



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

**Thursday
August 27, 2020**

**Virtual Meeting
Zoom Meeting [Zoom.us](https://zoom.us)
Meeting ID: [812 8065 1089](https://zoom.us/j/81280651089)
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: Adams, Brown, Rafferty, Engel, Baskett

- 1. MINUTES OF THE REGULAR MEETING HELD AUGUST 13, 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**
 - a) Monthly Activity Report**

4. MANAGER OF FINANCE & ADMINISTRATION REPORT

- a) Demand Register
- b) Budget to Actual
- c) Financial Statements

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.

Computer and Mobile: Click the "raise hand" button to notify the Host. You will be placed in the queue and unmuted, in order, so that you may provide public comment.

- 7. AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO CONSENT TO THE TRANSFER OF THE HANGAR LOCATED AT 2985-A AIRPARK DRIVE TO DARREN BEALL.**

- 8. CLOSED SESSION.** The Board will hold a Closed Session to discuss the following item(s):

- a) Conference with Real Property Negotiators (Chris Hastert, Kerry Fenton and District Counsel) Re: 3217 Terminal Drive, Suite 103 (Gov. Code Section 54956.8)
- b) Conference with Real Property Negotiators (Chris Hastert and District Counsel) Re: 3455 Airpark Drive (Gov. Code Section 54956.8)
- c) Conference with Real Property Negotiators (Chris Hastert, Tom Ross and District Counsel) Re: APN 111-231-016 (Gov. Code Section 54956.8)
- d) Conference with Legal Counsel - Existing Litigation. (Gov. Code section 54956.9(d)(1).) Name of Case: David Baskett v Santa Maria Public Airport District.

9. DIRECTORS' COMMENTS.

10. ADJOURNMENT.

MINUTES OF THE REGULAR BOARD
MEETING OF THE BOARD OF DIRECTORS
OF THE SANTA MARIA PUBLIC AIRPORT
DISTRICT HELD AUGUST 13, 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 (joined late) and Baskett. General Manager Hastert, Manager of Finance & Administration Reade and District Counsel Frye Laacke.

1. MINUTES OF THE REGULAR MEETING HELD July 23, 2020. Director Baskett made a Motion to approve the minutes of the regular meeting held July 23, 2020. Director Brown Seconded and it was carried by the following roll call vote. Directors Adams, Brown, Rafferty and Baskett voted "Yes". Director Engel was absent for this vote.
2. MINUTES OF THE SPECIAL MEETING HELD August 4, 2020. Director Brown made a Motion to approve the minutes of the regular meeting held August 4, 2020. Director Baskett Seconded and it was carried by the following roll call vote. Directors Adams, Brown, Rafferty and Baskett voted "Yes". Director Engel was absent for this vote.
3. COMMITTEE REPORT(S):
 - a) AVIATION SUPPORT & PLANNING (Standing or Ad Hoc) – No meeting scheduled.
 - b) ADMINISTRATION & FINANCIAL (Standing or Ad Hoc) – A meeting scheduled next week.
 - c) MARKETING & PROMOTIONS (Standing or Ad Hoc) – No meeting scheduled.
 - d) CITY & COUNTY LIAISON – No meeting scheduled.
 - e) STATE & FEDERAL LIAISON – No meeting scheduled.
 - f) VANDENBERG LIAISON – No meeting scheduled.
 - g) BUSINESS PARK COMMITTEE (Ad Hoc) – The committee met and discussed future development.
4. GENERAL MANAGER'S REPORT. Mr. Hastert notified the Board of the Tanker Base Expansion that was recently announced.
5. 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 068082 through 068118 in the amount of \$346,736.74 was recommended for approval as presented. Director Baskett made a Motion to accept the Demand Register as presented. Director Rafferty Seconded and it was carried by the following roll call vote. Directors Adams,

Brown, Rafferty and Baskett voted "Yes". Director Engel was absent for this vote. Director Brown would like to discuss one of the items in a committee meeting.

- b) AirFest Financial Report. The report was reviewed, and it was determined that a Special Meeting should be set with the Airshow committee present to discuss the future of the air show.

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

7. 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.

Computer and Mobile: Click the "raise hand" button to notify the Host. You will be placed in the queue and unmuted, in order, so that you may provide public comment.

No one requested to speak.

8. Authorization for tuition reimbursement for one staff member. Director Rafferty made a Motion to approve. Director Engel Seconded and it was carried by the following roll call vote. Directors Adams, Brown, Rafferty, Engel and Baskett voted "Yes".

9. CLOSED SESSION. At 7:12 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 111-231-11 (Gov. Code Section 54956.8)

- b) Conference with Real Property Negotiators (Chris Hastert and District Counsel) Re: 3455 Airpark Drive (Gov. Code Section 54956.8)

- c) Conference with Real Property Negotiators (Chris Hastert and District Counsel) Re: APN 111-231-17 (Gov. Code Section 54956.8)

At 7:35 p.m., the Board and staff reconvened to Open Public Session.

There were no reportable actions.

10. DIRECTORS' COMMENTS: Directors Adams, Brown & Baskett had no comment.

Director Rafferty thanked the public for attending.

Director Engel congratulated Operations Officer Osborn on her grades and acquiring a scholarship.

11. ADJOURNMENT. President Adams asked for a Motion to adjourn to a Regular Meeting to be held on August 27, 2020 at 7:00 p.m. via a virtual meeting. Director Brown made that Motion, Director Rafferty Seconded and it was carried by the following roll call vote. Directors Adams, Brown, Rafferty, Engel 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 7:36 p.m. on August 13, 2020.

Chuck Adams, President

Hugh Rafferty, Secretary

Monthly Activity Report

July



AGENDA ITEM

3a

8/27/2020

Aviation Building Information

	Inventory	Occupied	Available	Occupancy Rate
T Hangars	140	138	2	99%
Corporate T Hangars	8	8	0	100%
Corporate Hangars	28	28	0	100%
Storage Units	26	26	0	100%
Owner Build	23	23	0	100%
Commercial Aviation Hangar Space (SqFt)	107,782	103,360	4,422	96%
Commercial Aviation Office Space (SqFt)	28,800	19,449	9,351	68%

Hangar Waiting List

T-Hangars	8
Corporate/Corporate T-Hangar	15

Monthly Activity

	Jul-19	Jun-20	Jul-20	%Change
Operations	3,203	3,343	3,010	-6%
Noise/Nuisance Complaints	3	1	2	
Jet\100LL Fuel (Gallons)	39,347	218,066	177,639	351%

Enplanments

	Jul-19	Jun-20	Jul-20	%Change
Allegiant	2,414	539	539	-78%
Central Coast Shuttle	1,058	33	24	-98%

Airline Load Factor

	# of Flights	Load Factor Actual flights	Load Factor SCHED flights
Allegiant	7	49%	49%

Land Lease Information (Acres)

	Inventory	Occupied	Available
Business Park	224	0	224
Agriculture	592.29	592.29	0
Grazing	511	511	0
Non Aviation Land Leases	TBD	48.42	
Aviation Land Leases	TBD	12.22	
Total Airport Acreage	2,550		

Mobile Home Park

	Spaces Rented	Units Sold
Mobile Home Park	78	

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 068119 to 068166 and electronic payments on Pacific Premier Bank and in the total amount of \$133,146.57

CHRIS HASTERT
GENERAL MANAGER

DATE

The undersigned certifies that the attached register of audited demands of the Santa Maria Public Airport District for each demand, numbers 068119 to 068166, and electronic payments on Pacific Premier Bank in the total amount of \$133,146.57 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.

VERONEKA READE
MANAGER OF FINANCE AND ADMINISTRATION

DATE

THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT APPROVED PAYMENT OF THE ATTACHED WARRANTS AT THE MEETING OF AUGUST 27, 2020.

HUGH RAFFERTY
SECRETARY

Santa Maria Public Airport District

Demand Register

Check Number	Check Date	Vendor Name	Check Amount	Description
* 068119	8/13/2020	AT&T	44.40	Phone Service
* 068120	8/13/2020	Bee Safe Lock & Key	19.58	Buildg. Maint. - 8 Keys
* 068121	8/13/2020	Bomar Security & Investigation	5,934.44	Security Service
* 068122	8/13/2020	Brayton's Power Wash & Sweep	500.00	Street Sweeping
* 068123	8/13/2020	Carquest Auto Parts	100.42	Auto Maint. - Fuel & Oil Filters
* 068124	8/13/2020	Consolidated Electrical Distributors,	489.64	Lighting Maintenance
* 068125	8/13/2020	Clark Pest Control	1,290.00	Pest & Weed Control
* 068126	8/13/2020	Coast Clutch & Brake Supply	287.80	Heavy Equip. Maint. - Mech.
* 068127	8/13/2020	Comcast	1,167.50	Cable/Internet /Digital Voice
* 068128	8/13/2020	Fastenal Company	228.21	Shop Supplies - Small Tools
* 068129	8/13/2020	Hayward Lumber Company	76.64	MHP - Maintenance
* 068130	8/13/2020	J B Dewar, Inc	383.38	Fuel Expense - Gas/Diesel
* 068131	8/13/2020	Lowe's	76.88	Building Maint. - Replace Cartridge
* 068132	8/13/2020	McMasters and Carr	396.47	Building Maint. - Lo & Hi Windssock
* 068133	8/13/2020	Mission Uniform Service	315.70	Uniform Service
* 068134	8/13/2020	Mr. Backflow	395.00	Annual Test of Backflow Devices
* 068135	8/13/2020	Safety-Kleen	1,231.09	Solvent & Recycle Oil Service Agrmt.
* 068136	8/13/2020	SCS Engineers	14,424.46	Workplan for Assessment of PFAS
* 068137	8/13/2020	Sherwin-Williams	56.09	Painting Supplies
* 068138	8/13/2020	S Lombardi & Assoc., Inc.	3,500.00	Airport Advertising
* 068139	8/13/2020	Smith's Alarms & Electronics Inc.	630.00	Fire Alarm Service
* 068140	8/13/2020	Tri-Counties Plant Service	275.00	Interior Plants Maint.
* 068141	8/13/2020	VTC Enterprises	70.00	Trash - Paper Recycling
* 068142	8/13/2020	Work World America, Inc	51.06	Safety Equipment - Gloves
* 068143	8/18/2020	Carla Osborn	489.00	Reimbursement Education
068145	8/21/2020	Advantage Answering Plus	282.99	Answering Service
068146	8/21/2020	Aflac	416.34	Voluntary Ins. - Employee
068147	8/21/2020	Blueglobes, Inc.	324.27	Lighting & Nav Aid Maint.

Santa Maria Public Airport District

Demand Register

Check Number	Check Date	Vendor Name	Check Amount	Description
068148	8/21/2020	Bomar Security & Investigation	945.50	Security Service
068149	8/21/2020	Boyer's Diesel	112.50	Heavy Equipment Maint.
068150	8/21/2020	City of Santa Maria	400.52	Meter Fees
068151	8/21/2020	Clark Pest Control	842.00	Pest Away & Burrowing Service
068152	8/21/2020	De Lage Landen	106.37	Lease/Maint. - Copier
068153	8/21/2020	Fence Factory	93.53	Fencing & Gates
068154	8/21/2020	Frontier Communications	1,398.96	Telephone Service
068155	8/21/2020	G3 LLC	19,890.50	Addendum EIR
068156	8/21/2020	Home Depot	305.38	Building Maintenance
068157	8/21/2020	J B Dewar, Inc	358.15	Fuel Expense - Gas/Diesel
068158	8/21/2020	J C Beasley Enterprises	190.00	Gate Service
068159	8/21/2020	J.D. Humann Landscape Contr.	4,955.00	Landscape Maintenance
068160	8/21/2020	Letters, Inc.	24.00	Auto Maintenance
068161	8/21/2020	McMasters and Carr	823.19	Building - Mobile Air Conditioner
068162	8/21/2020	Mission Uniform Service	170.63	Uniform Service
068163	8/21/2020	Pacific Telemanagement Services	461.84	Pay Phone Service
068164	8/21/2020	Sage Institute Inc.	725.00	Consulting Service
068165	8/21/2020	Service Star	11,519.85	Janitorial Service
068166	8/21/2020	WageWorks	100.00	Cafeteria Plan - Admin. Fee
		Subtotal	\$ 76,879.28	
Electronic Payments				
	8/7/2020	Paychex	184.56	Paychex Invoice
	8/7/2020	Mass Mutual	4,042.60	Employee Paid Retirement
	8/7/2020	Paychex	5,483.16	Payroll Taxes
	8/11/2020	CA Department SUI	4,669.00	Unemployment payment-Quartely
	8/17/2020	Pacific Gas & Electric Company	17.49	Terminal/Admin./Main Hangar
	8/17/2020	Pacific Gas & Electric Company	23.82	Terminal/Admin./Main Hangar
	8/17/2020	Pacific Gas & Electric Company	211.79	Terminal/Admin./Main Hangar

Santa Maria Public Airport District

Demand Register

Check Number	Check Date	Vendor Name	Check Amount	Description
	8/17/2020	Pacific Gas & Electric Company	314.66	Terminal/Admin./Main Hangar
	8/18/2020	CalPERS	5,553.02	Employee Retirement
	8/20/2020	Paychex	26,223.12	Payroll
	8/21/2020	Paychex	5,501.47	Payroll Taxes
	8/21/2020	Mass Mutual	4,042.60	Employee Paid Retirement
		Subtotal	<u>\$ 56,267.29</u>	
		Total	<u><u>\$ 133,146.57</u></u>	

Santa Maria Public Airport District

Budget Report

YTD Revenues June 30, 2020

Account Number	Account Description	Actual	Budgeted	Over/(Under) Budget
61100-052	Landing Fees - Ameriflight	2,802	9,243	(6,441)
61100-053	Landing Fees - U.S. Forest Service	6,239	25,000	(18,761)
61100-054	Landing Fees - Federal Express - WestAir	7,523	6,907	616
61100-055	Landing Fees - Allegiant Air	21,278	23,157	(1,879)
61100-063	Landing Fees - United Express (WS)	47		47
61110-052	Tiedowns - Ameriflight	2,442	1,332	1,110
61110-054	Tiedowns - Federal Express - WestAir in	3,936	3,936	-
61110-059	FBO Tiedowns	147		147
61130-093	Comm Veh Access - Federal Express	11,352	11,352	-
61130-094	Comm Veh Access - UPS	4,284	4,284	-
61140-152	Fuel Flowage Fees - Self Serve	1,633	1,801	(168)
61140-154	Fuel Flowage Fees - CC Jet Center, LLC	65,332	61,137	4,196
62210-005	T-Hangar 3005 Airpark	44,002	44,100	(98)
62210-009	T-Hangar 3009 Airpark	27,004	28,440	(1,437)
62210-011	T-Hangar 3011 Airpark	27,360	24,624	2,736
62210-019	T-Hangar 3019 Airpark	26,834	27,360	(526)
62210-023	T-Hangar 3023 Airpark	28,335	28,440	(105)
62210-027	T-Hangar 3027 Airpark	28,080	28,080	-
62210-031	T-Hangar 3031 Airpark	26,646	28,080	(1,434)
62210-039	T-Hangar 3039 Airpark	40,538	40,860	(322)
62210-103	T-Hangar 3103 Airpark	43,854	45,504	(1,650)
62210-107	T-Hangar 3107 Airpark	33,263	33,264	(1)
62210-109	T-Hangar 3109 Airpark	25,127	25,800	(673)
62210-111	T-Hangar 3111 Airpark	23,760	23,760	-
62220-035	Corporate T-Hangar 3035 Airpark	40,620	40,620	0
62230-005	T-Hangar Storage 3005 Airpark	6,000	6,000	-
62230-009	T-Hangar Storage 3009 Airpark	2,016	2,016	-
62230-011	T-Hangar Storage 3011 Airpark	2,112	2,112	-
62230-019	T-Hangar Storage 3019 Airpark	1,053	1,056	(3)
62230-023	T-Hangar Storage 3023 Airpark	1,008	1,008	-
62230-027	T-Hangar Storage 3027 Airpark	1,968	2,112	(144)
62230-031	T-Hangar Storage 3031 Airpark	1,968	1,968	-
62230-035	T-Hangar Storage 3035 Airpark	2,028	2,028	-
62230-039	T-Hangar Storage 3039 Airpark	6,000	6,000	-
62230-107	T-Hangar Storage 3107 Airpark	1,764	1,764	-
62230-109	T-Hangar Storage 3109 Airpark	864	864	-
62230-111	T-Hangar Storage 3111 Airpark	1,968	1,968	-
62240-001	Corporate Hangars 3001 Airpark	43,647	45,528	(1,881)
62240-029	Corporate Hangars 3029 Airpark	50,160	50,160	-
62240-105	Corporate Hangars 3105 Airpark	60,540	60,540	-
62240-118	Corporate Hangar 3043 Airpark	58,128	58,128	-
63310-100	Owner Build Hangar - Land (Sm)	7,260	7,260	-
63310-101	Owner Build Hangars - Land (Lg)	12,528	12,528	-
64410-177	Main Hangar - Artcraft Paints	48,882	48,885	(4)
64410-178	Main Hangar - Tricor Calif	1,799	2,280	(481)
64410-180	Main Hangar - Mike Lewis	3,588	3,586	2

Santa Maria Public Airport District

Budget Report

YTD Revenues June 30, 2020

Account Number	Account Description	Actual	Budgeted	Over/(Under) Budget
64410-183	Main Hangar - S B Cellular	27,978	27,978	0
64410-184	Main Hangar - Pleniare	13,704	13,704	(0)
64410-185	Main Hangar - Art-Craft Suites 119-128	47,907	47,916	(9)
64420-115	Corporate Hangar FBO 3115 Airpark	21,517	23,390	(1,873)
64420-117	Corporate Hangar FBO 3117 Liberator	36,468	36,468	-
64420-119	Corporate Hangar FBO 3119 Liberator	8,604	8,602	2
64420-121	Corporate Hangar FBO 3121 Liberator	8,232	8,232	(0)
64420-125	Corporate Hangar FBO 3125 Liberator	53,847	53,831	16
64420-409	Corporate Hangar FBO 3409 Corsair	67,176	67,176	-
64420-410	U.S. Forest - Land Use Revenue	8,292	40,000	(31,708)
64420-438	Corporate Hangar FBO - CALSTAR	12,300	12,300	-
64420-439	Corporate Hangar FBO CC Jet Center	51,108	51,108	-
64420-440	Corporate Hangar FBO 3950 Mitchell	20,448	20,445	3
64420-442	Corporate Hangar FBO 3944 Mitchell	18,252	18,252	0
64420-443	Corporate Hangar FBO 3940 Mitchell	39,276	39,277	(1)
64420-444	Corporate Hangar FBO Arctic Air	44,592	44,592	-
64420-445	CC Jet Center Self Serve	2,353	2,100	253
64420-447	Rotocraft Leasing - Parking Lot	13,680	13,680	0
64420-448	MOF 3015/3025 Airpark Drive	2,670	2,508	162
64420-449	CCJC - Los Padres Disp	3,924	3,919	5
64420-450	CCJC (GA Terminal)	9,872	11,496	(1,624)
64459-203	Utility Reimbursement - Main Hangar	34,027	30,965	3,062
65000-100	Vehicle Access Fee - Uber	8,003		8,003
65000-200	Vehicle Access Fee - LYFT	1,535		1,535
65510-251	Terminal - TSA Lease	93,700	93,700	-
65510-252	Terminal - Restaurant	34,480	37,830	(3,350)
65510-255	Terminal - Allegiant Air, Inc.	2,208	2,208	-
65510-256	Terminal -Central Coast Shuttle	25,656	25,661	(5)
65510-257	PFC Revenue	75,417	106,985	(31,568)
65510-262	ARINC	1,860	1,849	11
65520-265	Terminal Concessions - Avis	87,560	105,876	(18,315)
65520-266	Terminal Concessions - Budget	16,947	30,094	(13,147)
65520-267	Terminal Concessions - Hertz	59,827	71,972	(12,145)
65520-274	Terminal Vending Machines	1,107	1,560	(453)
65530-217	Administrative Board Room	650	1,120	(470)
65530-307	Avis Service Center	11,616	11,622	(6)
65559-249	Utility Reimbursements - Terminal	2,271	3,769	(1,498)
65559-336	TSA - LEO Reimbursement	9,900	10,960	(1,060)
66120-080	Vehicle Training Area/Special Events	6,050		6,050
66120-083	Santa Maria Karting	6,800	6,600	200
66610-361	Farm Land - Castellanos	139,812	135,703	4,109
66610-362	Grazing Land - R. Michel	2,083	2,148	(65)
66610-363	Grazing Land - Mc Gray & Jokela	720		720
66610-364	Master Lease - Mahoney Brothers - CJJ	33,036	40,613	(7,577)
66610-365	Farm Land - Gresser	538,890	538,890	(1)
66610-366	Grazing Land - Verlade	3,223	3,223	-

Santa Maria Public Airport District

Budget Report

YTD Revenues June 30, 2020

Account Number	Account Description	Actual	Budgeted	Over/(Under) Budget
66620-201	Airport Business Park	139,200	139,200	-
66620-320	Pioneer Park	1,933	1,933	-
66620-455	Commercial Land - Hotel	162,870	174,930	(12,061)
66620-500	Verizon Land Lease	24,000		24,000
66630-381	Village Mobile Home Park	462,580	451,287	11,293
67910-900	Misc. Income Operations	450		450
67910-910	Misc. Income - Plans & Specs	6		6
67910-921	Misc. Income - Late Charges	699		699
67910-924	Misc. Income - Office	91		91
67910-951	Misc. Income - Airport Access Card	6,375	14,478	(8,103)
68100-001	Air Show Revenues	96,050	496,500	(400,450)
68100-002	Airfest Ticket Sales	130,436		130,436
68100-003	Airfest Vendor Revenue	4,145		4,145
69010-951	Interest Income	161,571	195,590	(34,019)
69110-935	AIP 35 Rehabilitate Apron			-
69110-936	AIP 36 Reimbursement	928,769	3,449,451	(2,520,682)
69310-965	Tax Revenues	1,794,941	1,713,900	81,041
69510-980	Ordinary Dividends - Principal	290		290
	Total Revenue	<u><u>6,481,701</u></u>	<u><u>9,332,464</u></u>	<u><u>(2,850,763)</u></u>

Santa Maria Public Airport District

Budget Report

YTD Expense June 30, 2020

Account Number	Account Description	Actual Expenses	Budgeted Expenses	Over/(Under) Budget
71110-100	Electricity - Landing Area	27,702	27,703	(1)
71110-455	Electricity - Hotel Ramp	1,194	1,190	5
71120-150	ARFF Services	753,780	753,780	-
71220-100	Signs	3,099	1,600	1,499
71310-100	Lighting & Nav Aid Maintenance	18,896	18,865	31
71323-100	Runway Generator Maintenance	1,638	3,960	(2,322)
71330-100	Pavement - Runways & Taxiways	369	8,200	(7,831)
71331-100	Pavement - Ramps & Tiedowns	65	10,850	(10,785)
71345-100	Weed/Wildlife Abatement	50,618	50,618	0
71350-100	Fencing & Gates	2,001	4,300	(2,299)
72100-200	Electricity - Hangars	201		201
72110-200	Electricity - Hangars	20,297	21,188	(890)
72130-200	Water/Sewer - Hangar	2,326	3,810	(1,484)
72150-200	Emergency Phones - Hangars	1,987	1,640	347
72260-200	Landscaping Hangar Area	6,766	6,914	(148)
72290-200	Miscellaneous Hangar Supplies		1,400	(1,400)
72300-200	Building Maintenance - Hangar Area	6,560	18,900	(12,340)
72310-200	Lighting Maintenance - Hangars	2,106	7,000	(4,894)
72311-200	Janitorial Sv Hangar Area	13,860	14,068	(208)
72328-200	Fire Extinguisher Service - Hangar	1,331	1,500	(169)
72331-200	Pavement - Ramp - Hangars	960	11,250	(10,290)
72350-200	Fencing & Gates	1,202	3,050	(1,848)
72445-200	Fire Alarm Service - Hangars	4,001	3,260	741
72480-200	Waste Oil Removal - Hangars	1,576	1,750	(173)
73700-721	Owner Build - Water/Sewer	779	877	(98)
73700-722	Owner Build - Electricity	195	216	(21)
73700-723	Owner Build - Restroom Janitorial	2,520	2,558	(38)
73700-724	Owner Build - Maintenance		1,000	(1,000)
74110-203	Electricity - Main Hangar	32,411	33,624	(1,213)
74110-204	Utilities - 3940 Mitchell Rd.	268	279	(11)
74120-203	Gas- Main Hangar	1,533	1,337	196
74130-125	Water/Refuse - Paint Hangar	4,203	4,851	(648)
74130-203	Water/Refuse - Main Hangar	4,778	6,338	(1,561)
74150-125	Emergency Phone Lines - Paint Hangar	2,179	2,126	53
74150-203	Emergency Phone Lines - Main Hangar	725	593	132
74260-400	Landscaping - FBO	2,661	1,115	1,546
74300-400	Building Maintenance - FBO Hangar Area	18,717	18,127	590
74311-203	Janitorial Sv Main Hangar & FBOs	2,520	2,558	(38)
74311-218	Customs - Water/Refuse/Sewer	1,284	3,128	(1,844)
74315-400	Fire Sprinkler Maintenance	2,240	2,500	(260)
74331-400	Pavement - Ramps & Tiedowns	1,659	2,000	(341)
74340-400	Drainage Maintenance	129	1,500	(1,371)
74350-400	Fencing & Gates	10,875	22,800	(11,925)
74445-125	Fire Alarm Service - Paint Hangar	915	420	495
74445-203	Fire Alarm Service - Main Hangar	915	420	495
75110-249	Electricity - Terminal	83,721	103,055	(19,334)

Santa Maria Public Airport District

Budget Report

YTD Expense June 30, 2020

Account Number	Account Description	Actual Expenses	Budgeted Expenses	Over/(Under) Budget
75120-249	Gas - Terminal	4,833	3,130	1,702
75130-249	Water/Refuse/Sewer - Terminal	12,335	20,504	(8,169)
75150-249	Emergency Phone Lines - Terminal	7,733	6,615	1,119
75150-250	Pay Phone Service - Terminal	2,735	2,735	-
75150-300	Audio & Video Monthly Charges	3,153	3,427	(274)
75220-250	Signs	1,490	2,000	(510)
75255-250	Janitorial Sv Terminal Area	95,712	95,712	-
75260-250	Landscaping - Terminal	29,695	30,346	(651)
75300-249	Building Maint. - Terminal	23,546	35,700	(12,154)
75300-339	Building Maintenance - Fire Station	3,350	5,730	(2,380)
75310-240	Lighting Maint - Terminal Area Streets	414	1,000	(586)
75310-249	Lighting Maintenance - Terminal	1,133	4,000	(2,867)
75310-339	Lighting Maintenance - Fire Station		100	(100)
75323-249	Generator Maintenance - Terminal	2,525	2,000	525
75323-339	Generator Maintenance - Fire Station	1,148	1,500	(352)
75333-250	Pavement - Roads - Terminal Area	11,642	10,000	1,642
75350-250	Fencing & Gates - Terminal	522	2,000	(1,478)
75465-249	Automatic Door Maintenance	1,092	6,000	(4,908)
75475-249	Interior Plant Service - Terminal	3,300	3,300	-
75700-740	Sig Items - Terminal Accessories	3,392	13,360	(9,968)
75700-761	Sig Item - Crash Rescue Tool Roll for C-6	45	11,750	(11,705)
76110-300	Electric - Street Lights	1,926	2,016	(90)
76110-310	Electric - Retention Dam Pumps	3,066	3,844	(778)
76140-300	Recycled Water		2,250	(2,250)
76220-250	Signs		1,000	(1,000)
76260-300	Landscaping - Revenue Generating Land	19,678	19,678	0
76290-300	South Well Repairs		500	(500)
76310-300	Street Light Maintenance		500	(500)
76340-300	Drainage Maintenance	2,929	6,000	(3,071)
76345-300	North Well Repairs		1,500	(1,500)
76350-300	Fencing & Gates	2,746	2,500	246
76360-300	Stormwater Retention Facilities	10,225	10,225	0
76700-750	MHP - Salaries	94,755	92,836	1,919
76700-752	MHP - Maintenance	24,686	30,790	(6,104)
76700-753	MHP - MHP Liability Insurance	7,353	5,775	1,578
76700-754	MHP - Utilities	161,948	159,580	2,368
76700-755	MHP - Property Management	28,200	28,200	-
76700-757	MHP - General and Admin. Expense	18,014	18,769	(755)
87010-451	General Manager	157,049	160,033	(2,985)
87010-452	Manager of Operations and Maintenance	97,481	99,458	(1,977)
87010-453	Manager of Finance and Administration	90,913	94,722	(3,809)
87010-454	Operations Officer	50,539	56,808	(6,269)
87010-455	Administrative Assistant	59,689	60,872	(1,183)
87010-456	Maintenance Foreman	75,167	75,472	(305)
87010-457	Maintenance Workers III	52,478	52,478	(0)
87010-458	Maintenance Worker I	103,897	103,897	0

Santa Maria Public Airport District

Budget Report

YTD Expense June 30, 2020

Account Number	Account Description	Actual Expenses	Budgeted Expenses	Over/(Under) Budget
87010-460	Accounting Clerk	58,129	93,138	(35,009)
87010-462	Receptionist	41,762	42,599	(837)
87020-473	Longevity Pay	26,939	29,844	(2,906)
87020-480	Vacation/Sick/Comp Time Annual Expense	38,550		38,550
87030-481	Medicare Tax	13,256	13,245	11
87030-482	Medical Insurance	229,870	256,730	(26,860)
87030-483	Dental Insurance	11,747	11,641	106
87030-484	Auto Allowance	13,569	13,800	(231)
87030-485	Life Insurance	4,346	4,273	73
87030-486	Disability Insurance	6,089	7,359	(1,270)
87030-487	PERS Retirement	240,266	234,003	6,262
87030-488	Worker's Compensation	20,147	21,170	(1,023)
87030-489	Employee Vision Coverage	1,552	1,526	26
87030-495	Unemployment Claims	5,447	5,447	-
87110-150	Electricity - Shop	2,681	3,588	(907)
87110-217	Electricity - Administration Building	11,440	12,075	(635)
87120-150	Gas - Shop	257	256	1
87120-217	Gas - Administration Building	756	199	557
87130-150	Water/Refuse - Shop	2,825	4,466	(1,641)
87130-217	Water/Sewer - Administrative Building	1,474	1,833	(360)
87130-500	Water - Landscaping	18,174	33,057	(14,883)
87140-500	Trash - Paper Recycling	775	1,470	(695)
87160-501	Cellular Phone	11,701	14,750	(3,049)
87160-502	Security Phone Lines	1,173	1,065	108
87160-504	Administration Office - Monthly Service	6,164	5,883	281
87160-505	Administration Office - Toll Calls	1,120	1,921	(801)
87160-507	Administration Office - Fax Line	1,533	1,451	82
87160-509	Tower & Fire Station	3,485	3,134	350
87160-510	Shop Phone	2,538	2,382	156
87160-511	Answering Service	3,530	3,334	196
87210-500	Security Supplies	2,336	3,400	(1,064)
87230-500	Janitorial Supplies	9,983	9,260	723
87240-500	Small Tools	5,729	9,042	(3,313)
87260-150	Shop Supplies	2,639	4,550	(1,911)
87270-531	Fuel Expense - Gas/Oil	9,483	9,990	(507)
87270-532	Fuel Expense - Diesel Fuel/Oil	11,679	13,490	(1,811)
87275-500	Solvent	893	1,923	(1,030)
87280-546	First Aid	1,003	560	444
87280-547	Safety Equipment	5,987	3,650	2,337
87280-548	Training Supplies		600	(600)
87286-500	Uniform Service	8,145	7,743	402
87290-500	Sundries	4,275	4,462	(187)
87300-150	Building Maintenance - Shop	4,318	3,650	668
87300-217	Building Maintenance - Admin Building	6,123	7,920	(1,797)
87321-150	Equipment Maintenance - Shop	172	750	(578)
87322-500	Radio Maintenance		3,053	(3,053)

Santa Maria Public Airport District

Budget Report

YTD Expense June 30, 2020

Account Number	Account Description	Actual Expenses	Budgeted Expenses	Over/(Under) Budget
87324-521	Copier	7,697	8,087	(390)
87324-523	Maintenance - Postage Machine	1,855	1,444	411
87328-500	Fire Extinguisher Service		3,050	(3,050)
87360-536	Automotive Maintenance - Mechanical	2,901	8,000	(5,099)
87360-537	Automotive Maintenance - Tires	3,143	4,000	(857)
87370-541	Heavy Equipment Maint - Mechanical	14,144	16,500	(2,356)
87370-542	Heavy Equipment Maintenance - Tires	957	10,000	(9,043)
87370-543	ARFF Vehicle Maintenance	11,833	21,000	(9,167)
87380-554	Fuel System - Fire Alarm Service	420	1,000	(580)
87400-500	Directors Fees	16,400	21,000	(4,600)
87412-500	Payroll Processing Fees	6,074	5,608	465
87414-500	Annual Audit	23,421	29,288	(5,867)
87420-500	Legal Counsel Services	51,461	76,397	(24,936)
87422-500	Legal Services Contingencies	89		89
87440-500	Security Service	243,102	393,191	(150,088)
87442-500	Security Services Contingencies	1,400		1,400
87443-500	Security Sys Maint & Repairs	10,383	10,384	(1)
87450-500	Janitorial Service - Admin	11,340	11,510	(170)
87470-500	Landscaping Services	4,399	4,495	(97)
87472-500	Landscaping Contingencies	8,523	8,523	0
87475-500	Internet/Web Page Maintenance	19,992	18,817	1,174
87510-562	Bank Charges - Service Charges	14,804	13,311	1,493
87520-566	Freight & Common Carrier	470	742	(272)
87520-567	Postage	843	1,600	(757)
87520-568	Printing & Stationery	101	1,032	(932)
87520-570	Misc. Office Supplies	5,616	15,071	(9,455)
87520-572	Books & Publications	1,482	1,802	(320)
87530-581	Computer Supplies	10,425	18,290	(7,865)
87530-583	Computer Support Services	89,135	101,270	(12,135)
87540-600	Dues and Memberships	4,458	4,919	(461)
87540-601	Dues -AAAE	4,150	5,000	(850)
87540-603	Dues - SWAAAE	380	570	(190)
87540-605	Dues - Chamber of Commerce	8,050	8,000	50
87540-606	Dues - National Notary Association	752	150	602
87540-607	Dues - CA Special Districts Association	7,302	6,771	531
87540-608	Dues - AAAE ARDF CA Airport Storm	4,950	4,950	-
87540-610	Costco Membership	180	165	15
87540-612	Aviation Week & Space Tech	59		59
87540-618	Santa Maria Times		150	(150)
87540-628	Pro-rata Share of LAFCO Budget	2,869	2,869	0
87600-596	Advertising - Legal	440	3,000	(2,560)
87600-597	Advertising - General	250		250
87600-599	Advertising - Airport Advertising	90,830	90,431	399
87610-100	Depreciation - Landing Area	1,329,238	1,332,290	(3,052)
87610-200	Depreciation - Hangar Area	119,634	144,946	(25,312)
87610-250	Depreciation - Terminal Area	365,767	356,519	9,248

Santa Maria Public Airport District

Budget Report

YTD Expense June 30, 2020

Account Number	Account Description	Actual Expenses	Budgeted Expenses	Over/(Under) Budget
87610-300	Depreciation - Revenue Generating Land	245,698	236,594	9,104
87610-400	Depreciation - Main Hangar & FBO	53,524	53,605	(81)
87610-500	Depreciation - Administration	186,463	179,456	7,007
87620-692	Emergency Exercises		500	(500)
87630-591	Insurance - Airport Liability	14,029	14,892	(863)
87630-592	Insurance - Auto, Fire, Property	98,239	93,169	5,070
87630-595	Insurance - General Liability	37,808	37,808	(0)
87650-641	Taxes - Sales	810		810
87650-643	Permits	4,627	4,901	(274)
87650-646	Storm Water Permits	1,400	1,926	(526)
87660-500	Education	8,067	16,000	(7,933)
87670-500	Business Travel & Entertainment	48,518	72,283	(23,765)
87679-500	Employee Recognition	2,401	3,800	(1,399)
87700-791	Sig Items - Training Live Burn	368	24,000	(23,632)
88680-681	SM Chamber Economic Development	36,300	36,300	-
88680-685	Museum of Flight		28,299	(28,299)
88680-691	Planning & Marketing	10,234	35,000	(24,766)
88680-692	Consulting Services - Aviation	49,694	78,485	(28,791)
88680-693	Consulting Services - Contingencies	171,018	156,593	14,425
88680-702	Rent Credit - Operations	7,065	10,000	(2,935)
88700-701	Airfest Expense - Nonprofit Donations	8,425	8,425	-
88700-702	Airfest Expense - Gala/VIP Tent	87,373	87,400	(27)
88700-703	Airfest Expense - Performers	174,682	205,229	(30,547)
88700-704	Airfest Expenses- Insurance	6,484	6,484	-
88700-705	Airfest Expenses- Miscellaneous	11,447	11,447	(0)
88700-706	Airfest Expenses- Advertising	108,043	116,436	(8,393)
88700-707	Airfest Expenses- Rental Cars	6,557	6,557	0
88700-708	Airfest Expenses- Lodging	63,448	63,448	-
88700-709	Airfest Expenses- Safety & Security	87,238	89,552	(2,314)
	Total Expenses	<u><u>7,256,033</u></u>	<u><u>7,893,246</u></u>	<u><u>(637,213)</u></u>

Santa Maria Public Airport District
Statement of Net Position
June 30, 2020

Current assets:

Cash and cash equivalents	1,865,697
Restricted - cash and cash equivalents	5,067,435
Certificate-of-deposit	8,000
Accounts receivable - customers and tenants, net	98,541
Prepaid expenses and deposits	210,005

Total current assets	7,249,678
-----------------------------	------------------

Non-current assets:

Note receivable	151,155
Interest Receivable	0
Capital assets, not being depreciated	6,865,304
Depreciable capital assets	24,516,634
Deferred other post-employment benefits outflows	6,434
Deferred pension outflows	392,595

Total non-current assets	31,932,122
--------------------------	-------------------

Total assets	39,181,800
---------------------	-------------------

Current liabilities:

Accounts payable and accrued expenses	27,839
Accrued wages and related payables	140,816
Unearned Revenue (customer prepaid)	187,721
Hangar and other deposits	112,176
Long-term liabilities - due in one year:	
Compensated absences	33,200
Land improvements payable	144,091

Total current liabilities	645,842
---------------------------	----------------

Long-term liabilities - due in more than one year

Compensated absences	99,600
Land improvements payable	3,729
Total other post-employment benefits liability	251,493
Net pension liability	1,729,838
Deferred pension inflows	109,539

Total long term liabilities	2,194,199
-----------------------------	------------------

Total liabilities	2,840,041
--------------------------	------------------

Net position:

Retained Earnings	37,116,091
Change in Net Position	(774,332)

Total net position	36,341,759
---------------------------	-------------------

Total liabilities and net position	39,181,800
---	-------------------

**SANTA MARIA PUBLIC AIRPORT DISTRICT
PROFIT AND LOSS STATEMENT
YEAR TO DATE JUNE 30, 2019**

	Average	Month Ending 06/30/20	Percentage Change	Year To Date
Revenues from Operations:				
Landing area				
Landing fees and tiedowns	\$5,004	\$3,592	139%	60,049
Fuel flowage fees	\$6,088	\$13,084	47%	66,966
Subtotal	<u>\$11,092</u>	<u>\$16,676</u>	<u>67%</u>	<u>127,015</u>
Hangar area				
T- Hangar	\$31,234	\$31,226	100%	374,803
Corporate T-Hangars	\$21,091	\$20,956	101%	253,095
T-Hangar Storage Units	\$2,396	\$2,396	100%	28,749
Owner Build Hangars	\$1,649	\$1,649	100%	19,788
Subtotal	<u>\$56,370</u>	<u>\$56,227</u>	<u>100%</u>	<u>676,435</u>
Main hangar and F.B.O. area				
Main Hangar	\$14,824	\$14,740	101%	177,884
Commercial Hangars	\$27,243	\$26,373	103%	326,912
Land Leases	\$7,975	\$7,975	100%	95,700
Subtotal	<u>\$50,041</u>	<u>\$49,088</u>	<u>102%</u>	<u>600,496</u>
Terminal area				
Car Rental and Ground Transportation	\$14,582	\$13,475	108%	174,979
Terminal Space Lease	\$14,370	\$13,870	104%	172,440
TSA LEO Reimbursement	\$990			9,900
Subtotal	<u>\$29,942</u>	<u>\$27,345</u>	<u>109%</u>	<u>357,320</u>
Revenue generating land				
Land Lease Recreational	\$3,232	\$2,711	119%	38,783
Agricultural Leases	\$59,814	\$60,346	99%	717,764
Airport Business Park	\$11,600	\$11,600	100%	139,200
Airport Hotel	\$13,572	\$12,060	113%	162,870
Airport Mobile Home Park	\$38,548	\$37,574	103%	462,580
Subtotal	<u>\$126,766</u>	<u>\$124,291</u>	<u>102%</u>	<u>1,521,197</u>
Administrative				
Badging Income	\$531	\$1,035	51%	6,375
Miscellaneous Income	\$192	\$359	53%	1,535
Subtotal	<u>\$723</u>	<u>\$1,394</u>	<u>52%</u>	<u>7,910</u>
Air Show Revenue	<u>\$38,438</u>			<u>230,630</u>
Total revenues from operations	<u>\$313,372</u>	<u>\$275,020</u>	<u>114%</u>	<u>3,521,002</u>

**SANTA MARIA PUBLIC AIRPORT DISTRICT
PROFIT AND LOSS STATEMENT
YEAR TO DATE JUNE 30, 2019**

	Average	Month Ending 06/30/20	Percentage Change	Year To Date
Operating Expenses:				
Landing area	\$8,799	\$4,869	181%	105,584
Hangar area	\$5,556	\$2,975	187%	66,668
Main hangar and F.B.O.	\$7,334	\$2,733	268%	88,011
Terminal area	\$24,460	\$24,594	99%	293,515
Revenue generating land	\$31,294	\$27,052	116%	375,527
Payroll and Benefits	\$116,573	\$126,826	92%	1,398,881
Utilities	\$5,802	\$4,398	132%	69,625
Supplies	\$5,179	\$5,348	97%	62,153
Maintenance and Repairs	\$4,463	\$3,343	134%	53,561
Contractual Services	\$43,606	\$29,368	148%	523,266
ARFF Services	\$188,445	\$188,445	100%	753,780
Security Services	\$20,375	\$1,692	1204%	244,502
Office Supplies	\$1,578	\$1,071	147%	18,936
Dues and Subscriptions	\$3,683			33,150
Advertising	\$10,169	\$400	2542%	91,520
Depreciation	\$575,081	\$610,424	94%	2,300,323
Insurance	\$21,439	\$35,982	60%	150,076
Business Travel and Entertainment	\$4,852			48,518
Air Show Expense	\$50,336			553,697
Other Miscellaneous Expense	\$2,062	\$3,330	62%	24,738
Total Expenses	<u>\$1,131,086</u>	<u>\$1,072,851</u>	<u>105%</u>	<u>7,256,033</u>
Operating income (loss)	<u>(\$817,714)</u>	<u>(\$797,830)</u>	<u>102%</u>	<u>(3,735,031)</u>
Non-Operating Revenues (Expenses):				
PFC Revenue	\$8,380	\$2,155	389%	75,417
Interest income	\$13,464	\$4,387	307%	161,571
Tax revenues	\$256,420	\$102,492	250%	1,794,941
AIP grant	\$309,590			928,769
Miscellaneous income				
Total non-operating rev (exp)	<u>\$587,854</u>	<u>\$109,034</u>	<u>539%</u>	<u>2,960,699</u>
Net Income	<u>(\$229,860)</u>	<u>(\$688,797)</u>	<u>33%</u>	<u>(774,332)</u>

ASSIGNMENT OF LEASE

2985-A Airpark Drive

The Assignment of Lease is made this *19th day of August 2020*, by and between **Tom B. Green** and **Janice Canetti-Green**, an owner, builder, hereinafter called "Tenant" or "Assignor", and Darren Beall, Purchaser, 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 selling and 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 August 19, 2020, 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 Assignor shall be sent to:

**ASSIGNOR: Tom B. Green and Janice Canetti-Green
2201 Forest Hills Rd.
Prescott, AZ, 86303**


Notices to Assignee shall be sent to:

**ASSIGNEE: Darren Beall
1020 Fairway Vista Dr.
Santa Maria, CA 93455**

Dated: 8-20-2020

Tenant: 
Tom B. Green

Dated: 8-20-2020

Tenant: 
Janice Canetti-Green

Dated: 8-20-2020

Assignee: 
Darren Beall

12. Consent of Landlord

The undersigned, as Landlord under the Lease, hereby consents to the foregoing Assignment of Lease dated August 19, 2020 from **Tom B. Green and Janice Canetti-Green**, Assignor, to **Darren Beall**, 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: August 27, 2020

Approved as to content for District:

Santa Maria Public Airport District

General Manager

Chuck Adams, President

Approved as to form for District:

District Counsel

Hugh Rafferty, Secretary