

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



ITEM
3.12
(ID # 6525)

MEETING DATE:

Tuesday, March 27, 2018

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Approve the First Amendment to the Second Amended and Restated Ground Lease Agreement Jacqueline Cochran Regional Airport Between the County of Riverside and TRM CA Holdings, LLC, Jacqueline Cochran Regional Airport, Thermal, District 4 [\$0], CEQA Exempt

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 First Amendment to the Second Amended and Restated Ground Lease Agreement Jacqueline Cochran Regional Airport (First Amendment) between County of Riverside as landlord (County) and TRM CA Holdings, LLC, a Delaware limited liability company (TRM), expanding the leased premises to include an aircraft apron area and modifying lease terms relating to the existing modular building;
3. Authorize the Chairman of the Board of Supervisors to execute the attached First Amendment; and

ACTION: Policy

Robert Field, Assistant County Executive Officer/EDA 3/15/2018

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: March 27, 2018
xc: EDA

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

4. Authorize the Assistant County Executive Officer /EDA, or designee, to take all necessary steps to implement the First Amendment, including, but not limited to, signing subsequent necessary and relevant documents and approving any non-substantive amendments and modifications to the First Amendment relating to the addition of the new survey and site map exhibits as contemplated therein, subject to approval by County Counsel.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: 2017/18	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

County of Riverside, as landlord (County) and TRM CA Holdings, LLC, a Delaware limited liability company, as lessee (Lessee) entered into that certain Second Amended and Restated Ground Lease Agreement Jacqueline Cochran Regional Airport dated June 21, 2016 (Ground Lease) relating to, among other things, the lease by County to Lessee of that certain real property consisting of 16.97 acres of improved land, located at Jacqueline Cochran Regional Airport in Thermal, County of Riverside (Original Leased Premises). The term of the Ground Lease commenced on June 21, 2016 and terminates on September 30, 2034, with an option to extend the term for 10 years. Pursuant to the Ground Lease, Lessee operates as a full service fixed base operator (FBO) providing aircraft servicing, maintenance, and fueling. Lessee has also developed aircraft hangars on the Leased Premises. Lessee has completed all development and construction obligations under the Ground Lease.

Lessee has requested the Ground Lease be amended to (i) expand the Original Leased Premises by adding an additional approximate half-acre of land adjacent to the existing leased area consisting of heavy ramp space for aircraft parking, and (ii) clarify the plans and extend the use of a modular building on the Original Leasehold Premises which is designated to be demolished or repurposed. County is amenable to Lessee's request as it promotes the expansion of aviation services available at the airport to the public. The terms and conditions of the amendment are set forth in the proposed First Amendment to the Second Amended and Restated Ground Lease Agreement Jacqueline Cochran Regional Airport attached (First Amendment). The existing lease payments will increase to account for the addition of the .56

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

acres to the footprint of the Original Leased Premises. Other than the changes set forth in the proposed First Amendment, the existing terms and conditions of the Ground Lease will remain unchanged.

First Amendment Summary

Pertinent provisions of the proposed First Amendment are set forth below:

- The Original Leased Premises will increase by one half-acre to an estimated 17.53 acres of land, subject to completion of a legal description and survey to be completed and incorporated into the Ground Lease.
- The base rent will remain the same formula of base rent times leased acreage equals total rent per month. Subject to a survey, the increase in the base rent is estimated to be approximately \$670.82 per month. The new monthly rent is estimated to be \$17,096.19. The entire base rent is subject to annual increase based on consumer price index (CPI) adjustments and every 5th year the base rent is subject to an appraisal to allow for an increase to market rate.
- In addition to the base rent, Lessee shall continue pay to the County a fuel flowage fee of 12% of the total net price of all aviation and automotive fuel lubricants received on the leased premises by Lessee.
- The use of both the leased ramp area and public ramp area are clarified in the Ground Lease to comply with FAA Rules and Regulations and the Airport Sponsor Grant Assurances.

California Environmental Quality Act (CEQA)

Pursuant to the California Environmental Quality Act (CEQA), the First Amendment was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines 15301, Class 1 – Existing Facilities and State CEQA Guidelines 15061(b)(3), General Rule or “Common Sense” Exemption.

The proposed project, the First Amendment, expands an existing lease to include an area of airport land already in use by the airport for aircraft operations. The proposed amendments will only impact the parameters within which the Lessee will operate the existing FBO located on the leased premises and no expansion of an existing use will occur. In addition, it can be seen with certainty that there is no possibility that the First Amendment may have a significant effect on the environment since the impacts will be administrative and operation related.

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Notice of Exemption will be filed by staff with the County Clerk within 5 days of the approval of the First Amendment.

County Counsel has reviewed and approved the attached First Amendment, including all exhibits, as to form. Staff recommends that the Board approve the First Amendment, including all exhibits.

Impact on Citizens and Businesses

TRM CA Holdings, LLC, will continue to conduct the existing business of a full service fixed base operator on the leased premises, which will provide much needed aircraft servicing, maintenance, and fueling services at Jacqueline Cochran Regional Airport.

**SUPPLEMENTAL:
Additional Fiscal Information**

No additional information.


ATTACHMENTS:

- First Amendment to the Second Amended and Restated Ground Lease Agreement Jacqueline Cochran Regional Airport, including exhibits

- Aerial image of the leasehold area

RF:HM:VY:JR


Rekini Dasika, Principal Management Analyst 3/19/2018


Gregory V. Priamos, Director County Counsel 3/16/2018

1 **FIRST AMENDMENT**
2 **TO THE SECOND AMENDED AND RESTATED GROUND LEASE AGREEMENT**
3 **JACQUELINE COCHRAN REGIONAL AIRPORT**
4

5 THIS FIRST AMENDMENT TO THE SECOND AMENDED AND RESTATED GROUND
6 LEASE AGREEMENT JACQUELINE COCHRAN REGIONAL AIRPORT ("First Amendment") is
7 made and entered into as of the 27th day of March, 2018 ("Effective Date"), by and
8 between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("County"),
9 and TRM CA Holdings, LLC, a Delaware limited liability company, a wholly owned subsidiary of Ross
10 Aviation Holding LLC, a Delaware limited liability company ("Lessee"). County and Lessee are
11 individually referred to herein as a "Party" and collectively as the "Parties."

12
13 **RECITALS**

14 WHEREAS, the County owns fee title to the Jacqueline Cochran Regional Airport located in the
15 County of Riverside, as depicted on the Site Map attached hereto as Attachment No. 1 and incorporated
16 herein by this reference ("Airport");

17 WHEREAS, County and Lessee have entered into that certain Second Amended and Restated
18 Ground Lease Agreement Jacqueline Cochran Regional Airport dated June 21, 2016 ("Ground Lease")
19 relating to, among other things, the lease by County to Lessee of that certain real property consisting of
20 approximately 16.97 acres of improved land located at the Airport, as specifically described in the legal
21 description and as depicted on the survey and site map attached as Exhibits A, B and C, respectively, to
22 the Ground Lease ("Original Leased Premises"), and Lessee's operation thereon as a full service fixed
23 base operator ("FBO") which provides aircraft servicing, maintenance, and fueling, as more specifically
24 set forth in the Ground Lease. Any capitalized term not otherwise defined herein shall have the meaning
25 ascribed to such term in the Ground Lease;

26 WHEREAS, Lessee is operating a successful FBO on the Original Leased Premises as
27 contemplated under the Ground Lease. Lessee has a need to expand its operations and desires to lease an
28 additional approximately 0.56 acres of land consisting of the aircraft apron area in front of the terminal

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1 building on the Original Leased Premises, as depicted on the Site Plan attached hereto as Attachment No.
2 2 ("Aircraft Apron Area"). County desires to lease the Aircraft Apron Area to Lessee since it will allow
3 Lessee to provide FBO services adjacent to Lessee's existing terminal building. Lessee's rent under the
4 Ground Lease shall be increased accordingly to reflect the addition of the Aircraft Apron Area as part of
5 the Original Leased Premises;

6 WHEREAS, among other improvements, a modular building is located on the Original Leased
7 Premises as more particularly depicted on the Site Map attached hereto as Attachment No. 3 and
8 incorporated herein by this reference ("Modular"). Lessee is currently subleasing the Modular to
9 subtenants engaged in the following businesses: an aviation museum, flight simulator operator, a car
10 rental facility and as a meeting place for an aviation non-profit association. Pursuant to section 4(c) of
11 the Ground Lease, subject to the conditions set forth therein and within the time periods provided, Lessee
12 is required to either develop and use the Modular or demolish it and submit a reuse plan to the County
13 for approval;

14 WHEREAS, so as not to interrupt the services provided by the subtenants, Lessee has requested
15 County amend the deadlines governing the development or removal of the Modular. County is amenable
16 to such request, provided Lessee is actively pursuing a re-use design and plan for the Modular site; and

17 WHEREAS, the purpose of this First Amendment is to amend the Ground Lease by (i)
18 amending the Original Leased Premises to include the adjacent Aircraft Apron Area; (ii) amending
19 section 4(c) of the Ground Lease relating to the Modular; and (iii) modifying certain other obligations
20 of the Parties, all on the terms and conditions as set forth below.

21 NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which
22 is hereby mutually acknowledged, the Parties do hereby agree as follows:

- 23
- 24 1. **Recitals.** The Recitals and attachments referenced above are incorporated herein by this
25 reference and adopted by the Parties to be true and correct.
 - 26 2. **Amendment to Leased Premises; Aircraft Apron Area.** At the request of Lessee, County
27 hereby agrees to increase the acreage of the Original Leased Premises (currently approximately
28 16.97 acres) by an additional approximately 0.56 acres to include the Aircraft Apron Area

1 depicted on the Site Plan attached as Attachment No. 2 hereto. From and after the Effective Date,
2 the Leased Premises and all references thereto in the Ground Lease shall be deemed to include
3 the Original Leased Premises and the Aircraft Apron Area for all purposes under the Ground
4 Lease. The addition of the Aircraft Apron Area shall increase the total Leased Premises area to
5 approximately 17.53 acres. County and Lessee herein acknowledge that Lessee has no fee title
6 interest in or to the Original Leased Premises and the Aircraft Apron Area. Lessee's rent under
7 the Ground Lease shall increase by an additional \$670.82 per month as a result of the addition
8 of the Aircraft Apron Area to the Leased Premises. Rent under the Original Leased Premises and
9 the Aircraft Apron Area shall continue to be payable pursuant to section 5 of the Ground Lease.
10 Lessee's obligation to pay rent for the Aircraft Apron Area shall commence upon the Effective
11 Date of this First Amendment.

12
13 Prior to the Effective Date, Lessee, at Lessee's sole expense, shall have investigated and
14 approved the physical condition of the Aircraft Apron Area. County makes no representation or
15 warranty, expressed or implied, regarding any conditions of the Aircraft Apron Area. Lessee
16 acknowledges and agrees that County makes no representations, express or implied, with respect
17 to the legality, fitness, or desirability of the Aircraft Apron Area for Lessee's intended use. If
18 Lessee desires to do so, Lessee shall have the right to conduct its own investigation, to its
19 satisfaction, with respect to any matters affecting Lessee's ability to use the Aircraft Apron Area
20 for Lessee's intended use. Lessee represents that it has inspected the Aircraft Apron Area and
21 acknowledges and agrees that the Aircraft Apron Area shall be delivered from County to Lessee
22 in an "as is" physical condition, with no warranty, express or implied by County as to the
23 presence of hazardous substances, or the condition of the soil, its geology or the presence of
24 known or unknown faults, and fully assumes any and all risk associated with the use thereof.
25 County shall not be liable to Lessee, its officers, agents, employees, subcontractors or
26 independent contractors for any bodily injury, personal injury or property damage suffered by
27 them or others which may result from hidden, latent or other dangerous conditions in, on upon
28 or within the Aircraft Apron Area.

1 3. **Leased Ramp.** During the term of the Ground Lease, Lessee acknowledges and agrees
2 that the use of the Aircraft Apron Area shall be subject to the provisions of Section 4(b) of the
3 Ground Lease, titled "Federal Ramp Use Area/Apron," and shall be deemed part of the "Leased
4 Ramp" for all purposes thereunder.

5 4. **Amendment to Modular Provisions.** Section 4(c) of the Ground Lease titled "Modular
6 Building" is hereby deleted in its entirety and replaced with the following:

7 “(c) Modular Building

8 As of the Effective Date of the First Amendment to the Second Amended and Restated Ground
9 Lease Agreement executed by the parties on or about March 27, 2018 ("First Amendment"), a
10 modular building ("Modular") resides on the Leased Premises as depicted on the Site Map
11 attached as Attachment No. 3 to the First Amendment and incorporated herein by this reference.
12 Said Modular is currently subleased by the Lessee for use by an aviation museum, flight
13 simulator operator, a car rental facility and as a meeting place for an aviation non-profit
14 association. Any change in the use of the Modular shall require the written approval of the
15 County. The County and Lessee agree to continue the current use of the Modular until December
16 31, 2018, at which time:

17 (i) Lessee shall provide to County an acceptable plan for the development and use
18 of the Modular for County's written approval prior to December 31, 2018. Should County and
19 Lessee not agree on an acceptable use for the Modular by March 1, 2019, Lessee shall remove, at
20 its sole cost and expense, the Modular. Any such removal of the Modular shall be completed by
21 June 30, 2019;

22 (ii) If the Modular is removed, then within ninety (90) days of the removal of the
23 Modular, Lessee shall, at its sole cost and expense, submit a reuse site development plan ("Reuse
24 Site Plan") to the County for approval. The Reuse Site Plan shall be limited to that area and areas
25 adjacent to the property left vacant by the removal of the Modular. Such Reuse Site Plan shall be
26 prepared by a certified draftsman and provided to the County prior to Lessee's application for
27 building permits, and, such Reuse Site Plan shall be satisfactory and subject to County approval,
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1 which shall not be unreasonably delayed or withheld. The approved Reuse Site Plan, immediately
2 upon its approval, shall be attached hereto and incorporated into the Lease as Exhibit "D;"

3 (iii) Within ninety (90) days of approval by County of the Reuse Site Plan, Lessee
4 shall submit a complete set of construction plans to County in order to obtain building permits;

5 (iv) Within sixty (60) days following issuance of the required County permits,
6 Lessee shall commence construction of the improvements contained in the Reuse Site Plan; and

7 (v) Lessee shall complete the design, entitlement and construction of the
8 improvements contained in the Reuse Site Plan within Five (5) years of the Effective Date of the
9 First Amendment."

10
11 For the avoidance of doubt, the Force Majeure provisions in Section 4 of the Ground Lease shall
12 remain in effect and are not modified by this First Amendment.

13 5. **Amended Legal Description.** The Legal Description of the Leased Premises set forth in
14 Exhibit "A" to the Ground Lease is hereby amended and replaced in its entirety by the amended
15 Legal Description attached hereto as Attachment No. 5 and incorporated herein by this reference.
16 All references in the Ground Lease to the Legal Description of the Leased Premises shall be
17 deemed to refer to the amended Legal Description attached hereto as Attachment No. 5.

18 6. **Amended Site Map; Site Plan.** The Site Map depicting the Leased Premises set forth in
19 Exhibit "C" to the Ground Lease is hereby amended and replaced in its entirety by the amended
20 Site Map attached hereto as Attachment No. 4 and incorporated herein by this reference. All
21 references in the Ground Lease to the Site Map or Site Plan depicting the Leased Premises shall
22 be deemed to refer to the amended Site Map attached hereto as Attachment No. 4.

23 7. **Amended Survey.** The Survey depicting the Leased Premises set forth in Exhibit "B" to
24 the Ground Lease is hereby amended and replaced in its entirety by the amended Survey attached
25 hereto as Attachment No. 6 and incorporated herein by this reference. All references in the Ground
26 Lease to the Survey depicting the Leased Premises shall be deemed to refer to the amended Survey
27 attached hereto as Attachment No. 6.

1 **8. Cost Recovery.** In order to alleviate County's administrative costs required to process
2 this First Amendment, Lessee acknowledges agrees to pay to County the amount of Five-Hundred
3 Dollars (\$500.00) on or prior to the date this First Amendment is executed by Lessee. Receipt by
4 County of the aforementioned cost recovery shall be a condition precedent to County's approval
5 of this First Amendment.

6 **9. Miscellaneous.**

7 a. **Interpretation.** This First Amendment, when combined with the Ground Lease,
8 sets forth and contains the entire understanding and agreement of the Parties hereto and correctly
9 sets forth the rights, duties and obligations of each to the other as of this date. There are no oral
10 or written representations, understandings, or ancillary covenants, undertakings or agreements,
11 which are not contained or expressly referred to within this First Amendment or the Ground
12 Lease.

13 b. **Waivers; Amendments.** All waivers of the provisions of this First Amendment
14 and all amendments hereto must be in writing and signed by the appropriate authorized
15 representatives of the County and Lessee. Failure or delay by County in giving notice of any
16 default under this First Amendment or the Ground Lease shall not constitute a waiver of any
17 default, nor shall it change the time of default. Except as otherwise expressly provided in this
18 First Amendment and in the Ground Lease, any failures or delays by either party in asserting any
19 of its rights and remedies as to any default shall not operate as a waiver of any default or of any
20 such rights or remedies. Delays by either party in asserting any of its rights and remedies shall
21 not deprive either party of its right to institute and maintain any actions or proceeding which it
22 may deem necessary to protect, assert or enforce any such rights or remedies.

23 c. **Attachments.** Each of the attachments and exhibits attached hereto are
24 incorporated herein by this reference.

25 d. **Effectiveness of Ground Lease.** Except as modified and amended by this First
26 Amendment, all other terms and conditions of the Ground Lease remain unmodified and in full
27 force and effect.
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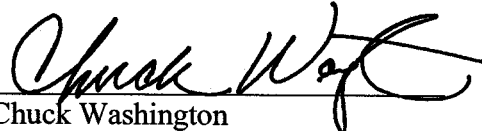
e. **Counterparts.** This First Amendment may be signed by the Parties in counterparts, each of which shall be an original but all of which together shall constitute one and the same agreement.

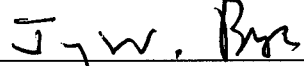
f. **Effective Date.** The effective date of this First Amendment is set forth in the preamble above, which date is the date this First Amendment is executed by the County's Chairman of the Board of Supervisors.

1 IN WITNESS WHEREOF, the Parties have executed this First Amendment as of the dates written
2 below.

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4 **COUNTY:**
5 **COUNTY OF RIVERSIDE**, a political
6 subdivision of the State of California

LESSEE:
TRM CA Holdings, LLC, a Delaware limited
liability company

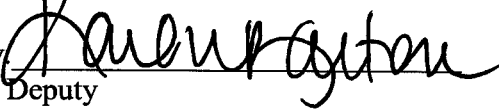
7
8 By: 
9 Chuck Washington
10 Chairman, Board of Supervisors

By: 
Jeffrey W. Ross, President

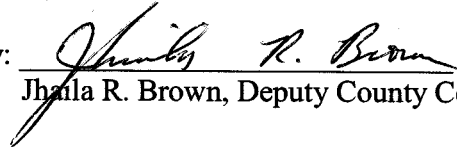
11 Date: MAR 27 2018

Date: _____

12 ATTEST:
13 **KECIA HARPER-ITEM**
14 Clerk of the Board

15 By: 
16 Deputy

17 APPROVED AS TO FORM:
18 **GREGORY P. PRIAMOS**
19 County Counsel

20 By: 
21 Jhala R. Brown, Deputy County Counsel

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1 **Attachments :**

- 2 Attachment No. 1 Site Map of Jacqueline Cochran Regional Airport
- 3 Attachment No. 2 Site Plan indicating Aircraft Apron Area
- 4 Attachment No. 3 Site Map Modular Building
- 5 Attachment No. 4 Amended Site Map
- 6 Attachment No. 5 Amended Legal Description
- 7 Attachment No. 6 Amended Survey

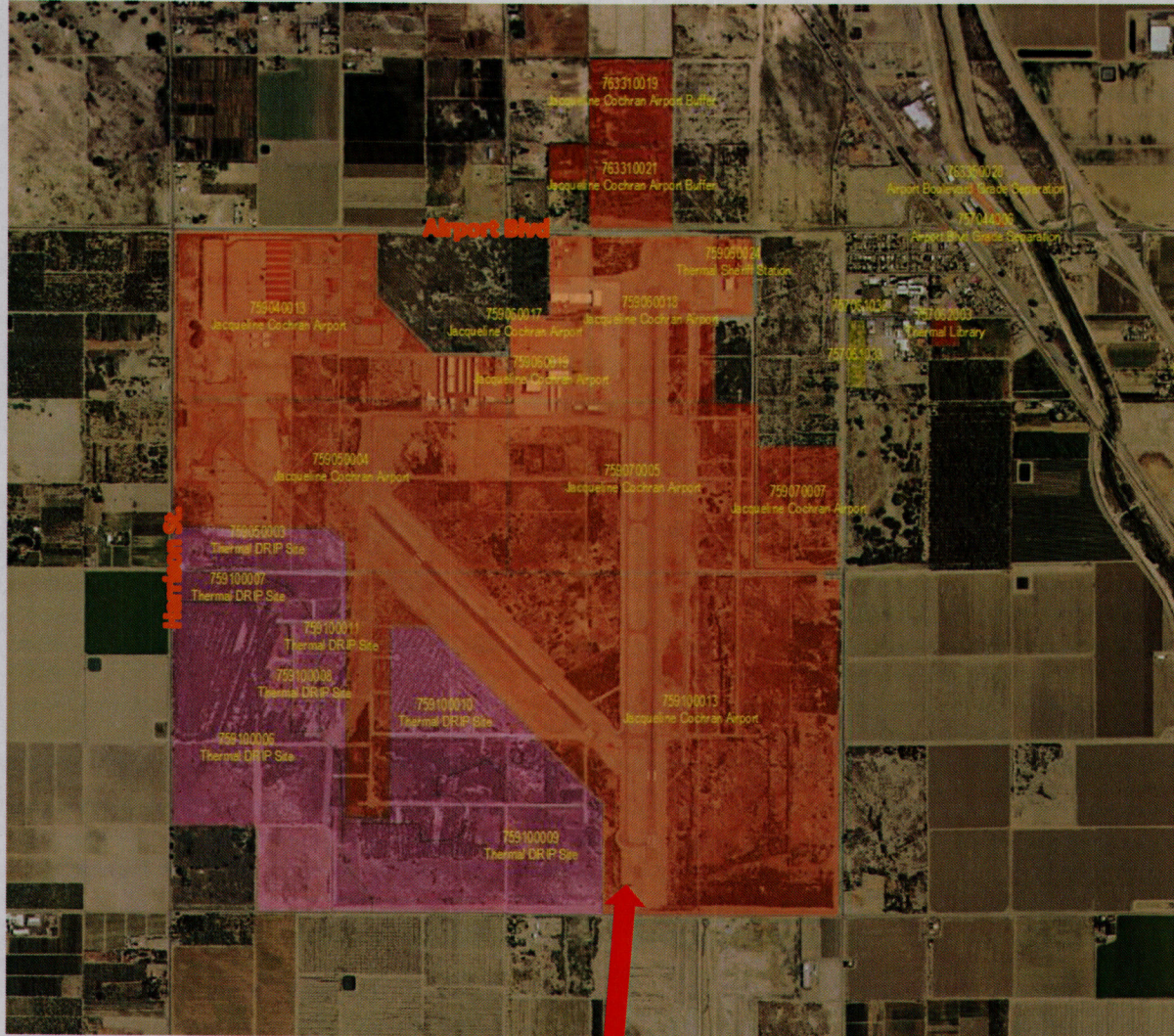
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ATTACHMENT NO. 1

SITE MAP
OF JACQUELINE COCHRAN REGIONAL AIRPORT

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Jacqueline Cochran Regional Airport
Thermal, CA

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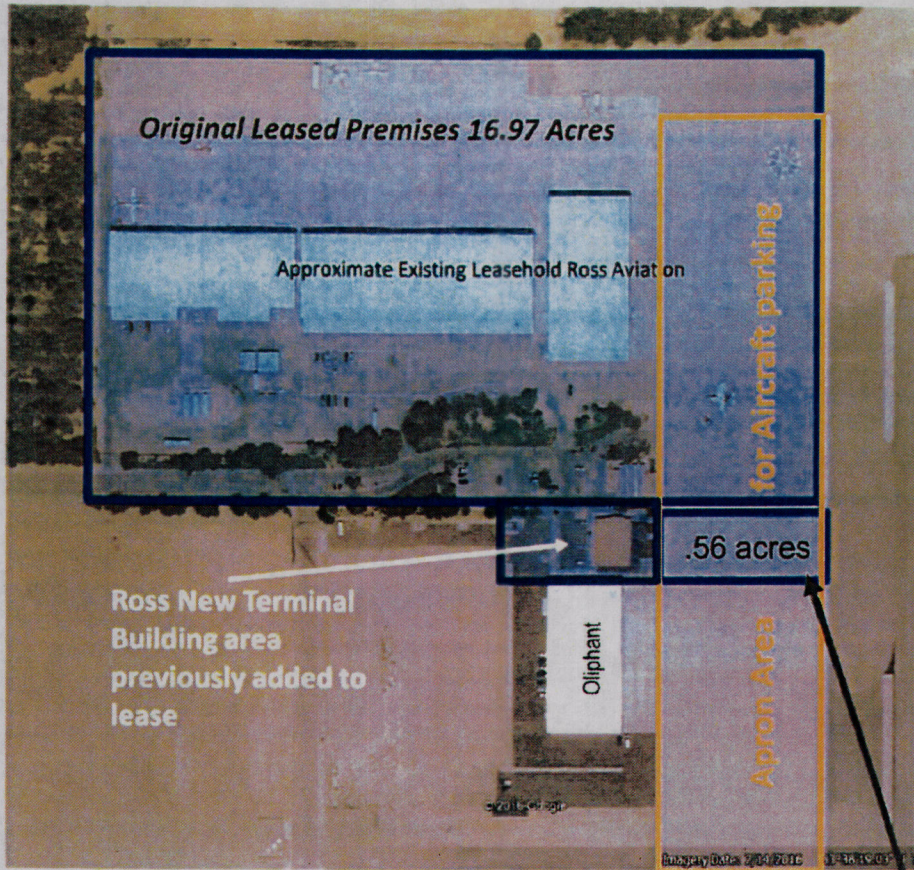
ATTACHMENT NO. 2

SITE PLAN
DEPICTING AIRCRAFT APRON AREA

(BEHIND THIS PAGE)

Site Plan

Aircraft Apron (aka ramp)



Additional area of .56 acres added to Leased Premises

New Amended Leased Premises
17.53 Acres

NOT A SURVEY. Areas are approximate
For illustration purposes only.
Area to be surveyed

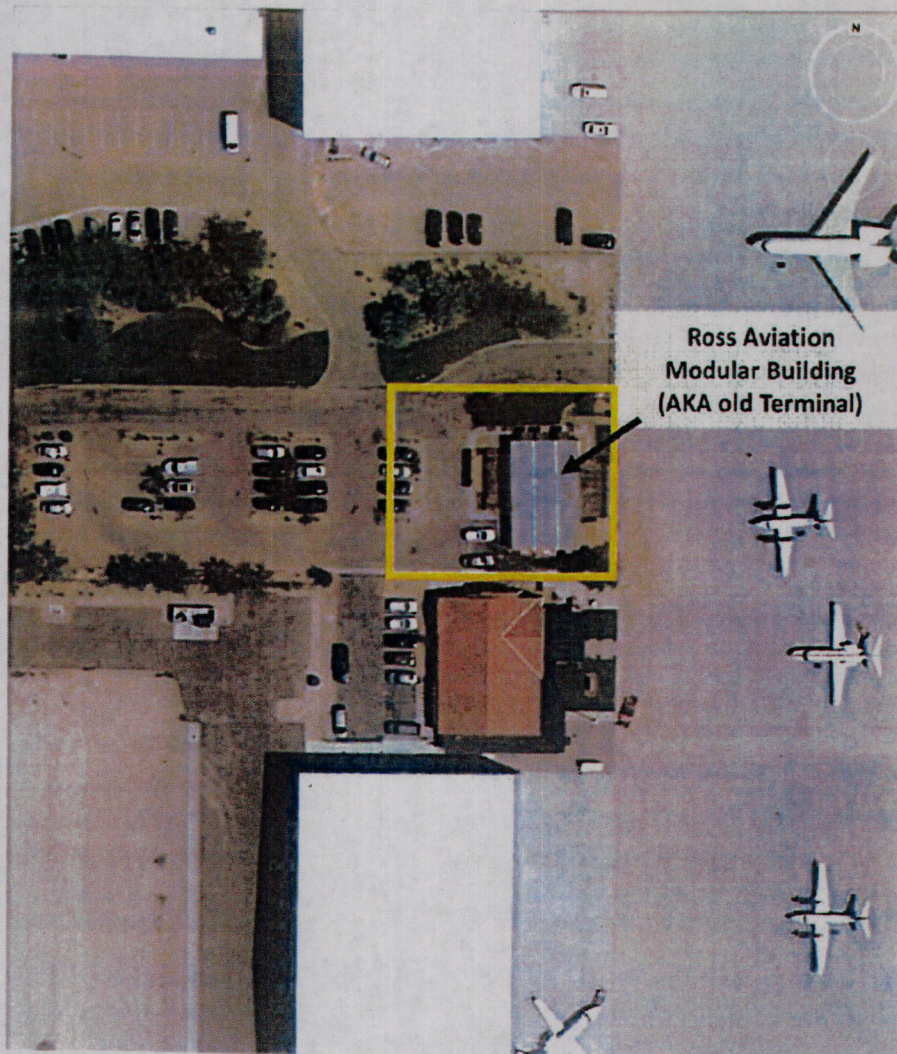
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ATTACHMENT NO. 3

SITE MAP
MODULAR BUILDING

(BEHIND THIS PAGE)

Site Map
Modular Building



Ross Aviation
Modular Building
(AKA old Terminal)

Modular Building Proposed Re-Use Area

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ATTACHMENT NO. 4

AMENDED SITE MAP

(BEHIND THIS PAGE)

Amended Site Map
Including Aircraft Apron



New Amended Leased Premises
17.53 Acres

NOT A SURVEY.
Areas are approximate
For illustration purposes only.
See Legal and Survey

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ATTACHMENT NO. 5

AMENDED LEGAL DESCRIPTION
17.53 ACRES

(BEHIND THIS PAGE)

EXHIBIT "A"
LEASE AREA
LEGAL DESCRIPTION

THOSE PORTIONS OF GOVERNMENT LOTS 3 THROUGH 6, INCLUSIVE, AS SHOWN ON THE MAP OF COACHELLA LAND & WATER Co., AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 53 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF HIGGINS DRIVE AND AIRPORT BOULEVARD, SAID INTERSECTION BEING THE NORTHWEST CORNER OF SAID SECTION 21;

Thence **ALONG THE CENTERLINE OF SAID AIRPORT BOULEVARD, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID SECTION 21, SOUTH 89°49'49" EAST 614.06 FEET TO THE WEST LINE OF THE EAST HALF OF SAID GOVERNMENT LOT 4;**

THENCE ALONG SAID WEST LINE, SOUTH 00°01'08" EAST 700.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°49'49" EAST 660.00 FEET;

THENCE SOUTH 00°01'08" EAST 77.00 FEET;

THENCE SOUTH 89°58'07" EAST 481.60 FEET;

THENCE SOUTH 00°01'53" WEST 699.68 FEET;

THENCE NORTH 89°58'40" WEST 444.38 FEET;

THENCE NORTH 00°01'20" EAST 86.03 FEET;

THENCE NORTH 89°58'07" WEST 347.00 FEET;

THENCE NORTH 00°01'20" EAST 75.00 FEET;

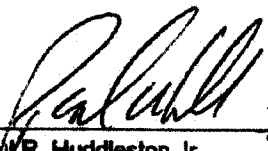
THENCE SOUTH 89°57'04" WEST 349.72 FEET;

THENCE NORTH 00°01'08" WEST 617.81 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 17.536 ACRES, MORE OR LESS.

EXHIBIT "A"
LEASE AREA
LEGAL DESCRIPTION

SEE EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF.



Paul R. Huddleston Jr.
PLS 7083

7/22/17
Date



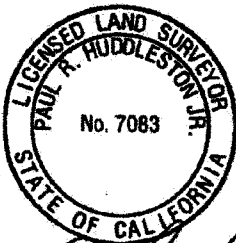
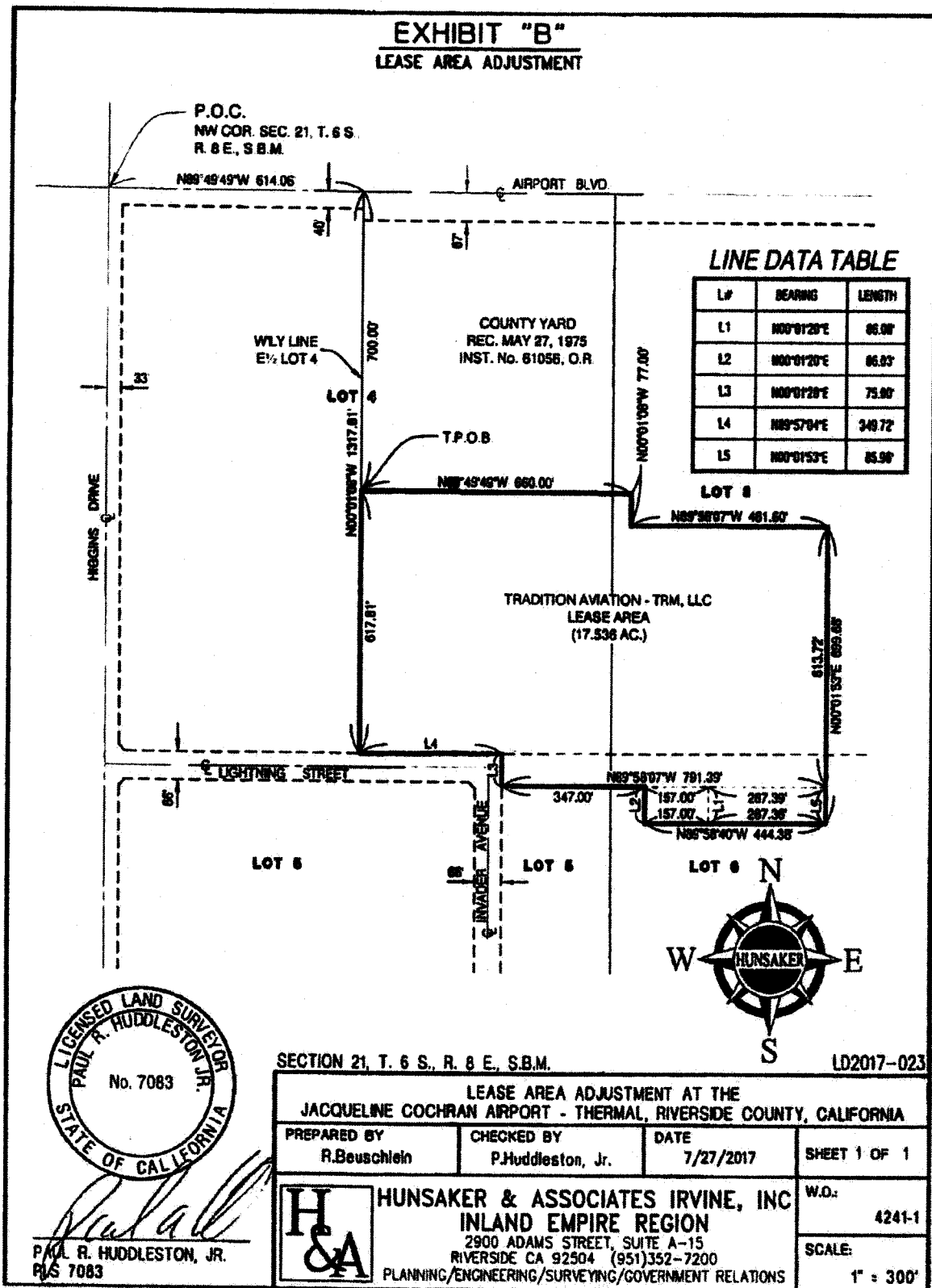
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ATTACHMENT NO. 6

AMENDED SURVEY

(BEHIND THIS PAGE)


EXHIBIT "B"
LEASE AREA ADJUSTMENT



PAUL R. HUDDLESTON, JR.
PLS 7083

SECTION 21, T. 6 S., R. 8 E., S.B.M.

LD2017-023

LEASE AREA ADJUSTMENT AT THE JACQUELINE COCHRAN AIRPORT - THERMAL, RIVERSIDE COUNTY, CALIFORNIA			
PREPARED BY R. Beuschlein	CHECKED BY P. Huddleston, Jr.	DATE 7/27/2017	SHEET 1 OF 1
 HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS	W.O.:	4241-1	
	SCALE:	1" = 300'	

Map Check

Record: H:\00418\Mapping\Legals\LD2017-023\MapCheck\LEASE AREA.cgc
 Date: 07/27/17 11:02:27 AM Date Created: 07/27/17 11:01:55 AM
 By: Rbeuschlein
 Title: None

Crs	Bearing	Distance	Northing	Easting
Starting Coordinates			9298.1811	20614.2881
1.	S 89°49'49" E	660.00	9296.2260	21274.2852
2.	S 00°01'08" E	77.00	9219.2260	21274.3106
3.	S 89°58'07" E	481.60	9218.9622	21755.9105
4.	S 00°01'53" W	699.68	8519.2823	21755.5272
5.	N 89°58'40" W	444.38	8519.4546	21311.1472
6.	N 00°01'20" E	86.03	8605.4846	21311.1806
7.	N 89°58'07" W	347.00	8605.6747	20964.1806
8.	N 00°01'20" E	75.00	8680.6747	20964.2097
9.	S 89°57'04" W	349.72	8680.3763	20614.4899
10.	N 00°01'08" W	617.81	9298.1863	20614.2862
Ending Coordinates			9298.1863	20614.2862
ERROR OF CLOSURE			Delta N	Delta E
N 20°02'37" W			-0.0052	0.0019
One part in 691493				
Perimeter = 3838.22 ft; Area = 763877.09 sq ft, 17.536 Acres				