14cm#358

# City of Carson City Agenda Report

Date Submitted:10/10/2006	Agenda Date Requested:10/19/2006
	Time Requested: consent
To: Board of Supervisors	
From: Carson City Airport Authority	
Subject Title: Action to approve the Amendment between the Airport Authority and Patrick Dar	
tina di Caracteria di Cara	o add fourteen feet to the lease area previously low for better space alignment of the leasehold
Type of Action Requested: (check or	na)
( ) Resolution (	) Ordinance
(X_) Formal Action/Motion (	Other (Specify)
Does This Action Require A Business Impa-	ct Statement: () Yes (_X_) No
	re) approve amendment of airport lease between ng Enterprises, LLC, to provide the additional 14
area leased by 14 feet so as to better fit the han access for the airport area. Patrick Dang Enter previously entered into a lease for the primary approved by the Board of Supervisors on May in construction due to utility placement issues, the amendment, Patrick Dang Enterprises, LLC	Dang Enterprises, LLC., to slightly enlarge the gar alignment of his project and the taxilane
The Airport Authority approved the Amendme Patrick Dang Enterprises, LLC on August 25, 2	ent to Carson City Airport Lease Agreement with 2006, at a properly noticed, special meeting of the
Airport Authority.	
Applicable Statue, Code, Policy, Rule or Re	gulation: Statutes of Nevada Chanter 844
Fiscal Impact: Not Applicable.	guiation. Statutes of Nevaua, Chapter 044.
Explanation of Impact: Not Applicable.	
Funding Source: Not Applicable.	
Alternatives: Not Applicable	
**************************************	

Supporting Material: Lease Amendment	
Prepared By: Steven E. Tackes, Esq., Air	oort Counsel
Reviewed By:	Date: 10 10-206
(Department Head)	Date: 10-10-06
(City Manager)	L. Date: 10.10-06
(District Attorney) Alsome	-n N
(Finance Director)	
Board Action Taken:	
Motion:	1) Aye/Nay
	2)
(VI-t- Para 1-1Pa)	
(Vote Recorded By)	

### AMENDMENT TO CARSON CITY AIRPORT LEASE AGREEMENT

This Amendment to lease, made and entered into this 28<sup>th</sup> day of August, 2006, between the CARSON CITY AIRPORT AUTHORITY (Landlord), whose address is 2600 E. Graves Lane #6 Carson City, Nevada 89706, and PATRICK DANG ENTERPRISES, LLC. (Tenant), whose address is 2130 Lakeridge Drive, Reno, NV 89509.

#### WITNESSETH:

WHEREAS, the Tenant and Landlord entered into a lease as regards certain ground space for construction of one or more hangars pursuant to the provisions of Title 19 of the Carson City Municipal Code; and

WHEREAS, the parties desire to amend such lease to add approximately 14 feet to the end dimension of the lease and adjust the rent accordingly; and

THEREFORE, Landlord and Tenant agree as follows:

- 1. The area leased is enlarged by 14 feet as shown in Exhibit A ("Legal Description") to this Amendment.
- 2. The recurring rent under the lease shall be adjusted from \$16,335.00 per year (\$1,361.25 per month); calculated as \$0.15 per square foot per year for the previously leased area (108,900 sq. ft.) to \$16,702.20 per year (\$1,391.85 per month); calculated as \$0.15 per square foot per year for the new total leased area (111,348 sq. ft.) Rent shall be payable monthly with the first 3 years payments having been paid in advance, and with payments thereafter due on the first day of each month. There will be an adjustment payment in the 3<sup>rd</sup> year to adjust for the CPI increase set forth in Paragraph 4 of the lease. Tenant shall be responsible for the paying of ramp area within the leasehold boundaries per bid condition.
  - 3. All of the other terms and conditions of the original lease are unchanged.

TENANT
PATRICK DANG ENTERPRISES, LLC

Patrick Dang, Member/Manager

LANDLORD
CARSON CITY AIRPORT AUTHORITY
CARSON CITY, NEVADA

Neil Weaver, CHAIRMAN

Milma J. Dang, Member/Manger Collie Hutter, TREASURER

STATE OF NEVADA

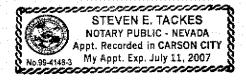
COUNTY OF Chira Col

On this <u>fit</u> day of <u>com</u>, 2006, before me, the undersigned, a Notary Public, personally appeared PATRICK DANG and WILMA DANG, known to me to be the persons described herein, who executed the foregoing instrument, and they acknowledged to me, that they have the requisite authority and executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.

NOTARY PUBLIC

(SEAL)



CARSON CITY		
Approved by the Board of Supervisors this	day of	, 2006.
MARV TEIXEIRA, Mayor ATTEST:	•	EGAL COUNSEL d as to form.
ALAN GLOVER, Clerk/Recorder	AIRPOR	T AUTHORITY COUNSEL
	STEVEN	E. TACKES, ESQ.

#### Exhibit A

## Metes and Bounds Description for Lease Parcel 219A As Shown On The Carson City Airport Lease Parcel Map 8-29-06

All that portion of land as shown on the exhibit for the Carson City Airport, more particularly described as follows:

Beginning at the North Section Corner common to Sections 4 and 3, Township 15 North, Range 20 East, MDBM, thence S 20° 16' 19" W a distance of 1,107.22-feet to a rebar with a cap inscribed with PLS 6304; thence N 01° 00' 00" E a distance of 240.00-feet to the northeast corner of the parcel and the True Point of Beginning, thence S 01° 00' 00" W a distance of 147.70-feet to the southeast corner of the parcel, thence S 63° 40' 38" W a distance of 604.51-feet to the southwest corner of the parcel, thence N 26° 19' 22" W a distance of 175.00-feet to the northwest corner of the parcel, thence N 63° 40' 38" E a distance of 587.55-feet to an angle point, thence S 89° 00' 18" E a distance of 95.39-feet to the northeast corner of the parcel and the True Point of Beginning. Said parcel containing 2.56 acres more or less.