



ADDENDUM NUMBER 1
Issued on February 27, 2020

Request for Proposal (RFP)
Request for Proposal for Master Appraisal Services for
Hemet Ryan Airport (KHMT), French Valley Airport (F70), and
Jacqueline Cochran Regional Airport (KTRM)

The Request for Proposal issued by the County of Riverside Economic Development Agency, Aviation Division (“County”) for Master Appraisal Services for Hemet Ryan Airport (KHMT), French Valley Airport (F70), and Jacqueline Cochran Regional Airport (KTRM) (collectively, “County Airport(s)”) is modified as set forth in this Addendum. The original RFP Documents remain in full force and effect, except as modified by this Addendum, which is hereby made part of the RFP.

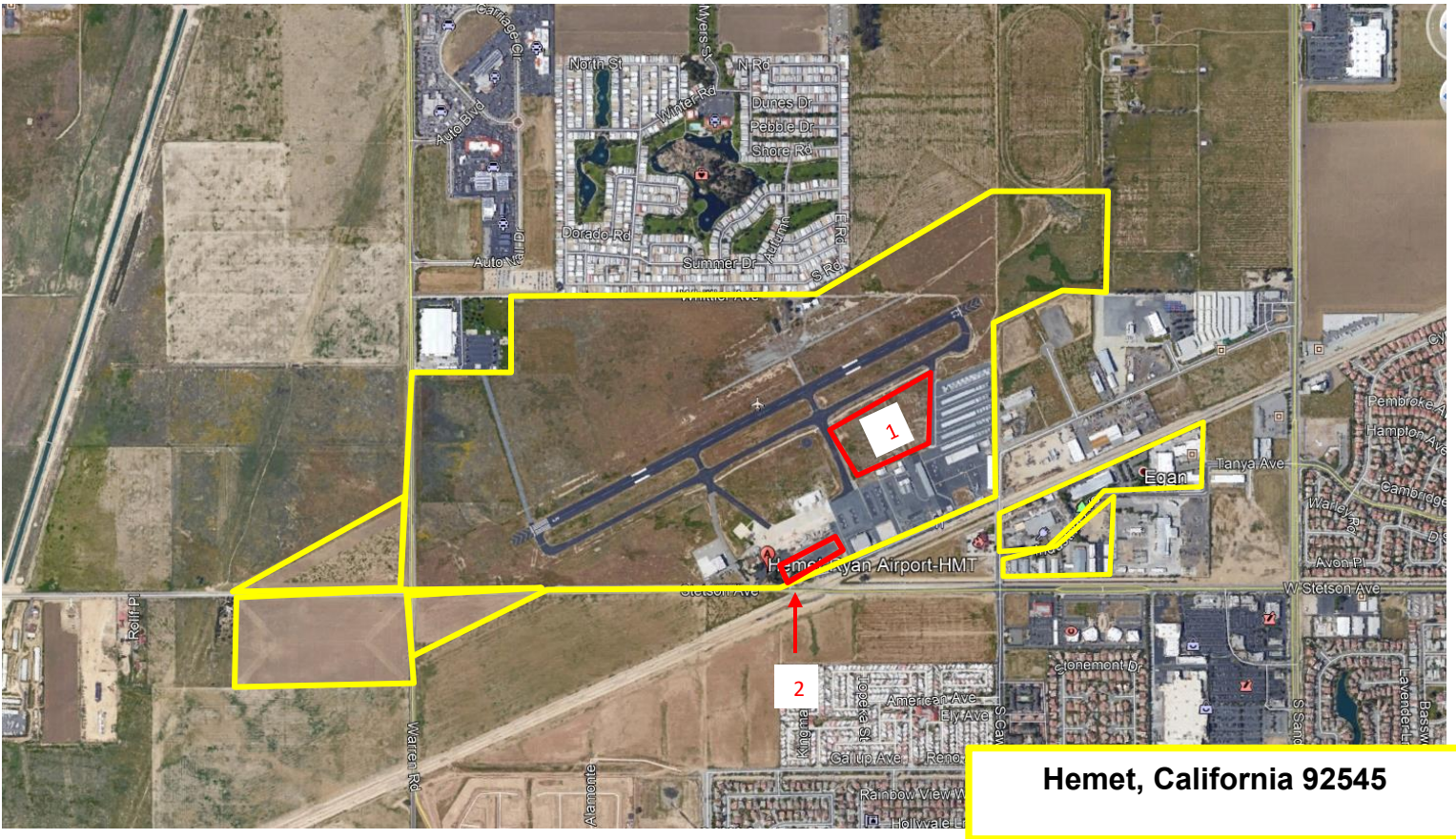
- 1) Appendix A “County Airports Site Maps”, attached hereto, shall be incorporated into the RFP.
- 2) Section I(C) Intended Use, states the following:

The fair market values determined by the appraisals will be used to determine a lease rate for the undeveloped parcels, and for adjusting the monthly rental for existing ground leases.

The purpose of this modification is to include a comprehensive list of existing ground leases at the County Airports (“Existing Ground Leases”), and key undeveloped parcels (“Key Undeveloped Parcels”). The Existing Ground Leases and Key Undeveloped Parcels are listed in Appendix B, attached hereto and made a part of the RFP hereof.

Appendix A
County Airports Site Maps
(behind this page)

Hemet Ryan Airport Site Map



Not a survey. Areas are approximate for illustration purposes only.

- Yellow line indicates airport boundaries
- Red line indicates Key Undeveloped Parcels

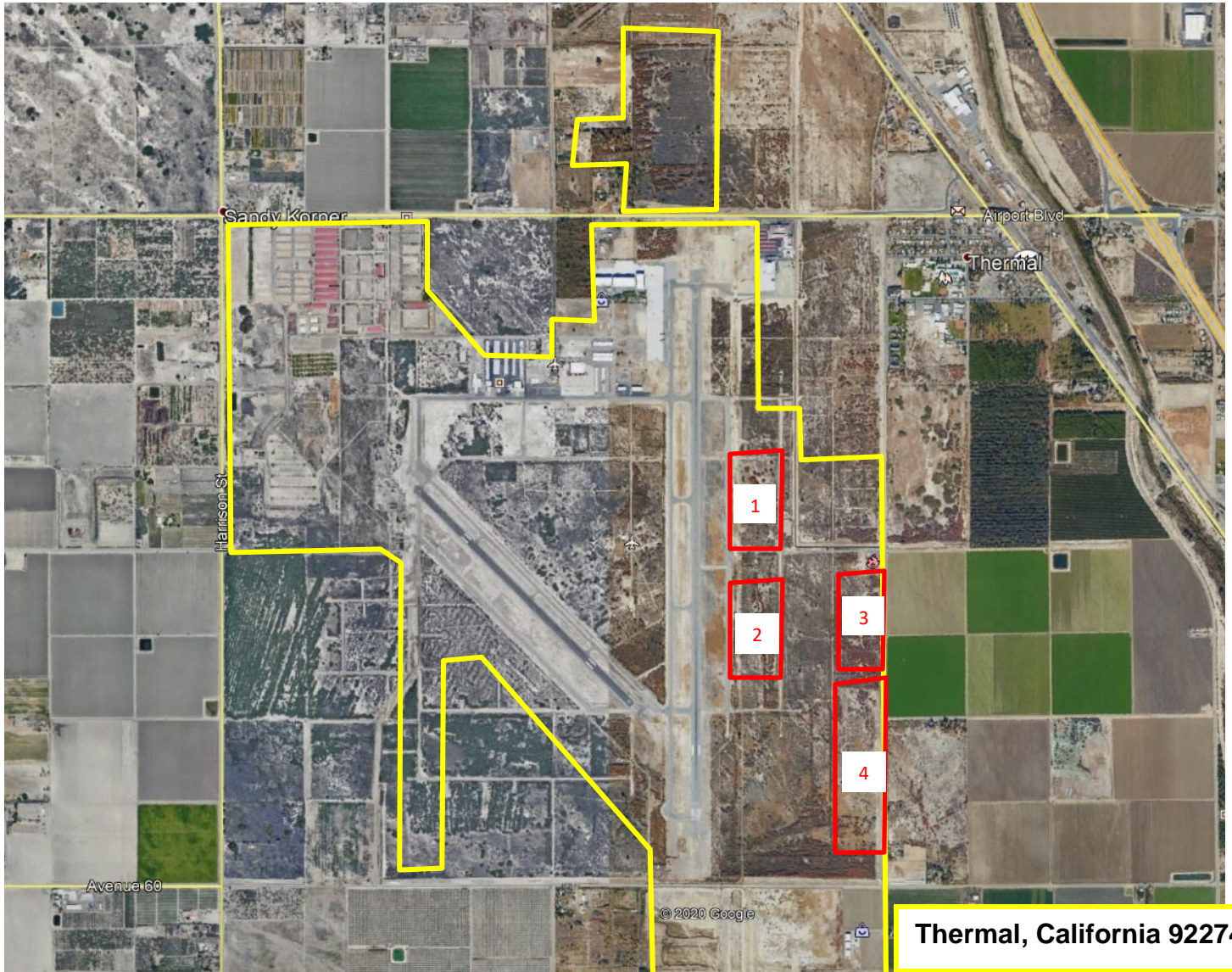
French Valley Airport
Site Map



Not a survey. Areas are approximate for illustration purposes only.

- Yellow line indicates airport boundaries
- Red line indicates Key Undeveloped Parcels

Jacqueline Cochran Regional Airport Site Map



Not a survey. Areas are approximate for illustration purposes only.

- Yellow line indicates airport boundaries
- Red line indicates Key Undeveloped Parcels

Appendix B
Existing Ground Leases

Hemet Ryan Airport

- Lease Hemet Ryan Airport, 6.56 acre ground lease at Hemet-Ryan Airport- Bachelor Mountain Group, LLC
- Key Undeveloped Parcel (Parcel 1) – an approximate 9.3 acre parcel
- Key Undeveloped Parcel (Parcel 2) – an approximate 2 acre parcel

French Valley Airport

- Lease French Valley Airport, 1.914 acre ground lease.
- Lease French Valley Airport, 7.59 acre ground lease.
- Lease French Valley Airport, 3.50 acre ground lease. (Limited Fixed Based Operator)
- Lease French Valley Airport, 4.65 acre ground lease. (Fixed Based Operator)
- Lease French Valley Airport, 3.50 acre ground lease.
- Lease French Valley Airport, 1.50 acre ground lease.
- Key Undeveloped Parcel – an approximate 3.5 acre undeveloped parcel

Jacqueline Cochran Regional Airport

- Lease Desert Resorts Regional Airport, 9.45 acre ground lease. (Limited Fixed Based Operator)
- Jacqueline Cochran Regional Airport, Fixed Base Operation and Maintenance Ground Lease Agreement, 4.4 acres. (Fixed Based Operator)
- Second Amended and Restated Ground Lease Agreement, Jacqueline Cochran Regional Airport, 17 acre ground lease. (Fixed Based Operator)
- Jacqueline Cochran Regional Airport, Limited Fixed Base Operation Ground Lease Agreement, 4.67 acre ground lease.
- First Amended Lease, Jacqueline Cochran Regional Airport, 14.87 acre ground lease. (Fixed Based Operator)
- Lease Jacqueline Cochran Regional Airport, 4.21 acre ground lease.
- Lease (Desert Resorts Regional Airport), .18 acre ground lease.
- Lease (Desert Resorts Regional Airport), .78 ground lease.
- Lease (Desert Resorts Regional Airport), 1.90 acre ground lease.
- Ground Lease Drainage Improvements, Jacqueline Cochran Airport, 1.31 acre ground lease.
- Jacqueline Cochran Regional Airport Hangar Lease Agreement, 12,000 square foot hangar.
- Key Undeveloped Parcel (Parcel 1) – an approximate 25 acre parcel identified in the ALP as a future air cargo site.
- Key Undeveloped Parcel (Parcel 2) – an approximate 30 acre parcel identified in the ALP as a future passenger air terminal site.
- Key Undeveloped Parcel (Parcel 3) – an approximate 23 acre parcel identified in the ALP as a future non-aviation commercial development.
- Key Undeveloped Parcel (Parcel 3) – an approximate 70 acre parcel identified in the ALP as a future non-aviation commercial development.