

FORM APPROVED COUNTY COUNSEL
 BY: *G.P.P.*
 GREGORY P. PRIAMOS
 DATE: 9/24/16

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



552

FROM: Economic Development Agency

SUBMITTAL DATE:
 September 13, 2016

SUBJECT: Consent to Assignment of Leases and Bills of Sale Between Cindy Parker, Trustee of the Alexander Duncan Mackie Revocable Trust dated April 21, 1997, as amended (Alexander Duncan Mackie, deceased) and Jan DeJulio, 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 attached Consent to Assignment of Lease to be executed by the County of Riverside (County) approving the assignment of Cindy Parker, Trustee of the Alexander Duncan Mackie Revocable Trust dated April 21, 1997, as amended (successor in interest to Alexander Duncan Mackie, deceased) (Mackie)'s interest under the Sublease dated September 14, 2004 between County, as Sublessor and Mackie, as Sublessee, to Jan DeJulio, relating to the use of Port-a-Port Space No. 14 and Port-a-Port Space No. 23, located at 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: 2016/2017	

C.E.O. RECOMMENDATION:

APPROVE

BY: *Rohini Dasika*
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, 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: September 13, 2016
 xc: EDA

Kecia Harper-Ihem
 Clerk of the Board
 By: *Kecia Harper-Ihem*
 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:

3-11

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 Cindy Parker, Trustee of the Alexander Duncan Mackie Revocable Trust dated April 21, 1997, as amended (Alexander Duncan Mackie, deceased) and Jan DeJulio, French Valley Airport, CEQA Exempt, District 3, [\$0]

DATE: September 13, 2016

PAGE: 2 of 3

RECOMMENDED MOTION: (Continued)

3. Approve the attached Consent to Bill of Sale. Approving the Sale of Port-a-Port Space No. 14 and Port-a-Port Space No. 23 located within French Valley Airport, between Mackie as seller, and Jan DeJulio as buyer;
4. Authorize the Chairman of the Board of Supervisors to sign the attached Consent to Bill of Sale and Consent to Assignment of Sublease for each of these two Port-a-Port Spaces; and
5. Authorize the Assistant County Executive Officer/EDA, or designee, to execute any additional documents necessary to implement the Consent to Bill of Sale and Consent to Assignment of Sublease for each of these two Port-a-Port Spaces, subject to approval by County Counsel.

BACKGROUND:

Summary

The County of Riverside (County) Economic Development Agency received requests from Cindy Parker, Trustee of the Alexander Duncan Mackie Revocable Trust dated April 21, 1997, as amended (successor in interest to Alexander Duncan Mackie, deceased) (Mackie), to consent to the assignment of Mackie's interest in those certain Port-a-Port Leases dated December 18, 1990, and amended by that First Amendment to Lease dated September 14, 2004, (Lease) between County of Riverside, a political subdivision of the State of California, and Alexander D. Mackie. The Leases pertain to those certain real properties located within French Valley Airport in Murrieta, California and consists of:

- Approximately 1,092 square feet of land identified as Port-a-Port Space No. 14, as more specifically described in Exhibit A of the Lease. Mackie desires to assign his interest under the Lease to Jan DeJulio (DeJulio), an individual, pursuant to the attached Assignment dated March 18, 2016; and
- Approximately 1,092 square feet of land identified at Port-a-Port Space No. 23, as more specifically described in Exhibit A of the Lease. Mackie desires to assign his interest under the Lease to Jan DeJulio (DeJulio), an individual, pursuant to the attached Assignment dated March 18, 2016.

The Assignments are subject to approval by the County. A copy of the proposed Consent to Assignment of Lease is attached.

In connection with the assignment of Mackie's interest in the Leases to each individual above, Mackie and the purchaser of each hanger have also executed that certain Bill of Sale (Bill of Sale) dated as follows, relating to the sale of each of the above hangars:

- Port-a-Port Space No. 14 Bill of Sale between Mackie and DeJulio dated January 22, 2016; and
- Port-a-Port Space No. 23 Bill of Sale between Mackie and DeJulio dated January 22, 2016;

The Bill of Sale is subject to the approval of the County. A copy of the Bill of Sale and proposed Consent to Bill of Sale for each hangar is attached. DeJulio will not change the existing use of the Port-a-Port Spaces. The Assignment and Bill of Sale will not impact the terms of the Lease other than to change the identity of the Lease.

(Continued)

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 Cindy Parker, Trustee of the Alexander Duncan Mackie Revocable Trust dated April 21, 1997, as amended (Alexander Duncan Mackie, deceased) and Jan DeJulio, French Valley Airport, CEQA Exempt, District 3, [\$0]

DATE: September 13, 2016

PAGE: 3 of 3

BACKGROUND:

Summary: (Continued)

Pursuant to the California Environmental Quality Act (CEQA), the Assignment, Bill of Sale, and corresponding County consents, were reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15301, Class 1 – Existing Facilities and State CEQA Guidelines Section 15061(b) (3), General Rule or “Common Sense” Exemption. The proposed project, the Assignment of the Sublease and Bill of Sale, relate to the assignment of sublessee rights under an existing sublease relating to the subletting of an existing facility and the sale of an existing facility, and no expansion of an existing use will occur. In addition, it can be seen with certainty that there is no possibility that the assignment of the Sublease and the sale of the existing facility may have a significant effect on the environment and will not lead to any direct or reasonably indirect physical environmental impacts since the existing use will be maintained.

Staff recommends that the Board of Supervisors approve the proposed Consent to Assignment of Leases and Consent to Bill of Sales. County Counsel has reviewed and approved as to form the Consent to Assignment of Lease and Consent to Bill of Sale.

Impact on Citizens and Businesses

The Assignments will assist in our efforts to increase airport operations, which in turn provide increased patron activities for local businesses.

SUPPLEMENTAL:

Additional Fiscal Information

There is no net county cost and no budget adjustment is required.

ATTACHMENTS FOR EACH OF THE (2) LEASES:

- Attachment A – Consent to Bill of Sale
- Attachment B – Bill of Sale
- Attachment C – Consent to Assignment of Lease
- Attachment D – Assignment
- Attachment E – Lease

CONSENT TO BILL OF SALE
AIRCRAFT STORAGE HANGAR KNOWN AS
PORT-A-PORT SPACE NO. 14

(Behind This Page)

SEP 18 2016 3-11

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 January 22, 2016 by and between Richard Frickey, Power of Attorney at the time of sale for the Alexander Duncan Mackie Revocable Trust dated April 21, 1997, as amended (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. 14, 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.

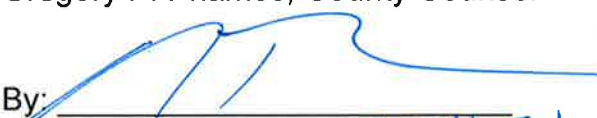
Date: SEP 13 2016

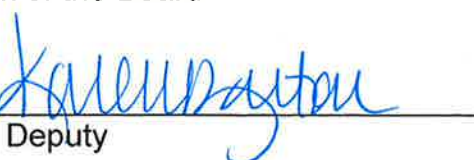
COUNTY OF RIVERSIDE, a political
Subdivision of the State of California

By: 
John J. Benoit, Chairman
Board of Supervisors

APPROVED AS TO FORM
Gregory P. Priamos, County Counsel

ATTEST:
KECIA IHEM-HARPER
Clerk of the Board

By: 
Jhaila R. Brown *by R. Todd Foshen*
Deputy County Counsel

By: 
Deputy

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: 7/23/2016

BILL OF SALE

(Behind this Page)

Bill of Sale

For the sum of **Twenty Five Thousand Dollars (\$25,000.00)**, We, Alexander Duncan Mackie Revocable Trust (Seller), hereby sell to (Buyers Name), Port-A-Port Aircraft, Serial Number 3980, License Number _____ ("Hangar"), located at French Valley Airport, Murrieta, California **Space # 14**. The Hangar is sold where is, as is with no warranties. The Seller warrants to Buyer it has good and marketable title to said property, full authority to sell and transfer said property, and that said property is sold free of all liens, encumbrances, liabilities and adverse claims of every nature and description whatsoever.

Seller: Alexander Duncan Mackie Revocable Trust

Trust- 4/21/97

Address

664 Cynthia Ct San Marcos
92069

Trustee: Richard Frickey

Richard Frickey Poa

(Trustee)

1-18-16

(Date)

Buyer:

Name JAW DEJULIO

Address 42280 CALL
CONTRATO RD.
TEMECULA, CA
92592

[Signature]
(Signature)
1/22/2016

(Date)

Terms and Conditions of Sale: Buyer shall provide Seller with a cashier's check of \$20,000.00, and a cash deposit of \$5,000.00, fully applicable to the total purchase price of the Hangar of \$25,000.00.

Please Note: One Thousand Dollars of the Five Thousand Dollars is of a non-refundable deposit.

The balance should be paid the time of pick up, by Buyer and Seller in the amount of Twenty Thousand Dollars (\$20,000.00) at which time the Title/Ownership of the Hangar will transfer from Seller to the Buyer. Purchase should be completed by January 22, 2016 at 5:00 pm.

(Buyer)

QAD IN FULL
[Signature]

DEAN A. JONES

CONSENT TO ASSIGNMENT

(Behind this Page)


CONSENT TO ASSIGNMENT OF LEASE

Cindy Parker, Trustee of the Alexander Duncan Mackie Revocable Trust dated April 21, 1997, as amended (Alexander Duncan Mackie, also known as Al Mackie, deceased, successor in interest to Del Sol Corporation), (as "Assignor") and Jan DeJulio, an individual (as "Assignee") executed that certain Assignment dated March 18, 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 Assignor (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. 14, 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: SEP 13 2016

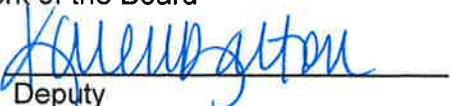
LESSOR
COUNTY OF RIVERSIDE

By: 
John J. Benoit, Chairman
Board of Supervisors

APPROVED AS TO FORM
Gregory P. Priamos, County Counsel

By: 
Jhaila R. Brown *By R. Todd Frusher*
Deputy County Counsel

ATTEST:
KECIA IHEM-HARPER
Clerk of the Board

By: 
Deputy

ASSIGNMENT
(Behind This Page)

ASSIGNMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned, Cindy Parker, Trustee of the Alexander Duncan Mackie Revocable Trust dated April 21, 1997, as amended (Alexander Duncan Mackie, aka Al Mackie, 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 Al Mackie (successor in interest to Del Sol Corporation) 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. 14 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: _____

July 19, 2016

By: *Cindy Parker, Trustee*
Cindy Parker, Trustee of the Alexander
Duncan Mackie Revocable Trust, dated
April 21, 1997, as amended

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, Cindy Parker, Trustee of the Alexander Duncan Mackie Revocable Trust dated April 21, 1997, as amended (Alexander Duncan Mackie, aka Al Mackie, 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 Al Mackie (successor in interest to Del Sol Corporation) 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. 14 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: _____
Cindy Parker, Trustee of the Alexander
Duncan Mackie Revocable Trust, dated
April 21, 1997, as amended

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: 7/23/2006

By: _____
Jan DeJulio

LEASE

(Behind this Page)

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

PAP #14
924 

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.

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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
Requires 4/5 Vote

C.E.O. RECOMMENDATION:

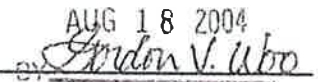
APPROVE

FORM APPROVED
COUNTY COUNSEL

- Policy
- Policy
- Consent
- Consent
- Dept Recomm
- Per Exec O/c

County Executive Office Signature



AUG 18 2004


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

District: 3rd

Agenda Number:

3.18

(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 Chapton 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 Chapton.
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 Del Sol Corporation entered
5 into a Lease which was approved by the Riverside County Board of Supervisors on
6 December 18, 1990, attached hereto as Exhibit A, for 1,092 square feet of improved
7 land at French Valley Airport commonly known as **Space # 14.**

8 County and **Al Mackie** (successor in interest to Del Sol Corporation) herein
9 called Lessee, hereby agree to amend the Lease between the parties 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: LUSCOMBE 8F

14 Identification Number: N1918B

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

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

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

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

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

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: 6-10-04

LESSEE
Al Mackie

7
8
9 By: _____

By: Al Mackie

10
11 Date: SEP 14 2004

LESSOR
COUNTY OF RIVERSIDE

12
13
14 By: Joy Wilson
Chairman, Board of Supervisors

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

FORM APPROVED
WILLIAM C. KATZENSTEIN, County Counsel

18
19 By: Corinne Delaf
Deputy

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

20
21 (SEAL)
22 EXHIBIT A: Lease

23 F:\Shared\EDCOM\AIRPORTS\FRVALLEY\Port A Ports\FIRST AMENDMENTS\SPAP #14 Mackie 1st AMD mar 2104.doc

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

The COUNTY OF RIVERSIDE, herein called County, leases to Del Sol Corporation, 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. 14, 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
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
48

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
meet his rental obligations, or any of them, hereunder or as
16 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
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.

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

26

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.

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

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

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

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

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

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

17 County of Riverside
18 Economic Development Agency
19 Aviation Unit
20 P.O. Box 1180 - 3499 Tenth Street
21 Riverside, CA 92502

22 Lessee (614) 728-0914

23 Del Sol Corporation
24 c/o James Donahue
25 P.O. Box 29489
26 2276 Mesa Canyon Drive
27 Las Vegas, NV 89109

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

31. Permits, Licenses and Taxes. Lessee shall secure,
at his expense, all necessary permits and licenses as he may
be required to obtain, and Lessee shall pay for all fees and taxes
levied or required by any authorized public entity. Lessee
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

17 By *[Signature]*
18 Deputy

19 (SEAL)

Lessee: *Del Sol Corporation*
Hans Degner

[Signature]

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

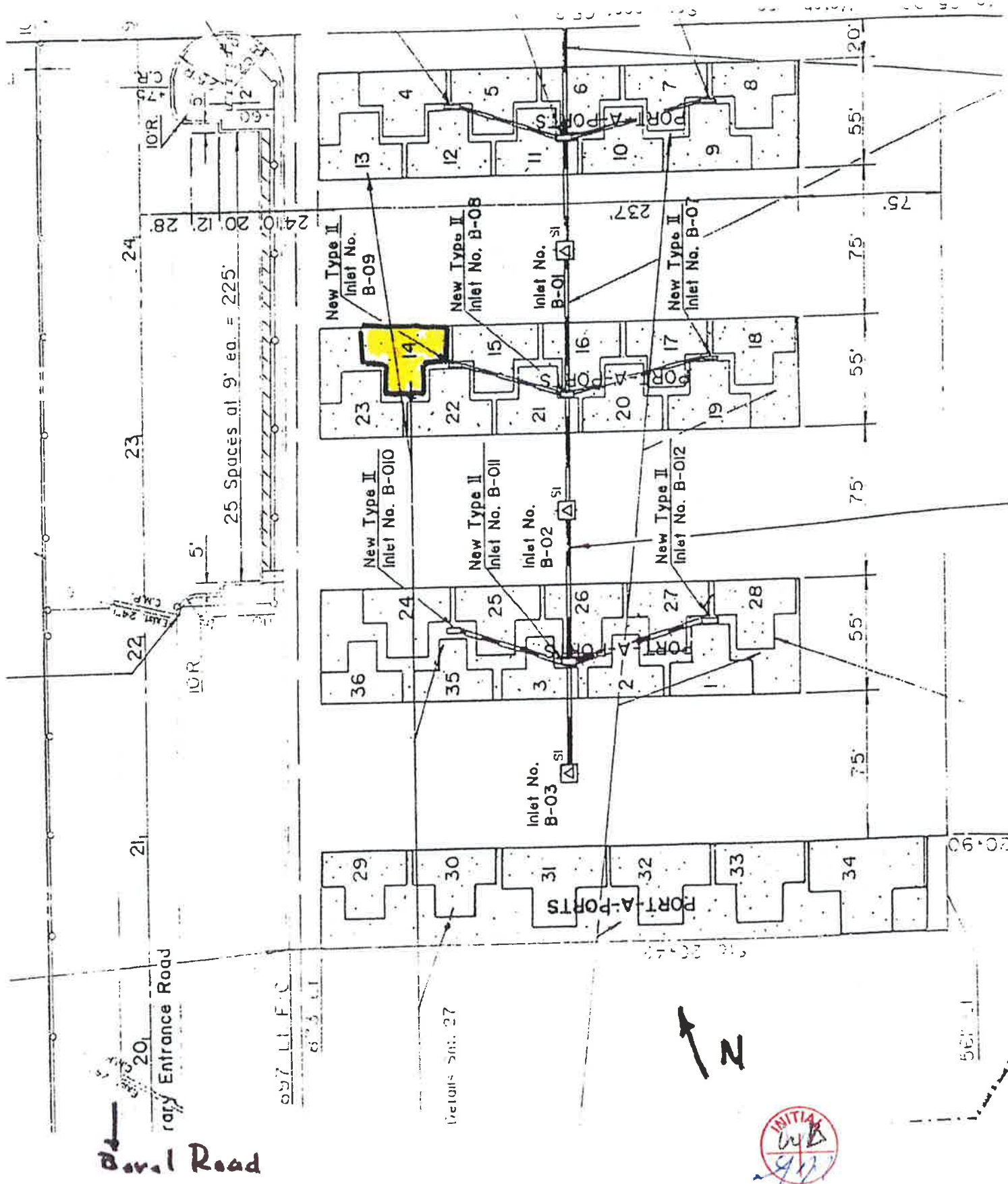


EXHIBIT A

SUPPORTING DOCUMENTATION

(Behind This Page)

RL
FRL

**DURABLE POWER OF ATTORNEY
OF
ALEXANDER DUNCAN MACKIE**

(California Probate Code Section 4401)

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE UNIFORM STATUTORY FORM POWER OF ATTORNEY ACT (CALIFORNIA PROBATE CODE SECTIONS 4400-4465). IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

I, **ALEXANDER DUNCAN MACKIE, 26373 NORTH BROADWAY ESCONDIDO, CALIFORNIA 92026**, appoint: **RICHARD FRICKEY** whose telephone number and address is: **(760) 744-6686**

as my agent (attorney-in-fact) to act for me in any lawful way with respect to the following initialed subjects:

TO GRANT ALL OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF (N) AND IGNORE THE LINES IN FRONT OF THE OTHER POWERS.

TO GRANT ONE OR MORE, BUT FEWER THAN ALL, OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF EACH POWER YOU ARE GRANTING.

TO WITHHOLD A POWER, DO NOT INITIAL THE LINE IN FRONT OF IT. YOU MAY, BUT NEED NOT, CROSS OUT EACH POWER WITHHELD.

INITIAL

- (A) Real property transactions.
- (B) Tangible personal property transactions.
- (C) Stock and bond transactions.
- (D) Commodity and option transactions.
- (E) Banking and other financial institution transactions.
- (F) Business operating transactions.

- _____ (G) Insurance and annuity transactions.
- _____ (H) Estate, trust and other beneficiary transactions.
- _____ (I) Claims and litigation.
- _____ (J) Personal and family maintenance.
- _____ (K) Benefits from social security, Medicare, Medicaid or other governmental programs civil or military service.
- _____ (L) Retirement plan transactions.
- _____ (M) Tax matters.
- K. J. M. (N) ALL OF THE POWERS LISTED ABOVE.
- K. J. M. (O) SPRINGING ONLY. (MY INCAPACITY)
- _____ (P) IMMEDIATE FOR SPOUSE, SPRINGING FOR OTHERS. (MY INCAPACITY)
- _____ (Q) IMMEDIATE FOR SPOUSE AND/OR SUCCESSORS.

YOU NEED NOT INITIAL ANY OTHER LINES IF YOU INITIAL LINE (N).
SPECIAL INSTRUCTIONS

ON THE FOLLOWING LINES YOU MAY GIVE SPECIAL INSTRUCTIONS LIMITING OR EXTENDING THE POWERS GRANTED TO YOUR AGENT.

UNLESS YOU DIRECT OTHERWISE ABOVE, THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED.

This Power of Attorney will continue to be effective even though I become incapacitated.

STRIKE THE PRECEDING SENTENCE IF YOU DO NOT WANT THIS POWER OF ATTORNEY TO CONTINUE IF YOU BECOME INCAPACITATED.

If my attorney-in-fact shall for any reason cease to act as my attorney-in-fact, I herein nominate and appoint:

First Alternate: WADE FRICKEY
Second Alternate:
Third Alternate:

EXERCISE OF POWER OF ATTORNEY WHERE MORE THAN ONE AGENT DESIGNATED.

If I have designated more than one agent, the agents are to act:

SEPARATELY

IF YOU APPOINTED MORE THAN ONE AGENT AND YOU WANT EACH AGENT TO BE ABLE TO ACT ALONE WITHOUT THE OTHER AGENT JOINING, WRITE THE WORD "SEPARATELY" IN THE BLANK SPACE ABOVE. IF YOU DO NOT INSERT ANY WORD IN THE BLANK SPACE, OR IF YOU INSERT THE WORD "JOINTLY," THEN ALL OF YOUR AGENTS MUST ACT OR SIGN TOGETHER.

I agree that any third party who receives a copy of this document may act under it. Revocation of the Power of Attorney is not effective as to third party until the third party has actual knowledge of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this Power of Attorney.

INCAPACITY

Principal shall be deemed to be incapacitated if at any time two (2) licensed physicians certify in writing that Principal has become physically or mentally incapacitated and is unable to manage his/her affairs in his/her best interest, whether or not a court of competent jurisdiction has declared Principal incompetent, mentally ill or in need of a conservator/guardian.

Signed this _____ day of SEP 27 2000, 20____.

Alexander Duncan Mackie
ALEXANDER DUNCAN MACKIE
SS#: 373-44-6174

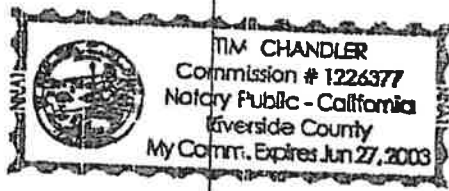
BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, THE AGENT ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

NOTARY PUBLIC
STATE OF CALIFORNIA)
COUNTY OF Riverside) ss.

On SEP 27 2000 before me TIM CHANDLER, personally appeared ALEXANDER DUNCAN MACKIE, personally known to me (or proved to me on the basis of satisfactory evidence) to be 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:

Signature: *T. Chandler*



(this area for official notarial stamp)

 KAISER PERMANENTE
SAN MARCOS OUTPATIENT MED CTR U
PRIMARY CARE:FAMILY MEDICINE
400 Craven Rd
San Marcos CA 92078-4201
619-528-5000

July 27, 2015

26373 N Broadway
Escondido CA 92026-8304

To Whom It May Concern:

My patient, Alexander D Mackie, was evaluated by me on 7/24/15 regarding his dementia.

In my opinion, due to the patient's cognitive impairment, he will need 24 hour supervision.

I recommend that he be transferred from home to a memory care facility.

If you have any questions, Please let me know.

Thank you for your consideration in this matter.

Sincerely,

DAVID M KAIDEN MD



To whom it may concern:

Alexander D Mackie has dementia.

In my opinion, due to the patient's cognitive impairment, he will need 24 hour supervision.

I recommend that he be transferred from home to a memory care facility.

If you have any questions, Please let me know.

Sincerely,

A handwritten signature in black ink, appearing to be "Cam", written over a horizontal line.

Electronically signed by:
CAM THUY QUANG TRAN MD
7/23/2015
4:29 PM
Department of Neurology
877-236-0333

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

COUNTY OF SAN DIEGO
CERTIFICATE OF DEATH

3052016042973

3201637003702

1. FIRST NAME OF DECEASED ALEXANDER		2. MIDDLE NAME OF DECEASED DUNCAN		3. LAST NAME OF DECEASED MACKIE	
4. DATE OF BIRTH 06/14/1938				5. AGE AT DEATH 77	
6. BIRTH STATE/COUNTRY ONTARIO		10. SOCIAL SECURITY NUMBER 373-44-8174		11. MARRIAGE STATUS MARRIED	
7. DATE OF MARRIAGE 02/13/2016		8. DURATION OF MARRIAGE 1310		12. DECEASED'S RACE WHITE	
13. OCCUPATION OWNER			14. TYPE OF BUSINESS WELDING		
15. DECEASED'S RESIDENCE 1500 BORDEN ROAD					
16. CITY ESCONDIDO		17. COUNTY SAN DIEGO		18. ZIP CODE 92026	
19. YEARS IN COUNTY 37		20. STATE OF BIRTH CA			
21. NAME OF SURVIVING SPOUSE RICHARD FRICKEY, DPOA			22. ADDRESS OF SURVIVING SPOUSE 664 CYNTHIA CT, SAN MARCOS, CA 92069		
23. NAME OF DECEASED'S SPOUSE ELIZABETH		24. MIDDLE NAME OF SPOUSE UNKNOWN		25. LAST NAME OF SPOUSE UNKNOWN	
26. NAME OF DECEASED'S SPOUSE ALEXANDER		27. MIDDLE NAME OF SPOUSE DUNCAN		28. LAST NAME OF SPOUSE MACKIE	
29. NAME OF DECEASED'S SPOUSE DORIS		30. MIDDLE NAME OF SPOUSE DODICH		31. LAST NAME OF SPOUSE AUSTRIA	
32. DATE OF DEATH 03/03/2016		33. PLACE OF DEATH RES: RICHARD FRICKEY 664 CYNTHIA CT, SAN MARCOS, CA 92069			
34. TYPE OF DEATH CR/RES		35. CAUSE OF DEATH NOT EMBALMED		36. LICENSE NUMBER	
37. NAME OF FUNERAL HOME TRIDENT SOCIETY		38. LICENSE NUMBER FD1921		39. SIGNATURE OF FUNERAL REGISTRAR WILMA J WOOTEN, MD MPH	
40. DATE OF DEATH 03/02/2016					
41. PLACE OF DEATH ESCONDIDO MEMORY CARE COMMUNITY					
42. COUNTY SAN DIEGO		43. ADDRESS 1500 BORDEN ROAD		44. CITY ESCONDIDO	
45. CAUSE OF DEATH ALZHEIMER'S DEMENTIA					
46. MANNER OF DEATH NONE					
47. NAME OF PHYSICIAN VICTOR JOSEPH LEGNER M.D.					
48. DATE OF PHYSICIAN'S DEATH 09/28/2013		49. DATE OF PHYSICIAN'S DEATH 02/12/2016		50. PHYSICIAN'S ADDRESS 9350 CAMPUS POINT DR, LA JOLLA, CA 92037	
51. SIGNATURE OF PHYSICIAN <i>Victor Joseph Legner M.D.</i>					
52. SIGNATURE OF REGISTRAR <i>Wilma J. Wooten M.D.</i>					

County of San Diego -Health & Human Services Agency - 3851 Ruscanna Street, This is to certify that, if bearing the OFFICIAL SEAL OF THE STATE OF CALIFORNIA, the OFFICIAL SEAL OF SAN DIEGO COUNTY AND THEIR DEPARTMENT OF HEALTH SERVICES EMBOSSED SEAL, this is a true copy of the ORIGINAL DOCUMENT FILED.

DATE ISSUED: March 11, 2016

Wilma J. Wooten M.D.
WILMA J. WOOTEN, M.D., M.P.H.
REGISTRAR OF VITAL RECORDS
County of San Diego

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

Barcode
* A 0 0 2 9 8 7 3 2 7 *

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



CONSENT TO BILL OF SALE
AIRCRAFT STORAGE HANGAR KNOWN AS
PORT-A-PORT SPACE NO. 23

(Behind This Page)

SEP 13 2016 3-11

CONSENT TO BILL OF SALE

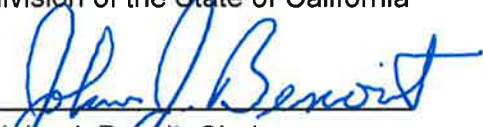
The County of Riverside, a political subdivision of the State of California (County) hereby consents to the attached Bill of Sale, dated January 22, 2016 by and between Richard Frickey, Power of Attorney at the time of sale for the Alexander Duncan Mackie Revocable Trust dated April 21, 1997, as amended (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. 23, 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: SEP 13 2016

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

By: 
John J. Benoit, Chairman
Board of Supervisors

APPROVED AS TO FORM
Gregory P. Priamos, County Counsel

By: 
Jhaila R. Brown *By R. Todd Frazier*
Deputy County Counsel

ATTEST:
KECIA IHEM-HARPER
Clerk of the Board

By: 
Deputy

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: 2/23/2016

BILL OF SALE

(Behind this Page)

Bill of Sale

For the sum of **Twenty Five Thousand Dollars** (\$25,000.00), We, Alexander Duncan Mackie Revocable Trust (Seller), hereby sell to (Buyers Name), Port-A-Port Aircraft, Serial Number MAH 4064, License Number SE 191344 ("Hangar"), located at French Valley Airport, Murrieta, California Space # 23. The Hangar is sold where is, as is with no warranties. The Seller warrants to Buyer it has good and marketable title to said property, full authority to sell and transfer said property, and that said property is sold free of all liens, encumbrances, liabilities and adverse claims of every nature and description whatsoever.

Seller: Alexander Duncan Mackie Revocable Trust

Trust- 4/21/97

Address

664 Cynthia
SAN MARCOS 92069

Trustee: Richard Frickey

Richard Frickey Po a

(Trustee)

1-18-16

(Date)

Buyer:

Name JAN DEJULIO

Address 40280 CALLE CONTENTO
TEMECULA CA 92592

[Signature]

(Signature)

1/22/2016

(Date)

Terms and Conditions of Sale: Buyer shall provide Seller with a cashier's check of \$20,000.00, and a cash deposit of \$5,000.00, fully applicable to the total purchase price of the Hangar on \$25,000.00.

Please Note: One Thousand Dollars of the Five Thousand Dollars is of a non-refundable deposit.

The balance should be paid the time of pick up, by Buyer and Seller in the amount of Twenty Thousand Dollars (\$20,000.00) at which time the Title/Ownership of the Hangar will transfer from Seller to the Buyer. Purchase should be completed by January 22, 2016 at 5:00 pm.

(Buyer)

PAID IN FULL

[Signature]

DEAN A. JONES

CONSENT TO ASSIGNMENT

(Behind this Page)


CONSENT TO ASSIGNMENT OF LEASE

Cindy Parker, Trustee of the Alexander Duncan Mackie Revocable Trust dated April 21, 1997, as amended (Alexander Duncan Mackie, also known as Al Mackie, deceased, successor in interest to Del Sol Corporation), (as "Assignor") and Jan DeJulio, an individual (as "Assignee") executed that certain Assignment dated March 18, 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 Assignor (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. 23, 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: SEP 13 2016

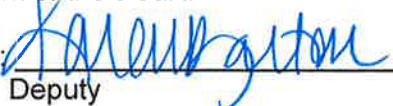
LESSOR
COUNTY OF RIVERSIDE

By: 
John J. Benoit, Chairman
Board of Supervisors

APPROVED AS TO FORM
Gregory P. Priamos, County Counsel

By: 
Jhaila R. Brown *By R. Todd Franzen*
Deputy County Counsel

ATTEST:
KECIA IHEM-HARPER
Clerk of the Board

By: 
Deputy

ASSIGNMENT
(Behind This Page)

ASSIGNMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned, Cindy Parker, Trustee of the Alexander Duncan Mackie Revocable Trust dated April 21, 1997, as amended (Alexander Duncan Mackie, aka Al Mackie, 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 Al Mackie (successor in interest to Del Sol Corporation) 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. 23 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: July 19, 2016

By: Cindy Parker, Trustee
Cindy Parker, Trustee of the Alexander
Duncan Mackie Revocable Trust, dated
April 21, 1997, as amended

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, Cindy Parker, Trustee of the Alexander Duncan Mackie Revocable Trust dated April 21, 1997, as amended (Alexander Duncan Mackie, aka Al Mackie, 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 Al Mackie (successor in interest to Del Sol Corporation) 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. 23 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: _____
Cindy Parker, Trustee of the Alexander
Duncan Mackie Revocable Trust, dated
April 21, 1997, as amended

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: 7/23/2016

By: 
Jan DeJulio

LEASE

(Behind this Page)

PP # 23

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	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE FORM APPROVED COUNTY COUNSEL

County Executive Office Signature *Bronze King* AUG 18 2004 *Andon V. Ubo*

- Policy
- Consent
- Dep't Recomm
- Per Exec Off
- 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,

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 Douglas Kulberg entered
5 into a Lease which was approved by the Riverside County Board of Supervisors on
6 December 18, 1990, attached hereto as Exhibit A, for 1,092 square feet of improved
7 land, commonly known as Space # 23, at French Valley Airport.

8 County and Al Mackie (successor in interest to Douglas Kulberg) herein called
9 Lessee, hereby agree to amend the Lease between the parties 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: A-C IN PIECES

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

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

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

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

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

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: 6 10 04 LESSEE
7 AI Mackie

8
9 By: _____ By: AI Mackie

10
11 Date: SEP 14 2004 LESSOR
12 COUNTY OR RIVERSIDE

13
14 By: Joy Wilson
15 Chairman, Board of Supervisors

16 ATTEST: FORM APPROVED
17 NANCY ROMERO, Clerk of the Board WILLIAM C. KATZENSTEIN, County Counsel

18
19 By: Corinne Deley Deputy By: Gordon V. Ubo 8/17/04
20 Deputy

21 (SEAL)
22 EXHIBIT A: Lease

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

The COUNTY OF RIVERSIDE, herein called County, leases to Doug Kulberg, 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. 23, 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, 2000 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

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

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

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

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

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

6. Improvements.

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

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

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7. Restrictions.

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

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

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

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

10. Maintenance. Lessee shall maintain the leased premises in a neat, safe, orderly and attractive manner during the term of this lease. Lessee shall deposit all waste, rubbish and 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
to terminate this lease forthwith:

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

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

9 (c) In the event of abandonment of the leased
10 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
hereunder shall abate pro rata as to the part taken; provided,
23 however, in such event County reserves the right to terminate this
lease as of the date when title to the part taken vests in the
24 condemnor or as of such date of prejudgment possession. If all of
the leased premises are taken by eminent domain, or such part is
25 taken so that the leased premises are rendered unusable for the
purposes set forth in Paragraph 2 herein, this lease shall
26 terminate. If a part or all of the leased premises be so taken,
the compensation awarded upon such taking shall be paid to the
27 parties hereto in accordance with the values attributable to their
respective interests in such eminent domain proceedings.

28

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.

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20. Hold Harmless.

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

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

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

21. Assignment.

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

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

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

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

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

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

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

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

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

28 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 COUNTY	17 Lessee
18 County of Riverside	
19 Economic Development Agency	<u>Doug Kulberg</u>
20 Aviation Unit	<u>Kulberg, Ltd.</u>
21 P.O. Box 1180 - 3499 Tenth Street	<u>27710 Jefferson, Suite 301</u>
22 Riverside, CA 92502	<u>Permele, CA 92390</u>
	<u>(714) 676-4646</u>

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

25 31. Permits, Licenses and Taxes. Lessee shall secure,
26 at his expense, all necessary permits and licenses as he may
27 be required to obtain, and Lessee shall pay for all fees and taxes
28 levied or required by any authorized public entity. Lessee
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

17 By *[Signature]*
18 Deputy

19 (SEAL)

21 *Pat Kullberg*
22 *Cheryl Kullberg*
23 *Keith Kullberg*

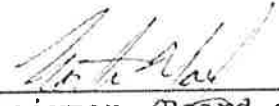
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rev.8/15/90

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.

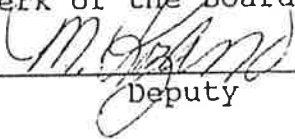
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15 and all prior and contemporaneous leases, agreements and
16 understandings, oral or written, in connection therewith. This
17 lease may be changed or modified only upon the written consent of
18 the parties hereto.

19 Dated: DEC 18 1990


COUNTY OF RIVERSIDE

20 By 
21 Chairman, Board of Supervisors

22 ATTEST:
23 GERALD A. MALONEY
24 Clerk of the Board

25 By 
26 Deputy

27 (SEAL)

28 

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

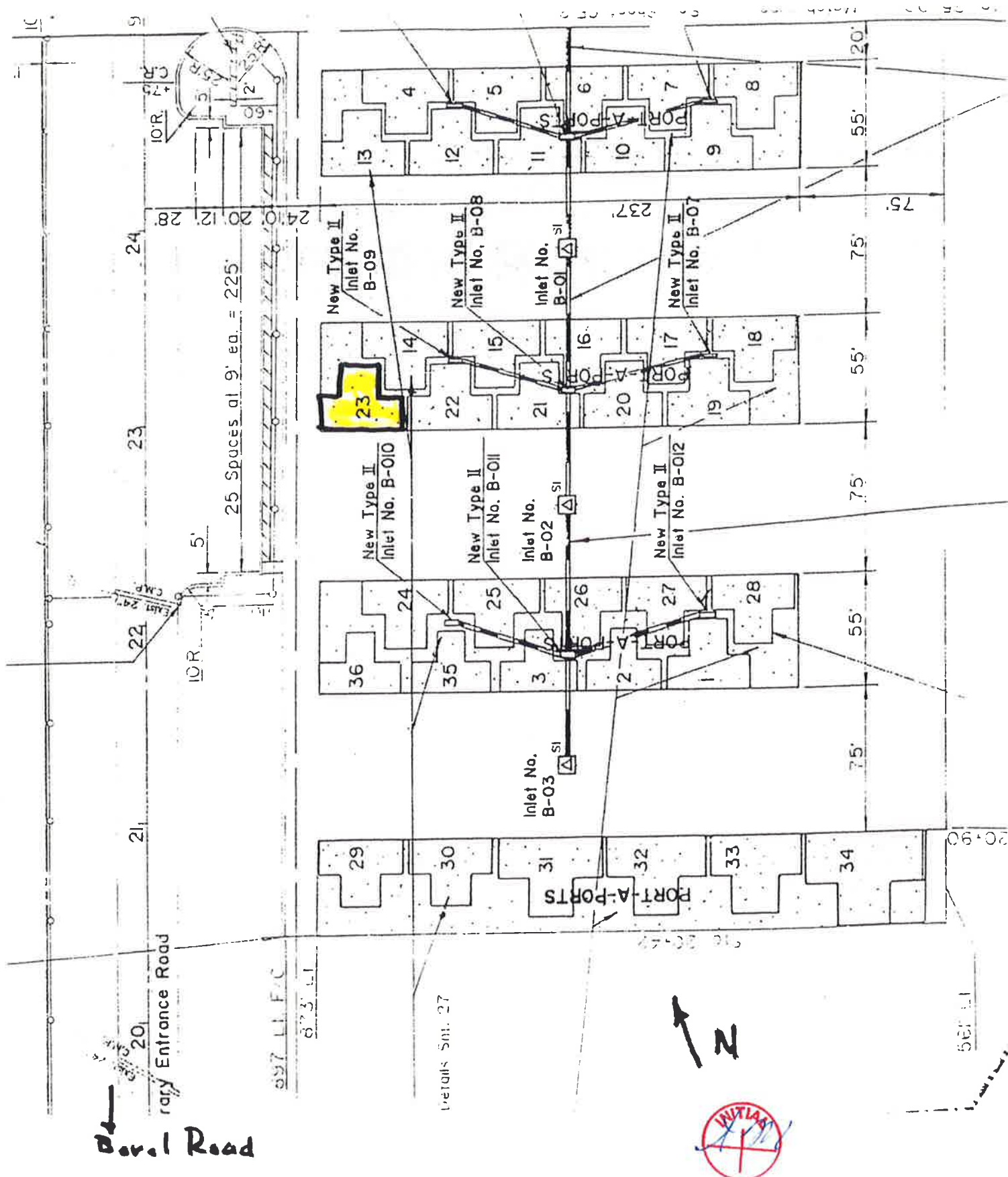


EXHIBIT A

SUPPORTING DOCUMENTATION

(Behind This Page)

Law Offices of Black & McGhee

ATTORNEYS AT LAW

144 E. WASHINGTON AVENUE
ESCONDIDO, CALIFORNIA 92025

(760) 745-2900 FAX (760) 745-2985

Karen E. Black, LL.M (Taxation), *†
Kimberly R. McGhee, Esq. **

email: karen@kblack.com
email: kim@kblack.com

TRUST CERTIFICATION

RE: Declaration of Trust known as the ALEXANDER DUNCAN MACKIE REVOCABLE TRUST established APRIL 21, 1997, as amended September 27, 2000 and October 31, 2001, under the laws of the State of California, by ALEXANDER DUNCAN MACKIE, Trustor.

The undersigned, the currently acting Trustee, certifies to you that:

1. The above named Declaration of Trust is irrevocable and in full force and effect.

The above Declaration of Trust has not been revoked, modified or amended in any manner which would cause the representations contained in this certification of trust to be incorrect.

2. The name of the Trustee now acting under the Declaration of Trust (and who is the only Trustee qualified to act) is CINDY PARKER.

3. The trust identification number is: 47-7194190.

4. Endorsement of securities of the Trust for transfer may be made:

- By any one Trustee.
- By a majority of the Trustees.
- By at least ___ Trustees.
- Only by all Trustees.

5. The situs of the Trust is the State of California.

6. This certification is given in accordance with Probate Code Section 18100.5.

7. This certification is made pursuant to the Uniform Commercial Code for the purpose of evidencing the appointment and incumbency of the above-named Trustee as appropriate person to endorse securities standing in the name of or belonging to the Trust.

* CERTIFIED SPECIALIST ESTATE PLANNING, TRUSTS AND PROBATE • STATE BAR OF CALIFORNIA

† CERTIFIED ELDER LAW ATTORNEY • NATIONAL ACADEMY OF ELDER LAW ATTORNEYS

** LICENSED IN CALIFORNIA & NEVADA

ALEXANDER DUNCAN MACKIE REVOCABLE TRUST
Trust Certification
Page Two

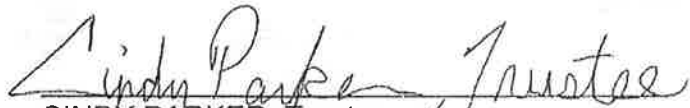
8. Title to the assets should be held as follows:

CINDY PARKER, Trustee of the ALEXANDER DUNCAN
MACKIE REVOCABLE TRUST dated APRIL 21, 1997, as amended; OR
CINDY PARKER, Trustee, U/D/T dated APRIL 21, 1997.

9. A person who acts in reliance upon a certification of trust without actual knowledge that the representations contained therein are incorrect is not liable to any person for so acting.

10. The attached pages are photocopies of certain pages of the original Trust document containing specific provisions of the Declaration of Trust.

Signed this 31st DAY OF JULY, 2015.


CINDY PARKER, Trustee

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)
) ss.
COUNTY OF SAN DIEGO)

On JULY 31, 2015, before me, IAN A. EDWARDS, a Notary Public, personally appeared CINDY PARKER who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.




IAN A. EDWARDS

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FRI

**DURABLE POWER OF ATTORNEY
OF
ALEXANDER DUNCAN MACKIE**

(California Probate Code Section 4401)

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE UNIFORM STATUTORY FORM POWER OF ATTORNEY ACT (CALIFORNIA PROBATE CODE SECTIONS 4400-4465). IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

I, **ALEXANDER DUNCAN MACKIE, 26373 NORTH BROADWAY ESCONDIDO, CALIFORNIA 92026**, appoint: **RICHARD FRICKEY** whose telephone number and address is:

(760) 744-6686

as my agent (attorney-in-fact) to act for me in any lawful way with respect to the following initialed subjects:

TO GRANT ALL OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF (N) AND IGNORE THE LINES IN FRONT OF THE OTHER POWERS.

TO GRANT ONE OR MORE, BUT FEWER THAN ALL, OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF EACH POWER YOU ARE GRANTING.

TO WITHHOLD A POWER, DO NOT INITIAL THE LINE IN FRONT OF IT. YOU MAY, BUT NEED NOT, CROSS OUT EACH POWER WITHHELD.

INITIAL

- _____ (A) Real property transactions.
- _____ (B) Tangible personal property transactions.
- _____ (C) Stock and bond transactions.
- _____ (D) Commodity and option transactions.
- _____ (E) Banking and other financial institution transactions.
- _____ (F) Business operating transactions.

- _____ (G) Insurance and annuity transactions.
- _____ (H) Estate, trust and other beneficiary transactions.
- _____ (I) Claims and litigation.
- _____ (J) Personal and family maintenance.
- _____ (K) Benefits from social security, Medicare, Medicaid or other governmental programs civil or military service.
- _____ (L) Retirement plan transactions.
- _____ (M) Tax matters.
- K J M L (N) ALL OF THE POWERS LISTED ABOVE.
- K J M L (O) SPRINGING ONLY. (MY INCAPACITY)
- _____ (P) IMMEDIATE FOR SPOUSE, SPRINGING FOR OTHERS. (MY INCAPACITY)
- _____ (Q) IMMEDIATE FOR SPOUSE AND/OR SUCCESSORS.

YOU NEED NOT INITIAL ANY OTHER LINES IF YOU INITIAL LINE (N).
SPECIAL INSTRUCTIONS

ON THE FOLLOWING LINES YOU MAY GIVE SPECIAL INSTRUCTIONS LIMITING OR EXTENDING THE POWERS GRANTED TO YOUR AGENT.

UNLESS YOU DIRECT OTHERWISE ABOVE, THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED.

This Power of Attorney will continue to be effective even though I become incapacitated.

STRIKE THE PRECEDING SENTENCE IF YOU DO NOT WANT THIS POWER OF ATTORNEY TO CONTINUE IF YOU BECOME INCAPACITATED.

If my attorney-in-fact shall for any reason cease to act as my attorney-in-fact, I herein nominate and appoint:

First Alternate: WADE FRICKEY
Second Alternate:
Third Alternate:


EXERCISE OF POWER OF ATTORNEY WHERE MORE THAN ONE AGENT DESIGNATED.

If I have designated more than one agent, the agents are to act:

SEPARATELY

IF YOU APPOINTED MORE THAN ONE AGENT AND YOU WANT EACH AGENT TO BE ABLE TO ACT ALONE WITHOUT THE OTHER AGENT JOINING, WRITE THE WORD "SEPARATELY" IN THE BLANK SPACE ABOVE. IF YOU DO NOT INSERT ANY WORD IN THE BLANK SPACE, OR IF YOU INSERT THE WORD "JOINTLY," THEN ALL OF YOUR AGENTS MUST ACT OR SIGN TOGETHER.

I agree that any third party who receives a copy of this document may act under it. Revocation of the Power of Attorney is not effective as to third party until the third party has actual knowledge of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this Power of Attorney.

 KAISER PERMANENTE
SAN MARCOS OUTPATIENT MED CTR U
PRIMARY CARE:FAMILY MEDICINE
400 Craven Rd
San Marcos CA 92078-4201
619-528-5000

July 27, 2015

26373 N Broadway
Escondido CA 92026-8304

To Whom It May Concern:

My patient, Alexander D Mackie, was evaluated by me on 7/24/15 regarding his dementia.

In my opinion, due to the patient's cognitive impairment, he will need 24 hour supervision.

I recommend that he be transferred from home to a memory care facility.

If you have any questions, Please let me know.

Thank you for your consideration in this matter.

Sincerely,

DAVID M KAIDEN MD



To whom it may concern:

Alexander D Mackie has dementia.

In my opinion, due to the patient's cognitive impairment, he will need 24 hour supervision.

I recommend that he be transferred from home to a memory care facility.

If you have any questions, Please let me know.

Sincerely,

A handwritten signature in black ink, appearing to be "Cam", written over a horizontal line.

Electronically signed by:
CAM THUY QUANG TRAN MD
7/23/2015
4:29 PM
Department of Neurology
877-236-0333

INCAPACITY

Principal shall be deemed to be incapacitated if at any time two (2) licensed physicians certify in writing that Principal has become physically or mentally incapacitated and is unable to manage his/her affairs in his/her best interest, whether or not a court of competent jurisdiction has declared Principal incompetent, mentally ill or in need of a conservator/guardian.

Signed this _____ day of SEP 27 2000, 20____.

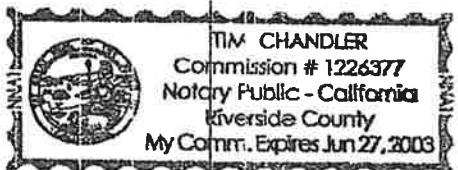
Alexander Duncan Mackie
ALEXANDER DUNCAN MACKIE
SS#: 373-44-6174

BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, THE AGENT ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

NOTARY PUBLIC
STATE OF CALIFORNIA)
COUNTY OF Riverside)ss.

On SEP 27 2000 before me TIM CHANDLER, personally appeared ALEXANDER DUNCAN MACKIE, personally known to me (or proved to me on the basis of satisfactory evidence) to be 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:



Signature: *[Handwritten Signature]*

(this area for official notarial stamp)

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF SAN DIEGO

CERTIFICATE OF DEATH

3052016042973

3201637003702

1. NAME OF DECEASED (FIRST, MIDDLE, LAST) ALEXANDER DUNCAN MACKIE		2. DATE OF BIRTH 06/14/1938		3. AGE AT DEATH 77		4. SEX M	
5. BIRTH STATE OR COUNTRY ONTARIO		6. SOCIAL SECURITY NUMBER 373-44-6174		7. MARRIAGE STATUS MARRIED		8. DATE OF DEATH 02/13/2016	
9. OCCUPATION OWNER		10. RACE WHITE		11. YEARS IN OCCUPATION 50		12. YEARS IN COUNTRY 50	
13. DECEASED'S RESIDENCE 1500 BORDEN ROAD		14. COUNTY ESCONDIDO		15. COUNTY ABBREVIATION SAN DIEGO		16. ZIP CODE 92026	
17. COUNTY ABBREVIATION ESCONDIDO		18. COUNTY ABBREVIATION SAN DIEGO		19. ZIP CODE 92026		20. STATE ABBREVIATION CA	
21. NAME OF FUNERAL HOME RICHARD FRICKEY, DPOA		22. ADDRESS OF FUNERAL HOME 864 CYNTHIA CT, SAN MARCOS, CA 92069		23. NAME OF DECEASED'S SPOUSE ELIZABETH		24. LAST KNOWN NAME UNKNOWN	
25. NAME OF DECEASED'S SPOUSE ALEXANDER DUNCAN		26. MIDDLE NAME DUNCAN		27. LAST KNOWN NAME MACKIE		28. BIRTH STATE SCOTLAND	
29. NAME OF DECEASED'S SPOUSE DORIS		30. MIDDLE NAME DODICH		31. LAST KNOWN NAME DODICH		32. BIRTH STATE AUSTRIA	
33. DEATH DATE 03/03/2016		34. PLACE OF DEATH RES: RICHARD FRICKEY 864 CYNTHIA CT, SAN MARCOS, CA 92069		35. DEATH CERTIFICATE NO. CR/RES		36. DEATH CERTIFICATE CLASSIFICATION NOT EMBALMED	
37. DEATH CERTIFICATE CLASSIFICATION TRIDENT SOCIETY		38. DEATH CERTIFICATE CLASSIFICATION FD1921		39. DEATH CERTIFICATE CLASSIFICATION WILMA J WOOTEN, MD MPH		40. DATE 03/02/2016	
41. PLACE OF DEATH ESCONDIDO MEMORY CARE COMMUNITY		42. COUNTY SAN DIEGO		43. ZIP CODE 1500 BORDEN ROAD		44. COUNTY ABBREVIATION ESCONDIDO	
45. CAUSE OF DEATH ALZHEIMER'S DEMENTIA		46. ICD-10 CODE E83		47. ICD-10 CODE 710		48. ICD-10 CODE 710	
49. CAUSE OF DEATH NONE		50. ICD-10 CODE NO		51. ICD-10 CODE NO		52. ICD-10 CODE NO	
53. DEATH CERTIFICATE CLASSIFICATION 09/28/2015		54. DEATH CERTIFICATE CLASSIFICATION 02/12/2016		55. DEATH CERTIFICATE CLASSIFICATION 9350 CAMPUS POINT DR, LA JOLLA, CA 92037		56. DEATH CERTIFICATE CLASSIFICATION VICTOR JOSEPH LEGNER M.D.	
57. DEATH CERTIFICATE CLASSIFICATION 09/28/2015		58. DEATH CERTIFICATE CLASSIFICATION 02/12/2016		59. DEATH CERTIFICATE CLASSIFICATION 9350 CAMPUS POINT DR, LA JOLLA, CA 92037		60. DEATH CERTIFICATE CLASSIFICATION VICTOR JOSEPH LEGNER M.D.	

County of San Diego - Health & Human Services Agency - 3851 Rosecrans Street. This is to certify that, if bearing the OFFICIAL SEAL OF THE STATE OF CALIFORNIA, the OFFICIAL SEAL OF SAN DIEGO COUNTY AND THEIR DEPARTMENT OF HEALTH SERVICES EMBOSSED SEAL, this is a true copy of the ORIGINAL DOCUMENT FILED.

WILMA J. WOOTEN, M.D., M.P.H.
REGISTRAR OF VITAL RECORDS
County of San Diego

DATE ISSUED: March 11, 2016

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

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ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE