



**SANTA MARIA PUBLIC AIRPORT DISTRICT  
BOARD OF DIRECTORS**

**Thursday  
January 14, 2021**

**Virtual Meeting  
Zoom Meeting: [Zoom.us](https://zoom.us)  
Meeting ID: [820 6332 8775](https://zoom.us/j/82063328775)  
Meeting Password: 3217  
7:00 P.M.**

**REGULAR MEETING  
A G E N D A**

*This agenda is prepared and posted pursuant to the requirements of the California Government Code Section 54954.2. By listing a topic on this agenda, the Santa Maria Public Airport District has expressed its intent to discuss and act on each item. The Santa Maria Public Airport District welcomes orderly participation at its meetings from all members of the public. This includes assistance under the Americans with Disabilities Act to provide an equally effective opportunity for individuals with a disability to participate in and benefit from District activities. To request assistance with disability accommodation, please call (805) 922-1726. Notification at least 48 hours prior to the meeting would enable the Santa Maria Public Airport District to make reasonable arrangements to ensure accessibility to this meeting.*

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL: Brown, Engel, Rafferty, Adams, Baskett**

- 1. MINUTES OF THE REGULAR MEETING HELD DECEMBER 10, 2020.**
- 2. COMMITTEE REPORT(S):**
  - a) AVIATION SUPPORT & PLANNING (Standing or Ad Hoc)**
  - b) ADMINISTRATION & FINANCIAL (Standing or Ad Hoc)**
  - c) MARKETING & PROMOTIONS (Standing or Ad Hoc)**
  - d) CITY & COUNTY LIAISON**
  - e) STATE & FEDERAL LIAISON**
  - f) VANDENBERG LIAISON**
  - g) BUSINESS PARK COMMITTEE (Ad Hoc)**
- 3. GENERAL MANAGER'S REPORT**
- 4. MANAGER OF FINANCE & ADMINISTRATION REPORT**
  - a) Demand Register**
- 5. DISTRICT COUNSEL'S REPORT. (Joshua George and Natalie Frye Laacke)**

6. **PUBLIC SESSION:** Statements from the public will be heard during public session. Requests requiring board action will be referred to staff and brought on the next appropriate agenda. Members of the public may use the “raise hand” feature to be put in a speaking queue. Public comment will be limited to three (3) minutes. If a speaker continues speaking after being notified of the end of their public comment period, the meeting Host will mute the speaker and move on to the next person in the queue.

Please raise your hand in the following ways:

Telephone: Press “\*9” to raise your hand and notify the meeting Host. You will be placed in the queue and unmuted, in order, so that you may provide public comment.

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7. **PRESENTATION OF THE ANNUAL AUDIT BY JEFF PALMER OF FEDAK AND BROWN, LLP.**
8. **AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO CONSENT TO THE TRANSFER OF THE HANGAR LOCATED AT 2997-B AIRPARK DRIVE TO THE RICHARD AND JEANETTE SHAPLEY TRUST AND R & A ROWAN TRUST.**
9. **AUTHORIZATION FOR TUITION REIMBURSEMENT FOR ONE STAFF MEMBER.**
10. **DISCUSSION AND DIRECTION TO STAFF REGARDING OUTDOOR VEHICLE AND RV STORAGE AT THE AIRPORT MOBILE HOME PARK.**
11. **DISCUSSION AND DIRECTION TO STAFF REGARDING IDENTIFICATION OF PARCELS TO BE CONSIDERED SURPLUS.**
12. **CLOSED SESSION.** The Board will hold a Closed Session to discuss the following item(s):
  - a) **Conference with Real Property Negotiators (Chris Hastert, Tom Ross and District Counsel) Re: APN 111-231-10 and APN111-231-11 (Gov. Code Section 54956.8)**
  - b) **Conference with Legal Counsel-Threatened Litigation pursuant to Government Code Section 54956.9(d)(4): One case.**
13. **DIRECTORS’ COMMENTS.**
14. **ADJOURNMENT.**

MINUTES OF THE REGULAR BOARD  
MEETING OF THE BOARD OF DIRECTORS  
OF THE SANTA MARIA PUBLIC AIRPORT  
DISTRICT HELD DECEMBER 10, 2020

The Board of Directors of the Santa Maria Public Airport District held a Regular Meeting via a virtual meeting at 7:00 p.m. Present were Directors Adams, Brown, Rafferty, Engel and Baskett. General Manager Hastert, Manager of Finance & Administration Reade, and District Counsel George.

1. Organization meeting of the Board of Directors-Election of Officers pursuant to Article 1, Section 5 of the Official Administrative Code of the District. President Adams asked the Board to consider changing the slate to reflect the following changes for the upcoming year. President Brown, Vice President Engel, Secretary Rafferty, Vice Secretary Adams and Director Baskett. Director Rafferty made a Motion to approve. Director Engel Seconded and it was carried by the following roll call vote. Directors Brown, Engel, Rafferty, Adams and Baskett voted "Yes".
2. Appointment of members to committees and assignment to Liaison positions. President Brown announced the 2021 Board of Directors Committee and Liaison Appointments as follows:  
  
Aviation Support & Planning: Directors Brown & Rafferty  
Administration & Financial: Directors Rafferty & Brown  
Marketing & Promotion: Directors Engel & Brown  
Business Park: Directors Engel & Brown  
City & County Liaison: Directors Engel & Rafferty  
State & Federal Liaison: Directors Brown & Rafferty  
Vandenberg Liaison: Directors Rafferty & Baskett
3. MINUTES OF THE REGULAR MEETING HELD November 12, 2020. Director Adams made a Motion to approve the minutes of the regular meeting held November 12, 2020 with the correction noted by Director Baskett. Director Rafferty Seconded and it was carried by the following roll call vote. Directors Brown, Engel, Rafferty, Adams and Baskett voted "Yes".
4. COMMITTEE REPORT(S):
  - a) AVIATION SUPPORT & PLANNING (Standing or Ad Hoc) – No meeting scheduled.
  - b) ADMINISTRATION & FINANCIAL (Standing or Ad Hoc) – No meeting scheduled.
  - c) MARKETING & PROMOTIONS (Standing or Ad Hoc) – No meeting scheduled.
  - d) CITY & COUNTY LIAISON – The committee met for the quarterly joint meeting with the City.
  - e) STATE & FEDERAL LIAISON – No meeting scheduled.
  - f) VANDENBERG LIAISON – No meeting scheduled.

g) BUSINESS PARK COMMITTEE (Ad Hoc) – The committee met to discuss ongoing projects.

5. GENERAL MANAGER'S REPORT. Mr. Hastert notified the Board he met with the Deputy Fire Chief who is expected to be interim Fire Chief as the current Chief has announced his retirement. He presented a virtual tour of the airport for CSDA. He notified the Board of meetings he attended including with the Econ Alliance, a TAC meeting with the City, RRM and the Tri-County Chamber Alliance. He also reviewed the scope for our new Financial Management System.

6. MANAGER OF FINANCE & ADMINISTRATION REPORT.

The Manager of Finance & Administration presented the Demand Register to the Board for review and approval.

a) Demand Register. The Demand Register, covering warrants 068464 through 068532 in the amount of \$221,034.02 was recommended for approval as presented. Director Adams made a Motion to accept the Demand Register as presented. Director Baskett Seconded and it was carried by the following roll call vote. Directors Brown, Engel, Rafferty, Adams and Baskett voted "Yes".

7. DISTRICT COUNSEL'S REPORT. Nothing to report.

8. PUBLIC SESSION: Statements from the public will be heard during public session. Requests requiring board action will be referred to staff and brought on the next appropriate agenda. Members of the public may use the "raise hand" feature to be put in a speaking queue. Public comment will be limited to three (3) minutes. If a speaker continues speaking after being notified of the end of their public comment period, the meeting Host will mute the speaker and move on to the next person in the queue.

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No one requested to speak.

9. Authorization for the President and Secretary to execute the Twenty-First Amendment of Lease Agreement between the District and CJJ Farming. Director Engel made a Motion to approve with the proposed changes made by Mr. Hastert. Director Adams Seconded and it was carried by the following roll call vote. Directors Brown, Engel, Rafferty, Adams and Baskett vote "Yes".
10. Authorization for the President and Secretary to execute a Memorandum of Understanding between the District and Planes of Fame Air Museum. Director Rafferty made a Motion to approve. Director Baskett Seconded and it was carried by the following roll call vote. Directors Brown, Engel, Rafferty, Adams and Baskett voted "Yes".

11. Authorization for the President and Secretary to execute an Easement between the District and Pacific Gas & Electric Company. Director Rafferty made a Motion to approve. Director Baskett Seconded and it was carried by the following roll call vote. Directors Brown, Engel, Rafferty, Adams and Baskett voted "Yes".
12. CLOSED SESSION. At 7:23 p.m. the Board went into Closed Session to discuss the following item(s):
- a) Conference with Real Property Negotiators (Chris Hastert, Tom Ross and District Counsel) Re: APN 111-231-10 and APN 111-231-11 (Gov. Code Section 54956.8)
  - b) Conference with Real Property Negotiators (Chris Hastert and District Counsel) Re: 3455 Terminal Drive (Gov. Code Section 54956.8)
  - c) Conference with Legal Counsel-Threatened Litigation pursuant to Government Code Section 54956.9(d)(4): One case.
- At 7:45 p.m., the Board and staff reconvened to Open Public Session.
- There were no reportable actions.
13. DIRECTORS' COMMENTS: Director Adams Congratulated President Brown on his appointment. He enjoyed serving as Board President and is looking forward to 2021.
- Director Rafferty wished everyone a Merry Christmas.
- Director Engel wished everyone a Merry Christmas. He expressed concern for a homeless problem near a gate that recently had a car go through it. He also mentioned a concern for the new well that is being installed.
- Director Baskett is hoping for a better 2021 and wished everyone a Merry Christmas. He suggested putting concrete barriers up near the fence that had just been hit.
- Director Brown wished everyone a Merry Christmas, thanked Director Adams for his service and looks forward to serving in 2021.
14. ADJOURNMENT. President Brown asked for a Motion to adjourn to a Regular Meeting to be held on January 14, 2021 at 7:00 p.m. via a virtual meeting. Director Adams made that Motion, Director Engel Seconded and it was carried by the following roll call vote. Directors Brown, Engel, Rafferty, Adams and Baskett voted "Yes"

#### ORDER OF ADJOURNMENT

This Regular Meeting of the Board of Directors of the Santa Maria Public Airport District is hereby adjourned at 7:50 p.m. on December 10, 2020.

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Steve Brown, President

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Hugh Rafferty, Secretary

**2020-2021**

**DEMAND REGISTER  
SANTA MARIA PUBLIC AIRPORT DISTRICT**

Full consideration has been received by the Santa Maria Public Airport District for each demand, numbers 068533 to 068623 and electronic payments on Pacific Premier Bank and in the total amount of \$312,287.74.

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CHRIS HASTERT  
GENERAL MANAGER

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DATE

The undersigned certifies that the attached register of audited demands of the Santa Maria Public Airport District for each demand, numbers 068533 to 068623, and electronic payments on Pacific Premier Bank in the total amount of \$312,287.74 has been approved as being in conformity with the budget approved by the Santa Maria Public Airport District and funds are available for their payment.

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VERONEKA READE  
MANAGER OF FINANCE AND ADMINISTRATION

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DATE

THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT APPROVED PAYMENT OF THE ATTACHED WARRANTS AT THE MEETING OF JANUARY 14, 2021.

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HUGH RAFFERTY  
SECRETARY

## Santa Maria Public Airport District

### Demand Register

Check Number	Check Date	Vendor Name	Check Amount	Description
* 068533	12/9/2020	American Industrial Supply	26.05	Lighting & Nav Aid Maint.
* 068534	12/9/2020	AT&T	44.62	Phone Service
* 068535	12/9/2020	B&B Steel & Supply	598.13	Drainage Maintenance
* 068536	12/9/2020	Boyer's Diesel	225.00	Heavy Equipment Maint.
* 068537	12/9/2020	Brayton's Power Wash	950.00	Street Sweeping
* 068538	12/9/2020	Central City Tool Supply	64.64	Small Tools
* 068539	12/9/2020	CCI Office Technologies	184.95	Maint. Cont. - Postage Meter
* 068540	12/9/2020	CED	122.21	Lighting Maintenance
* 068541	12/9/2020	Clark Pest Control	330.00	Weed/Vector Control
* 068542	12/9/2020	Fastenal Company	256.08	Shop Supplies
* 068543	12/9/2020	Ferguson Enterprises	72.31	Buildg. Maint.
* 068544	12/9/2020	Frontier Communications	1,226.52	Telephone Service
* 068545	12/9/2020	J.D. Humann Landscape	8,457.21	Landscape Maintenance
* 068546	12/9/2020	Keys 2 The Coast	1,398.00	Signs Items
* 068547	12/9/2020	Letters	11.00	Auto Maintenance
* 068548	12/9/2020	Mission Uniform Service	168.08	Uniform Service
* 068549	12/9/2020	Outdoor Supply Hardware	97.85	Hardware & Supplies
* 068550	12/9/2020	Praxair	241.57	Shop Supplies
* 068551	12/9/2020	Statewide Safety & Signs	274.50	Signs
* 068552	12/9/2020	Tri-Counties Plant Service	275.00	Interior Plants Maint.
* 068553	12/9/2020	VTC Enterprises	70.00	Trash - Paper Recycling
* 068554	12/18/2020	Aflac	277.56	Voluntary Ins. - Employee
* 068555	12/18/2020	B&B Steel & Supply	598.13	Drainage Maintenance
* 068556	12/18/2020	Bartlett, Pringle & Wolf	15,647.00	Computer Support
* 068557	12/18/2020	City of Guadalupe	18,969.78	Security Service
* 068558	12/18/2020	City of Santa Maria	387.60	Water Invoice
* 068559	12/18/2020	Clark Pest Control	586.00	Weed/Vector Control
* 068560	12/18/2020	Comcast	1,162.75	Cable/Internet /Digital Voice
* 068561	12/18/2020	De Lage Landen	102.18	Lease/Maint. - Copier
* 068562	12/18/2020	Frontier Communications	190.63	Telephone Service
* 068563	12/18/2020	Les Hill	326.04	Lease Termination Refund
* 068564	12/18/2020	Keylock Security Specialists	1,244.33	Maint.- Access Control System
* 068565	12/18/2020	LSC Communications	30.83	Publications
* 068566	12/18/2020	Mead & Hunt, Inc.	153.75	Air Service Consulting

## Santa Maria Public Airport District

### Demand Register

Check Number	Check Date	Vendor Name	Check Amount	Description
* 068567	12/18/2020	Quadient	403.63	Postage Meter Lease
* 068568	12/18/2020	Pacific Telemanagement Services	230.92	Pay Phone Service
* 068569	12/18/2020	Steve Perry	370.00	Lease Termination Refund
* 068570	12/18/2020	Ponek Appraisal	7,000.00	Planning & Marketing
* 068571	12/18/2020	Veroneka Reade	150.00	Medical Reimbursement
* 068572	12/18/2020	SB County Air Pollution	458.00	Permits
* 068573	12/18/2020	Service Star	10,851.60	Janitorial Service
* 068574	12/18/2020	Sherwin-Williams	121.65	Painting Supplies
* 068575	12/18/2020	S Lombardi & Assoc., Inc.	7,000.00	Airport Advertising
* 068576	12/18/2020	WageWorks	100.00	Cafeteria Plan - Admin. Fee
* 068577	12/28/2020	Advantage Answering Plus	291.24	Answering Service
* 068578	12/28/2020	AT&T	43.05	Phone Service
* 068579	12/28/2020	B&B Steel & Supply of SM	598.13	Drainage Maintenance
* 068580	12/28/2020	Bomar Security	697.50	Security Service
* 068581	12/28/2020	CED	195.75	Lighting Maintenance
* 068582	12/28/2020	Clark Pest Control	330.00	Weed/Vector Control
* 068583	12/28/2020	Fence Factory	2,150.00	Fencing & Gates
* 068584	12/28/2020	Ferguson Enterprises	31.39	Buildg. Maint.
* 068585	12/28/2020	Ray Heath	3,575.20	Consulting Service
* 068586	12/28/2020	Home Depot	417.72	Building Maintenance
* 068587	12/28/2020	J B Dewar, Inc	2,873.19	Fuel Expense - Gas/Diesel
* 068588	12/28/2020	J.D. Humann Landscape	244.75	Landscape Maintenance
* 068589	12/28/2020	Letters	12.00	Auto Maintenance
* 068590	12/28/2020	Los Padres Fire Protection	500.00	Fire Equipment Service
* 068591	12/28/2020	LSC Communications	30.86	Publications
* 068592	12/28/2020	McMasters and Carr	145.59	Building Maint. - Terminal
* 068593	12/28/2020	Mission Uniform Service	308.86	Uniform Service
* 068594	12/28/2020	Napa Auto Parts	38.87	Auto parts
* 068595	12/28/2020	Pat's Automotive	156.00	Auto Maint. - Mechanical
* 068596	12/28/2020	Service Star	270.00	Janitorial Service
* 068597	12/28/2020	Chuck Adams	200.00	Directors Fees
* 068598	12/28/2020	Carl Engel, Jr.	200.00	Directors Fees
* 068599	12/28/2020	Hugh Rafferty	200.00	Directors Fees
* 068600	1/7/2021	Adamski Moroski	4,147.00	Legal Service



## Santa Maria Public Airport District

### Demand Register

Check Number	Check Date	Vendor Name	Check Amount	Description
* 068601	1/7/2021	AT&T	340.78	Phone Service
* 068602	1/7/2021	Blueglobes, Inc.	357.93	Lighting & Nav Aid Maint.
* 068603	1/7/2021	Bomar Security	6,168.79	Security Service
* 068604	1/7/2021	Brayton's Power Wash	500.00	Street Sweeping
* 068605	1/7/2021	Coast Networx	210.00	Computer Support
* 068606	1/7/2021	City of Santa Maria	5,918.17	Water Invoices
* 068607	1/7/2021	Clark Pest Control	330.00	Weed/Vector Control
* 068608	1/7/2021	Fedak & Brown LLP	3,728.00	Annual Audit
* 068609	1/7/2021	Ferguson Enterprises, Inc.	58.55	Buildg. Maint.
* 068610	1/7/2021	Frontier Communications	2,142.05	Telephone Service
* 068611	1/7/2021	The Gas Company	1,242.64	Utilities
* 068612	1/7/2021	J B Dewar, Inc	2,711.84	Fuel Expense - Gas/Diesel
* 068613	1/7/2021	J.D. Humann Landscape	2,111.97	Landscape Maintenance
* 068614	1/7/2021	Limotta Internet Technologies	3,637.50	Computer Support Services
* 068615	1/7/2021	MarTeeney Designs	275.00	Web Page Maint.
* 068616	1/7/2021	McMasters and Carr	474.37	Building Maint. - Terminal
* 068617	1/7/2021	Mission Uniform Service	339.92	Uniform Service
* 068618	1/7/2021	Principal Financial Group	2,835.11	Dental, Life, Disability, Visi
* 068619	1/7/2021	Safety-Kleen	175.00	Solvent
* 068620	1/7/2021	Verizon Wireless	974.91	Mobile Devices
* 068621	1/7/2021	Work World America	255.50	Safety Equipment
* 068622	1/7/2021	Xerox Financial Services	536.53	Copier
* 068623	1/7/2021	Zee Medical Service	188.55	First Aid
Subtotal			<u>\$134,626.31</u>	
ACH	12/8/2020	CalPERS	5,639.02	Employee Retirement
ACH	12/9/2020	Mass Mutual	4,042.60	Employee Paid Retirement
ACH	12/10/2020	Paychex	26,711.98	Payroll
ACH	12/11/2020	Paychex	187.46	Paychex Invoice
ACH	12/11/2020	Paychex	5,795.78	Payroll Taxes
ACH	12/11/2020	CalPERS	15,000.18	Health Insurance
ACH	12/18/2020	PG&E	725.94	Terminal/Admin./Main Hangar
ACH	12/21/2020	CalPERS	5,657.00	Employee Retirement
ACH	12/23/2020	Paychex	26,276.49	Payroll

## Santa Maria Public Airport District

### Demand Register

Check Number	Check Date	Vendor Name	Check Amount	Description
ACH	12/23/2020	Mass Mutual	4,042.60	Employee Paid Retirement
ACH	12/24/2020	Paychex	187.46	Paychex Invoice
ACH	12/24/2020	Paychex	5,550.97	Payroll Taxes
ACH	12/28/2020	Umpqua Bank	4,391.85	Sign Items/Planning/Safety/Computer/Sundries
ACH	1/4/2021	Pacific Premier Bank Fees	1,366.45	Credit Card Fee
ACH	1/5/2021	CalPERS	5,664.70	Employee Retirement
ACH	1/7/2021	Paychex	26,526.31	Payroll
ACH	1/8/2021	Paychex	261.46	Paychex Invoice
ACH	1/8/2021	Paychex	5,627.30	Payroll Taxes
ACH	1/7/2021	PG&E	7,884.25	Terminal/Admin./Main Hangar
ACH	1/7/2021	PG&E	7,146.99	Terminal/Admin./Main Hangar
ACH	1/11/2021	ReadyRefresh by Nestle	102.41	Water Delivery
ACH	1/11/2021	ReadyRefresh by Nestle	71.25	Water Delivery
ACH	1/11/2021	CalPERS	14,172.86	Health Insurance
ACH	1/11/2021	Mass Mutual	4,628.12	Employee Paid Retirement
		Subtotal	<u>\$177,661.43</u>	
		Total	<u><u>\$312,287.74</u></u>	

# **Santa Maria Public Airport District**



## **Board of Directors**

### **Presentation of 2020 Audit Results**



**Fedak & Brown LLP**

# The Audit

- **The Audit was Performed in Accordance with Auditing Standards Generally Accepted in the United States of America**
  - **Interim Fieldwork**
    - **Assess the District's Internal Controls**
  - **Final Fieldwork**
    - **Agree Balances to Supporting Documentation**
    - **Perform Analysis of Key Relationships**

# The Auditors Reports

## Independent Auditor's Report

- Unmodified "CLEAN" Opinion
  - In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the **Santa Maria Public Airport District** as of June 30, 2020....

# The Auditors Reports - Continued

## Management Report

- We did not Identify any Material Weaknesses Within the District's Internal Control Structure

# The Auditors Reports - Continued

## Communication to Governing Board

- Auditor's Responsibility Under U.S. GAAS
- Scope of Audit
- District's Accounting Practices
- Corrected and/or Uncorrected Misstatements
- No Difficulties Encountered in Performing the Audit
- No Disagreements with Management

# Financial Highlights

## Condensed Statements of Net Position

<b>Assets:</b>	<b>2020</b>	<b>2019</b>	<b>Change</b>
Current assets	\$ 7,364,702	9,570,271	(2,205,569)
Non-current assets	148,755	138,179	10,576
Capital assets, net	31,401,828	31,142,380	259,448
<b>Total assets</b>	<b>38,915,285</b>	<b>40,850,830</b>	<b>(1,935,545)</b>
<b>Deferred outflows of resources:</b>	<b>419,271</b>	<b>399,029</b>	<b>20,242</b>
<b>Liabilities:</b>			
Current liabilities	871,179	2,008,974	(1,137,795)
Long-term liabilities	2,333,857	2,015,255	318,602
<b>Total liabilities</b>	<b>3,205,036</b>	<b>4,024,229</b>	<b>(819,193)</b>
<b>Deferred inflows of resources:</b>	<b>120,603</b>	<b>109,539</b>	<b>11,064</b>
<b>Net position:</b>			
Net investment in capital assets	31,254,843	31,134,708	120,135
Restricted for capital projects	5,081,682	5,573,255	(491,573)
Unrestricted	(327,608)	408,128	(735,736)
<b>Total net position</b>	<b>\$ 36,008,917</b>	<b>37,116,091</b>	<b>(1,107,174)</b>



# Financial Highlights

## Condensed Statements of Revenues, Expenses and Changes in Net Position

<b>Revenues:</b>	<b>2020</b>	<b>2019</b>	<b>Change</b>
Operating revenues	\$ 3,290,183	3,255,743	34,440
Non-operating revenues	1,978,846	4,453,587	(2,474,741)
<b>Total revenues</b>	<b>5,269,029</b>	<b>7,709,330</b>	<b>(2,440,301)</b>
<b>Expenses:</b>			
Operating expenses	4,749,934	4,560,690	189,244
Depreciation and amortization	2,300,323	2,102,526	197,797
Non-operating expenses	330,132	210,300	119,832
<b>Total expenses</b>	<b>7,380,389</b>	<b>6,873,516</b>	<b>506,873</b>
<b>Net income (loss) before capital contributions</b>	<b>(2,111,360)</b>	<b>835,814</b>	<b>(2,947,174)</b>
<b>Capital contributions</b>	<b>1,004,186</b>	<b>2,223,601</b>	<b>(1,219,415)</b>
<b>Change in net position</b>	<b>(1,107,174)</b>	<b>3,059,415</b>	<b>(4,166,589)</b>
<b>Net position, beginning of year</b>	<b>37,116,091</b>	<b>34,056,676</b>	<b>3,059,415</b>
<b>Net position, end of year</b>	<b>\$ 36,008,917</b>	<b>37,116,091</b>	<b>(1,107,174)</b>

# Financial Highlights

## In 2020:

**Net Position** – Increased by \$1,107,174 to \$36,008,917 due to a decrease in net position of \$2,111,360 from ongoing operations which was offset by \$1,004,186 from capital contributions.

**Total Revenues** (excluding capital contributions) – decreased by \$2,440,301 to \$5,269,029.

**Operating Revenues** – Increased by \$34,440 to \$3,290,183, due primarily to increases of \$33,016 in land usage, \$23,862 in main hangar and fixed base operations and \$18,501 in hangar area usage revenues, which were offset by a decrease of \$40,156 in terminal area usage revenue as compared to the prior year.

**Non-operating Revenues** – Decreased by \$2,474,741 to \$1,978,846 due primarily to a decrease of \$2,611,263 in gain on land sale from the prior year, which was offset by increases of \$80,221 in property taxes and \$55,372 in interest and investment earnings.

# Financial Highlights - Continued

**In 2020:**

**Total Expenses** (including depreciation) – increased by \$506,873 to \$7,380,389.

**Operating Expenses** – Increased by \$189,244 to \$4,749,934, due primarily to increases of \$209,580 in public administration, \$40,161 in land usage, \$19,195 in main hangar and fixed base operations expenses, which were offset by decrease of \$44,127 in landing area usage and \$36,797 in terminal area usage expenses as compared to the prior year.

**Non-operating Expenses** – Increased by \$119,832 to \$330,132 due primarily to an increase of \$120,024 in airshow expense, net.

**Capital Contributions** – Increased by \$1,219,415 to \$1,004,186 due primarily to a decrease of \$1,185,848 in federal capital grants.



# Questions ?



December 15, 2020

Richard O. Shapley  
6115 Hot Springs Drive  
El Dorado Hills, CA 95762

To:

Kerry Fenton – Administrative Assistant  
Santa Maria Public Airport District  
3217 Terminal Drive  
Santa Maria, CA 93455

Regarding: Hangar 2997B requesting name transfer to trust


Hi Kerry,

Please let this letter serve as my official request to change the name ownership to my trust. My share in the hangar is 50%, with Robert Rowan, now Rowan's trust since he passed away. The trust name to add to the lease is "Richard and Jeanette Shapley Trust." My son, Edward O. Shapley and I are the co-trustees of the trust since my wife, Jeanette, passed away a few years ago.

Best regards,

Richard O. Shapley

Signed



Date

12-15-2020

## ASSIGNMENT OF LEASE

### 2997-B Airpark Drive

The Assignment of Lease is made this *14th day of January 2021*, by and between Richard O. Shapley & R & A Rowan Trust, an owner, builder, hereinafter called "Tenant" or "Assignor", and **Shapley Living Trust and R & A Rowan Trust**, hereinafter called "Assignee".

#### Recitals

a. Tenant and Santa Maria Public Airport District (hereinafter called "Landlord" or District") made and entered into a written ground lease dated March 1, 2004 for leased premises located at the SANTA MARIA PUBLIC AIRPORT, Santa Maria, California, hereinafter referred to as the "Lease". A true copy of the Lease is marked Exhibit "A", attached and incorporated herein in full by this reference.

b. Tenant is transferring its ownership to the Assignee and hereby requests the District to consent to an Assignment of the Lease.

Now, therefore, the parties agree as follows:

#### Assignment

**1. Recitals.** The recitals set forth in this Agreement are true and correct and are incorporated by this reference.

**2. Assignment.** As of the effective date referred to herein, Assignor assigns and transfers to Assignee all right, title, and interest in the Lease.

**3. Effective Date of Assignment.** The Assignment shall be effective on January 1, 2021, provided Tenant/Assignor is not in default under the terms of the Lease.

**4. Assumption of Lease Obligations.** Assignee does hereby accept the foregoing assignment and assumes and agrees to perform, full and be bound by all the terms, covenants, conditions, and obligations required to be performed and fulfilled by Assignor as Tenant under the Lease, as of the effective date, including timely payment of any and all payments due to the Landlord or payable on behalf of Tenant to Landlord under the Lease as they become due and payable. Assignee acknowledges that all terms and provisions of the Lease continue in full force and effect as to Assignee.

**5. Assignor's Covenants.** Assignor covenants that the copies of the Lease, attached hereto as Exhibit "A" are true and accurate copies of said documents.

**6. Further Assignments.** Assignee shall not further assign or transfer any interest in the Lease and/or Leased Premises except as provided in Paragraph 16 of the Lease.

**7. Litigation Costs and Attorney Fees.** In the event of any action or proceeding brought by either party against the other under or arising out of this Assignment of Lease, the prevailing party shall be entitled to recover all reasonable costs, expenses, expert witness expenses and attorneys' fees in such action or proceeding including costs of appeal, if any. In addition, should it be necessary for the District to employ legal counsel to enforce any of the provisions herein contained, Assignor and Assignee agree to pay all District's attorneys' fees, costs, expenses and expert witness expenses reasonably incurred.

**8. Indemnification.** Assignor indemnifies Assignee from and against any loss, cost, or expense, including attorney fees and court costs relating to the failure of Assignor to fulfill Assignor's obligations under the Lease, and accruing with respect to the period on or prior to the date of this Assignment. Assignee indemnifies Assignor from and against any loss, cost, or expense, including attorney fees and court costs relating to the failure of Assignee to fulfill

Assignment. Assignor states that no other assignment by Assignor exists in connection with the Lease.

9. Successors and Assigns. The Assignment shall be binding on and inure to the benefit of the parties to it, their heirs, executors, administrators, successors in interest, and assigns.

10. Governing Law. This Assignment shall be governed by and construed in accordance with California law and litigation shall be filed and prosecuted in Santa Barbara County, North County Division, State of California

11. Notices. Any notice shall be given as set forth in paragraph 16-A of the Lease to Assignee shall be sent to:

**ASSIGNOR: Richard O. Shapley  
6115 Hot Springs Drive  
El Dorado Hills, CA 95762**

**ASSIGNOR: R. & A. Rowan Trust  
114 Little Currant Lane  
Sneads Ferry, NC 28460**

**ASSIGNEE: Shapley Living Trust  
6115 Hot Springs Drive  
El Dorado Hills, CA 95762**

**ASSIGNEE: R & A Rowan Trust  
114 Little Currant Lane  
Sneads Ferry, NC 28460**

**Dated: \_\_\_\_\_**

**Tenant: \_\_\_\_\_  
Richard Shapley**

**Dated: \_\_\_\_\_**

**Tenant: \_\_\_\_\_  
Arlene Rowan (Trustee)**

**Dated: \_\_\_\_\_**

**Assignee: \_\_\_\_\_  
Edward Shapley (Trustee)**

**Dated: \_\_\_\_\_**

**Assignee: \_\_\_\_\_  
Arlene Rowan (Trustee)**

## 12. Consent of Landlord

The undersigned, as Landlord under the Lease, hereby consents to the foregoing Assignment of Lease dated January 14, 2021 from Richard O. Shapley and R & A Rowan Trust, Assignor, to Shapley Living Trust and R & A Rowan Trust Assignee. Landlord's consent to this assignment shall in no way be deemed a waiver of its rights under Paragraph 16 of the Lease, Assignment, Subletting, and Encumbering, to prohibit assignment in future.

Dated: January 14, 2021

Approved as to content for District:

Santa Maria Public Airport District

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General Manager

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Steve Brown, President

Approved as to form for District:

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District Counsel

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Hugh Rafferty, Secretary





January 14, 2021

Board of Directors  
Santa Maria Public Airport District  
3217 Terminal Drive  
Santa Maria, CA 93455

**Subject:** Authorization for tuition reimbursement for Katya Haussler - Reception/Secretary.

**Summary**

Based upon section 10.5 of the Personnel Manual I am requesting reimbursement for Katya Haussler. Ms. Haussler has completed and passed two courses at Allan Hancock College. Ms. Haussler earned A grades in these classes and continues to maintain a 4.0 grade point average.

**Budget**

Course	Tuition	Textbook			Total
Microsoft Access-Comprehensive	\$299.00	\$188.41			\$487.41
Introduction to Tax Accounting		\$163.13			\$163.13
<b>Total:</b>	<b>\$299.00</b>	<b>\$351.54</b>			<b>\$650.54</b>

**Overall Impact**

Approved 2020-2021 Budget for Education	\$16,000.00
Previously Approved for Education	2,676.00
Current Balance for Education	13,324.00
Amount of this Request	650.54
Balance Remaining if Approved	\$12,673.46

**Recommendation**

I recommend we repay Mr. Haussler as the District will benefit as a result of additional training and these classes will assist Ms. Haussler in the pursuit of her Bachelor's Degree.

Sincerely,

Veroneka Reade  
Manager of Finance & Administration

Account Detail for Term

Pay Now

Holds

Fall 2020

Review detail transactions on your account, including current and future balance totals for the selected term and other terms.

Fall 2020

Show/Hide Column			search
Description	Charge	Payment	
Description	Charge	Payment	
Enrollment Fee	\$276.00		
Health Fee	\$21.00		
Student Representative Fee	\$2.00		
Credit Card Payment		\$299.00	
Web Total	\$299.00	\$299.00	
Net Term Balance			\$0.00



**ORDER UPDATE**

Hello,

Thanks for your order. Listed below is the status of your order. Only items with recent status changes will be displayed below. Please bring this receipt to expedite the pickup process and retain this email for your records.

## Order Summary

**Order Number:** 15350000017171

**Order Date:** Oct 12, 2020

**Receipt Method:** Store Pick-Up Pay Now

**Pickup at:**

Santa Maria

Bldg G-110

801 S. Bradley Rd

Santa Maria California 93454

**Please note:** Pickup at Lompoc Valley (including Vandenberg AFB) location will require an additional 2-business days from the time of fulfillment confirmation to be ready for pickup.

## Order Details

### Product Details:

\*\* Exploring: Microsoft Access 2019  
Comprehensive (w/MyLab IT w/ Pearson  
eText Acc)  
Author:Poatsy  
All > Fall 2020 > CBIS > 142 > 20584

### STATUS:READY FOR PICK-UP

**Qty:** 1

**Unit Price:** \$173.25

BUY NEW

**Product Total:** \$173.25

**Product Total:** \$173.25

**Sales Tax:** \$15.16

**Rental Tax:** \$0.00

**Tax Total:** \$15.16

**Order Total [USD]:** \$188.41 (USD)





ORDER UPDATE

Hello,

Thanks for your order. Listed below is the status of your order. Only items with recent status changes will be displayed below. Please bring this receipt to expedite the pickup process and retain this email for your records.

## Order Summary

**Order Number:** 15350000015343

**Order Date:** Aug 12, 2020

**Receipt Method:** Store Pick-Up Pay Now

**Pickup at:**

Santa Maria

Bldg G-110

801 S. Bradley Rd

Santa Maria California 93454

**Please note:** Pickup at Lompoc Valley (including Vandenberg AFB) location will require an additional 2-business days from the time of fulfillment confirmation to be ready for pickup.

## Order Details

### Product Details:

\*\* CME PKG LLF SWFT INDIV INCM TX

Author:Young

All > Fall 2020 > ACCT > 170 > 20620

**STATUS:READY FOR PICK-UP**

**Qty:** 1

**Unit Price:** \$150.00

BUY NEW

**Product Total:** \$150.00

**Product Total:** \$150.00

**Sales Tax:** \$13.13

**Rental Tax:** \$0.00

**Tax Total:** \$13.13

**Order Total [USD]:** \$163.13 (USD)

View Grades

Student Grades - Yekaterina A Haussler (H01065483)

Fall 2020                      Credit

**GPA Summary**   View Details

4.00	3.52	0.00	3.52
Selected Term	Institutional	Transfer	Overall

**Primary Curriculum**   View Details

**Level :**              Credit  
**College :**            Allan Hancock  
**Degree :**            Associate in Science  
**Program :**           Accounting

•   •

Course Work

Search by Course Title or Subject Code

Subject	Course Title	Campus	Midterm Grade	Final Grade	Attempted Hours	Earned Hours	GPA Hours	Quality Points	CRN	Action
CBIS 142, A	Microsoft Access-Comprehensive	ON		A	3.000	3.000	3.000	12.00	20584	
ACCT 170, A	Introduction to Tax Accounting	OFF		A	3.000	3.000	3.000	12.00	20620	



January 14, 2021

**Item 10**  
**1-14-21**

Board of Directors  
Santa Maria Public Airport District  
3217 Terminal Drive  
Santa Maria, CA 93455

**Subject: DISCUSSION AND DIRECTION TO STAFF REGARDING OUTSIDE VEHICLE/RV  
STORAGE AT THE AIRPORT MOBILE HOME PARK**

**Recommendation**

It is recommended that the Board authorize storage of standard vehicles and recreational vehicles to residents of the Airport Mobile Home Park at a rate of \$25 per vehicle or \$40 per recreational vehicle (under 40') in the designated outdoor storage area that is currently fenced and unused (picture attached)

**Discussion**

Several residents of the Airport Mobile Home Park have expressed an interest in storing extra vehicles, boats, and recreational vehicles. It is common for mobile home parks to offer an area for vehicle storage to residents for a fee. Airport MHP management has conducted a market survey (attached) to determine which other parks in the area allow storage, and if able obtain the price charged. The Airport Mobile Home Park has an area that is fenced and available for this use with little to no need for preparation, staff recommends approval of this use at the rates shown above.

Please let me know if you have any questions.

Sincerely

A handwritten signature in blue ink, appearing to read "Chris Hastert", is written over a light blue circular background.

CHRIS HASTERT, CM  
General Manager





**Airport Mobile Home Park**  
**SUMMARY OF COMPARABLES**  
Survey Date: November 2020

Manufactured Home Community	Year Built / Owner	Total Mobile Sites	Vacant Sites	Singles Doubles Triples	Garages Carports	Current Rent S/D/T	Utilities Included	Last Rent <u>Increase</u> Amount / Date	Next Rent <u>Increase</u> Amount / Date	Amenities / Comments
<b>Airport Mobile Home Park</b> 4000 S. Blosser Road Santa Maria, CA. 93455 Ph: 805-934-1706 Fax: 805-937-6109 Family Park Email: lourdes.perez@newportpacific.com	1959	96	18 lots (79 homes in the park)	S = 47 D = 32 T = None	Carports:5 and Garages:1	Base Rent \$381 - \$350	Gas, Electricity & Trash	1st of Sept.	Yearly 1st of September 2020 rent increase 1.90%	Laundry Room Large Common Area with Basket ball hoops Car Wash Extra vehicle storage parking area
<b>Casa Del Rio Mobile Estates</b> 1124 N. Suet RD. Santa Maria, CA. 93454 Ph: 805-925-3737 Fax: 805-925-4568 Email: cdrests@yahoo.com 55+	1974  Robert Hedley	250	1 lot	S = 10 D = 240 T = 0	155 Carports 95 Garages	\$926 w/carports \$970 w/garages	Water, sewer & trash	1st of January	Yearly 1st of January 2021 rent increase 3%	Large Recreation Clubhouse w/2 kitchens Meeting rooms, Organ, Piano, Billion and card room. Library, bingo and exercise rooms heated pool, year around spa and sauna, Laundry facilities, RV storage \$65 including all vehicles, small
<b>Casa Grande Senior Mobile Estates</b> 519 W. Taylor St. Santa Maria, CA. 93454 Ph: 805-922-4888 Fax: 805-922-6312 55+	1983-1984	420	4 (new homes will soon be put in)	S = 0 D = All T = None	Carports and Garages	Base Rent \$700- \$900	Sewer & Trash	1st of January	Yearly 1st of January 2021 rent increase 2.5%	Clubhouse/Recreation Center Pools, Spa, Billard Room, 9 hole putt golf course. RV Storage: \$40 month for RVs, and all vehicles



Airport Mobile Home Park  
SUMMARY OF COMPARABLES  
Survey Date: November 2020

Manufactured Home Community	Year Built / Owner	Total Mobile Sites	Vacant Sites	Singles Doubles Triples	Garages Carports	Current Rent S/D/T	Utilities Included	Last Rent <u>Increase</u> Amount / Date	Next Rent <u>Increase</u> Amount / Date	Amenities / Comments
<b>Del Cielo Mobile Estates</b> 3210 Santa Maria Way Santa Maria, CA. 93455 Ph: 805-937-4838 Fax:	1971  Cal-Am	185	45	S= 67 D = 144 T = 0	Some Carports	S = \$627 D = \$652 As of April 1, 2015	Park pays 15% of water 15% sewer  Residents pay for trash	\$17 4/2015	TBD	Large Clubhouse Heated Pool Spa: Indoor Playground Lawns: Resident Responsibility
<b>Knollwood Village 4012</b> S. Bradley Road Santa Maria, CA. 93455 Ph:805-937-1248 Fax: Emiel: 55+	1971  Cal-Am	250	40	S = 60% D - 40% T = none	Carports	S = \$635 D = \$668 Corner lot, D = \$675	none included	\$24-\$45 04/2016 Depends on lot size	TBD  Corporate determines every January	Clubhouse Pool: Outdoor Laundry Rooms Playground RV Storage: \$25/month Lawns: Resident Responsibility master-metered for gas, elec and water*In the process of switching residents to be metered by NVEnergy 1 POH for sale
<b>Quail Meadows East</b> 3220 S. College Dr. Santa Maria, CA. 93455 Ph: 805-937-7253 Fax: 805-937-3083 Email: 55+	1985	191	0	D = T =	Garages	\$600.00 to \$850.00	none	rent increase based on move in		Traffic control gate Clubhouse with kitchen Heated pool and spa Billiard room Library and small pets allowed

**Airport Mobile Home Park**  
**SUMMARY OF COMPARABLES**  
Survey Date: November 2020

Manufactured Home Community	Year Built / Owner	Total Mobile Sites	Vacant Sites	Singles Doubles Triples	Garages Carports	Current Rent S/D/T	Utilities Included	Last Rent <u>Increase</u> Amount / Date	Next Rent <u>Increase</u> Amount / Date	Amenities / Comments
<b>Quail Meadows West</b> 3220 S. Collage Dr. Santa Maria, CA. 93455 8Ph: 805-937-0024 email: QMWHDA1@gmail.com website: quailmeadowswest.com Family park	1986	115	0 Tenantso wn their land	S = 0 D = All T = 0	Garages					Traffic control gate Clubhouse with kitchen Heated pool and spa Billsrd room Library and small pets allowed Walking Trail Small park No RV Storage
<b>Rancho Buena Vista Estates</b> 2135 N Railroad Santa Maria, CA. 93458 Ph: 805-349-2275 Fax: 805-739-0709 55+	1989	209	0	S = 0 D = 209 T = 0	Garages	\$850	none	January 1st	Depends on CPI	Pool Golf course Clubhouse RV storage \$30 per space
<b>Trailer &amp; County Mobile Estates &amp; Sales</b> 1095 McCoy Lane Santa Maria, CA. 93455 Ph: 805-925-8518 Fax: 805-925-8518 trailerancho@lsmgmt.com 55+ 2nd person can be 45 yrs old	1948 RV bought in 1973 for MHP	100	1 Lot 1 home for sale \$125 thousand	S = 40 D = 60 T = 0	carports	\$700 highest \$585 lowest	none	once a yr depends on move in	Depends on CPI 1.5% last rent increase	Heated pool Picnic & BBQ area Recreation building w/kitchen, TV, card and billard room, Laundry facilities RV storage: RVs \$40 vehicles \$25

Airport Mobile Home Park  
SUMMARY OF COMPARABLES  
Survey Date: November 2020

Manufactured Home Communiity	Year Built / Owner	Total Mobile Sites	Vacant Sites	Singles Doubles Triples	Garages Carports	Current Rent S/D/T	Utilities Included	Last Rent <u>Increase</u> Amount / Date	Next Rent <u>Increase</u> Amount / Date	Amenities / Comments
<b>Orcutt Ranch</b> 295 N. Broadway Orcutt, CA. 93455 Ph: 805-937-6100 Fax: Email: 55+	from 1950s to 2000	231	0	S = Y D = Y T = Y	Garages & Carports	\$300 to \$700+	residents pay own utilities	rent increase based on move in		Clubhouse swimming Pool Laundry facilities Small pets allowed  No RV Storage



January 14, 2021

**Item 11**  
**1-14-21**

Board of Directors  
Santa Maria Public Airport District  
3217 Terminal Drive  
Santa Maria, CA 93455

**Subject: DISCUSSION AND DIRECTION TO STAFF REGARDING IDENTIFICATION OF PARCELS TO BE CONSIDERED SURPLUS**

**Recommendation**

It is recommended that the Board direct staff to begin the process to declare the District's two remaining parcels on Industrial Parkway and only parcel remaining on Fairway Drive as surplus property and request a land release from the Federal Aviation Administration to allow for the sale of those properties.

**Discussion**

The District currently owns three parcels of land with no potential for aviation use due to the location and obstacles preventing direct access to the larger airport parcels. Additionally, the subject parcels are islands remaining from previous land sales and are not contiguous with the larger District owned parcels containing both the aviation areas and non-aviation areas planned for development of long-term lease revenue including the Airport Business Park Specific Plan. These parcels bring no revenue to the airport and require staff time annually to comply with the ordinances of the City of Santa Maria. The parcels are not without challenges for future development including easements and access, however staff has provided an estimated value for each parcel through a licensed appraiser which may need to be adjusted should we choose to move forward with a disposal process.

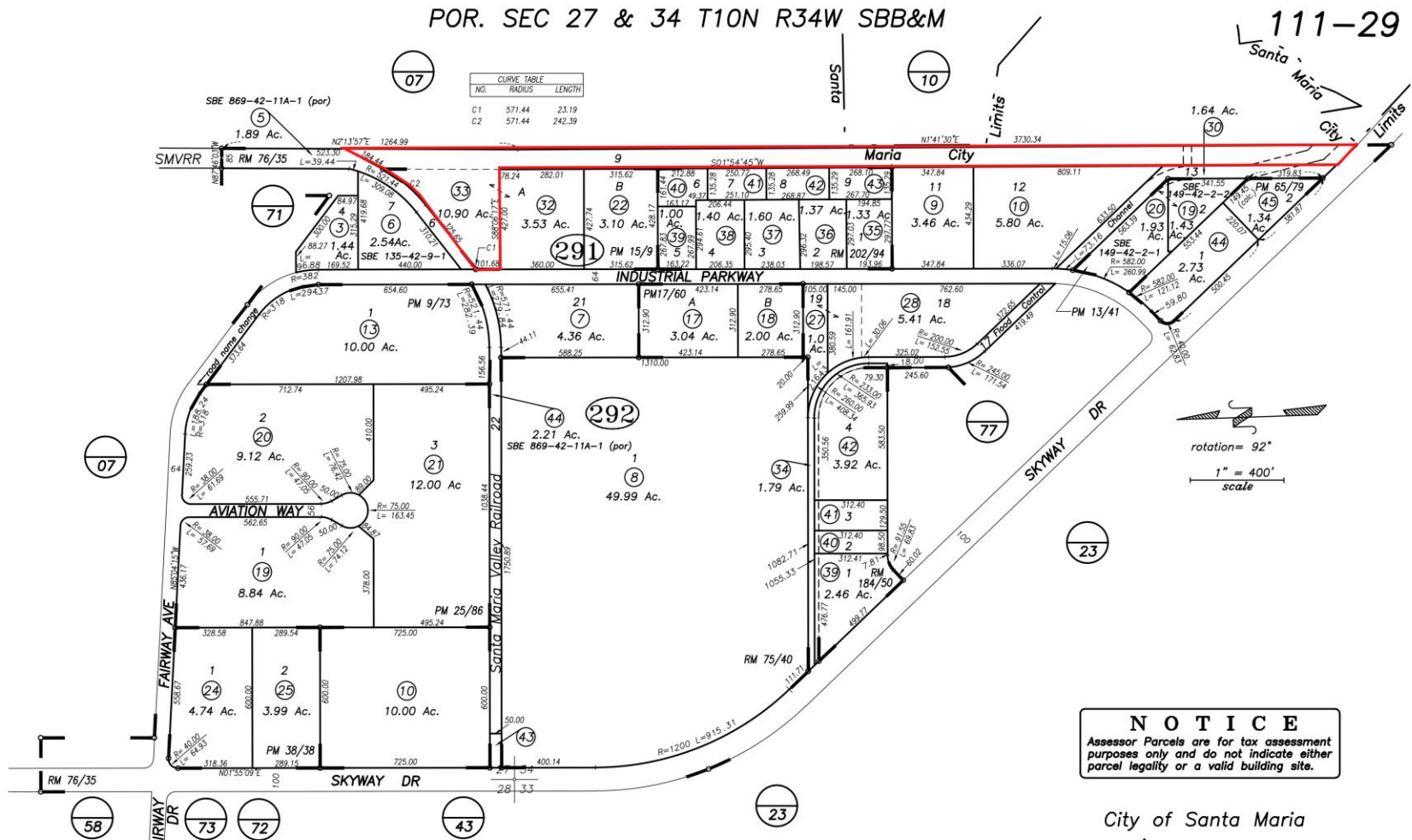
Description	Issues	Estimated Value
APN 111-29-33 (10.9 acres)	Parcel has approximately 2.4 acres usable outside of Bike Path	\$730,000
APN 111-23-16 (6.95 acres)	City Water Well Easement, Zoning	Current Zoning \$2,000,000 With M-1 Rezone \$2,300,000
APN 111-29-27 (1.0 acre)	Mineral Rights access location	\$370,000

Please let me know if you have any questions.

Sincerely

A handwritten signature in blue ink, appearing to read "Chris Hastert", is written over a light blue circular graphic.

CHRIS HASTERT, CM  
General Manager



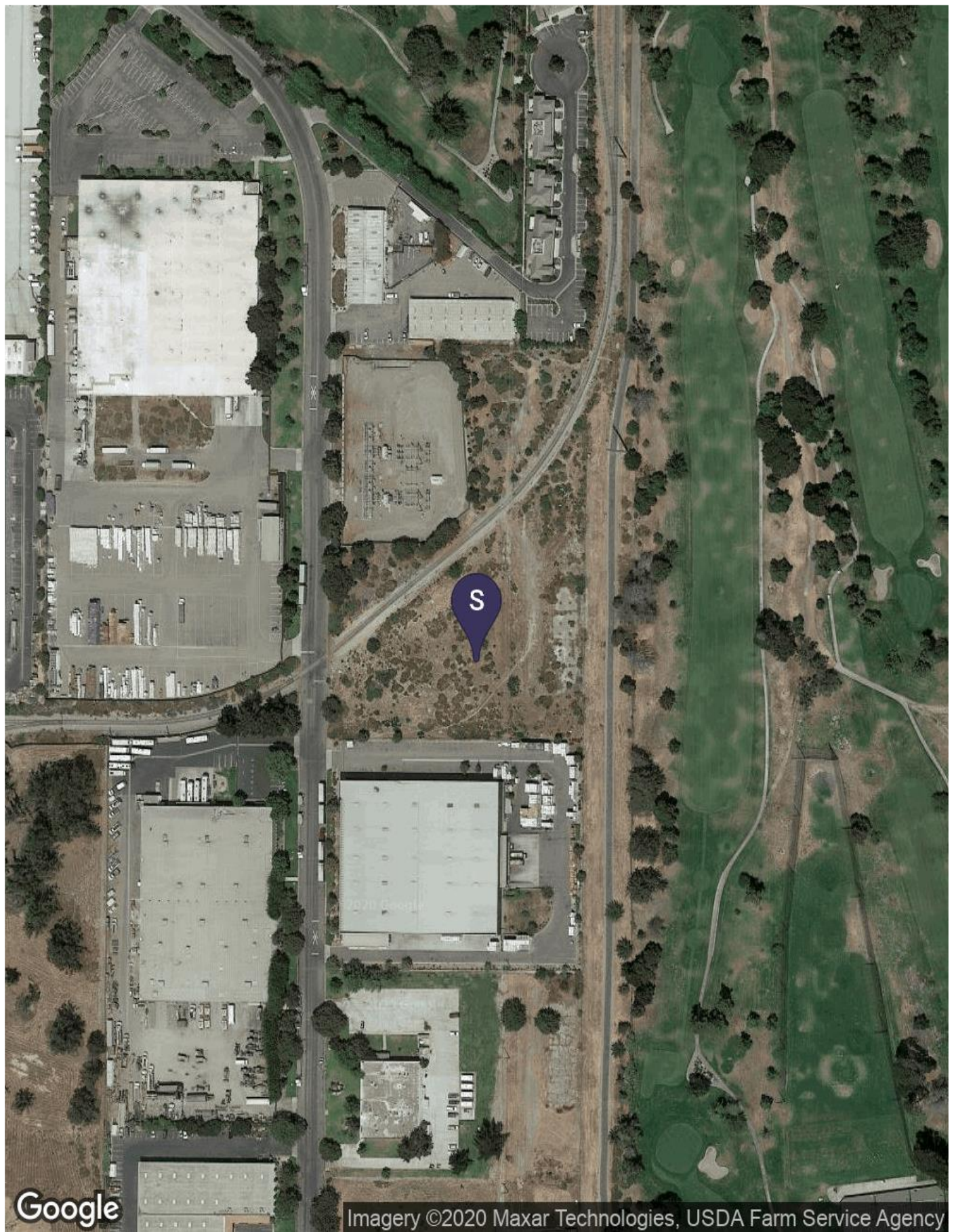
04/26/2007 R.M. Bk. 202, Pg. 94-97, Tract 5,855 "Concha Investments"  
 06/14/1999 R.M. Bk. 184, Pg. 50-52, Tract 5,641 "Meyer Industrial Park"  
 05/17/1968 R.M. Bk. 76, Pg. 35-42, Tract 5,011 "Skyway Industrial Park"  
 02/14/1967 R.M. Bk. 75, Pg. 40-41, Tract 5,003 "E.M.I."

City of Santa Maria  
 Assessor's Map Bk, 111 -Pg, 29  
 County of Santa Barbara, Calif.

LD/17 291-23 into 44 & 45



## AERIAL PHOTOGRAPH





## SUBJECT PROPERTY PHOTOGRAPHS



Front of Subject Facing East



Railroad Running Through Northern Section



Bicycle Path Facing South



Bicycle Path Facing North

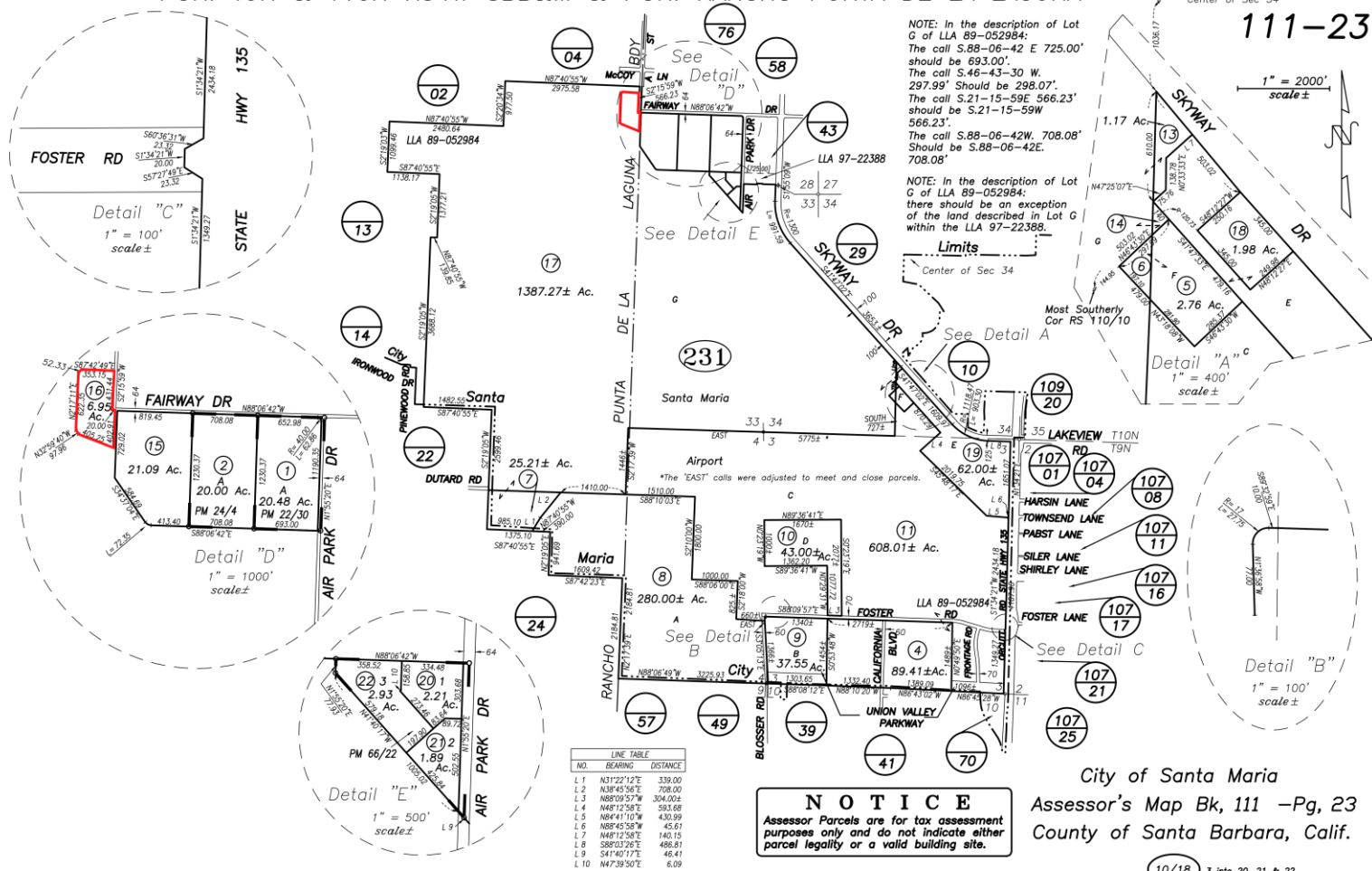


Industrial Parkway Facing North



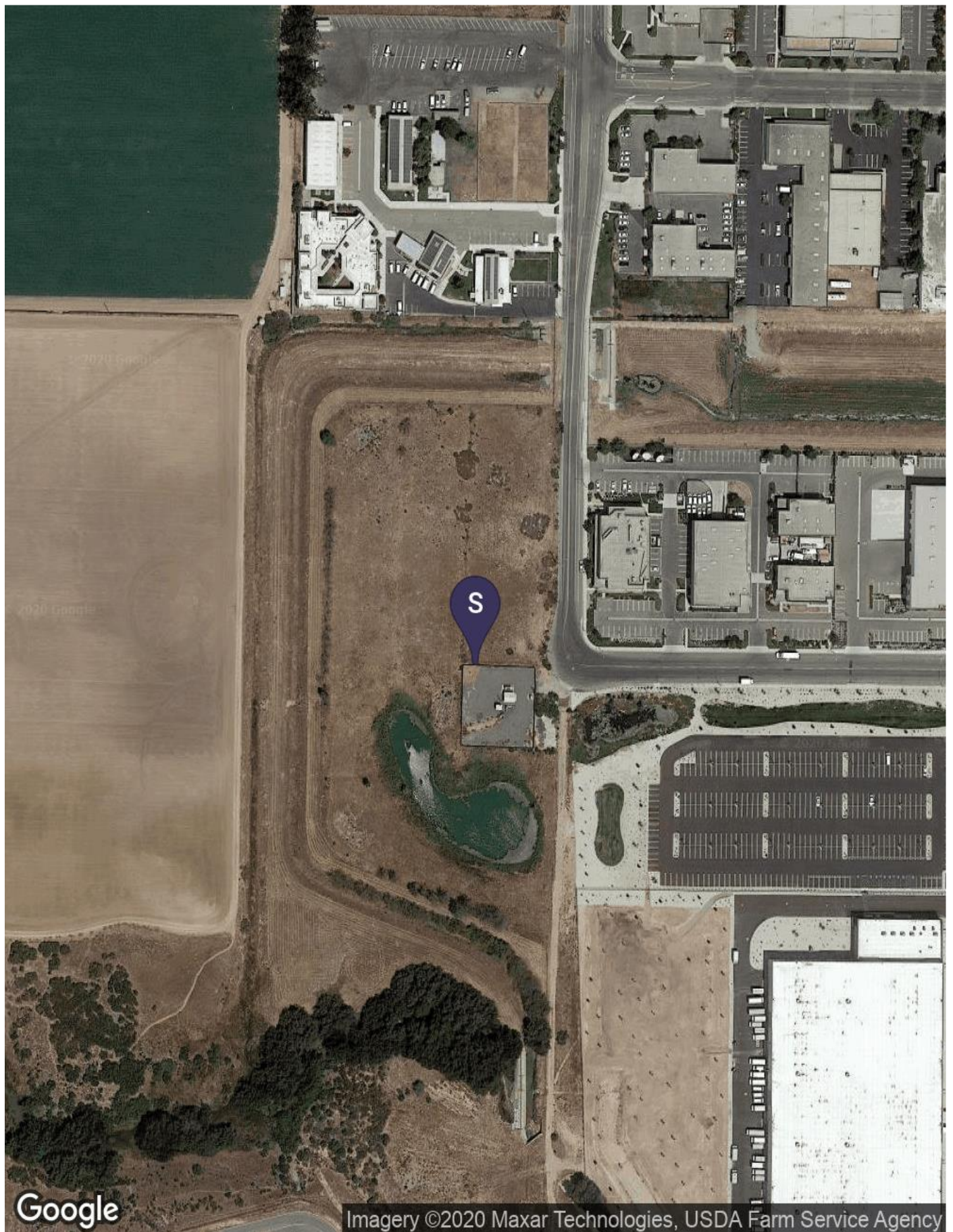
Industrial Parkway Facing South

POR. T9N & T10N R34W SBB&M & POR. RANCHO PUNTA DE LA LAGUNA





## AERIAL PHOTOGRAPH





## SUBJECT PROPERTY PHOTOGRAPHS

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Front of Subject Facing South



Eastern Portion of Subject Facing West



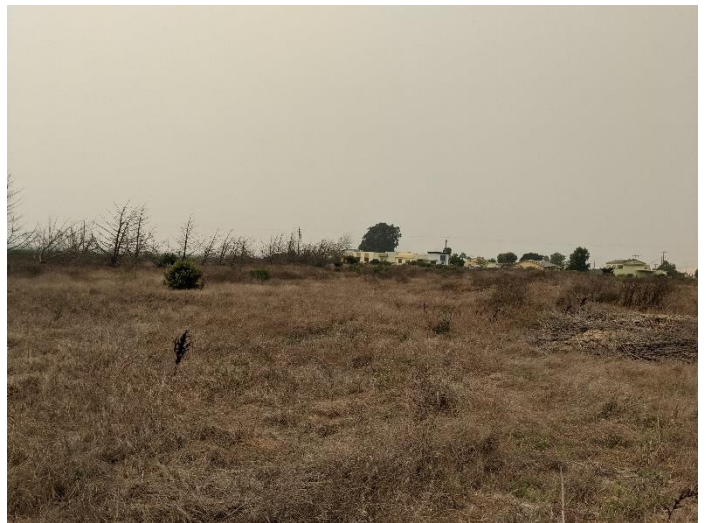
SE Portion of Site Facing North



SE Portion of Site Facing NW



Facing NW



Northern Portion of Site



A Street Facing South

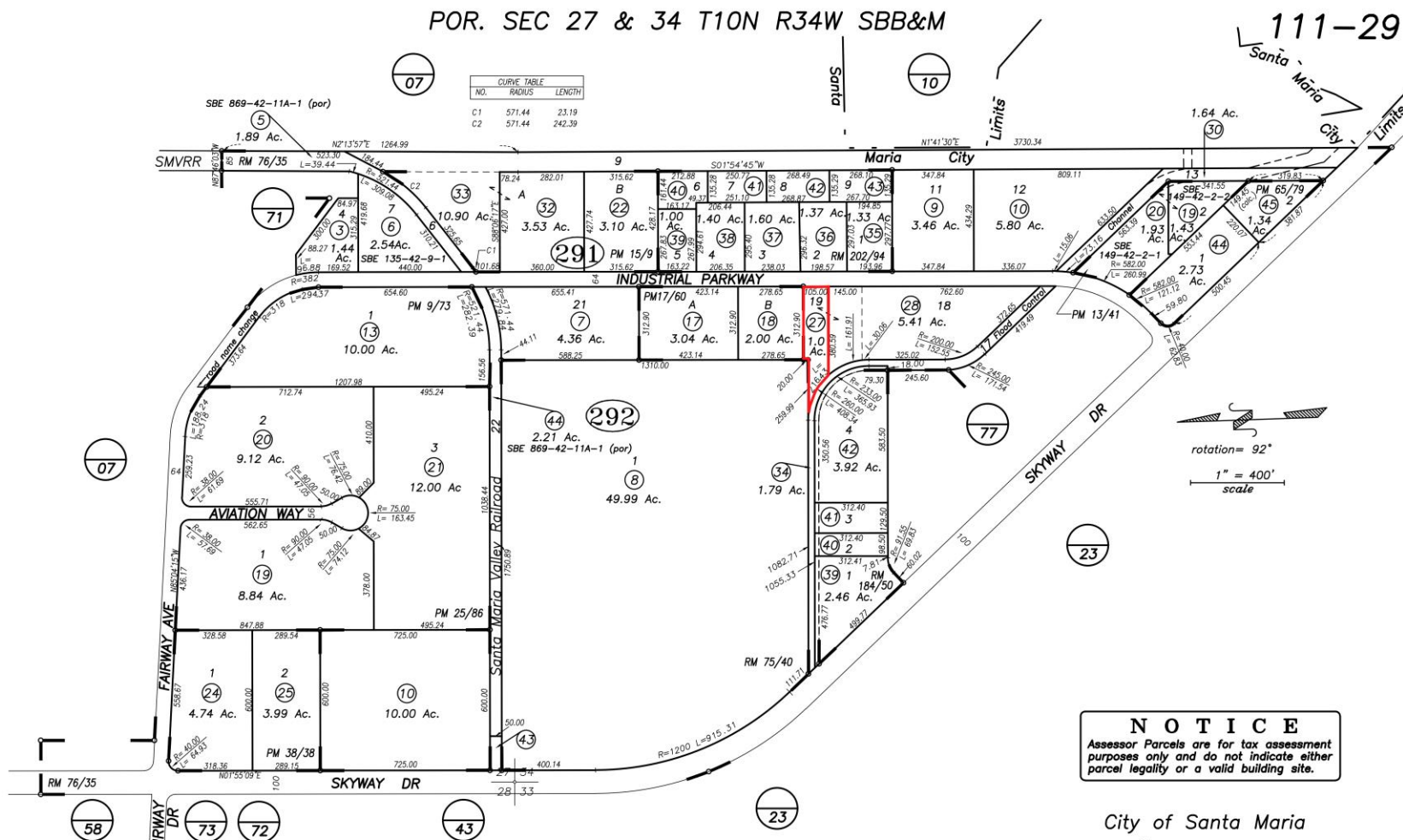


Water Easement



Water Easement





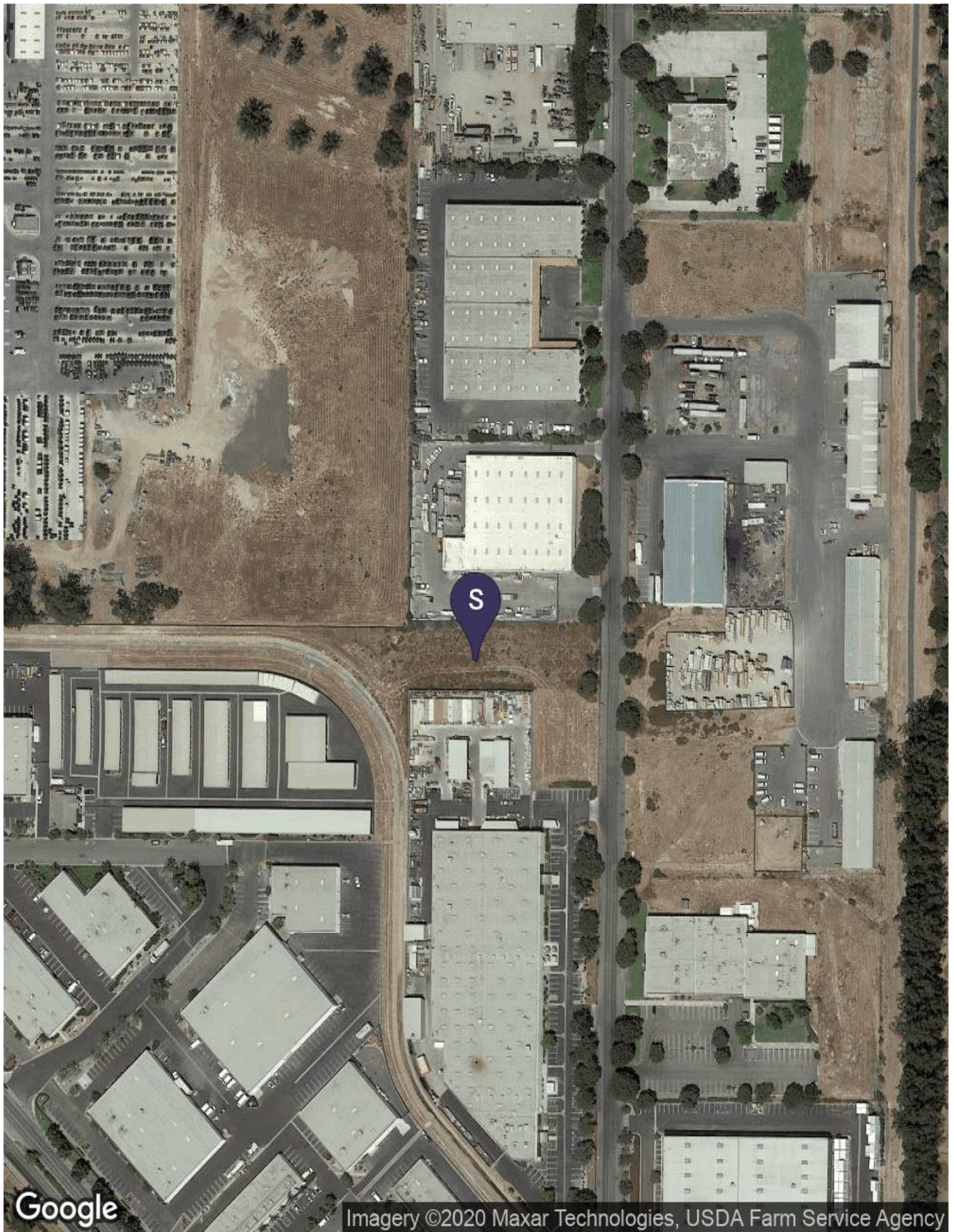
04/26/2007	R.M. Bk. 202, Pg. 94-97 , Tract 5,855	"Concha Investments"
06/14/1999	R.M. Bk. 184, Pg. 50-52 , Tract 5,641	"Meyer Industrial Park"
05/17/1968	R.M. Bk. 76 , Pg. 35-42 , Tract 5,011	"Skyway Industrial Park"
02/14/1967	R.M. Bk. 75 , Pg. 40-41 , Tract 5,003	"E.M.I."

City of Santa Maria  
Assessor's Map Bk, 111 -Pg, 29  
County of Santa Barbara, Calif.

LD/17 291-23 into 44 & 45



## AERIAL PHOTOGRAPH





## SUBJECT PROPERTY PHOTOGRAPHS



Front of Subject Facing West



Front of Subject



Rear of Subject Facing NE



Rear of Subject Facing East



Industrial Parkway Facing North



Industrial Parkway Facing South