residential real property, the Trustor shall generally manage, care for and protect same and be subject to all responsibilities of owner and occupant thereof, but the Trustee shall pay out of the trust estate any and all taxes, assessments, liens and insurance on such residential real property and the expenses of repairs and replacements to the buildings thereon.

The Trustee shall have no other responsibility to the residential real property while the Trustor shall use and be in possession thereof, but the Trustee may carry insurance for the Trustee's own protection at the expense of this trust.

The Trustor agrees to protect and indemnify the Trustee against all losses, liabilities and expenses which may result directly or indirectly from the Trustor's use, possession or management of such residential real property and the Trustee shall have, in addition to any other rights conferred by law, a lien upon the income and principal of the trust estate for payment thereof, with the right to take possession of such residential real property and reimburse itself from the income and principal of the trust estate.

ARTICLE III

RIGHTS AND LIABILITIES OF TRUSTOR AND TRUSTEE

3.01

Determination of Successor Trustee

3.011 Successor Trustee: Upon the death, resignation or inability of the Trustor to serve as Trustee, GLEN V. FRETER shall serve as successor Trustee. Upon the death, resignation or inability of GLEN V. FRETER to serve as Trustee, WELLS FARGO BANK N.A. shall serve as successor Trustee.

Upon the death, resignation or inability of any Trustee to serve as Trustee and to the extent that a successor is not appointed pursuant to the terms of this trust instrument, the Trustee may appoint its successor Trustee. Should a Trustee fail to so appoint its successor, a successor Trustee shall be appointed by a Court of competent jurisdiction upon petition of either the resigning Trustee or any party in interest of this trust.

3.012 During Lifetime of Trustor: During the lifetime of the Trustor, the Trustor may change the Trustee to any individual, including the Trustor, or any institutional Trustee authorized to do a trust business in the United States.

3.013 Upon Death of Trustor: Upon the death of the Trustor, and during the time until the respective beneficiary of a trust established hereunder attains eighteen (18) years of age, the person who is acting as guardian of the person of such beneficiary may change any institutional Trustee of the beneficiary's trust to any institutional Trustee authorized to do a trust business in the United States with a capital and surplus combined of not less than twenty-five million and 00/100 dollars (\$25,000,000.00). At such time as the beneficiary of a trust established hereunder attains eighteen (18) years of age, then such beneficiary may change any institutional Trustee of his or her respective trust to any institutional Trustee authorized to do a trust business in the United States with a capital and surplus combined of not less than twenty-five million and 00/100 dollars (\$25,000,000.00).

3.02 Resignation of Trustee

Any Trustee may resign at any time upon giving written notice to the Trustor, or upon the death of the Trustor, to all adult beneficiaries and to the guardian, conservator or other fiduciary of the person or estate of any minor or incompetent beneficiary, thirty (30) days before such resignation becomes effective. The resigning Trustee shall transfer and deliver to the successor Trustee the entire trust estate and shall thereupon be discharged as Trustee of this trust and shall have no further powers, discretions, rights, obligations or duties with regard to the trust estate.

3.03 Trustees Fees; Successor Liability; No Bond

No compensation shall be paid for the services of the Trustor while acting as Trustee. All other Trustees shall be entitled to fair, reasonable, and customary compensation from the trust estate for services rendered as Trustee. All successor Trustees shall be relieved of any and all liability for any acts or omissions of the predecessor Trustees in respect to administration of this trust. The Trustor directs that no individual while serving as Trustee shall be required to provide any bond or other security to insure the faithful performance of their duty as Trustee.

3.04 Veto Power

Before the Trustee may sell or otherwise dispose of assets or invest funds, the Trustee shall state by notice in writing delivered to the Trustor, or mailed to the Trustor's address last on file with the Trustee the action proposed. If the Trustor shall file with the Trustee written disapproval, the Trustee shall not take such action. If the Trustee shall not receive written disapproval within ten (10) days after such delivery or mailing, the Trustee shall be free to act regarding the proposed matter in such manner as the Trustee shall deem advisable. The Trustor, from time to time by written notice to the Trustee, may surrender the above mentioned right which shall remain effective until, by similar notice, it is resumed. Anything hereinabove to the contrary notwithstanding, the Trustor, while serving as Trustee, shall not be required to provide notice of any proposed action to himself, as Trustor.

3.05 Exoneration of Trustee

Whenever the Trustee is authorized or directed to exercise any power, judgment or discretion (whether or not the word "sole" shall precede the word "discretion"), or to take or

fail to take any action with respect to the trust estate ("Exercise of Discretion"), the Trustee shall be held harmless for the Trustee's Exercise of Discretion if the Trustee shall act in good faith, and the provisions of sections 16080 and 16081 of the California Probate Code shall not be applicable to the Exercise of Discretion. In the Trustee's Exercise of Discretion, the Trustee may disregard the rights of any beneficiary or group of beneficiaries, and may act in any manner the Trustee shall deem appropriate. The Trustor intends that any Exercise of Discretion shall not be subject to review by any court, provided that the Trustee shall act in good faith. Any determination made by the Trustee pursuant to the Trustee's Exercise of Discretion shall be binding upon all persons interested in any trust created hereunder. Reliance by the Trustee on an opinion of counsel conclusively shall be presumed to be acting in good faith, but the Exercise of Discretion without an opinion of counsel shall not be construed against the Trustee in determining whether the Trustee has acted in good faith. The Trustee shall be indemnified from the assets of the trust estate against any liability incurred by the Trustee as a result of the Exercise of Discretion. This paragraph shall not apply to the Exercise of Discretion by any Trustee who also is a beneficiary under this instrument or who is married to any beneficiary under this instrument.

ARTICLE IV

GENERATION-SKIPPING TAX

4.01 Allocation of Generation-Skipping Tax Exemption

Under the Internal Revenue Code of 1986, as amended (the "Code"), every individual during their lifetime, or their executor under their Will upon their death, has the power to allocate any portion of such individual's GST exemption under Section 2631(a) of the Code not used during their lifetime ("Unused GST Exemption") to any property as to which such individual is deemed to be the transferor, including any property transferred by such individual during life as to which an allocation was not made prior to such individual's death. The Trustor directs that in the event there is no executor appointed in his estate, the Trustee shall be deemed the "executor," as that term is defined in the Code, and the Trustee shall have the power to allocate the Trustor's Unused GST exemption.

4.02 Definitions of Exempt and Non-Exempt

The term "Exempt" refers to property or a trust that has an inclusion ratio of zero (0), or is exempt from the generation-skipping tax under the effective date legislation included in Section 1433(b)(2) of the Tax Reform Act of 1986. The term "Non-Exempt" refers to property or a trust which has an inclusion ratio greater than zero (0).

4.03 Division into Exempt and Non-Exempt Trusts

Anything herein to the contrary notwithstanding, if some or all of the Trustor's Unused GST Exemption is to be allocated to any trust created hereunder, following the death of the Trustor, unless the trust in question will have an inclusion ratio of zero (0), that trust shall be divided into two (2) separate trusts, so that one shall be Exempt and the other shall be Non-Exempt, with the Exempt trust receiving the minimum dollar amount necessary to give the Exempt trust an inclusion ratio of zero. Such separate trusts shall be held, administered and distributed in the same manner as the trust from which they were divided. The funding of the pecuniary amount of the Exempt trust may be satisfied in cash or in kind, in undivided interests, or partly in each. The pecuniary amount shall bear interest from the date specified under

4.08

General Power of Appointment Over Non-Exempt Trusts

Notwithstanding any provision above to the contrary, if a generation-skipping transfer tax would be payable upon the death of a beneficiary with respect to any Non-Exempt trusts but for the provisions of this paragraph 4.08, then upon the beneficiary's death, he or she may appoint all or any part of such Non-Exempt trusts, on any terms and conditions, either outright or in trust, and in any proportion, in favor of one or more of the beneficiary's creditors or the creditors of the beneficiary's estate, by a will or codicil specifically referring to and exercising this testamentary general power of appointment.

ARTICLE V

POWERS OF THE TRUSTEE

To carry out the purposes of this trust and subject to any additions or limitations stated elsewhere in this instrument, the Trustee is vested with the following powers with respect to the trust estate and any part of it, in addition to those powers now or hereafter conferred by law. The enumeration of certain powers of the Trustee shall not limit the Trustee's general powers, and the Trustee, subject to discharge of its fiduciary obligations, is vested with and shall have all the rights, powers and privileges which an absolute owner of the same property would have.

5.01 Power to Retain Property

To continue to hold any property, although not of a type or quality nor constituting a diversification considered proper for trust investment, including shares of the Trustee's own stock.

5.02 Power to Operate Business

To continue or participate in any business or other enterprise at the risk of the trust estate and to effect incorporation, dissolution or other changes in the form of organization of the business or enterprise.

5.03 Power of Sale, Exchange and Repair

To manage, control, grant options on, sell (for cash or on deferred payments), convey, exchange, partition, divide, subdivide, improve and repair trust property; and to create restrictions, easements and other servitudes, with or without consideration.

5.04 Power to Lease

To lease trust property for terms within or beyond the term of any trust created hereunder and for any purpose, including exploration for and removal of gas, oil and other minerals; and to enter into community oil leases, pooling and unitization agreements.

5.05 Power to Borrow

To borrow money for the benefit of the Trustor or for any trust purpose on such terms and conditions as the Trustee may deem proper; to obligate the trust estate for repayment; to pledge and encumber the trust estate or any of its property by mortgage; to guarantee the debts, (and to pledge and encumber the trust estate to secure such guarantees) of the Trustor; to

execute a deed or deeds of trust; to pledge or otherwise use such procedures to consummate the transaction as the Trustee may deem advisable.

5.06 Power to Insure

To carry, at the expense of the trust, insurance of such kinds and in such amounts as the Trustee deems advisable to protect the trust estate and the Trustee against any hazard.

5.07 Power to Commence and Defend Litigation

To commence or defend such litigation with respect to this trust or any property of the trust estate as the Trustee may deem advisable, at the expense of the trust.

5.08 Power to Compromise Claims

To compromise, arbitrate or otherwise adjust any claim or litigation against or in favor of this trust.

5.09 Power to Invest

To invest and reinvest the principal and income, if the Trustee may accumulate it, in every kind of property, real, personal or mixed, and every kind of investment, specifically including, but not by way of limitation, corporate obligations of every kind, the buying, selling and trading in securities of any nature, to buy, write and trade in options, and commodities of every nature and contracts for the future delivery of commodities of every nature on margin or otherwise and, in connection therewith, to borrow money and to pledge any and all stocks, bonds, securities, commodities, and contracts for the future delivery thereof, to make short sales, to maintain and operate security margin accounts with one or more brokers, investing in stocks, preferred or common, shares of investment trusts, investment companies and mutual funds, and mortgage participations, which men of prudence, discretion and intelligence acquire for their own account, and any common trust fund administered by the Trustee.

5.10 Power to Manage Securities

With respect to securities held in this trust, to have all the rights, powers and privileges of an owner, including, but not by way of limitation, the power to vote, give proxies and pay assessments; to participate in voting trusts, pooling agreements, foreclosures, reorganizations, consolidations, mergers, liquidations, sales and leases, and, incident to such participation, to deposit securities with and transfer title to any protective or other committee on such terms as the Trustee may deem advisable; and to exercise or sell stock subscription or conversion rights; provided, however, that any corporate Trustee may vote its own shares in the election of directors only in the manner determined and directed by the Trustor, during the Trustor's lifetime, or after the Trustor's death, by the beneficiary or a majority of the beneficiaries of this trust.

5.11 Power to Hold Property in Nominee

To hold securities or other property in its own name or in the name of its nominee, with or without disclosure of fiduciary relationship, the Trustee being responsible for the acts of any such nominee affecting such property.

5.12 Power to Advance Funds

To advance funds to this trust for any trust purpose, such advances with interest at current rates to be a first lien on and to be repaid out of principal or income; to reimburse itself from principal or income for any loss or expense incurred by reason of its ownership or holding of any property in this trust.

5.13 Power to Budget

To budget the estimated annual income and expenses of the trust in such manner as to equalize, as far as practicable, periodic income payments to the beneficiaries.

5.14 Power to Determine Principal and Income

Except as otherwise specifically provided in this trust instrument, the determination of all matters with respect to what is principal and income of the trust estate and the apportionment and allocation of receipts and expenses between these accounts shall be governed by the provisions of the Uniform Principal and Income Act of California from time to time existing. Any such matter not provided for either in this trust instrument or in the Uniform Principal and Income Act of California shall be determined by the Trustee, in the Trustee's discretion.

5.15 Power of Division and Distribution

In any case in which the Trustee is required, pursuant to the provisions of this trust, to divide any trust property into parts or shares for the purpose of distribution, or otherwise, the Trustee is authorized, in the Trustee's discretion, to make the division and distribution in undivided interests or in kind, or partly in money and partly in kind, at valuations determined by the Trustee. In making any division or partial or final distribution of the trust estate, the Trustee shall be under no obligation to make a pro-rata division, or to distribute the same assets to beneficiaries similarly situated, but rather, the Trustee may, in the Trustee's discretion, make a non pro-rata division between trusts or shares and non pro-rata distributions to such beneficiaries, as long as the respective assets allocated to separate trusts or shares, or distributed to such beneficiaries have equivalent or proportionate fair market value.

5.16 Power to Enter Transactions with Estate of Trustor

If the Trustee deems it necessary or advisable for the protection of the estate of the Trustor, or in the best interest of such estates or this trust and the beneficiaries thereof, the Trustee, in the Trustee's discretion, may with trust funds purchase any securities or other property at a fair value from the legal representatives of such estates and retain such property as part of the trust estate, and make secured or unsecured loans of trust funds, at the then current rate of interest to such legal representatives, without any liability for loss resulting to the trust estate by reason of any such purchase or loan.

5.17 Power to Enter Transactions Between Trusts

To loan or advance money, at the current rate of interest, from any trust hereunder to any other trust hereunder, to sell and purchase assets between any trusts hereunder, to make loans or borrow from, to purchase property or assets of any kind from, or sell to, or in any other manner deal with the personal representative of the Trustor, or between any trusts created hereunder, provided that any such transaction be for fair and adequate consideration.

5.18 Power to Lend

To lend money to any person or entity, including any trust created by this instrument. Monies may be lent to any trust beneficiary, interested party or third party in need provided that any such loan shall be adequately secured and shall bear a reasonable rate of interest.

5.19 Power to Withhold Payment if Conflicting Claims Arise

To withhold from distribution, in the Trustee's discretion, at the time for distribution of any property in this trust without the payment of interest, all or any part of the property, as long as the Trustee shall determine, in the Trustee's discretion, that such property may be subject to conflicting claims, to tax deficiencies, or to liabilities, contingent or otherwise, properly incurred in the administration of the trust estate.

5.20 Power to Employ Investment Counsel

To retain professional investment counsel regarding trust investments in property held by this trust. If such counsel is retained, the Trustee may abide by the decision of the counsel but shall not be held liable or otherwise surcharged for losses directly attributable to investments made on the advice of independent counsel. During the period independent counsel is retained by the Trustee, the Trustee shall not be required to conduct reviews of trust investments, and he shall not be required to take action in respect to trust investments unless he receives written instruction from the investment counsel.

5.21 Power to Employ Agents

To employ any custodian, attorney, accountant, corporate fiduciary, or any other agent or agents to assist the Trustee in the administration of this trust and to rely on the advice given by these agents. Reasonable compensation for all services performed by these agents shall be paid from the trust estate out of either income or principal as the Trustee, in the Trustee's discretion, shall determine, and shall not decrease the compensation to which the Trustee is entitled.

5.22 Power to Release Powers

The Trustee shall have the power to release or to restrict the scope of any power that the Trustee may hold in connection with this trust, whether said power is expressly granted in this instrument or implied by law. The Trustee shall exercise this power in a written instrument specifying the powers to be released or restricted and the nature of any such restriction. Any released power shall pass to and may be exercised by any successor.

5.23 Power to Invest in Life Insurance

The Trustee shall have the power to apply for, own, receive as a part of this trust, hold and/or pay premiums upon life insurance in any form and upon the life of any person or persons, as the Trustee may deem advisable. The Trustee is authorized to exercise all rights under such policies and no company issuing the same shall be required to determine the extent of the authority of the Trustee.

5.24 **Power to Determine Taxes**

The Trustee shall have the power, in the Trustee's discretion, to take any action and to make any elections to minimize the tax liabilities of this trust and its beneficiaries, and to allocate the benefits among the various beneficiaries, and to make adjustments in the rights of any beneficiaries, or between the income and principal accounts, to compensate for the consequence of any tax election or any investment or administrative decision that the Trustee believes has had the effect of directly or indirectly preferring one beneficiary or group of beneficiaries over others.

5.25 **Power to Make Distributions to Guardians**

To make payments to any beneficiary who is a minor or is under any other disability by making such payment for the beneficiary's account to the beneficiary's conservator, guardian of the person, custodian under the California Uniform Transfers to Minors Act, parent, or any other suitable adult with whom the beneficiary shall reside, or may be applied for the beneficiary's benefit. Sums may be paid directly to minor beneficiaries who, in the Trustee's judgment, have attained sufficient age and discretion to render it probable that such sums will be properly expended. No bond or other security shall be required of any such payee.

No distribution under this instrument to or for the benefit of a minor beneficiary shall discharge the legal obligation of the beneficiary's parents to support him or her in accordance with the laws of the state of the parents' domicile from time to time, unless a court of competent jurisdiction determines that this distribution is necessary for the minor's support, health or education.

5.26 **Power to Appoint a Third Party to Act on Behalf of Trustee**

Any Trustee hereof is empowered to grant to a third party or parties the Trustee's power of attorney to act to bind this trust on the Trustee's behalf as Trustee of this instrument.

5.27 **Power to Create Qualified S Trusts**

The Trustee may hold in one or more separate trusts the stock of any corporation which has elected to be taxed as an S corporation for purposes of federal income taxation if the Trustee deems such action necessary or desirable in order to preserve such election; and with respect to any such separate trust, (a) to distribute all of the net income therefrom to the then current income beneficiary thereof, or if there is no current income beneficiary, to the individuals then eligible to receive payments from the trust estate, or, if such individual is a minor, to the guardian or custodian of such minor, (b) to distribute any or all of such stock outright to the then current income beneficiary of such trust, or if there is no current income beneficiary, to the individuals then eligible to receive payments from the trust estate, or, if such individual is a minor, to the guardian or custodian of such minor, and (c) to file such elections and take such further action as may be necessary to qualify any such separate trust as a "qualified subchapter S trust" as defined in Section 1361(d)(3) of the Code. The Trustee shall have no liability whatsoever to any beneficiary hereunder as a result of either creating or not creating separate trusts under this paragraph.

5.28 **Powers Relating to Distribution of Trust Property**

Upon any division or partial or final distribution of the trust estate, the Trustee may, in the Trustee's discretion, make the division or distribution in cash or in kind or partly in

each, and for this purpose to sell such property on such terms and conditions as the Trustee may deem necessary to make such division or distribution.

Whenever the Trustee is directed to make a distribution of any of the trust estate or a division of the trust estate into separate trusts or shares on the death of a Trustor, the Trustee may, in the Trustee's discretion, defer such distribution or division until six (6) months after the Trustor's death. When the Trustee defers distribution or division of the trust estate, the deferred division or distribution shall be made as if it had taken place at the time prescribed in this document in the absence of this paragraph, and all rights given to the beneficiaries of the trust estate under other provisions of this document shall be deemed to have accrued and vested as of such prescribed time.

ARTICLE VI

LIFE INSURANCE

6.01 Trustee's Duties

With respect to life insurance policies not owned by the Trustee, the Trustee shall be under no duty to pay premiums, assessments or any other charge upon any of such policies, to keep itself informed with respect to the payment thereof or to take any other action to keep such policies in force. If any life insurance policy is delivered to the Trustee, the Trustee shall hold such policy subject to the written order of the Trustor without obligation during the lifetime of the insured other than the safekeeping of such policies.

6.02 Rights Reserved by Trustor

Until the death of the insured, the Trustor, in accordance with the Trustor's rights apart from this instrument, shall have all the rights of ownership in the life insurance policies made payable to the Trustee, including, but not limited to, the right to sell, assign or hypothecate any life insurance policy; to change the beneficiary under and to exercise any option or privilege granted by any life insurance policy; to borrow any sum in accordance with the provisions of any life insurance policy, and to receive all payments, dividends, surrender values, benefits or privileges of any kind which may accrue on account of any life insurance policy during the lifetime of the insured, without the consent or approval of the Trustee.

6.03 Policies Owned by Trustee

With respect to any life insurance policy owned by the Trustee, the Trustee may pay premiums, assessments or any other charge upon such life insurance policy in order to keep it in force, and shall have all the rights of ownership in such policy.

6.04 Collection of Proceeds

Upon receipt by the Trustee of actual notice of the death of an insured, the Trustee shall collect all sums payable to the Trustee as beneficiary of any life insurance policy. The Trustee shall be under no duty to seek reimbursement from any source for any deduction from or charge against the proceeds of any life insurance policy on account of any indebtedness secured by such policy. The Trustee shall have the power to execute and deliver receipts and other instruments, to compromise, arbitrate or otherwise adjust any claims arising out of any life insurance policy, and to take such action as may, in the Trustee's discretion, be necessary and

7.12 Distribution by Representation

Whenever this instrument directs that distribution be made to then-living issue by right of representation, distribution shall be made in as many equal shares as there are living members of the nearest generation of issue then living and deceased members of that generation who leave issue then living; and each living member of the nearest generation of issue then living shall receive one (1) share, and the share of each deceased member of that generation who leaves issue then living shall be divided in the same manner among his or her then-living issue.

7.13 Severability

If any provision of this instrument is unenforceable, the remaining provisions shall nevertheless be carried into effect.

7.14 Presumption of Competency

All rights granted to any person by any provision of this trust may be exercised by such person at any time during his or her lifetime and competency, and unless otherwise specifically provided herein to the contrary, it shall be conclusively presumed that each such person is competent unless he or she shall have been declared incompetent by a court having jurisdiction to determine such incompetency.

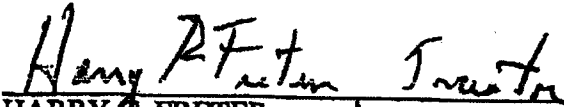
7.15 Number and Gender. Headings

As used in this instrument, the masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others whenever the context so indicates. The headings in this instrument are inserted for convenience of reference and are not to be considered in construction hereof.

7.16 Governing Law

This trust has been accepted by the Trustee in the State of California and, unless otherwise provided in this instrument, its validity, construction and all rights under it shall be governed by the laws of that State. This paragraph shall apply regardless of any change of residence of the Trustee or any beneficiary, or the appointment or substitution of a Trustee residing or doing business in another State. The appropriate Superior Court of the State of California shall have jurisdiction for all the purposes set forth in Section 17200 of the California Probate Code.

EXECUTED IN DUPLICATE at San Diego, California, on February 21, 2014.


HARRY G. FRETTER,
Trustor

I certify that I have read the foregoing Fourth Amendment to the Harry G. Freter Trust. I accept the Fourth Amendment to the Harry G. Freter Trust in all particulars and agree to be bound thereby.

Harry G. Freter, Trustee
HARRY G. FRETER,
Trustee

APPROVED:

[Signature]
Lisa A. Samuth
WEITZEN, PHILLIPS & WEINBERG LLP
Attorney for Trustor

12730 High Bluff Drive
Suite 200
San Diego, CA 92130
(858) 793-0300

STATE OF CALIFORNIA)
) S.S.
COUNTY OF SAN DIEGO

On February 21, 2014, before me, Carole E. Ahmadi, a Notary Public, personally appeared HARRY G. FRETER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(S E A L)

Carole E. Ahmadi
Notary Public



STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE
RIVERSIDE, CALIFORNIA

3052015071264

CERTIFICATE OF DEATH

3201533004209

STATE FILE NUMBER 3052015071264		LOCAL REGISTRATION NUMBER 3201533004209	
1. NAME OF DECEDENT - FIRST (Given) HARRY		2. MIDDLE GLENN	3. LAST (Family) FRETER
AKA ALSO KNOWN AS - Include Mr AKA, FIRST, MIDDLE, LAST			
4. DATE OF BIRTH mm/dd/yyyy 07/26/1929		5. AGE Yrs 85	6. SEX M
7. DATE OF DEATH mm/dd/yyyy 04/07/2015	8. HOUR (24 Hour) 2350	9. MARRIAGE STATUS (at time of death) DIVORCED	
10. SOCIAL SECURITY NUMBER 564-32-8851	11. EVER IN U.S. ARMED FORCES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	12. EDUCATION - Highest Level/Degree (see worksheet on back) BACHELOR	
13. WAS DECEDENT HISPANIC/LATINO/SPANISH? (if yes, see worksheet on back) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	14. DECEDENT'S RACE - (Up to 3 races may be listed (see worksheet on back)) WHITE	15. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED MECHANIC	
16. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, real construction, employment agency, etc.) AUTOMOTIVE		17. YEARS IN OCCUPATION 3	
20. DECEDENT'S RESIDENCE (Street and number, or location) 4747 OAK CREST SPC #18			
21. CITY FALLBROOK	22. COUNTY/PROVINCE SAN DIEGO	23. ZIP CODE 92028	24. YEARS IN COUNTY 60
25. STATE/FOREIGN COUNTRY CA	26. INFORMANT'S NAME, RELATIONSHIP GLENN FRETER, SON		
27. INFORMANT'S MAILING ADDRESS (Street and number or rural route number, city or town, state and zip) P.O. BOX 9585, RANCHO SANTA FE, CA 92067			
28. NAME OF SURVIVING SPOUSE/SRDP - FIRST	29. MIDDLE	30. LAST (BIRTH NAME)	
31. NAME OF FATHER/PARENT - FIRST HARRY	32. MIDDLE ERNEST	33. LAST NORDGREN	34. BIRTH STATE IL
35. NAME OF MOTHER/PARENT - FIRST ALICE	36. MIDDLE LOUISE	37. LAST (BIRTH NAME) FRETER	38. BIRTH STATE IL
39. DISPOSITION DATE mm/dd/yyyy 04/10/2015	40. PLACE OF FINAL DISPOSITION AT SEA OFF THE COAST OF SAN DIEGO COUNTY		
41. TYPE OF DISPOSITION(S) CR/SEA	42. SIGNATURE OF EMBALMER NOT EMBALMED	43. LICENSE NUMBER	
44. NAME OF FUNERAL ESTABLISHMENT TRIDENT SOCIETY	45. LICENSE NUMBER FD1921	46. SIGNATURE OF LOCAL REGISTRAR CAMERON KAISER, MD	47. DATE mm/dd/yyyy 04/09/2015
101. PLACE OF DEATH TEMECULA VALLEY HOSPITAL	102. IF HOSPITAL, SPECIFY ONE <input checked="" type="checkbox"/> IP <input type="checkbox"/> ESNOP <input type="checkbox"/> DDA	103. IF OTHER THAN HOSPITAL, SPECIFY ONE <input type="checkbox"/> Hospice <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other	
104. COUNTY RIVERSIDE	105. FACILITY ADDRESS OR (LOCATION) WHERE FOUND (Street and number, or location) 31700 TEMECULA PARKWAY	106. CITY TEMECULA	
107. CAUSE OF DEATH IMMEDIATE CAUSE (Final disease or condition resulting in death) ACUTE STROKE Sequentially list conditions, if any, leading to cause on Line A. Enter UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST SEPSIS PNEUMONIA	108. DEATH REPORTED TO CORONER? (A) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO DAYS	109. BOPSY PERFORMED? (B) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO DAYS	110. AUTOPSY PERFORMED? (C) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO DAYS
111. USED IN DETERMINING CAUSE? (D) <input type="checkbox"/> YES <input type="checkbox"/> NO	112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 ACUTE RENAL FAILURE, ACUTE TUBULAR NECROSIS		
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date) NO	114. IF FEMALE, PREGNANT IN LAST YEAR? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK		
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED Decedent Absent Since _____ Decedent Last Seen Alive _____ (M) mm/dd/yyyy (R) mm/dd/yyyy	115. SIGNATURE AND TITLE OF CERTIFIER MELAKU TAYE BIRHANIE M.D.	116. LICENSE NUMBER A122966	117. DATE mm/dd/yyyy 04/09/2015
118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE MELAKU TAYE BIRHANIE M.D.	119. I CERTIFY THAT IN ANY COMMON DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined		
120. INJURED AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	121. INJURY DATE mm/dd/yyyy	122. HOUR (24 Hour)	
123. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)			
124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)			
125. LOCATION OF INJURY (Street and number, or location, and city, and zip)			
126. SIGNATURE OF CORONER / DEPUTY CORONER	127. DATE mm/dd/yyyy	128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER	
STATE REGISTRAR	A	B	C
D	E	FAX AUTH.#	CENSUS TRACT

CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS

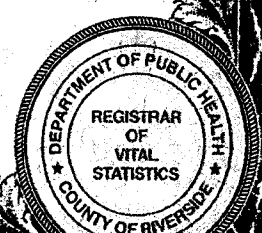
This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, Department of Health.



DATE ISSUED **May 12, 2015** 1/2

Cameron Kaiser
Dr. Cameron Kaiser, M.D. - Health Officer
RIVERSIDE COUNTY, CALIFORNIA

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

AFFIDAVIT TO AMEND A RECORD
 NO ERASURES, WHITEOUTS, PHOTOCOPIES,
 OR ALTERATIONS

STATE FILE NUMBER
 3052015071264

LOCAL REGISTRATION NUMBER
 3201533004209

1.1 BIRTH DEATH FETAL DEATH

TYPE OR PRINT CLEARLY IN BLACK INK ONLY - THIS AMENDMENT BECOMES AN ACTUAL PART OF THE OFFICIAL RECORD

PART I INFORMATION TO LOCATE RECORD

INFORMATION AS IT APPEARS ON ORIGINAL RECORD	1A. NAME—FIRST HARRY	1B. MIDDLE GLENN	1C. LAST FRETER	
	2. SEX M	3. DATE OF EVENT—MM/DD/CCYY 04/07/2015	4. CITY OF EVENT TEMECULA	5. COUNTY OF EVENT RIVERSIDE
	6. FULL NAME OF FATHER/PARENT AS STATED ON ORIGINAL RECORD HARRY ERNEST NORDGREN		7. FULL NAME OF MOTHER/PARENT AS STATED ON ORIGINAL RECORD ALICE LOUISE FRETER	

PART II STATEMENT OF CORRECTIONS TO BIRTH, DEATH, OR FETAL DEATH RECORD

8. ITEM NUMBER TO BE CORRECTED	9. INCORRECT INFORMATION THAT APPEARS ON ORIGINAL RECORD	10. CORRECTED INFORMATION AS IT SHOULD APPEAR
2	GLENN	GLEN

REASON FOR CORRECTION
 11. MIDDLE NAME IS INCORRECT

AFFIDAVITS AND SIGNATURES TWO PERSONS MUST SIGN THIS FORM TO CORRECT A BIRTH, DEATH, OR FETAL DEATH RECORD	We, the undersigned, hereby certify under penalty of perjury that we have personal knowledge of the above facts and that the information given above is true and correct.		
	12A. SIGNATURE OF FIRST PERSON DALE ROBLE	12B. PRINTED NAME DALE ROBLE	12C. TITLE/RELATIONSHIP TO PERSON IN PART I ARRANGEMENT COUNSELOR
	12D. ADDRESS (STREET AND NUMBER, CITY, STATE, ZIP) 9242 MIRAMAR RD #37, SAN DIEGO, CA 92126	12E. DATE SIGNED—MM/DD/CCYY 05/06/2015	
	13A. SIGNATURE OF SECOND PERSON ERICA VILLALPANDO	13B. PRINTED NAME ERICA VILLALPANDO	13C. TITLE/RELATIONSHIP TO PERSON IN PART I ARRANGEMENT COUNSELOR
	13D. ADDRESS (STREET AND NUMBER, CITY, STATE, ZIP) 9242 MIRAMAR ROAD #37, SAN DIEGO, CA 92126	13E. DATE SIGNED—MM/DD/CCYY 05/07/2015	
STATE/LOCAL REGISTRAR USE ONLY	14. OFFICE OF VITAL RECORDS OR LOCAL REGISTRAR STATE REGISTRAR - OFFICE OF VITAL RECORDS	15. DATE ACCEPTED FOR REGISTRATION 05/08/2015	

STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC HEALTH, OFFICE OF VITAL RECORDS

020101002833465

FORM VS 24a (REV. 1/08)

1.1

CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA }
 COUNTY OF RIVERSIDE } SS

This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, Department of Health.

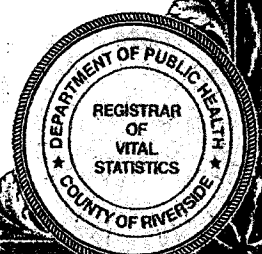


DATE ISSUED **May 12, 2015** 2/2

C. Cameron Kaiser, M.D., Health Officer
 RIVERSIDE COUNTY, CALIFORNIA

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



ATTACHMENT A

Consent to Bill of Sale

Port-a-Port Space No. 26

(Behind this Page)

MAY 17 2016 3-10

CONSENT TO BILL OF SALE

The County of Riverside, a political subdivision of the State of California (County) hereby consents to the attached Bill of Sale, dated December 28, by and between Glen V. Freter, Trustee of the Harry G. Freter Trust dated July 1, 1994, (Harry G. Freter, deceased) (as "Seller") and Joseph Fan, an individual (as "Buyer") relating to the sale of the Port-a-Port aircraft storage hangar known as Space No. 26, located at French Valley Airport, Murrieta, California. A copy of the Bill of Sale is attached hereto as Exhibit "A".

By consenting to the Bill of Sale, the County neither undertakes nor assumes nor will have any responsibility or duty to Joseph Fan, or to any third party to review, inspect, supervise, pass judgment upon or inform Joseph Fan or any third party of any matter in connection with subject aircraft storage hangar, whether regarding the quality or adequacy or suitability of the subject aircraft storage hangar for Joseph Fan's proposed use or otherwise. Joseph Fan and all third parties shall rely upon its or their own judgment regarding such matters. The County makes no representations, express or implied, with respect to the legality, fitness, or desirability of the subject aircraft storage hangar for Joseph Fan's intended use.

IN WITNESS WHEREOF, the County has caused its duly authorized representative to execute this Consent to Bill of Sale as of the date set forth below.

Date: MAY 17 2016

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

By: John J. Benoit
John J. Benoit, Chairman
Board of Supervisors

ATTEST:
KECIA IHEM-HARPER
Clerk of the Board

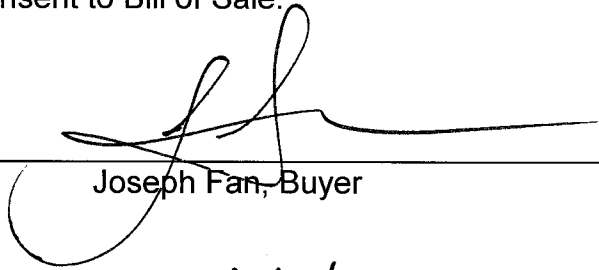
By: [Signature]
Deputy

APPROVED AS TO FORM
GREGORY P. PRIAMOS, County Counsel

By: Shaila R. Brown
Shaila R. Brown,
Deputy County Counsel

Joseph Fan, an individual, hereby acknowledges and consent to all of the terms set forth in this Consent to Bill of Sale.

By: _____

A handwritten signature in black ink, appearing to be 'J. Fan', written over a horizontal line.

Joseph Fan, Buyer

Dated: _____

1/6/16

ATTACHMENT B

Bill of Sale

Port-a-Port Space No. 26

(Behind this Page)

Bill of Sale

BE IT KNOWN, that for payment in the sum of \$24,000 the full receipt of which is acknowledged, the undersigned Glen V Freter, Trustee of the Harry G Freter Trust dated July 1, 1994 (Seller) hereby sells and transfers to Joseph Fan (Buyer), the following:

Hanger #26	Location: French Valley Airport
Make: Port A Port I	Airport Address: 37600 Sky Canyon Dr, Murrieta, CA 92562

The sale is subject to the following conditions and representations:

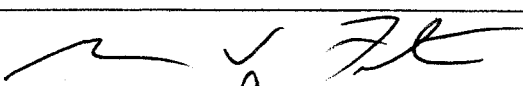
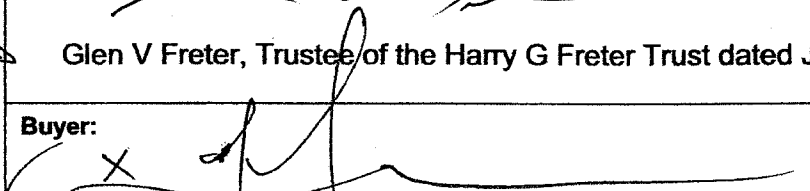
Seller agrees to work with the French Valley Airport Authority and Buyer to transfer the underlying lease for Hanger #26 to Buyer.

Buyer and Seller acknowledge that Hanger #26 is currently rented by Buyer and that upon execution of this agreement the rental relationship will be terminated.

Buyer understands and agrees that personal property taxes due for any period post December 31, 2015 will be the responsibility of Buyer.

Seller warrants to Buyer that Seller has good and marketable title to said hanger, full authority to sell and transfer said hanger, and that said hanger is sold free of all liens, encumbrances, liabilities, and adverse claims of every nature and description whatsoever.

Seller has no knowledge of any hidden defects in and to the hanger, and believes to the best of the Seller's knowledge that the hanger being sold is in good condition. Said hanger is otherwise sold in "as is" condition and where currently located.

Date signed: 12-28-15
Seller:  Glen V Freter, Trustee of the Harry G Freter Trust dated July 1, 1994
Buyer: 

ATTACHMENT C

Consent to Assignment of Lease

Port-a-Port Space No. 26

(Behind this Page)

CONSENT TO ASSIGNMENT OF LEASE

Glen V. Freter, Trustee of the Harry G. Freter Trust, dated July 1, 1994 (Harry G. Freter, deceased), (as "Assignor") and Joseph Fan, an individual (as "Assignee") executed that certain Assignment dated January 6, 2016 ("Assignment"), whereby Assignor transferred and assigned to Assignee all of Assignor's rights, title, interest and obligations ("Rights and Obligations") under that certain Lease (Port-a-Port T-Hangar for Aircraft Storage) executed by the County of Riverside, a political subdivision of the State of California ("County") dated December 18, 1990, as amended by that certain First Amendment to Lease French Valley Airport executed by the County (as lessor) and Harry G. Freter (as lessee) dated September 14, 2004 (collectively, the "Lease"). The Lease pertains to that certain real property located within French Valley Airport located in Murrieta, California and consists of approximately 1,092 square feet of land identified as Port-a-Port Space No. 26, as more particularly depicted in Exhibit A to the Lease.

In reliance upon the assumption by Assignee of all Rights and Obligations under the Lease pursuant to the Assignment, the County does hereby ratify and consent to the assignment of the Rights and Obligations by Assignor to Assignee and Assignee's assumption thereof. Consent hereof by the County shall not be construed to relieve or release Assignor from its duty to comply with any obligations under the lease.

Date: MAY 17 2016

LESSOR
COUNTY OF RIVERSIDE

By: John J. Benoit
John J. Benoit, Chairman
Board of Supervisors

ATTEST:
KECIA IHEM-HARPER
Clerk of the Board

By: Kecia Ihem-Harper
Deputy

APPROVED AS TO FORM
GREGORY P. PRIAMOS, County Counsel

By: Jhaila R. Brown
Jhaila R. Brown
Deputy County Counsel

(SEAL)

ATTACHMENT D

Assignment of Lease

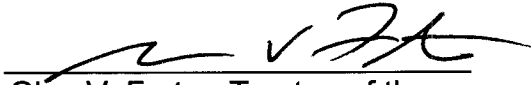
Port-a-Port Space No. 26

(Behind this Page)

ASSIGNMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned, Glen V. Freter, Trustee of the Harry G. Freter Trust dated July 1, 1994 (Harry G. Freter, deceased) hereby transfers and assigns to Joseph Fan, all rights, title and interest of the undersigned under that certain Lease between the County of Riverside and Harry Freter dated December 19, 1990, and as amended September 14, 2004, pertaining to the premises described as 1,092 Square Feet of land known as Port-a-Port Space No. 26 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: 1/4/16

By: 
Glen V. Freter, Trustee of the
Harry G. Freter Trust dated July 1, 1994
(Harry G. Freter, deceased)

ACCEPTANCE AND AGREEMENT

The undersigned, Joseph Fan, 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: _____

By: _____
Joseph Fan

ASSIGNMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned, Glen V. Freter, Trustee of the Harry G. Freter Trust dated July 1, 1994 (Harry G. Freter, deceased) hereby transfers and assigns to Joseph Fan, all rights, title and interest of the undersigned under that certain Lease between the County of Riverside and Harry Freter dated December 19, 1990, and as amended September 14, 2004, pertaining to the premises described as 1,092 Square Feet of land known as Port-a-Port Space No. 26 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.

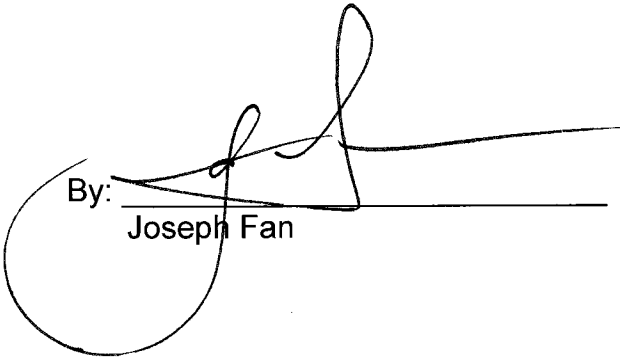
Dated: _____

By: _____
Glen V. Freter, Trustee of the
Harry G. Freter Trust dated July 1, 1994
(Harry G. Freter, deceased)

ACCEPTANCE AND AGREEMENT

The undersigned, Joseph Fan, 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: 1/6/06

By: 
Joseph Fan

PP# 26

924



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

FROM: Economic Development Agency

SUBMITTAL DATE:
July 23, 2004

SUBJECT: First Amendment to Lease between the County of Riverside and various Port-A-Port Owners at French Valley Airport, Third District

RECOMMENDED MOTION: That the Board of Supervisors: 1) Approve the First Amendments to Lease, and 2) Authorize the Chairman to execute the First Amendment to Lease for the following Leases at French Valley: (CONTINUED ON PAGE 2)

BACKGROUND: The Economic Development Agency has received First Amendments to Lease from Donald Besancon, William D. Blair, Thomas J. Bruther, Frank Davis, Jan DeJulio, Lowell W. Dexter, Joe Diorio, Harry Freter, Kathleen Hamilton, Douglas Jardine, Richard Kimball, Al Mackie, MDS Alarms and Aerotrack, Inc., PCH Ruby, Inc., Remy Madiaraga, Eion McDowell, James L. Neeley, Bart Phillips, Verne Poole and Kristine Poole, Phil Roy, Kenneth Rauton, Richard Weiner, Kathleen Wirtz.

The First Amendment to Lease extends the term of the Lease from December 31, 2010 to December 31, 2020, provides an option to extend the term for an additional ten years, imposes requirements for providing aircraft identification numbers, provides for the payment of a 10% penalty for delinquent rent, provides for adjusting rent by appraisal in the year 2010 and brings insurance requirements in compliance with current County standards. The Economic Development Agency's Aviation Division Staff recommends approval of the First Amendments to Lease. County Counsel has approved the documents as to form.

Bradley J. Hudson

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Bradley J. Hudson
Assistant County Executive Officer/EDA

FINANCIAL DATA	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:	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
FORM APPROVED COUNTY COUNSEL

County Executive Office Signature *Bronda King*
AUG 18 2004
Gordon V. Ubo

- Policy
- Consent
- Dept'l Recomm
- Per Exec. Ofc

Prev. Agn. Ref.: Dec 18, 1990 3.49 | District: 3rd | Agenda Number:

3.18

First Amendment to Lease
County of Riverside and Various Port-A-Port Owners at French Valley Airport
Page 2 of 4
July 23, 2004

(RECOMMENDED MOTION: CONTINUED)

(NOTE: The following leases were approved by the Riverside County Board of Supervisors on December 18, 1990.)

- 1) First Amendment to Lease between the County of Riverside and Plant Equipment, Incorporated, for 826 square feet of improved land at French Valley Airport commonly known as Space #01, Lessee Remy Madiaraga successor in interest to Plant Equipment, Incorporated.
- 2) First Amendment to Lease between the County of Riverside and John Gallagher for 826 square feet of improved land at French Valley Airport commonly known as Space #2, Lessee Richard Kimball successor in interest to John Gallagher.
- 3) First Amendment to Lease between the County of Riverside and Chuck Minert for 826 square feet of improved land at French Valley Airport commonly known as Space #03, Lessee MDS Alarms, a Sole Proprietorship and Aerotrack, Inc., a California corporation, successors in interest to Chuck Minert.
- 4) First Amendment to Lease between the County of Riverside and James L. Neeley for 1,092 square feet of land at French Valley Airport, County of Riverside, State of California and commonly known as space #4.
- 5) First Amendment to Lease between the County of Riverside and George Hugh Savord or Melanie J. Savord for 1,092 square feet of improved land at French Valley Airport commonly known as Space #05, Bart Phillips successor in interest to George Hugh Savord or Melanie J. Savord.
6. First Amendment to Lease between the County of Riverside and Gordon Hood approved for 1,092 square feet of improved land at French Valley Airport commonly known as Space #06, Richard Kimball successor in interest to Gordon Hood.
7. First Amendment to Lease between the County of Riverside and Ralph Daily for 1,092 square feet of improved land at French Valley Airport commonly known as Space #07, Joe Diorio successor in interest to Ralph Daily.
8. First Amendment to Lease between the County of Riverside and Reisung Enterprises, Inc., a California corporation, for 1,092 square feet of improved land at French Valley Airport commonly known as Space #8, Thomas J. Bruther successor in interest to Reisung Enterprises, Inc.
9. First Amendment to Lease between the County of Riverside and Raymond Polizzi, for 1,092 square feet of improved land at French Valley Airport commonly known as Space #09, Richard Weiner successor in interest to Raymond Polizzi.
10. First Amendment to Lease between the County of Riverside and Al Harriman for 1,092 square feet of improved land at French Valley Airport commonly known as Space #10, Donald Besancon successor in interest to Al Harriman.
11. First Amendment to Lease between the County of Riverside and P.C.H. Ruby, Inc., a California corporation, for 1,092 square feet of improved land at French Valley Airport, commonly known as space #11.
12. First Amendment to Lease between the County of Riverside and James L. Neeley, for 1,092 square feet of land, commonly known as space #12.
13. First Amendment to Lease between the County of Riverside and P.C.H. Ruby, Inc., a California corporation, for 1,092 square feet of improved land at French Valley Airport, commonly known as space #13.

First Amendment to Lease

County of Riverside and Various Port-A-Port Owners at French Valley Airport

Page 3 of 4

July 23, 2004

14. First Amendment to Lease between the County of Riverside and Del Sol Corporation for 1,092 square feet of improved land at French Valley Airport commonly known as Space # 14, Al Mackie successor in interest to Del Sol Corporation.
15. First Amendment to Lease between the County of Riverside and Frank Davis for 1,092 square feet of land at French Valley Airport commonly known as space # 15.
16. First Amendment to Lease between the County of Riverside and John Merry and Catherine Merry for 1,092 square feet of improved land at French Valley Airport commonly known as Space # 16, Kenneth Rauton successor in interest to John Merry and Catherine Merry.
17. First Amendment to Lease between the County of Riverside and Chuck Minert for 1,092 square feet of improved land at French Valley Airport commonly known as Space #17, Joe Diorio successor in interest to Chuck Minert.
18. First Amendment to Lease between the County of Riverside and William R. Hasvold for 1,092 square feet of improved land at French Valley Airport commonly known as Space #18, Jan De Julio successor in interest to William R. Hasvold.
19. First Amendment to Lease between the County of Riverside and Donald Chaption for 1,092 square feet of improved land at French Valley Airport, commonly known as Space #19, Verne Poole and Kristine Poole successors in interest to Donald Chaption.
20. First Amendment to Lease between the County of Riverside and Lowell W. Dexter for 1,092 square feet of land at French Valley Airport, commonly known as space #20.
21. First Amendment to Lease between the County of Riverside and Lowell W. Dexter for 1,092 square feet of land at French Valley Airport, commonly known as space #21
22. First Amendment to Lease between the County of Riverside and Douglas Kulberg for 1,089 square feet of improved land at French Valley Airport, commonly known as Space #22, P.C.H. Ruby, Inc. successor in interest to Douglas Kulberg.
23. First Amendment to Lease between the County of Riverside and Douglas Kulberg for 1,092 square feet of improved land at French Valley Airport, commonly known as Space #23, Al Mackie successor in interest to Douglas Kulberg.
24. First Amendment to Lease between the County of Riverside and Harold Wertz for 1,092 square feet of improved land at French Valley Airport, commonly known as Space #24, Kathleen Wertz successor in interest to Harold Wertz
25. First Amendment to Lease between the County of Riverside and Harry Freter for 1,092 square feet of land at French Valley Airport, commonly known as Space #25.
26. First Amendment to Lease between the County of Riverside and Harry Freter for 1,092 square feet of land at French Valley Airport, commonly known as Space #26.
27. First Amendment to Lease between the County of Riverside and Kelly O'Neil for 1,092 square feet of improved land at French Valley Airport, commonly known as Space #27, Kathleen Hamilton successor in interest to Kelly O'Neil.

28. First Amendment to Lease between the County of Riverside and Harry Freter for 1,092 square feet of land at French Valley Airport, commonly known as Space #28.
29. First Amendment to Lease between the County of Riverside and Harry Freter for 1,092 square feet of land at French Valley Airport, commonly known as Space #29.
30. First Amendment to Lease between the County of Riverside and Harry Freter for 1,092 square feet of land at French Valley Airport, commonly known as Space #30.
31. First Amendment to Lease between the County of Riverside and Harry Fretter for 1,549 square feet of improved land at French Valley Airport, commonly known as Space # 31, Douglas Jardine successor in interest to Harry Fretter.
32. First Amendment to Lease between the County of Riverside and Harry Fretter for 1,544 square feet of improved land at French Valley Airport commonly known as Space # 32, Jan De Julio successor in interest to Harry Fretter.
33. First Amendment to Lease between the County of Riverside and Bill Durenberger for 1,439 square feet of improved land at French Valley Airport, commonly known as Space # 33, Richard Kimball successor in interest to Bill Durenberger.
34. First Amendment to Lease between the County of Riverside and Plant Equipment, Incorporated for 2,060 square feet of improved land at French Valley Airport, commonly known as Space # 34, Phil Roy successor in interest to Plant Equipment, Incorporated.
35. First Amendment to Lease between the County of Riverside and William D. Blair for 826 square feet of land at French Valley Airport, commonly known as Space #35.
36. First Amendment to Lease between the County of Riverside and Eion McDowell for 1,092 square feet of land at French Valley Airport, commonly known as Space #36.

1 FIRST AMENDMENT TO LEASE
2 FRENCH VALLEY AIRPORT
3

4 The COUNTY OF RIVERSIDE, herein called County, and Harry Freter, herein
5 called Lessee, hereby agree to amend the Lease between the County of Riverside
6 and Harry Freter approved by the Board of Supervisors of the County of Riverside on
7 December 18, 1990 for 1,092 square feet of land, commonly known as Space #26, at
8 French Valley Airport, County of Riverside, State of California, attached hereto as
9 Exhibit A as follows:

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

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

13 Model: NO AIRCRAFT

14 Identification Number: _____

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

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

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

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

1 FIRST AMENDMENT TO LEASE
2 FRENCH VALLEY AIRPORT
3

4 The COUNTY OF RIVERSIDE, herein called County, and Harry Freter, herein
5 called Lessee, hereby agree to amend the Lease between the County of Riverside
6 and Harry Freter approved by the Board of Supervisors of the County of Riverside on
7 December 18, 1990 for 1,092 square feet of land, commonly known as Space #25, at
8 French Valley Airport, County of Riverside, State of California, attached hereto as
9 Exhibit A as follows:

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

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

13 Model: _____

14 Identification Number: _____

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

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

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

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

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

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

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

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

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

24 5. Basic Rental Adjustment

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

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

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

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

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

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

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

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

28 ///

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

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

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

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

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

26 Lessee shall defend at its sole cost and expense, all costs and
27 fees including but not limited to attorney fees, cost of investigation, defense and
28 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: _____

LESSEE

Harry Freter

7
8
9 By: _____

By: Harry Freter

10
11 Date: SEP 14 2004

LESSOR

COUNTY OR RIVERSIDE

12
13
14 By: Joseph Wilson
15 Chairman, Board of Supervisors

16
17 ATTEST:
NANCY ROMERO, Clerk of the Board

FORM APPROVED
WILLIAM C. KATZENSTEIN, County Counsel

18
19 By: Corinne Duff
20 Deputy

By: Gordon V. Woo 8/17/04
Deputy

(SEAL)

EXHIBIT A: Lease

F:\Shared\EDCOM\AIRPORTS\FRVALLEY\Port A Ports\FIRST AMENDMENTS\IPAP #26 Freter 1st AMD mar 2504.DOC

ASSIGNMENT

I, HARRY G. FRETER, hereby convey, assign and transfer all my right, title and interest in and to all of my seven (7) aircraft hangers located at Murietta, California, to HARRY G. FRETER, Trustee, U.T.D. July 1, 1994.

EXECUTED at San Diego, California, on May 1, 1996.

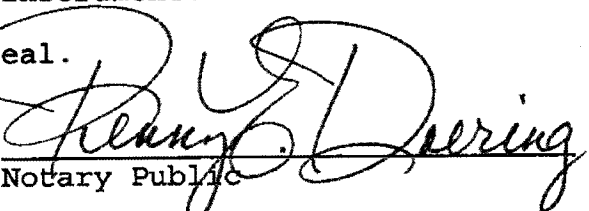


HARRY G. FRETER

STATE OF CALIFORNIA)
) S.S.
COUNTY OF SAN DIEGO)

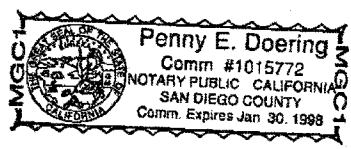
On May 1, 1996, before me, Penny E. Doering, a Notary Public in and for said County and State, personally appeared HARRY G. FRETER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public

(S E A L)



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

The COUNTY OF RIVERSIDE, herein called County, leases to Harry Freter, 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. 26, 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 \$ 174.00 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

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

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

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

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

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

16 6. Improvements.

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

28 (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
29 Port-a-Port T-Hangars; provided, however, that crank case
30 drainages and other liquids shall be removed from the airport
31 premises.

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

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

42 13. Compliance with Government Regulations. Lessee
43 shall, at Lessee's sole cost and expense, comply with the
44 requirements of all local, state and federal statutes,
45 regulations, rules, ordinances and orders now in force or which
46 may be hereafter in force, pertaining to the leased premises. The
47 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
7 the purposes of this Paragraph 17, acts of maintenance or
8 preservation or efforts by County to relet the premises, or the
9 appointment of a receiver or initiative of County to protect its
10 interest under this lease do not constitute a termination of
11 Lessee's right to possession.

12 18. Insurance. Lessee shall during the term of this
13 lease:

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

26 (b) Cause his insurance carriers to furnish
27 County by direct mail with Certificate(s) of Insurance showing
28 that such insurance is in full force and effect, and that County
29 is named as an additional insured with respect to this lease and
30 the obligations of Lessee hereunder. Further, said Certificate(s)
31 shall contain the covenant of the insurance carrier(s) that thirty
32 (30) days written notice shall be given to County prior to
33 modification, cancellation or reduction in coverage of such
34 insurance. In the event of any such modification, cancellation or
35 reduction in coverage and on the effective date thereof, this
36 lease shall terminate forthwith, unless County receives prior to
37 such effective date another certificate from an insurance carrier
38 of Lessee's choice that the insurance required herein is in full
39 force and effect. Lessee shall not take possession or otherwise
40 use the leased premises until County has been furnished
41 certificate(s) of insurance as otherwise required in this
42 Paragraph 18.

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

1 20. Hold Harmless.

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

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

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

28 21. Assignment.

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

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

12 22. Toxic Materials. During the term of this lease and
13 any extensions thereof, Lessee shall not violate any federal,
14 state or local law, or ordinance or regulation, relating to
15 industrial hygiene or to the environmental condition on, under or
16 about the leased premises including, but not limited to, soil and
17 ground water conditions. Further, Lessee, its successors, assigns
18 and sublease, shall not use, generate, manufacture, produce, store
19 or dispose of on, under or about the leased premises or transport
20 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 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
18 23. Free from Liens. Lessee shall pay, when due, all
19 sums of money that may become due for any labor, services,
20 material, supplies, or equipment, alleged to have been furnished
21 or to be furnished to Lessee, in, upon, or about the leased
22 premises, and which may be secured by a mechanics', materialmen's
23 or other lien against the leased premises or County's interest
24 therein, and will cause each such lien to be fully discharged and
25 released at the time the performance of any obligation secured by
26 such lien matures or becomes due; provided, however, that if
27 Lessee desires to contest any such lien, he may do so, but
28 notwithstanding any such contest, if such lien shall be reduced to
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.

29
30 24. Employees and Agents of Lessee. It is understood
31 and agreed that all persons hired or engaged by Lessee shall be
32 considered to be employees or agents of Lessee and not of County.

33
34 25. Binding on Successors. Lessee, his assigns and
35 successors in interest, shall be bound by all the terms and
36 conditions contained in this lease, and all of the parties thereto
37 shall be jointly and severally liable hereunder.

38
39 26. Waiver of Performance. No waiver by County at any
40 time of any of the terms and conditions of this lease shall be
41 deemed or construed as a waiver at any time thereafter of the same
42 or of any other terms or conditions contained herein or of the
43 strict and timely performance of such terms and conditions.

44
45 27. Severability. The invalidity of any provision in
46 this lease as determined by a court of competent jurisdiction
47 shall in no way affect the validity of any other provision hereof.

48
49 28. Venue. Any action at law or in equity brought by
50 either of the parties hereto for the purpose of enforcing a right
51 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
4 County.

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

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

16	<u>COUNTY</u>	<u>Lessee</u>
17	County of Riverside	<u>Harry Fretor</u>
18	Economic Development Agency	<u>P.O. Box 432</u>
19	Aviation Unit	<u>Fallbrook, CA 92028</u>
20	P.O. Box 1180 - 3499 Tenth Street	
21	Riverside, CA 92502	

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

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

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

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

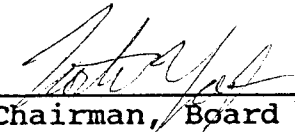
34. Agent for Service of Process. It is expressly
understood and agreed that in the event Lessee is not (a) resident
of the State of California or he is an association or
partnership without a member or partner resident of the State of
California, or it is a foreign corporation, then in any such
event, 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.

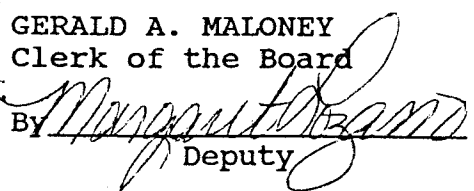
11 Dated: DEC 18 1990

COUNTY OF RIVERSIDE

13
14 By 
Chairman, Board of Supervisors


15 ATTEST:

16 GERALD A. MALONEY
17 Clerk of the Board

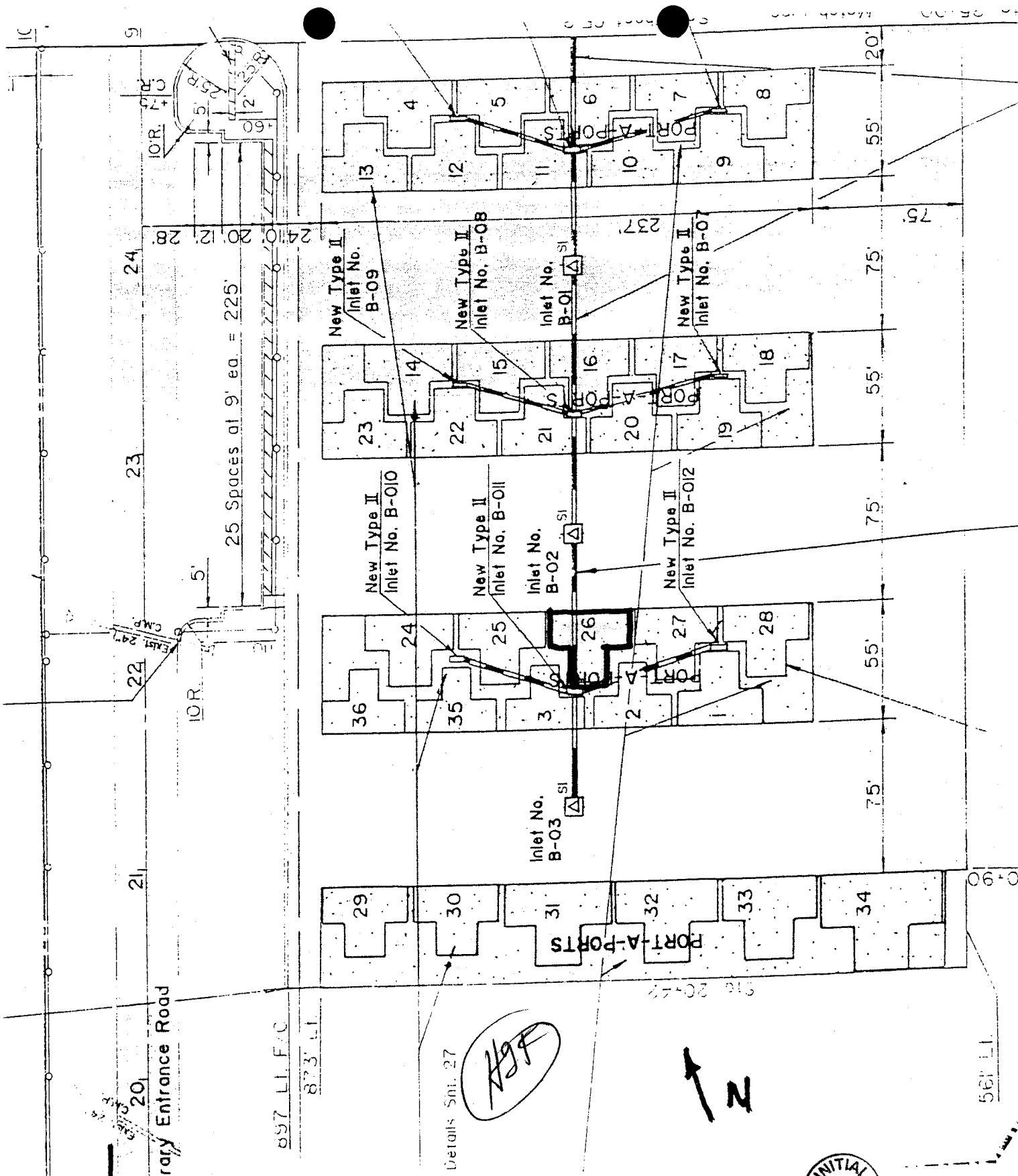
17 By 
18 Deputy

19 (SEAL)

20 Lessee: Harry Fretter

21 
22 _____
23 _____
24 _____
25 _____

27 PHL:wr/bln
28 146lease
rev.8/15/90



Boral Road

rary Entrance Road

Details Sht. 27

HGF



EXHIBIT A



Economic &
Community
Development

◇

Housing

◇

Housing
Authority

◇

Redevelopment
Agency

◇

County Service
Areas

◇

Workforce
Development

◇

Edward-Dean
Museum
& Gardens

◇

Aviation

◇

County Fair &
National Date
Festival

COPY

of letter sent with PAP
Lease Amendment

October 4, 2004

Mr. Harry Freter
4747 Oak Crest Rd.
Fallbrook, CA 92025-9086

Dear Mr. Freter,

On September 14, 2004, The Board of Supervisors approved the amendment to your lease for your Port-A-Port Hangars, #25, 26, 28, 29 and 30 at French Valley Airport. Your copies are enclosed.

Should you have any questions regarding this lease, please contact either myself at the number listed below or Harry Oliver at (951) 343-5491.

Thank you,

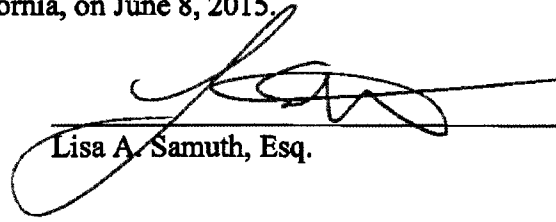
Vicki Powszok
Facilities Specialist
EDA-Aviation
French Valley Airport
(951) 600-7297

CERTIFICATION OF TRUST

THE UNDERSIGNED, attorney for GLEN V. FRETER, declares as follows:

1. That I am an attorney admitted to and in good standing with the State Bar of California;
2. That attached hereto as Exhibit "A" and incorporated herein by reference as though fully set forth are true and correct copies of the Introduction, Rights Reserved By Trustors, Rights and Liabilities of Trustor and Trustee, Powers of the Trustee, and Signature Pages of the HARRY G. FRETER TRUST, dated July 1, 1994, as amended to date (the "Trust");
3. That the Trust was established by HARRY G. FRETER as Trustor and as Trustee;
4. That HARRY G. FRETER died on April 7, 2015;
5. That thereafter, pursuant to the terms of the Trust, GLEN V. FRETER is currently acting as sole successor trustee of the Trust; and
6. That the pages omitted from this Certificate are of a personal nature dealing with the distribution of the Trustor's estate and in no way affect the powers of the Trustee.

EXECUTED at San Diego, California, on June 8, 2015.



Lisa A. Samuth, Esq.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) S.S.
COUNTY OF SAN DIEGO)

On June 8, 2015 before me, Carole E. Ahmadi, a Notary Public, personally appeared LISA A. SAMUTH, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Carole E. Ahmadi
Notary Public

FOURTH AMENDMENT TO THE
HARRY G. FRETER TRUST

That certain Declaration of Trust executed at San Diego, California, on July 1, 1994, and amended on April 17, 1996, February 7, 1997, and July 10, 2006, known as the HARRY G. FRETER TRUST, wherein HARRY G. FRETER is the Trustor, with HARRY G. FRETER serving as the sole Trustee, is hereby amended by the Trustor, pursuant to the right to amend reserved therein to the Trustor in Article II, paragraph 2.02, entitled "Right to Alter and Amend", to read in its entirety as follows:

The property previously, now and hereafter received by the Trustee, shall constitute the trust estate and shall be held, managed and distributed as hereinafter provided.

This trust shall be known as the HARRY G. FRETER TRUST.

ARTICLE I

DISTRIBUTION OF INCOME AND PRINCIPAL

1.01 During Lifetime of Trustor

1.011 Income: During the lifetime of the Trustor, the Trustee shall pay to or apply for the benefit of the Trustor the entire net income of the trust estate.

1.012 Principal: During the lifetime of the Trustor, if the Trustee considers the net income insufficient, the Trustee shall distribute to the Trustor so much of the trust estate, including the whole thereof, as the Trustee shall, in the Trustee's discretion, determine necessary for the Trustor's proper health, support, maintenance, comfort and welfare, in accordance with the Trustor's accustomed manner of living, without taking into consideration funds and assets available to the Trustor free of this trust.

1.02 Upon Death of Trustor

1.021 Payment of Debts, Funeral Expenses and Taxes: Upon the death of the Trustor, and subject to any other provision herein or in the Trustor's Will to the contrary, the Trustee may, in the Trustee's discretion, pay out of the balance of the trust estate, without apportionment, reimbursement or contribution from any beneficiary thereof, any of the following items to the extent such items are not paid or responsibility for their payment assumed by some other person, entity or estate:

A. All estate, inheritance, and other death taxes payable by reason of the Trustor's death, including penalties and interest thereon;

B. The Trustor's last illness and funeral expenses;

C. Attorneys' fees and other expenses of probate or trust administration incurred as a result of the Trustor's death; and

proportions as they were, at the time of such termination, entitled to receive such income. If at the time of such termination the rights to income are not fixed by the terms of this trust, distribution under this clause shall be made by right of representation to the persons who are entitled or authorized, in the Trustee's discretion, to receive trust payments.

ARTICLE II

RIGHTS RESERVED BY TRUSTOR

2.01 Right to Revoke

2.011 During Lifetime of Trustor: During the lifetime of the Trustor, this trust may be revoked in whole or in part by a written instrument executed by the Trustor and delivered to the Trustee.

Upon revocation, the Trustee shall promptly deliver to the Trustor all or the designated portion of the trust estate, which property shall continue to be the sole and separate property of the Trustor. If this instrument is revoked with respect to all or a major portion of the trust estate, the Trustee shall be entitled to retain sufficient assets to secure payment of liabilities lawfully incurred by the Trustee in the administration of this trust, including Trustee's fees that have been earned, unless the Trustor shall indemnify the Trustee against loss or expense.

2.012 Upon Death of Trustor: Upon the death of the Trustor, no right to revoke this trust shall exist.

2.02 Right to Alter and Amend

2.021 During Lifetime of Trustor: During the lifetime of the Trustor, this trust may be altered or amended in whole or in part by a written instrument executed by the Trustor and delivered to the Trustee. No amendment or alteration shall substantially increase the duties or liabilities of the Trustee or change the Trustee's compensation without the Trustee's consent, nor shall the Trustee be obligated to act under such an amendment unless the Trustee accepts the same in writing.

2.022 Upon Death of Trustor: Upon the death of the Trustor, no right to alter or amend this trust shall exist.

2.03 Rights Personal to Trustor

The rights of the Trustor to revoke, alter and amend this trust are personal to the Trustor and shall not be exercisable on the Trustor's behalf by any conservator or other person, except if that revocation, amendment or alteration is authorized, after notice to the Trustee, by the Court that appointed the conservator. Anything herein to the contrary notwithstanding, this trust may be revoked, altered or amended by an agent of the Trustor, provided such agent is expressly granted such right to revoke, alter or amend living trusts under the provisions of the Uniform Durable Power of Attorney Act.

2.04 Effective Date

Any revocation, alteration or amendment shall take effect when and if the required writing is received by the Trustee. Any such revocation, alteration or amendment shall not affect any lawful act of the Trustee prior to receipt by the Trustee of the required writing. Notwithstanding the foregoing, the Trustee shall not be obligated to act under any amendment unless the Trustee accepts the same in writing.

2.05 Retained Use of Residential Properties

The Trustor may possess and use, without rental or accounting to the Trustee, the residential real property comprising the trust estate, consisting of the residence of the Trustor and any resort properties, whether or not on a full or part time basis. The Trustor may, in writing, at any time, surrender the aforesaid rights to the Trustee, and by similar notice, from time to time, resume such rights, provided that such residential real property shall then be available for such use.

While the Trustor shall have the use of such residential real property, the Trustor shall generally manage, care for and protect same and be subject to all responsibilities of owner and occupant thereof, but the Trustee shall pay out of the trust estate any and all taxes, assessments, liens and insurance on such residential real property and the expenses of repairs and replacements to the buildings thereon.

The Trustee shall have no other responsibility to the residential real property while the Trustor shall use and be in possession thereof, but the Trustee may carry insurance for the Trustee's own protection at the expense of this trust.

The Trustor agrees to protect and indemnify the Trustee against all losses, liabilities and expenses which may result directly or indirectly from the Trustor's use, possession or management of such residential real property and the Trustee shall have, in addition to any other rights conferred by law, a lien upon the income and principal of the trust estate for payment thereof, with the right to take possession of such residential real property and reimburse itself from the income and principal of the trust estate.

ARTICLE III

RIGHTS AND LIABILITIES OF TRUSTOR AND TRUSTEE

3.01 Determination of Successor Trustee

3.011 Successor Trustee: Upon the death, resignation or inability of the Trustor to serve as Trustee, GLEN V. FRETER shall serve as successor Trustee. Upon the death, resignation or inability of GLEN V. FRETER to serve as Trustee, WELLS FARGO BANK N.A. shall serve as successor Trustee.

Upon the death, resignation or inability of any Trustee to serve as Trustee and to the extent that a successor is not appointed pursuant to the terms of this trust instrument, the Trustee may appoint its successor Trustee. Should a Trustee fail to so appoint its successor, a successor Trustee shall be appointed by a Court of competent jurisdiction upon petition of either the resigning Trustee or any party in interest of this trust.

3.012 During Lifetime of Trustor: During the lifetime of the Trustor, the Trustor may change the Trustee to any individual, including the Trustor, or any institutional Trustee authorized to do a trust business in the United States.

3.013 Upon Death of Trustor: Upon the death of the Trustor, and during the time until the respective beneficiary of a trust established hereunder attains eighteen (18) years of age, the person who is acting as guardian of the person of such beneficiary may change any institutional Trustee of the beneficiary's trust to any institutional Trustee authorized to do a trust business in the United States with a capital and surplus combined of not less than twenty-five million and 00/100 dollars (\$25,000,000.00). At such time as the beneficiary of a trust established hereunder attains eighteen (18) years of age, then such beneficiary may change any institutional Trustee of his or her respective trust to any institutional Trustee authorized to do a trust business in the United States with a capital and surplus combined of not less than twenty-five million and 00/100 dollars (\$25,000,000.00).

3.02 Resignation of Trustee

Any Trustee may resign at any time upon giving written notice to the Trustor, or upon the death of the Trustor, to all adult beneficiaries and to the guardian, conservator or other fiduciary of the person or estate of any minor or incompetent beneficiary, thirty (30) days before such resignation becomes effective. The resigning Trustee shall transfer and deliver to the successor Trustee the entire trust estate and shall thereupon be discharged as Trustee of this trust and shall have no further powers, discretions, rights, obligations or duties with regard to the trust estate.

3.03 Trustees Fees; Successor Liability; No Bond

No compensation shall be paid for the services of the Trustor while acting as Trustee. All other Trustees shall be entitled to fair, reasonable, and customary compensation from the trust estate for services rendered as Trustee. All successor Trustees shall be relieved of any and all liability for any acts or omissions of the predecessor Trustees in respect to administration of this trust. The Trustor directs that no individual while serving as Trustee shall be required to provide any bond or other security to insure the faithful performance of their duty as Trustee.

3.04 Veto Power

Before the Trustee may sell or otherwise dispose of assets or invest funds, the Trustee shall state by notice in writing delivered to the Trustor, or mailed to the Trustor's address last on file with the Trustee the action proposed. If the Trustor shall file with the Trustee written disapproval, the Trustee shall not take such action. If the Trustee shall not receive written disapproval within ten (10) days after such delivery or mailing, the Trustee shall be free to act regarding the proposed matter in such manner as the Trustee shall deem advisable. The Trustor, from time to time by written notice to the Trustee, may surrender the above mentioned right which shall remain effective until, by similar notice, it is resumed. Anything hereinabove to the contrary notwithstanding, the Trustor, while serving as Trustee, shall not be required to provide notice of any proposed action to himself, as Trustor.

3.05 Exoneration of Trustee

Whenever the Trustee is authorized or directed to exercise any power, judgment or discretion (whether or not the word "sole" shall precede the word "discretion"), or to take or

fail to take any action with respect to the trust estate ("Exercise of Discretion"), the Trustee shall be held harmless for the Trustee's Exercise of Discretion if the Trustee shall act in good faith, and the provisions of sections 16080 and 16081 of the California Probate Code shall not be applicable to the Exercise of Discretion. In the Trustee's Exercise of Discretion, the Trustee may disregard the rights of any beneficiary or group of beneficiaries, and may act in any manner the Trustee shall deem appropriate. The Trustor intends that any Exercise of Discretion shall not be subject to review by any court, provided that the Trustee shall act in good faith. Any determination made by the Trustee pursuant to the Trustee's Exercise of Discretion shall be binding upon all persons interested in any trust created hereunder. Reliance by the Trustee on an opinion of counsel conclusively shall be presumed to be acting in good faith, but the Exercise of Discretion without an opinion of counsel shall not be construed against the Trustee in determining whether the Trustee has acted in good faith. The Trustee shall be indemnified from the assets of the trust estate against any liability incurred by the Trustee as a result of the Exercise of Discretion. This paragraph shall not apply to the Exercise of Discretion by any Trustee who also is a beneficiary under this instrument or who is married to any beneficiary under this instrument.

ARTICLE IV

GENERATION-SKIPPING TAX

4.01 Allocation of Generation-Skipping Tax Exemption

Under the Internal Revenue Code of 1986, as amended (the "Code"), every individual during their lifetime, or their executor under their Will upon their death, has the power to allocate any portion of such individual's GST exemption under Section 2631(a) of the Code not used during their lifetime ("Unused GST Exemption") to any property as to which such individual is deemed to be the transferor, including any property transferred by such individual during life as to which an allocation was not made prior to such individual's death. The Trustor directs that in the event there is no executor appointed in his estate, the Trustee shall be deemed the "executor," as that term is defined in the Code, and the Trustee shall have the power to allocate the Trustor's Unused GST exemption.

4.02 Definitions of Exempt and Non-Exempt

The term "Exempt" refers to property or a trust that has an inclusion ratio of zero (0), or is exempt from the generation-skipping tax under the effective date legislation included in Section 1433(b)(2) of the Tax Reform Act of 1986. The term "Non-Exempt" refers to property or a trust which has an inclusion ratio greater than zero (0).

4.03 Division into Exempt and Non-Exempt Trusts

Anything herein to the contrary notwithstanding, if some or all of the Trustor's Unused GST Exemption is to be allocated to any trust created hereunder, following the death of the Trustor, unless the trust in question will have an inclusion ratio of zero (0), that trust shall be divided into two (2) separate trusts, so that one shall be Exempt and the other shall be Non-Exempt, with the Exempt trust receiving the minimum dollar amount necessary to give the Exempt trust an inclusion ratio of zero. Such separate trusts shall be held, administered and distributed in the same manner as the trust from which they were divided. The funding of the pecuniary amount of the Exempt trust may be satisfied in cash or in kind, in undivided interests, or partly in each. The pecuniary amount shall bear interest from the date specified under

4.08

General Power of Appointment Over Non-Exempt Trusts

Notwithstanding any provision above to the contrary, if a generation-skipping transfer tax would be payable upon the death of a beneficiary with respect to any Non-Exempt trusts but for the provisions of this paragraph 4.08, then upon the beneficiary's death, he or she may appoint all or any part of such Non-Exempt trusts, on any terms and conditions, either outright or in trust, and in any proportion, in favor of one or more of the beneficiary's creditors or the creditors of the beneficiary's estate, by a will or codicil specifically referring to and exercising this testamentary general power of appointment.

ARTICLE V

POWERS OF THE TRUSTEE

To carry out the purposes of this trust and subject to any additions or limitations stated elsewhere in this instrument, the Trustee is vested with the following powers with respect to the trust estate and any part of it, in addition to those powers now or hereafter conferred by law. The enumeration of certain powers of the Trustee shall not limit the Trustee's general powers, and the Trustee, subject to discharge of its fiduciary obligations, is vested with and shall have all the rights, powers and privileges which an absolute owner of the same property would have.

5.01 Power to Retain Property

To continue to hold any property, although not of a type or quality nor constituting a diversification considered proper for trust investment, including shares of the Trustee's own stock.

5.02 Power to Operate Business

To continue or participate in any business or other enterprise at the risk of the trust estate and to effect incorporation, dissolution or other changes in the form of organization of the business or enterprise.

5.03 Power of Sale, Exchange and Repair

To manage, control, grant options on, sell (for cash or on deferred payments), convey, exchange, partition, divide, subdivide, improve and repair trust property; and to create restrictions, easements and other servitudes, with or without consideration.

5.04 Power to Lease

To lease trust property for terms within or beyond the term of any trust created hereunder and for any purpose, including exploration for and removal of gas, oil and other minerals; and to enter into community oil leases, pooling and unitization agreements.

5.05 Power to Borrow

To borrow money for the benefit of the Trustor or for any trust purpose on such terms and conditions as the Trustee may deem proper; to obligate the trust estate for repayment; to pledge and encumber the trust estate or any of its property by mortgage; to guarantee the debts, (and to pledge and encumber the trust estate to secure such guarantees) of the Trustor; to

execute a deed or deeds of trust; to pledge or otherwise use such procedures to consummate the transaction as the Trustee may deem advisable.

5.06 Power to Insure

To carry, at the expense of the trust, insurance of such kinds and in such amounts as the Trustee deems advisable to protect the trust estate and the Trustee against any hazard.

5.07 Power to Commence and Defend Litigation

To commence or defend such litigation with respect to this trust or any property of the trust estate as the Trustee may deem advisable, at the expense of the trust.

5.08 Power to Compromise Claims

To compromise, arbitrate or otherwise adjust any claim or litigation against or in favor of this trust.

5.09 Power to Invest

To invest and reinvest the principal and income, if the Trustee may accumulate it, in every kind of property, real, personal or mixed, and every kind of investment, specifically including, but not by way of limitation, corporate obligations of every kind, the buying, selling and trading in securities of any nature, to buy, write and trade in options, and commodities of every nature and contracts for the future delivery of commodities of every nature on margin or otherwise and, in connection therewith, to borrow money and to pledge any and all stocks, bonds, securities, commodities, and contracts for the future delivery thereof, to make short sales, to maintain and operate security margin accounts with one or more brokers, investing in stocks, preferred or common, shares of investment trusts, investment companies and mutual funds, and mortgage participations, which men of prudence, discretion and intelligence acquire for their own account, and any common trust fund administered by the Trustee.

5.10 Power to Manage Securities

With respect to securities held in this trust, to have all the rights, powers and privileges of an owner, including, but not by way of limitation, the power to vote, give proxies and pay assessments; to participate in voting trusts, pooling agreements, foreclosures, reorganizations, consolidations, mergers, liquidations, sales and leases, and, incident to such participation, to deposit securities with and transfer title to any protective or other committee on such terms as the Trustee may deem advisable; and to exercise or sell stock subscription or conversion rights; provided, however, that any corporate Trustee may vote its own shares in the election of directors only in the manner determined and directed by the Trustor, during the Trustor's lifetime, or after the Trustor's death, by the beneficiary or a majority of the beneficiaries of this trust.

5.11 Power to Hold Property in Nominee

To hold securities or other property in its own name or in the name of its nominee, with or without disclosure of fiduciary relationship, the Trustee being responsible for the acts of any such nominee affecting such property.

5.12 Power to Advance Funds

To advance funds to this trust for any trust purpose, such advances with interest at current rates to be a first lien on and to be repaid out of principal or income; to reimburse itself from principal or income for any loss or expense incurred by reason of its ownership or holding of any property in this trust.

5.13 Power to Budget

To budget the estimated annual income and expenses of the trust in such manner as to equalize, as far as practicable, periodic income payments to the beneficiaries.

5.14 Power to Determine Principal and Income

Except as otherwise specifically provided in this trust instrument, the determination of all matters with respect to what is principal and income of the trust estate and the apportionment and allocation of receipts and expenses between these accounts shall be governed by the provisions of the Uniform Principal and Income Act of California from time to time existing. Any such matter not provided for either in this trust instrument or in the Uniform Principal and Income Act of California shall be determined by the Trustee, in the Trustee's discretion.

5.15 Power of Division and Distribution

In any case in which the Trustee is required, pursuant to the provisions of this trust, to divide any trust property into parts or shares for the purpose of distribution, or otherwise, the Trustee is authorized, in the Trustee's discretion, to make the division and distribution in undivided interests or in kind, or partly in money and partly in kind, at valuations determined by the Trustee. In making any division or partial or final distribution of the trust estate, the Trustee shall be under no obligation to make a pro-rata division, or to distribute the same assets to beneficiaries similarly situated, but rather, the Trustee may, in the Trustee's discretion, make a non pro-rata division between trusts or shares and non pro-rata distributions to such beneficiaries, as long as the respective assets allocated to separate trusts or shares, or distributed to such beneficiaries have equivalent or proportionate fair market value.

5.16 Power to Enter Transactions with Estate of Trustor

If the Trustee deems it necessary or advisable for the protection of the estate of the Trustor, or in the best interest of such estates or this trust and the beneficiaries thereof, the Trustee, in the Trustee's discretion, may with trust funds purchase any securities or other property at a fair value from the legal representatives of such estates and retain such property as part of the trust estate, and make secured or unsecured loans of trust funds, at the then current rate of interest to such legal representatives, without any liability for loss resulting to the trust estate by reason of any such purchase or loan.

5.17 Power to Enter Transactions Between Trusts

To loan or advance money, at the current rate of interest, from any trust hereunder to any other trust hereunder, to sell and purchase assets between any trusts hereunder, to make loans or borrow from, to purchase property or assets of any kind from, or sell to, or in any other manner deal with the personal representative of the Trustor, or between any trusts created hereunder, provided that any such transaction be for fair and adequate consideration.

5.18 Power to Lend

To lend money to any person or entity, including any trust created by this instrument. Monies may be lent to any trust beneficiary, interested party or third party in need provided that any such loan shall be adequately secured and shall bear a reasonable rate of interest.

5.19 Power to Withhold Payment if Conflicting Claims Arise

To withhold from distribution, in the Trustee's discretion, at the time for distribution of any property in this trust without the payment of interest, all or any part of the property, as long as the Trustee shall determine, in the Trustee's discretion, that such property may be subject to conflicting claims, to tax deficiencies, or to liabilities, contingent or otherwise, properly incurred in the administration of the trust estate.

5.20 Power to Employ Investment Counsel

To retain professional investment counsel regarding trust investments in property held by this trust. If such counsel is retained, the Trustee may abide by the decision of the counsel but shall not be held liable or otherwise surcharged for losses directly attributable to investments made on the advice of independent counsel. During the period independent counsel is retained by the Trustee, the Trustee shall not be required to conduct reviews of trust investments, and he shall not be required to take action in respect to trust investments unless he receives written instruction from the investment counsel.

5.21 Power to Employ Agents

To employ any custodian, attorney, accountant, corporate fiduciary, or any other agent or agents to assist the Trustee in the administration of this trust and to rely on the advice given by these agents. Reasonable compensation for all services performed by these agents shall be paid from the trust estate out of either income or principal as the Trustee, in the Trustee's discretion, shall determine, and shall not decrease the compensation to which the Trustee is entitled.

5.22 Power to Release Powers

The Trustee shall have the power to release or to restrict the scope of any power that the Trustee may hold in connection with this trust, whether said power is expressly granted in this instrument or implied by law. The Trustee shall exercise this power in a written instrument specifying the powers to be released or restricted and the nature of any such restriction. Any released power shall pass to and may be exercised by any successor.

5.23 Power to Invest in Life Insurance

The Trustee shall have the power to apply for, own, receive as a part of this trust, hold and/or pay premiums upon life insurance in any form and upon the life of any person or persons, as the Trustee may deem advisable. The Trustee is authorized to exercise all rights under such policies and no company issuing the same shall be required to determine the extent of the authority of the Trustee.

5.24 Power to Determine Taxes

The Trustee shall have the power, in the Trustee's discretion, to take any action and to make any elections to minimize the tax liabilities of this trust and its beneficiaries, and to allocate the benefits among the various beneficiaries, and to make adjustments in the rights of any beneficiaries, or between the income and principal accounts, to compensate for the consequence of any tax election or any investment or administrative decision that the Trustee believes has had the effect of directly or indirectly preferring one beneficiary or group of beneficiaries over others.

5.25 Power to Make Distributions to Guardians

To make payments to any beneficiary who is a minor or is under any other disability by making such payment for the beneficiary's account to the beneficiary's conservator, guardian of the person, custodian under the California Uniform Transfers to Minors Act, parent, or any other suitable adult with whom the beneficiary shall reside, or may be applied for the beneficiary's benefit. Sums may be paid directly to minor beneficiaries who, in the Trustee's judgment, have attained sufficient age and discretion to render it probable that such sums will be properly expended. No bond or other security shall be required of any such payee.

No distribution under this instrument to or for the benefit of a minor beneficiary shall discharge the legal obligation of the beneficiary's parents to support him or her in accordance with the laws of the state of the parents' domicile from time to time, unless a court of competent jurisdiction determines that this distribution is necessary for the minor's support, health or education.

5.26 Power to Appoint a Third Party to Act on Behalf of Trustee

Any Trustee hereof is empowered to grant to a third party or parties the Trustee's power of attorney to act to bind this trust on the Trustee's behalf as Trustee of this instrument.

5.27 Power to Create Qualified S Trusts

The Trustee may hold in one or more separate trusts the stock of any corporation which has elected to be taxed as an S corporation for purposes of federal income taxation if the Trustee deems such action necessary or desirable in order to preserve such election; and with respect to any such separate trust, (a) to distribute all of the net income therefrom to the then current income beneficiary thereof, or if there is no current income beneficiary, to the individuals then eligible to receive payments from the trust estate, or, if such individual is a minor, to the guardian or custodian of such minor, (b) to distribute any or all of such stock outright to the then current income beneficiary of such trust, or if there is no current income beneficiary, to the individuals then eligible to receive payments from the trust estate, or, if such individual is a minor, to the guardian or custodian of such minor, and (c) to file such elections and take such further action as may be necessary to qualify any such separate trust as a "qualified subchapter S trust" as defined in Section 1361(d)(3) of the Code. The Trustee shall have no liability whatsoever to any beneficiary hereunder as a result of either creating or not creating separate trusts under this paragraph.

5.28 Powers Relating to Distribution of Trust Property

Upon any division or partial or final distribution of the trust estate, the Trustee may, in the Trustee's discretion, make the division or distribution in cash or in kind or partly in