

Item # 8-4

**City of Carson City
Agenda Report**

Date Submitted: 07/27/10

Agenda Date Requested: 08/05/10

Time Requested: consent

To: Board of Supervisors

From: Carson City Airport Authority

Subject Title: Action to approve 9th Addendum to El Aero "Mobill" lease and 9th Addendum to El Aero "Portahangar" lease by the Carson City Airport Authority with El Aero Services, Inc.

Staff Summary: At a regular meeting of the Carson City Airport Authority on July 21, 2010, publicly noticed for that purpose, and to accommodate the recently-completed runway realignment, the Authority approved the 9th Addendum to El Aero "Mobill" lease and the 9th Addendum to El Aero "Portahangar" lease to modify El Aero's lease area consistent with the runway project.

Type of Action Requested: (check one)
☐ Resolution ☐ Ordinance
☒ Formal Action/Motion ☐ Other (Specify)

Does This Action Require A Business Impact Statement: ☐ Yes ☒ No

Recommended Board Action: (I move that we) approve the 9th Addendum to El Aero "Mobill" lease and the 9th Addendum to El Aero "Portahangar" lease by the Carson City Airport Authority with El Aero Services, Inc.

Explanation for Recommended Board Action:

Under Nevada Chapter 844, which created the Carson City Airport Authority, lease agreements at the Airport must be approved by the Carson City Board of Supervisors.

The Carson City Airport Authority has worked with El Aero to modify its lease area as a result of the re-alignment of the runway which cut into 2 of the El Aero leases at the Airport. The Authority effectuated the changes by replacing removed area with an equivalent area, and with pavement for pavement. It actually required slightly more pavement than we removed to realign the Portaport hangars since it included a new taxilane. However, the result was that El Aero was made whole. In removing some of the tiedowns from the El Aero "PortaHangar" lease, we replaced them with tie downs on the newly re-configured El Aero "Mobill" lease. (The old names reflect the origin of the leases and have no meaning other than helping identify the various El Aero leases from each other.)

As for tie-downs, we have been slowly converting all such leases from area leases to leases that give the tenant a right to use the tie-downs. This is important from an FAA funding standpoint when we ask for funds to maintain, renovate, or replace ramp area. If the area is leased, the FAA believes that the tenant should be doing the ramp repair. However, our newer leases provide that the Airport Authority still maintains all rights to the pavement with the tenant

only leasing the right to the tiedowns (for a monthly fee of \$7.14 per tie down). Those changes were incorporated in the attached lease addendums.

We also took this opportunity to reflect the changes to the El Aero "Mobill" lease from the EAA request to expand slightly into the parking area in return for El Aero giving up some space on the south side of their leasehold.

Lastly, as an accommodation to El Aero, should the restrictions change on the tie-down areas to permit other uses, we reserved a right to El Aero to be eligible for those areas. This is simply a recognition that they are giving up the area but should in all fairness be able to get it back if the FAA restrictions should change and if the Authority should permit uses other than tie downs.

Applicable Statue, Code, Policy, Rule or Regulation: Statutes of Nevada, Chapter 844.

Fiscal Impact: No City impact.

Explanation of Impact: Not Applicable.

Funding Source: Airport Authority and FAA.

Alternatives: Not Applicable

Supporting Material: 9th Addendum to El Aero "Mobill" lease and 9th Addendum to El Aero "Portahangar" lease

Prepared By: Steven E. Tackes, Esq., Airport Counsel & Casey Pullman, Airport Manager

Reviewed By:

(Department Head)

(City Manager)

(District Attorney)

(Finance Director)

Date:

7-27-2010

Date:

7/27/10

Date:

7/27/10

Date:

7/27/10

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

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NINTH ADDENDUM TO LEASE

(El Aero "Mobill" lease)

THIS ADDENDUM TO LEASE, made and entered into this 15th day of April, 2010, by and between CARSON CITY AIRPORT AUTHORITY, successor to CARSON CITY, a consolidated municipality of the State of Nevada, hereinafter referred to as LESSOR, and EL AERO SERVICES, INC., a Nevada Corporation, hereinafter referred to as LESSEE.

WITNESSETH:

WHEREAS, LESSOR and LESSEE are parties to a certain lease dated December 17, 1981 (Mobill lease) regarding a certain portion of the Carson City Airport, with subsequent Addendums, the last of which was numbered 8th; and

WHEREAS, the parties desire to modify the area of the lease in conjunction with the FAA Airport Improvement Project (AIP) runway realignment such that a portion of LESSEE's rented area is relocated such that LESSEE retains an equivalent area after movement of the runway and clear of the taxiway, and to correct the language of the tie-down portion to clarify that the lease of tie-downs does not include pavement which is subject to FAA AIP project improvements; and

WHEREAS, the parties are also exchanging an area south of the existing parcel on which the building stands for an expansion of the leasehold to the east to accommodate planned construction of a new EAA building.

NOW THEREFORE, for and in consideration of the mutual covenants and agreements set forth herein the parties hereby agree:

1. That the area where the tie-downs are located, as previously set forth in Section II B (aka .014) of the original lease, as amended in Section 1 of the 2nd Addendum, and shown on the Airport Lease Parcel Map as Parcel 22 is amended and replaced as depicted in Exhibit A hereto as New Lease Parcel 22, along with the legal description attached

hereto as Exhibit B.

2. That the LESSEE shall pay \$164.22 per month, calculated as \$7.14 per month per tie down, for the aircraft parking tie-downs identified as tie-downs nos. 1-23 located on the Airport Tie-down area described as Parcel 22. [Note: 5 tie downs were added to this lease which were removed from El Aero- PortaHangar lease] LESSEE is renting the tie-downs only. LESSEE shall maintain the tie-down mechanisms (ropes and chains) installed by LESSOR. LESSOR continues to maintain control, possession and ownership of the taxi-lanes and pavement area on which said tie-downs are located, including but not limited to, pavement marking, ultimate movement control and other rights of ownership. Rent to LESSOR shall be payable monthly with payments due on the first day of each month. Tie-down rental rate shall be increased by the CPI increase in paragraph 3 below.

Subject to legal requirements and rates established consistent with legal requirements, in the event that a change of use is approved for the area containing the tie-downs, LESSEE shall have the right to lease the area in Parcel 22 (subject to applicable legal requirements on leasing) in lieu of its limited right to tie-downs.

3. That the area where the buildings and associated ramp are located, as previously set forth in Section II A (aka .006) of the original lease, and shown on the Airport Lease Parcel Map as Parcel 27 is amended and replaced as depicted in Exhibit A hereto as New Lease Parcel 27, along with the legal description attached hereto as Exhibit C.

4. CPI ADJUSTMENT. An adjustment of the rental and fees above described in this Lease shall occur on two year anniversary intervals from January 1, 2010, during the term of this Lease. Such adjustment of rental shall be based upon the percentage change reflected by the Consumer Price Index (hereinafter called the Price Index) for the

1 preceding two year period. The Price Index shall mean the average for "all items" shown
2 on the "U.S. City Average for All Urban Consumers" as promulgated by Bureau of Legal
3 Statistics of the U.S. Department of Labor, as amended or replaced by the agency.
4 LESSOR shall measure each two year adjustment using the most recently available report,
5 recognizing that it may be necessary to use a 2 year period with a final quarter ending
6 prior to each December 31 adjustment date. In no event, however, shall any decrease in
7 the Consumer Price Index result in a decrease of the rental below the base rate. For
8 example, if the CPI for December 2011 is 186.9 (1982-1984=100) and for December 2009 is
9 180.9, then the rent would be adjusted by the difference (186.9-180.9) divided by 180.9
10 which equals a 3.3% increase.

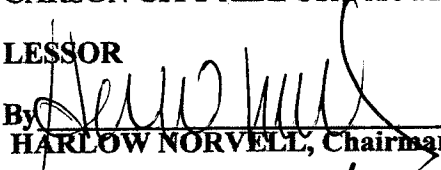
11 3. That all other provisions of the Lease agreement, as modified by the previous
12 Addendums, and not altered by this Addendum, shall remain in effect.

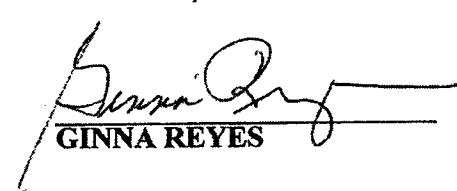
13 IN WITNESS WHEREOF, the parties hereto have executed this Addendum to
14 Lease.

15 CARSON CITY AIRPORT AUTHORITY,

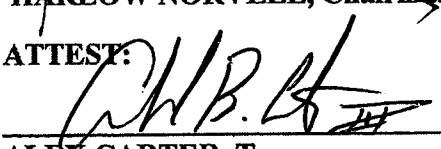
EL AERO, LESSEE

16 LESSOR

17 By 
18 HARLOW NORVELL, Chairman


GINNA REYES

19 ATTEST:

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21 ALEX CARTER, Treasurer
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1 **CARSON CITY**

2 Approved by the Board of Supervisors this ____ day of _____, 2010.

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4 ROBERT L. CROWELL, Mayor

5 **ATTEST:**

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7 ALAN GLOVER, Clerk/Recorder

CITY'S LEGAL COUNSEL
Approved as to form.

8 *Kristen N. Lewis*
DISTRICT ATTORNEY

9 **AIRPORT AUTHORITY**
10 **LEGAL COUNSEL**
Approved as to form.

11 *Steven E. Tackes*
12 **STEVEN E. TACKES, ESQ.**

April 27, 2010
JC

EXHIBIT A/β
NEW LEASE PARCEL 22
CARSON CITY AIRPORT
LEGAL DESCRIPTION

A of portion of El Aero Services, Inc. lease parcel B as recorded in the Second Addendum to Airport Lease el Aero Services, File No. 000 93911 of the Carson City Recorder's Office and located within a portion of the North one-half of the Southeast one-quarter of Section 4, Township 15 North, Range 20 East, M.D.M., in Carson City, Nevada, described as follows:

Commencing at the South one-sixteenth corner of said Section 4; thence North 71°05'32" West 2036.03 feet; thence South 72°41'25" East, 189.00 feet to the southwest corner of said lease parcel B; thence along the westerly line of said lease parcel, North 17°18'35" East, 30.00 feet to the TRUE POINT OF BEGINNING of this description;
thence continuing along the westerly line of said lease parcel the following three courses;

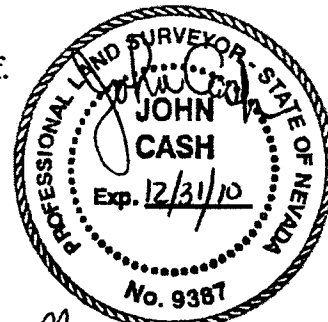
- 1) North 17°18'35" East, 242.23 feet;
- 2) South 72°41'25" East, 114.00 feet;
- 3) North 17°18'35" East, 42.37 feet leaving said westerly line;

thence South 76°00'00" East, 178.63 feet to a point on the easterly line of said lease parcel;
thence along said easterly line, South 17°18'35" West, 83.36 feet; thence leaving said easterly line, South 72°41'25" East, 39.05 feet; thence South 16°47'12" West, 15.35 feet; thence South 63°13'11" West, 16.64 feet; thence South 17°23'46" West, 156.33 feet; thence North 72°41'25" West 27.00 feet to a point said easterly lease line; thence along said easterly line, South 17°18'35" West, 28.28 feet; thence leaving said easterly line, North 72°41'25" West, 292.33 feet to the point of beginning.

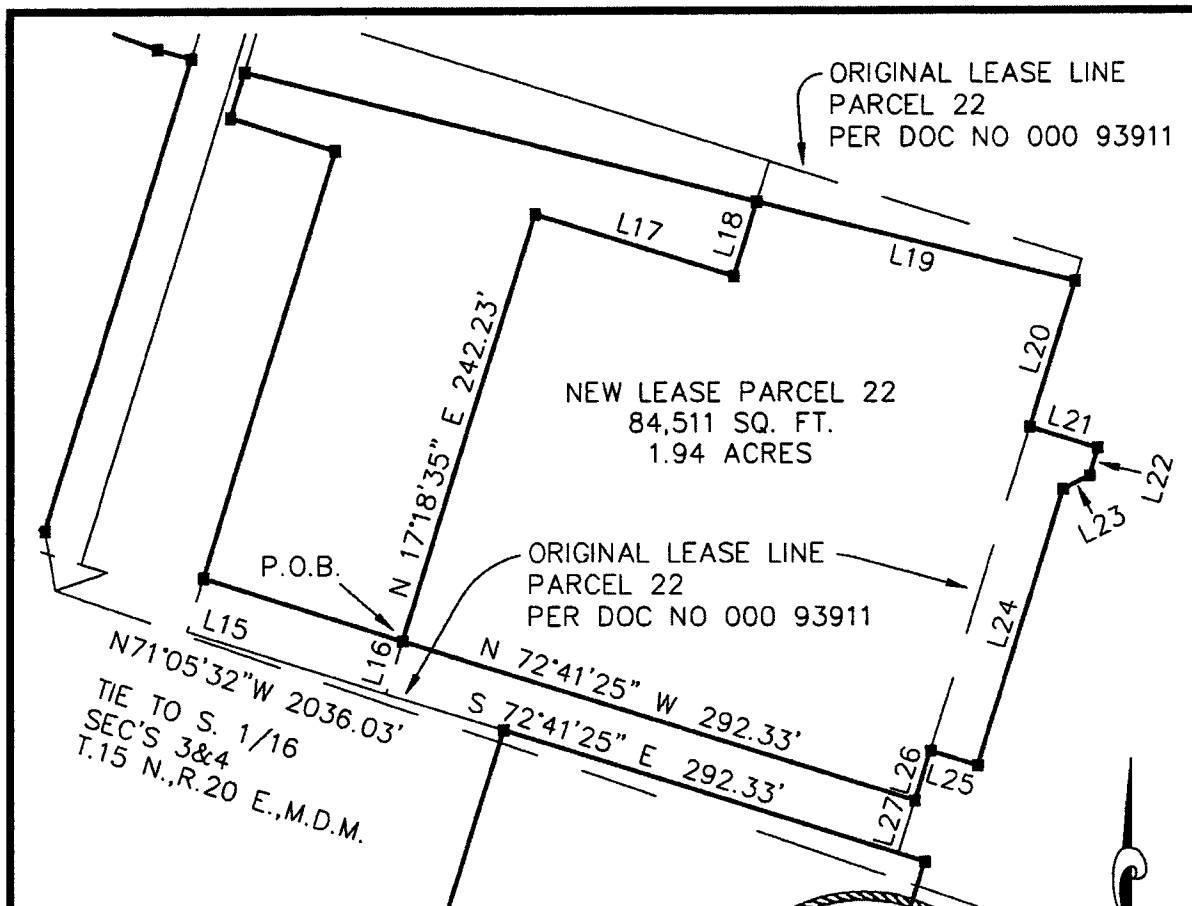
Containing 84,511 square feet or 1.94 acres, more or less.

The basis of bearings for this description is Nevada State Plane, West Zone.

As shown on Exhibit A, attached hereto and made a part hereof.



May 21, 2010



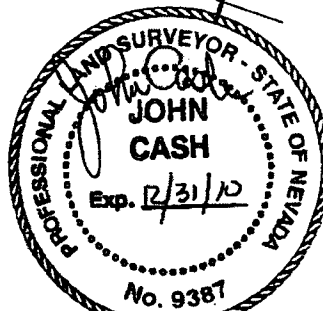
LINE TABLE		
LINE	LENGTH	BEARING
L15	189.00	S72°41'25\"E
L16	30.00	N17°18'35\"E
L17	114.00	S72°41'25\"E
L18	42.37	N17°18'35\"E
L19	178.63	S76°00'00\"E
L20	83.36	S17°18'35\"W
L21	39.05	S72°41'25\"E
L22	15.35	S16°47'12\"W
L23	16.64	S63°13'11\"W
L24	156.33	S17°23'46\"W
L25	27.00	N72°41'25\"W
L26	28.28	S17°18'35\"W
L27	30.00	S17°18'35\"W

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.



May 21, 2010

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION

EL AERO
NEW LEASE PARCEL 22

EXHIBIT A

SHEET: 1 OF 1
SCALE: 1" = 100'
APPROVED: MEB
DATE: 05/21/10

PBSJ

555 Double Eagle Court
Suite 2000
Reno, Nevada 89521
Telephone: 775/828-1622
Fax: 775/828-1626

ENGINEERING PLANNING SURVEYING CONSTRUCTION SERVICES

April 27, 2010
JC

EXHIBIT C
NEW LEASE PARCEL 27
CARSON CITY AIRPORT
LEGAL DESCRIPTION

A portion of Mobile Enterprises, Inc. lease parcel A, as recorded in the Lease of Carson City Airport Property, File No. 8597 of the Carson City Recorder's Office and located within a portion of the North one-half of the Southeast one-quarter of Section 4, Township 15 North, Range 20 East, M.D.M., in Carson City, Nevada, described as follows:

Commencing at the South one-sixteenth corner of said Section 4; thence North $71^{\circ}05'32''$ West 2036.03 feet; thence South $72^{\circ}41'25''$ East, 256.00 feet to the TRUE POINT OF BEGINNING of this description;

thence along the northerly and easterly line of said lease parcel A the following three courses

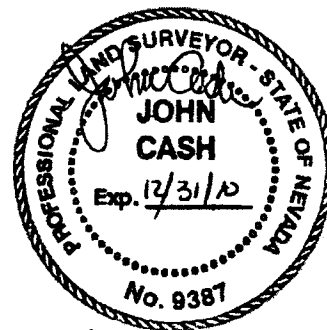
- 1) South $72^{\circ}41'25''$ East, 240.33 feet;
- 2) South $17^{\circ}18'35''$ West, 40.00 feet;
- 3) South $72^{\circ}41'25''$ East, 10.0 feet leaving said easterly line;

thence South $72^{\circ}41'25''$ East, 24.00 feet; thence South $17^{\circ}18'35''$ West, 100.00 feet; thence North $72^{\circ}41'25''$ West, 24.00 feet to a point on the said easterly line; thence along said easterly line, South $17^{\circ}18'35''$ West, 102.00 feet leaving said easterly line; thence North $72^{\circ}41'25''$ West, 133.33 feet; thence South $17^{\circ}18'35''$ West, 18.00 feet to a point on the southerly line of said lease parcel A; thence along said southerly lease line, North $72^{\circ}41'25''$ West, 117.00 feet leaving said southerly line; thence along the westerly line of said lease parcel A, North $17^{\circ}18'35''$ East, 260.00 feet to the point of beginning.

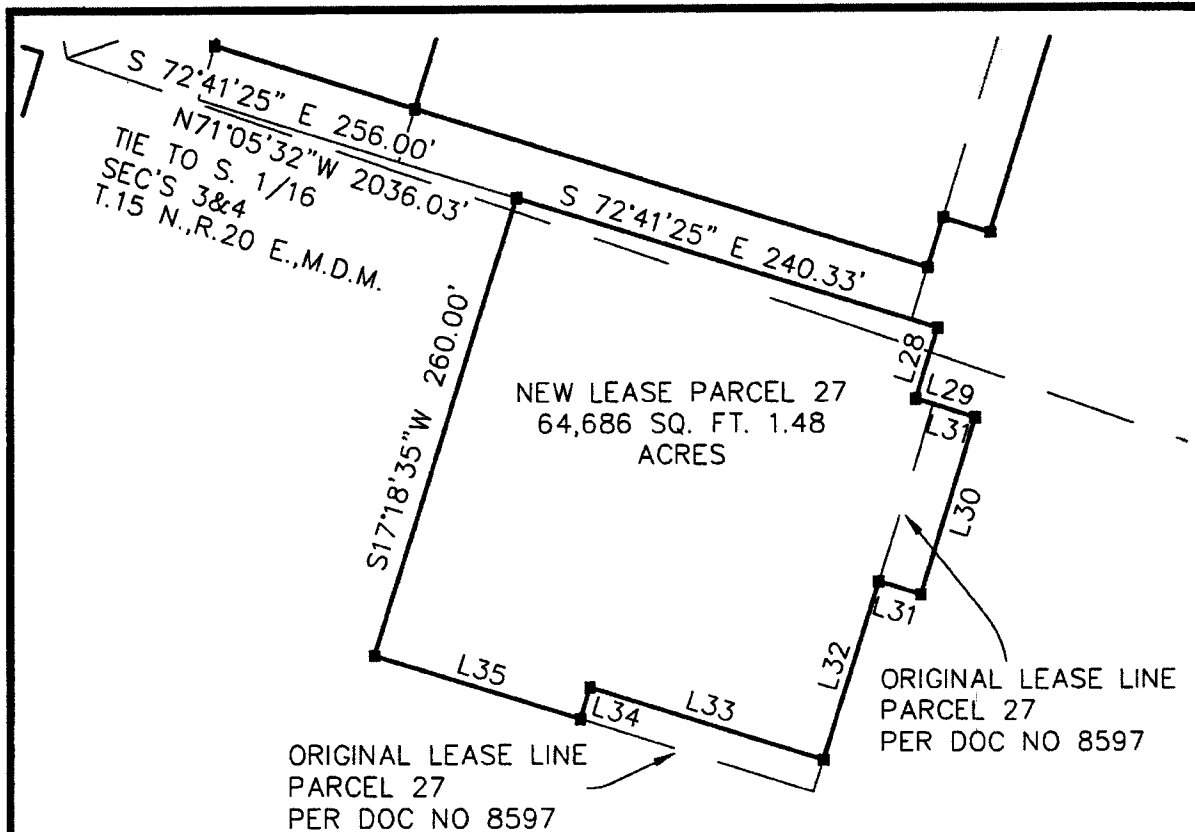
Containing 64,686 square feet or 1.48 acres, more or less.

The basis of bearings for this description is Nevada State Plane, West Zone.

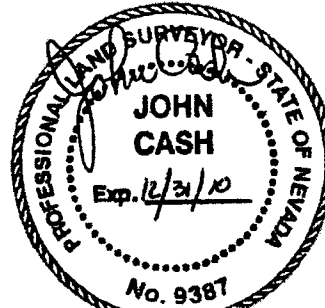
As shown on Exhibit C, attached hereto and made a part hereof.



May 21, 2010



LINE TABLE		
LINE	LENGTH	BEARING
L28	40.00	S17°18'35"W
L29	34.00	S72°41'25"E
L30	100.00	S17°18'35"W
L31	24.00	N72°41'25"W
L32	102.00	S17°18'35"W
L33	133.33	N72°41'25"W
L34	18.00	S17°18'35"W
L35	117.00	N72°41'25"W



May 21, 2010

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION

EL AERO
 NEW LEASE PARCEL 27
 EXHIBIT C

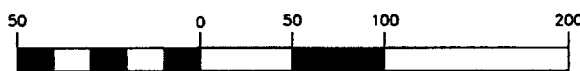
SHEET: 1 OF 1
 SCALE: 1" = 100'
 APPROVED: MEB
 DATE: 05/21/10



555 Double Eagle Court
 Suite 2000
 Reno, Nevada 89521
 Telephone: 775/828-1622
 Fax: 775/828-1826

ENGINEERING PLANNING SURVEYING CONSTRUCTION SERVICES

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.



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NINTH ADDENDUM TO LEASE

(El Aero "PortaHangar" lease)

THIS ADDENDUM TO LEASE, made and entered into this 15th day of April, 2010, by and between CARSON CITY AIRPORT AUTHORITY, successor to CARSON CITY, a consolidated municipality of the State of Nevada, hereinafter referred to as LESSOR, and EL AERO SERVICES, INC., a Nevada Corporation, hereinafter referred to as LESSEE.

WITNESSETH:

WHEREAS, LESSOR and LESSEE are parties to a certain lease dated December 04, 1981 (Miser-PortaHangar lease) regarding a certain portion of the Carson City Airport, with subsequent Addendums, the last of which was unnumbered but would have counted as number 8th; and

WHEREAS, the parties desire to modify the area of the lease in conjunction with the FAA Airport Improvement Project (AIP) runway realignment such that a portion of LESSEE's rented area is relocated such that LESSEE retains an equivalent area after movement of the runway and clear of the taxiway, and to correct the language of the tie-down portion to clarify that the lease of tie-downs does not include pavement which is subject to FAA AIP project improvements; and

WHEREAS, the parties are also exchanging an area south of the existing parcel on which the building stands for an expansion of the leasehold to the east to accommodate planned construction of a new EAA building.

NOW THEREFORE, for and in consideration of the mutual covenants and agreements set forth herein the parties hereby agree:

1. That the area where the tie-downs are located, as previously set forth in the Lease as Exhibit B, as Parcel .015 of the original lease, as amended in Section 1 of the 2nd Addendum, and shown on the Airport Lease Parcel Map as Parcel 21 is hereby amended

1 and replaced as depicted in Exhibit A hereto as New Lease Parcel 21, along with the legal
2 description attached hereto as Exhibit B.

3 2. That the LESSEE shall pay \$99.96 per month, calculated as \$7.14 per month
4 per tie down, for the aircraft parking tie-downs identified as tie-downs nos. 1-14 located
5 on the Airport Tie-down area described as Parcel 21. [Note: 5 tie downs were removed
6 from this lease and added to El Aero- Mobill lease] LESSEE is renting the tie-downs
7 only. LESSEE shall maintain the tie-down mechanisms (ropes and chains) installed by
8 LESSOR. LESSOR continues to maintain control, possession and ownership of the taxi-
9 lanes and pavement area on which said tie-downs are located, including but not limited
10 to, pavement marking, ultimate movement control and other rights of ownership. Rent
11 to LESSOR shall be payable monthly with payments due on the first day of each month.
12 Tie-down rental rate shall be increased by the CPI increase in paragraph 3 below.

14 Subject to legal requirements and rates established consistent with legal
15 requirements, in the event that a change of use is approved for the area containing the
16 tie-downs, LESSEE shall have the right to lease the area in Parcel 21 (subject to
17 applicable legal requirements on leasing) in lieu of its limited right to tie-downs.
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19 3. That the area where the modular hangars are located, as previously set forth in
20 the Lease as Exhibit B, Parcel .016 of the original lease, as amended by subsequent
21 addendums, and shown on the Airport Lease Parcel Map as Parcel 20 is hereby amended
22 and replaced as depicted in Exhibit A hereto as New Lease Parcel 20, along with the legal
23 description attached hereto as Exhibit C.
24

25 4. CPI ADJUSTMENT. An adjustment of the rental and fees above described in
26 this Lease shall occur on two year anniversary intervals from January 1, 2010, during the
27 term of this Lease. Such adjustment of rental shall be based upon the percentage change
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1 reflected by the Consumer Price Index (hereinafter called the Price Index) for the
2 preceding two year period. The Price Index shall mean the average for "all items' shown
3 on the "U.S. City Average for All Urban Consumers" as promulgated by Bureau of Legal
4 Statistics of the U.S. Department of Labor, as amended or replaced by the agency.
5 LESSOR shall measure each two year adjustment using the most recently available report,
6 recognizing that it may be necessary to use a 2 year period with a final quarter ending
7 prior to each December 31 adjustment date. In no event, however, shall any decrease in
8 the Consumer Price Index result in a decrease of the rental below the base rate. For
9 example, if the CPI for December 2011 is 186.9 (1982-1984=100) and for December 2009 is
10 180.9, then the rent would be adjusted by the difference (186.9-180.9) divided by 180.9
11 which equals a 3.3% increase.
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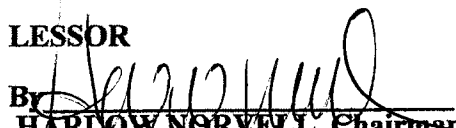
13 3. That all other provisions of the Lease agreement, as modified by the previous
14 Addendums, and not altered by this Addendum, shall remain in effect.
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16 IN WITNESS WHEREOF, the parties hereto have executed this Addendum to
17 Lease.
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19 CARSON CITY AIRPORT AUTHORITY,

EL AERO, LESSEE

20 LESSOR

21 By 
HARDOW NORVELL, Chairman


GINNA REYES

22 ATTEST:

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24 ALEX CARTER, Treasurer
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CARSON CITY

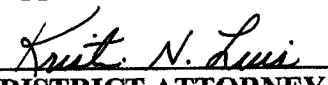
Approved by the Board of Supervisors this ____ day of _____, 2010.

ROBERT L. CROWELL, Mayor

ATTEST:

ALAN GLOVER, Clerk/Recorder

CITY'S LEGAL COUNSEL
Approved as to form.



DISTRICT ATTORNEY

AIRPORT AUTHORITY
LEGAL COUNSEL
Approved as to form.



STEVEN E. TACKES, ESQ.

April 27, 2010
JC

EXHIBIT **A/B**
NEW LEASE PARCEL 21
CARSON CITY AIRPORT
LEGAL DESCRIPTION

A of portion of El Aero Services, Inc. lease parcel as recorded in the Fifth Addendum to Airport Lease, File No. 000 93912 of the Carson City Recorder's Office and located within a portion of the North one-half of the Southeast one-quarter of Section 4, Township 15 North, Range 20 East, M.D.M., in Carson City, Nevada, described as follows:

Commencing at the South one-sixteenth corner of said Section 4; thence North $71^{\circ}05'32''$ West 2036.03 feet; thence South $72^{\circ}41'25''$ East, 75.00 feet to the southwest corner of said lease parcel; thence along the westerly line of said lease parcel, North $17^{\circ}18'35''$ East, 30.00 feet to the TRUE POINT OF BEGINNING of this description;
thence continuing along said westerly line the following three courses;

- 1) North $17^{\circ}18'35''$ East, 242.23 feet;
- 2) North $72^{\circ}41'25''$ West, 60.00 feet;
- 3) North $17^{\circ}18'35''$ East, 25.71 feet leaving said westerly line;

thence South $76^{\circ}00'00''$ East, 288.48 feet to a point on the easterly line of said lease parcel;
thence along said easterly line the following three courses;

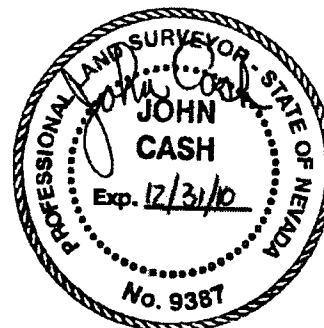
- 1) South $17^{\circ}18'35''$ West, 42.37 feet;
- 2) North $72^{\circ}41'25''$ West, 114.00 feet;
- 3) South $17^{\circ}18'35''$ West, 242.23 feet leaving said easterly line;

thence North $72^{\circ}41'25''$ West, 114.00 feet to the point of beginning.

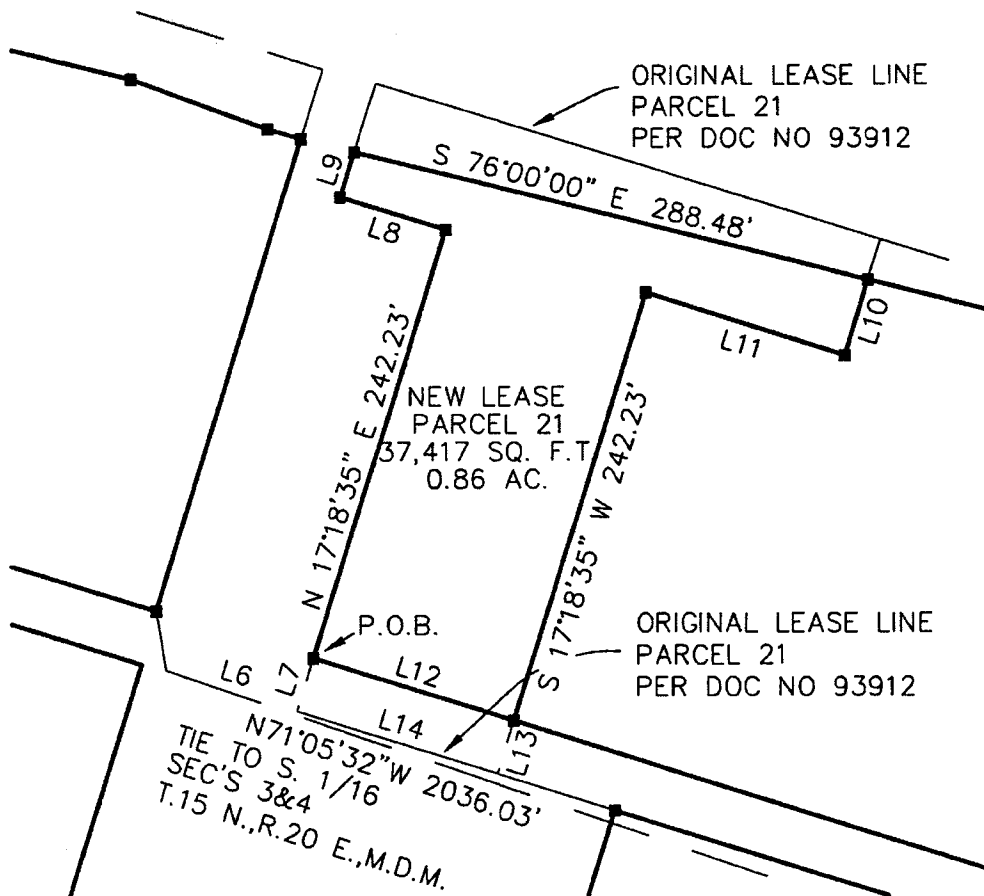
Containing 37,417 square feet or 0.86 acres, more or less.

The basis of bearings for this description is Nevada State Plane, West Zone.

As shown on Exhibit B, attached hereto and made a part hereof.

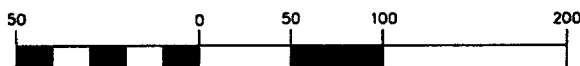


May 21, 2010



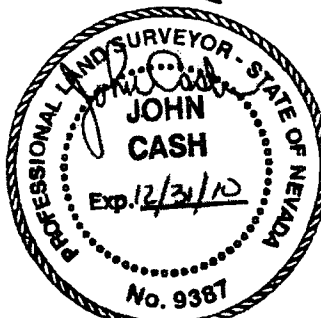
LINE TABLE		
LINE	LENGTH	BEARING
L6	75.00	S72°41'25"E
L7	30.00	N17°18'35"E
L8	60.00	N72°41'25"W
L9	25.71	N17°18'35"E
L10	42.37	S17°18'35"W
L11	114.00	N72°41'25"W
L12	114.00	N72°41'25"W
L13	30.00	S17°18'35"W
L14	114.00	N72°41'25"W

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION



May 21, 2010

EL AERO
NEW LEASE PARCEL 21
EXHIBIT B
SHEET: 1 OF 1
SCALE: 1" = 100'
APPROVED: MEB
DATE: 05/21/10



555 Double Eagle Court
Suite 2000
Reno, Nevada 89521
Telephone: 775/828-1622
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ENGINEERING PLANNING SURVEYING CONSTRUCTION SERVICES

April 27, 2010
JC

EXHIBIT C
NEW LEASE PARCEL 20
CARSON CITY AIRPORT
LEGAL DESCRIPTION

A of portion of El Aero Services, Inc. lease parcel 20 recorded in the Seventh Addendum to Lease, File No. 191539 of the Carson City Recorder's Office and located within a portion of the North one-half of the Southeast one-quarter of Section 4, Township 15 North, Range 20 East, M.D.M., in Carson City, Nevada, described as follows:

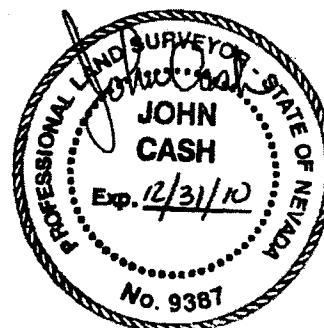
Commencing at the South one-sixteenth corner of said Section 4; thence North 71°05'32" West 2036.03 feet; thence North 10°06'51" West, 32.38 feet to the TRUE POINT OF BEGINNING of this description;

thence North 72°41'25" West, 313.70 feet; thence North 69°45'47" West, 113.31 feet; thence North 17°25'21" East, 212.04 feet; thence North 58°48'55" East, 48.56 feet; thence South 76°00'00" East, 295.81 feet; thence South 69°36'56" East, 79.96 feet; thence South 74°15'55" East, 19.11 feet; thence South 17°18'35" West, 267.50 feet to the point of beginning.

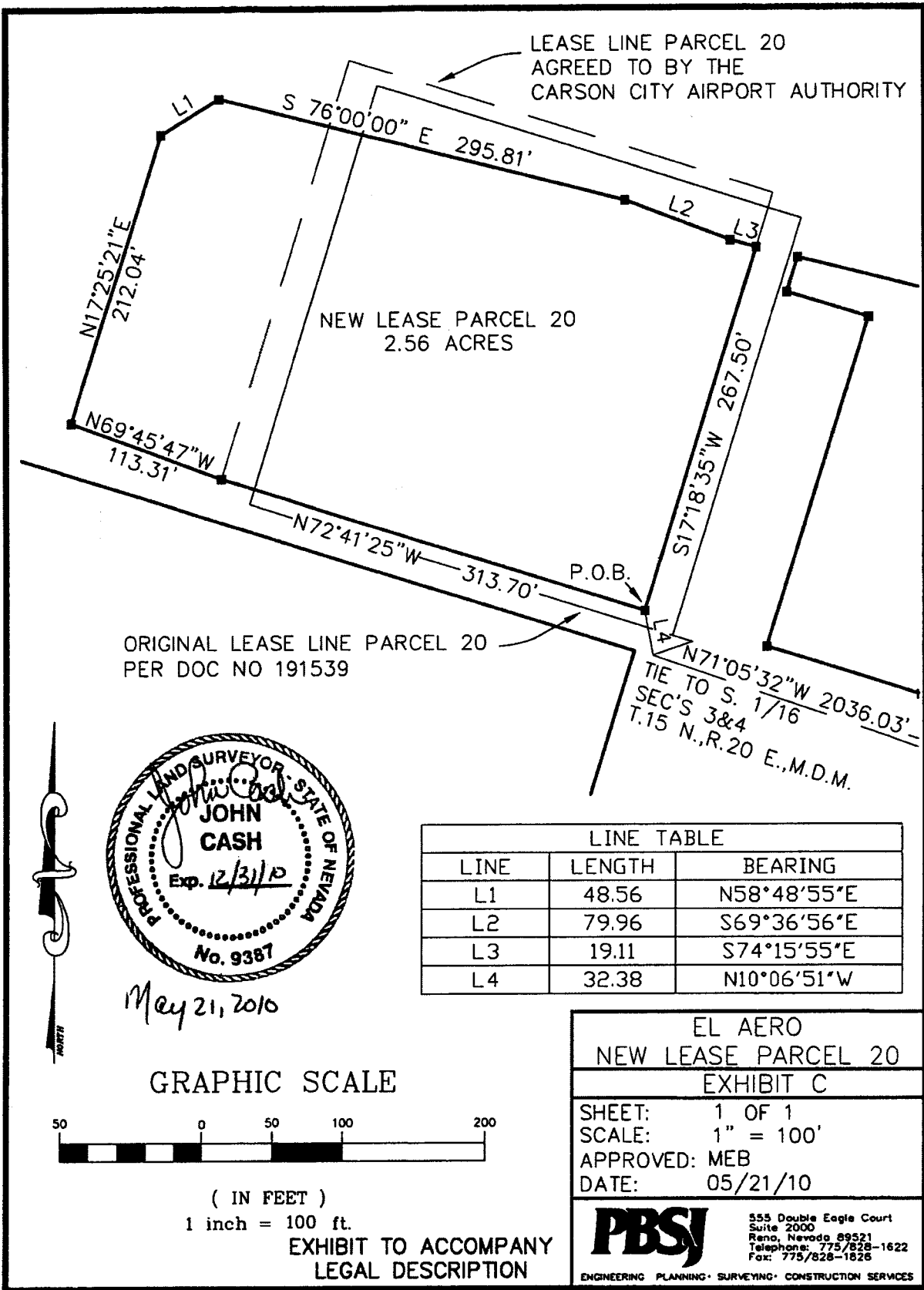
Containing 111,496 square feet or 2.56 acres, more or less.

The basis of bearings for this description is Nevada State Plane, West Zone.

As shown on Exhibit C, attached hereto and made a part hereof.



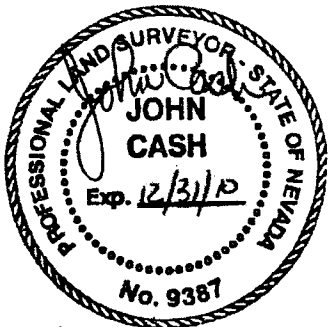
May 21, 2010



LEASE LINE PARCEL 20
AGREED TO BY THE
CARSON CITY AIRPORT AUTHORITY

NEW LEASE PARCEL 20
2.56 ACRES

ORIGINAL LEASE LINE PARCEL 20
PER DOC NO 191539



May 21, 2010

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.56	N58°48'55"E
L2	79.96	S69°36'56"E
L3	19.11	S74°15'55"E
L4	32.38	N10°06'51"W

EL AERO
NEW LEASE PARCEL 20
EXHIBIT C
SHEET: 1 OF 1
SCALE: 1" = 100'
APPROVED: MEB
DATE: 05/21/10



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