

**PUBLIC MEETING  
GRAND COUNTY AIRPORT BOARD  
REGULAR MEETING  
AGENDA**

**July 11<sup>th</sup>, 2016  
5:00 P.M.**

**Grand County Council Chamber  
125 E Center St  
Moab, UT 84532**

- A. Call to Order
- B. Review and Approve Minutes of 6/6/16 Airport Board Meeting.
- C. Discussion of airport data.
- D. Manager report and safety related issues discussion.
- E. Discussion of ground lease extensions beyond 35 years (duration of current lease).
- F. Discussion and consideration of new ground lease being accepted for:
  - 1. Chuck Henderson, Doug Carroll, and Lou Bartell
- G. Discussion and consideration of new sub-leases being accepted for:
  - 1. Black from Henderson, McBeth from Henderson, Gray from Carroll
- H. Discussion and consideration for a ground lease between Grand County and Redtail Air for a fuel storage farm located south of the existing, and future expansion areas of the ramp.
- I. Discussion of a pilot rest area in the terminal building, separate from the pilot lounge/employee break room.
- J. Discussion of the display of signs/displays on the airport, separate from contracted billboards, related to County sign ordinances.
- K. Future Considerations
- L. Closed Session (if necessary)
- M. Adjourn

Those with special needs requests wishing to attend Airport Board meetings are encouraged to contact the County two (2) days in advance of these events. Specific accommodations necessary to allow participation of disabled persons will be provided to the maximum extent possible. Requests, or any questions or comments can be communicated to: (435) 259-1346.

NOTE: The full 'packet' will be available online prior to board meeting.

Posted by: Judd Hill, Airport Manager

\_\_\_\_\_  
Date \_\_\_\_\_ Time \_\_\_\_\_

**GRAND COUNTY AIRPORT BOARD  
REGULAR MEETING MINUTES**

**June 6<sup>th</sup>, 2016 5:00 P.M.  
Grand County Council Chamber  
125 E Center St Moab, UT 84532**

- A. Call to Order:
1. By Bill Groff (Chair) at 17:01.
  2. Members Present: Bill Groff, Dave Sakrison, Bill Hawley, Jody Patterson
  3. Others: Judd Hill – Grand County, Justin Pietz – Armstrong Consultants
- B. Review and Approve Minutes of 5/2/16 Airport Board Meeting.
1. Discussion of minutes for May meeting detailing lease components
  2. Sakrison moves to approve minutes, Patterson 2<sup>nd</sup>; pass unanimously
- C. Discussion of airport data.
1. Fuel sales and skydiving are well above long-term averages. Lots of aircraft coming and going.
- D. Manager report and safety related issues discussion.
- E. Discussion and summary of progress of new ground leases.
1. Combined discussion of items E and F, per Groff suggestion.
- F. Discussion and consideration of new fee for extended ground leases.
1. Discussion of airport mission statement, specifically supporting GA, including hangars.
  2. Considering an email read out loud from Bob Greenberg about a new lease being issued, extending lease for three 5-year extensions, and allowing the lease for 20% above the base rate; note was read because he was not able to be at meeting
  3. Judd presented an alternative proposal that was derived from multiple conversations with airport stakeholders. The basis of the proposal was to support general aviation, and determine a course of action that benefits the county and the airport stakeholder. We need to determine if the county wants to become landlords in the future, and specifically take over the operational costs of owning older buildings. Therefore, the plan would be:
    - a. Sign new leases that have the original start rate.
    - b. Sign sub-lease agreements between hangar owners, sub-leasees, and Grand County.
    - c. Develop a new contract that a hangar owner has the option to sign stating that at the conclusion of their current contract, they could sign new 5-year extensions that are leased at whatever the base rate is at that time. A safety inspection would have to be completed saying the building is in good condition.
    - d. At the conclusion of the of the lease, or any extension, the hangar owner would either have to turn over the hangar to the county, renew the lease extension at the published base rate, or remove the structure at the owners expense.
    - e. Support for this concept was also made by Ben Black, a local business owner with a vested interest in the airport.
  4. Determined to table discussion until next meeting where more board members would be present. Motion by Sakrison, 2<sup>nd</sup> by Patterson.
- G. Discussion and consideration of airport entry sign.

1. Unofficial price quotes were determined for the construction of an entry sign for the airport.
  2. Approximately \$8,000 – \$9,500 to construct the entry sculpture.
  3. Potentially use either possible terminal expansion funds or go for funding with capital funds during 2017 budget hearing. Also consider travel council for funding.
- H. Discussion and consideration of Redtail Fuel Farm and agreement with Armstrong proceeding with County as intermediary.
1. Joined by Justin Pietz – Armstrong Consultants.
  2. Multiple components of building a fuel farm will need to be engineered. These tasks will be done by Armstrong. Examples: Power, SPCC,
  3. Grand County will be an intermediary between Armstrong and Redtail so that there will not be a conflict between Grand County and Armstrong because of being our engineer of record.
- I. Discussion and consideration of Redtail proposal for new hangar in location of existing Hangar 'A' (older quonset hut hangar).
1. Redtail would like to replace hangar, build a new hangar, but continue to rental square footage rate instead of ground lease rate.
  2. Could not just sell hangar, it would have to be government surplus sale/removal.
  3. Questions about who would remove hangar.
  4. Need to further study the costs and specifics for selling/removing property.
- J. Discussion and consideration of accepting new ground lease that reflects businesses and subleases operating out of hangars; as presented at May 2016 meeting.
1. Motion made by Sakrison, 2<sup>nd</sup> by Patterson to table items J, K, L, M. Unanimous vote.
- K. Discussion and consideration of accepting new sub-lease; as presented at May 2016 meeting.
1. Tabled.
- L. Discussion and consideration of new ground lease being accepted for:
1. Tabled.
    1. Chuck Henderson, Doug Carroll, and Lou Bartell
- M. Discussion and consideration of new sub-leases being accepted for:
1. Tabled.
    1. Black from Henderson, McBeth from Henderson, Gray from Carroll
- N. Future Considerations
1. Make sure Bob is at the meeting.
  2. Contract for fuel storage tanks.
- O. Closed Session (if necessary)
- P. Adjourned at 18:23.

Submitted by: Judd Hill, Airport Manager

## Canyonlands Field Airport Data 2016

January    February    March    April    May    June    July    August    September    October    November    December    TOTAL

### Avgas Data - Gallons Used/Sold

<b>MONTHLY TOTAL</b>	1725.24	2567.64	6712.94	8662.58	13621.1	12861.79													46151.29
Year 2015 total	856.1	1353.7	2675.2	3418.5	5562.8	5247.2													46990.4

SS - \$5.09 (4.92 avg, 3.99-5.78)  
SLC = \$5.92

### Jet A Fuel Data - Gallons Used/Sold

<b>MONTHLY TOTAL</b>	3951.04	4130.18	10876.69	20880.34	29136.8	33085.36													102060.41
Year 2015 total	3685	3704.9	7511	11238.4	14149	6194.3													116456.3

SS - \$4.15 (4.45 avg, 2.95-5.74)  
SLC = \$5.38

### Fuel Flowage Fee Report

Redtail @ .06 gal	\$368.96	\$435.36	\$1,143.33	\$1,920.29	\$2,779.26	\$2,986.56													\$9,633.76
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### Enplanement Data

Boutique Air	0	0	8	217	324	455													1004
Redtail	11	26	59	265	407	616													1384
Skydive Moab	0	11	240	280	445	345													1321
Pinnacle Helicopters	8	12	73	25	112	92													322
Skydive Canyonlands	2	9	251	273	571	500													1606
<b>TOTAL (139 only) unofficial</b>	<b>11</b>	<b>26</b>	<b>67</b>	<b>482</b>	<b>731</b>	<b>1071</b>													<b>2388</b>
2015 total (139 only)	258	250	630	1272	415	561													3386

### Landing Fee Report \$0.70/1k# MTOW

Boutique Air	0	0	6	98	107	134													
<b>Boutique Air Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$43.89</b>	<b>\$716.87</b>	<b>\$782.71</b>	<b>\$980.21</b>													<b>\$2,523.68</b>

### Redtail Aviation

C-172 @ 2550#	5	13	18	24	35	55													
C-206 @ 3600#	0	0	0	0	0	0													
C-207 @ 3800#	23	19	31	52	119	183													
C-210 @ 4000#	4	3	7	7	0	0													
K-100 @ 7255#	3	3	13	19	38	57													
<b>Redtail Total</b>	<b>35</b>	<b>38</b>	<b>69</b>	<b>102</b>	<b>192</b>	<b>295</b>													
<b>Redtail Landing Fees</b>	<b>\$96.54</b>	<b>\$97.38</b>	<b>\$200.21</b>	<b>\$297.25</b>	<b>\$572.00</b>	<b>\$874.43</b>													<b>\$2,137.81</b>

Skydive Moab	0	6	134	150	240	193													
<b>Skydive Moab Twin Otter SM Monthly Total</b>	<b>\$0.00</b>	<b>\$13.02</b>	<b>\$290.78</b>	<b>\$325.50</b>	<b>\$520.80</b>	<b>\$418.81</b>													<b>\$1,568.91</b>

Skydive Canyonlands	2	9	130	140	290	257													
<b>Skydive Canyonlands Navajo SC Monthly Total</b>	<b>\$4.34</b>	<b>\$19.53</b>	<b>\$282.10</b>	<b>\$303.80</b>	<b>\$629.30</b>	<b>\$557.69</b>													<b>\$1,796.76</b>

Pinnacle Helicopters	4	6	32	30	55	46													
<b>Monthly Total</b>	<b>\$7.00</b>	<b>\$10.50</b>	<b>\$56.00</b>	<b>\$52.50</b>	<b>\$96.25</b>	<b>\$80.50</b>													<b>\$302.75</b>

<b>Mo. Land. Fee Total</b>	<b>\$107.88</b>	<b>\$140.43</b>	<b>\$872.98</b>	<b>\$1,695.92</b>	<b>\$2,601.05</b>	<b>\$2,911.64</b>													<b>\$8,329.91</b>
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### Ramp Fees Collected

Acft Over 25k # @ \$225	2	1	1	2	9	3													<b>Total</b>
Acft Over 10k # @ \$60	2	3	13	7	23	17													18
<b>Total</b>	<b>4</b>	<b>4</b>	<b>14</b>	<b>9</b>	<b>32</b>	<b>20</b>													65
Total \$\$\$ Collected	\$570.00	\$405.00	\$1,005.00	\$870.00	\$3,405.00	\$1,695.00													\$7,950.00
Paid to County	\$342.00	\$243.00	\$603.00	\$522.00	\$2,043.00	\$1,017.00													\$4,770.00

**Skydive Landing Area**  
Skydive Canyonlands  
Skydive Moab

\$ 100.00    \$ 100.00    \$ 100.00    \$ 100.00  
\$ 100.00    \$ 100.00    \$ 100.00    \$ 100.00

<b>Company</b>	<b>January</b>	<b>February</b>	<b>March</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>August</b>	<b>September</b>	<b>October</b>	<b>November</b>	<b>December</b>	<b>Total</b>
Boutique Air - Landing	\$ -	\$ -	\$ 43.89	\$ 716.87	\$ 782.71	\$ 980.21							\$ 2,523.68
Pinnacle Helicopters - Landing	\$ 7.00	\$ 10.50	\$ 56.00	\$ 52.50	\$ 96.25	\$ 80.50							\$ 302.75
Skydive Canyonlands - Landing	\$ 4.34	\$ 19.53	\$ 282.10	\$ 303.80	\$ 629.30	\$ 557.69							\$ 1,796.76
Skydive Canyonlands - PLA			\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00							\$ 400.00
Skydive Moab - Landing	\$ -	\$ 13.02	\$ 290.78	\$ 325.50	\$ 520.80	\$ 418.81							\$ 1,568.91
Skydive Moab - PLA			\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00							\$ 400.00
Redtail Aviation - Landing	\$ 96.54	\$ 97.38	\$ 200.21	\$ 297.25	\$ 572.00	\$ 874.43							\$ 2,137.81
Redtail Aviation - Fuel	\$ 368.96	\$ 435.36	\$ 1,143.23	\$ 1,920.29	\$ 2,779.26	\$ 2,986.56							\$ 9,633.66
Redtail Aviation - Ramp Fee	\$ 342.00	\$ 243.00	\$ 603.00	\$ 522.00	\$ 2,043.00	\$ 1,017.00							\$ 4,770.00
<b>Monthly TOTAL</b>	<b>\$ 818.84</b>	<b>\$ 818.79</b>	<b>\$ 2,819.21</b>	<b>\$ 4,338.21</b>	<b>\$ 7,623.32</b>	<b>\$ 7,115.20</b>							<b>\$ 23,533.57</b>

Manager Report  
Canyonlands Field (CNY)  
7-11-2016

1. Judd, Liz Tubbs, Diana Carroll went to SLC on 7/7/16 for C.I.B. hearing on the terminal expansion request. The C.I.B. unanimously recommended the project be put on the priority funding list as a \$500,000 grant and \$490,000 loan at 2.5% for 20 years. The priority funding list will be approved at their October funding meeting.
2. For a future consideration, we need to determine how we want to proceed (ex. Committee for review, RFP for design and RFP for build, RFP for design and build).
3. The 3 new staff members, 1 full-time/2 part-time attended the 40hr ARFF training at SLC on the week of June 20<sup>th</sup>. They are all now covering shifts throughout the week.
4. Boutique Air summer schedule of 3 round trips to SLC and 2 to DEN will extend through September, as per their contract.
5. Met with UDOT-Aeronautics staff in SLC. Aware of our 'Fair' taxiway and that it can use some work. Working with them to get funding for more substantial maintenance.
6. BLM will be signing off on field survey work for extended Environmental Assessment in the coming days.
7. Per Debbie Swasey (County Assessor), a State of Utah auditor will be coming out in the next 1-2 months to appraise the hangars at CNY.
8. Continue to work with Redtail on development of fuel storage farm.
9. Safety: A) Heavy winds caused a plane (single engine turboprop) to get blown on its side, causing damage to the wing. No damage to county property. B) A plane (single engine turboprop) had a hard landing and both main tires went flat. A runway inspection immediately following found no damage to the runway, nor any FOD on the runway. C) An aircraft (LTA) landing damaged a runway and taxiway light. Lights have been repaired and billing is underway.

-End of Report-

Respectfully submitted by: Judd Hill, CNY Mgr.

## **Items E, F, & G**

### ***Background:***

Extensive discussions have progressed at board meetings over the last several months with regards to airport ground leases. The basis of these discussions is that several of the ground leases are in violation of the language in the signed lease, specifically with regards of subleasing and operating businesses out of the hangar. The subleasing and business operations were done with the knowledge of the airport.

It has been the intention of the board to promote business development and general aviation. Therefore, the county has been working to re-write the contracts to reflect what has been happening for the last decade.

As outlined in the minutes of the 6/6/16 meeting, a possible solution is to utilize the new ground lease and sublease that were approved by the county attorney. The primary ground leases would reflect the same terms as the original leases, while also allowing subleasing and businesses to operate.

The Sub-leases are a new document. This document has an example sublease that could be used (recommended) as well as a required document showing that the county authorizes a sublease. This required document would be signed by the County, the primary lease holder, and the sub-lease holder.

### ***Items E***

Previous discussions have suggested a supplemental contract that would enable a current lease holder to extend their lease when it expires, but the cost would be altered to reflect the current 'base rate' of hangars. Additional discussions also suggested that prior to this a building/hangar would have to be deemed safe. This contract would be drafted and undergo legal review. It would then be adopted as part of the airport minimum standards/rules and regulations.

### ***Items F***

The acceptance of these leases would replace the current lease holders lease, but would allow businesses to operate out of the hangar. The terms of the lease (rate, start/end date) would remain the same.

### ***Items G***

The acceptance of these subleases would state that the county is aware of those individuals operating under an existing primary ground lease.

**Item H**

***Background:***

Redtail Air would like to build a 65,000 gal fuel storage farm located south of the ramp. This would be used for filling fuel trucks, and not accessible to self-service.

***Lease:***

The lease is the 'newly adopted' 30 year lease with 5 year extension. It generates \$672.52 revenue per year at current rate. It would be utilized in the same manner as a hangar lease.

## Ground Lease Agreement at Canyonlands Field between [Redtail Air] and Grand County

This Ground Lease Agreement (this "**Lease**"), is made and entered into as of Month dd, yyyy, by and between **Grand County**, a municipality of the State of Utah herein after referred to as "**County**" and **[Redtail Air]**, hereinafter referred to as "**Tenant**".

WITNESSETH. County hereby leases and lets to Tenant and Tenant hereby rents from County the premises (hereinafter referred to as "**Premises**") located on Canyonlands Field (hereinafter referred to as "Airport") consisting of (68 ft'x 43ft') 2,924 square feet, more or less, as more particularly described in Exhibit "A" attached hereto.

### 1. TERM.

The term of this lease shall be for a period of [30] years commencing on [August 1<sup>st</sup>, 2016] and shall expire at midnight on [August 31<sup>st</sup>, 2046]. Tenant shall have the option to renew the term of this lease one (1) time for five (5) additional years as per Article 30 of this Lease.

### 2. RENT.

- (A) Tenant agrees to pay County during the term of this Lease an annual rent of **\$672.52**, payable in advance upon the execution of this Lease and on [January 1<sup>st</sup> of each year] or [the annual anniversary of the date first set forth above]. The annual rent payable under this Lease is subject to adjustment and shall be calculated by multiplying the square footage of the Premises times the Base Rate established by County from time-to-time. For purposes of this Lease, the "**Base Rate**" shall mean the rate established by County and published in the Airport fee schedule. The published Base Rate as of the date of this Lease is [\$0.23] per square foot per year. The annual rental installment for any fractional year shall be prorated for any partial year during the term of this Lease. Tenant shall have exclusive use of the Premises during the term of this Lease subject to the terms and conditions herein set forth. Installments of annual rent due pursuant to this Lease shall be remitted to: **County Clerk, 125 East Center, Moab, Utah 84532**.
- (B) Without waiving any other right of action available to County, if Tenant fails to pay any installment of annual rent or any other fee due hereunder within thirty (30) days of the date the said rent or other fee is due, Tenant agrees to pay County a late charge equal to ten percent (10%) of the total said delinquent installment of rent or other fee. Any payments past due more than sixty (60) days shall also have interest added thereon at the rate of twenty percent (20%) per annum.
- (C) Tenant acknowledges and agrees that the annual rent due pursuant to this Lease shall increase in accordance with increases in the Base Rate, as established by County from time-to-time (but not more frequently than annually), which increases are anticipated to be not less than the aggregate increase in the CPI Index. As used herein, the "CPI" shall mean the Consumer Price Index - all urban consumers, west region all items (1982-1984 = 100) issued by the Bureau of Labor Statistics. In no event shall annual rent decrease. In addition, in no case shall square footage cost be less than the initial Base Rate per square foot set forth above.

### 3. USES AND PRIVILEGES OF TENANT

- (A) Tenant shall use the Premises solely for the construction, operation, repair and maintenance of a private aircraft hangar or other similar structure intended and used for:
- the storage of private aircraft and related tools and equipment, and/or
  - the storage or aircraft for the operation of a licensed business, and/or

c. the operation of an aviation-related business.

(B) Tenant is hereby granted during the term of this Lease a revocable license to use, in common with others similarly authorized, all Public Airport Facilities and improvements which are now or may hereafter be connected with or appurtenant to the Airport, except as hereinafter provided. As used herein, the term "**Public Airport Facilities**" shall include, but not necessarily be limited to, approach areas, runways, taxiways, public aprons, aircraft and automobile parking areas, terminal facilities, or other public facilities appurtenant to the Airport.

(C) Tenant is hereby granted during the term of this Lease the right to pedestrian and vehicular ingress to and egress from the Premises over and across public roadways serving the Airport for Tenant, its employees, representatives, agents, patrons, guests and suppliers, subject to such nondiscriminatory and lawful ordinances, rules and regulations as now or may hereafter have application at the Airport. It is understood and agreed that County hereby retains the right of ingress and egress over, through and across the Premises at any time for purposes of inspection and such other needs as County may have in connection with the operation of the Airport.

(D) Tenant hereby acknowledges and agrees to meet any minimum standards established by County related to the construction of a hangar or other similar structure on the Premises and to abide by and follow such rules and regulations for the Airport as established, adopted or amended by County from time-to-time and that this Lease this Lease is subordinate to any and all such standards, rules and regulations.

(E) County reserves for itself, its successors and assigns, the right to prevent any use of the Premises which would interfere with aircraft landing on or taking off from the Airport and the right to prevent any other use of the Premises or the Airport that would constitute an airport hazard.

#### 4. SIGNS

(A) Tenant shall not, without the prior written approval of County, erect or display any sign on the Airport, the Premises or any hangar or other structure constructed thereon. The term "**sign**" as used herein, shall mean advertising signs, billboards, identification signs or symbols, posters or other similar devices.

(B) Prior to erection, construction or placing of any sign on the Airport, the Premises or any hangar or other structure constructed thereon, Tenant shall submit to County for approval, drawings, sketches, and dimensions of such signs which shall be in accordance with duly adopted Airport Sign Standards or any applicable standards in County's Land Use Code. Any conditions, restrictions, or limitations with respect to the use of such signs as are stated by County in writing shall become conditions of this Lease.

#### 5. IMPROVEMENTS

(A) Tenant shall have the right to construct a private aircraft hangar on the Premises as described in 'Exhibit A'. All construction plans and specifications for any future remodeling, including site work such as ramp access, shall conform in all respects to the architectural requirements of County ordinances, building codes and regulations of County and such other authority as may have jurisdiction over the Premises or Tenants operations thereon. Prior to any construction, Tenant shall have a geo-technical engineer prepare a soil report. Tenant shall submit the soil report to County for approval, together with plans, drawings, sketches designs and specifications for all construction activity on the Premises, including landscaping. Tenant shall ensure that all

improvements constructed on the Premises shall be in accordance with the recommendations contained in the soil report and the plans and specifications approved by County. The approval given by County shall not constitute a representation or warranty as to such conformity with zoning laws, regulations or building codes; responsibility therefore shall at all times remain with Tenant.

- (B) Tenant agrees to comply with the notification and review requirements covered in Part 77 of the Federal Aviation Regulations, as amended from time to time, in the event any future structure or building is planned for Premises, or in the event of any modification or alteration of any future building or structure situated on the Premises. If Tenant fails to complete the construction of the improvements within a reasonable period after having commenced construction (not to exceed [6] months from the date Tenant commences construction of such improvements), Tenant shall, at its sole cost and expense, if requested by County, cause such incomplete improvements to be removed from the Premises.
- (C) Prior to the construction of any improvements, and as a condition to obtaining County's approval of tenant's plans as set forth above, Tenant shall obtain and provide to County a security deposit, letter of credit, bond from a surety company acceptable to County, or other security acceptable to County (the "**Deposit**"). The Deposit shall be in an amount sufficient to cover the costs and expenses of removing the improvements from the Premises in the event Tenant fails to complete construction of the improvements and remove the same, and County will be entitled to apply the Deposit to such costs of removal. The Deposit shall not be released until construction of the improvements is complete.

#### 6. TITLE TO PREMISES; TENANT FINANCING

- (A) Upon the expiration or earlier termination of this Lease in accordance with its terms, all improvements to the Premises shall automatically vest in, revert to and become the sole property of County without compensation to, or requirement of consent or other act of Tenant and without the necessity of executing a deed, bill of sale, conveyance or other act or agreement of Tenant, and without any payment of any kind or nature by County to Tenant or to any other person, including any Leasehold Mortgagee (defined below) or other lender who has a lien against all or any portion of Tenant's interest in this Lease or in the said improvements. Tenant shall thereafter have no further rights thereto or interest therein, and shall make no representation or warranty to County with respect to the condition thereof; provided that such improvements shall be surrendered to Landlord in the condition in which Tenant is required to maintain them under this Lease, reasonable wear and tear excepted, and free and clear of all liens and encumbrances. Except as otherwise provided by this Lease, Tenant shall not remove any improvements from the Premises, nor waste or destroy any improvements. Upon or at any time after the date of the expiration or earlier termination of this Lease in accordance with its terms, if requested by County, Tenant shall, without charge to County, promptly execute, acknowledge and deliver to County a deed and bill of sale (in form and content acceptable to County) which (i) conveys all of Tenant's right, title, and interest in and to the Premises and improvements; (ii) assigns all contracts designated by County, if any, relating to the operation, management or maintenance of the Premises or any part thereof; and (iii) conveys or assigns, as the case may be, all plans, records, registers, permits, and all other papers and documents which may be necessary or appropriate for the proper operation and management of the Premises.
- (B) Tenant shall have a right to place a mortgage, deed of trust or other security interest (a "**Leasehold Mortgage**") on Tenant's interest in the improvements constructed by Tenant and Tenant's leasehold interest in the Premises. Such Leasehold Mortgage shall not encumber County's fee interest in the Premises or County's reversionary interests in the

improvements. Such Leasehold Mortgage shall be subject to the terms and conditions of this Lease and shall not modify any of the provisions of this Lease. In the event the holder of a Leasehold Mortgage (a "**Leasehold Mortgagee**") seeks foreclosure on the interests subject to the Leasehold Mortgage, County will recognize the purchaser at a foreclosure sale as the Tenant hereunder so long as such purchaser cures (i) any monetary defaults of any prior Tenant within thirty (30) days of such foreclosure, and (ii) all non-monetary defaults of Tenant within sixty (60) days of such foreclosure. Nothing herein shall permit a Leasehold Mortgagee or any purchaser at a foreclosure sale to remove any improvements from the Premises.

#### 7. TAXES AND LICENSES

Tenant shall pay on or before the last date on which payment therefore may be made without penalty or interest, and regardless of whether Grand County is a party thereto, all taxes, assessments, licenses and charges levied against Tenant's personal property, and all licenses and permits necessary for Tenant's operations under Federal or State statutes or local ordinances, insofar as they are applicable to Tenant's operations or use of the Premises at the Airport (hereinafter called "**Impositions**"). Tenant may protest by appropriate proceedings in good faith and at its expense, the existence, amount, or validity of any Imposition and the extent of Tenant's liability therefore. Tenant agrees to indemnify County and hold County harmless from any and all losses, judgments, decrees, costs, (including reasonable attorney's fees), claims or demands for payment of any such Impositions or arising from Tenant's contest thereof.

#### 8. NET LEASE

This Lease shall be without cost to County for the maintenance or operation of Premises. Tenant represents that Tenant has inspected the Airport, all its premises and facilities and that Tenant accepts the condition of the same and fully assumes all risks incident to the use thereof. It shall be the sole responsibility of Tenant to develop, maintain, repair and operate the entirety of the Premises and all improvements and facilities thereon at Tenant's sole cost and expenses.

#### 9. REPAIR AND MAINTENANCE

- (A) Tenant shall not permit rubbish, debris waste material or anything unsightly or detrimental to health, or likely to create a fire hazard, or conducive to deterioration, to remain on any part of the Premises or to be disposed of improperly. Tenant agrees to maintain the hangar and any and all other structures upon the Premises, as well as the landscaping adjacent to the hangar or other structure in a way that will reflect positively on the overall appearance of the Airport. County shall not be required to repair or maintain the Premises in any way. Tenant expressly waives the right to make repairs at the expense of County provided for in any statute or law now in effect or hereafter enacted.
- (B) If Tenant fails to make any repairs or do any work required of it under the terms of this Lease within thirty (30) days after written notice of the need therefore has been given by County to Tenant, County may cause to be performed such work for the account and at the expense of Tenant. All sums so expended by County, together with twenty (20%) percent of cost for administration, shall be paid by Tenant to County on demand.

#### 10. ALTERATIONS AND ADDITIONS

Tenant may install, place and erect upon the Premises any equipment, fixtures or other personal property related to use of the Premises in only those areas described in Exhibit "A". Tenant may at any time and from time to time make such changes, alterations, and additions, structural or otherwise, to the Premises or such substitutions and replacements thereof as Tenant deems advisable; provided however, no such alterations, additions, installations, placement, erection or changes exceeding \$10,000.00 in cost shall be made without the prior written approval of County.

All such alterations, additions, installations, placement, erections or changes shall be subject to Article 5 herein. All other fixtures, equipment and personal property, whether or not affixed or attached to the Premises, shall be and remain the property of Tenant and Tenant may remove the same from the Premises at any time during the term of this Lease. Tenant shall, at its own expense, repair any and all damage done to the structure by such removal. Tenant shall be responsible for, at its own expense, repair and upkeep of such equipment, fixtures and other personal property.

#### 11. UTILITIES

- (A) Tenant agrees to pay all charges for electricity, water, sewer, trash removal and other utilities used by Tenant on the Airport at such rates as may be from time to time established by County or applicable service provider and County assumes no responsibility for such utilities.
- (B) County will provide a utility easement for service lines to the Premises in a location acceptable to County. Tenant shall be solely responsible for bringing all utility lines to Premises and shall provide separate meters for each of Tenant's utilities. County or future Airport tenants shall be able to connect to the utility lines that are installed by the Tenant without compensation.

#### 12. FIRE EXTINGUISHERS

It is understood and agreed that Tenant will at its own expense install and maintain fire extinguishers or other fire suppression systems or equipment as is required by federal, state, and local laws. Said fire extinguishers and other equipment shall meet all applicable requirements, and shall be of such number and capacity as to adequately safeguard the Premises against fire hazards.

#### 13. INDEMNIFICATION

County, its officers, representatives, agents and employees shall not be responsible or liable for, and Tenant agrees to indemnify, release and defend County, its officers, representatives, agents and employees from and against all claims, damages, expenses, liabilities and judgments: (a) for injury to persons, loss of life or damage to property occurring on the Premises (including property and officers, employees and agents of County); (b) arising from Tenant's operations and other use of the Premises or the Airport pursuant to this Agreement; (c) for workers compensation claims; and (d) for acts and omissions of Tenant's officers, employees, representatives, agents, servants, invitees, patrons, customers, subtenants contractors, subcontractors, successors, assigns, suppliers, and all other persons doing business with Tenant (excluding County, its officers, employees, representatives, and agents). Tenant shall not be liable for damage or injury occasioned by the negligence of County, its designated agents, servants or employees. Tenant's liability under this paragraph shall be reduced by the proceeds from any insurance carried by Tenant to the extent that such proceeds are applied toward payment of such claims, damages, expenses, liabilities and judgments.

#### 14. INSURANCE

- (A) Throughout the term of this Lease, Tenant, at its sole cost and expense, shall provide and keep in force for the benefit of County and Tenant: (a) comprehensive [Commercial General Liability/Aviation Liability] insurance on an "occurrence" basis, including property damage, bodily injury and personal injury with limits no less than two million dollars (\$2,000,000.00) per occurrence; (b) Commercial Automobile Liability Insurance with limits no less than one million dollars (\$1,000,000.00) per occurrence for bodily injury and property damage for owned, non-owned and hired vehicles used in the operation of Tenant's business, if any; (c) Workers' Compensation Insurance as required by the State

of Utah, with statutory limits, and (d) property insurance against all risks of loss to any tenant improvements, including any hangar or other structure constructed on the Premises, at full replacement cost with no coinsurance limits maintained. The limits of insurance shall not in any manner impair the obligations of Tenant to indemnify, protect, defend and hold harmless County as specified in this Lease. Tenant shall provide Lessor with a Certificate of Insurance evidencing Tenant's compliance with the requirements of this paragraph upon execution of this Lease.

- (B) Any insurance policy shall be written by insurance companies authorized to do business in the State of Utah and shall be written by companies approved by County, such approval not to be unreasonably withheld. Certificates of insurance shall be delivered to County at least ten (10) days prior to the effective date of the insurance policy for which the certificate is issued. Each such certificate shall contain (a) a statement of the coverage provided by the policy; (b) a statement certifying County is listed as an additional insured in the policy; (c) a statement of the period during which the policy is in effect; (d) a statement that the annual premium or the advance deposit premium for such policy has been paid in advance; and (e) an agreement by the insurance company issuing such policy that the policy shall not be canceled or reduced in amount for any reason whatsoever without at least thirty (30) days' prior written notice to County.

#### 15. OBLIGATIONS OF COUNTY

- (A) Clear Title.  
County covenants and agrees that at the granting and delivery of this Lease it is well seized of the Premises and has good title thereto and that County has full right and authority to lease the same. County agrees that Tenant, upon paying the annual rent and other fees due hereunder and performing the other covenants and obligations of this Lease to be performed by Tenant, shall peaceably and quietly have, hold and enjoy the Premises for the full term of the Lease and as the same may be extended as hereinafter provided.
- (B) Operation as Public Airport.  
County or its successor covenants that it will operate and maintain the Airport as a public airport consistent with and pursuant to the Sponsor's Assurances Agreement given by County to the United States Government under the Federal Airport and Airway Development Act.
- (C) Approval of Plans.  
In the review and approval of Tenant's plans for construction, installation or modification of improvements or of subsequent alterations, as herein set forth, County agrees to act promptly and reasonably upon requests of approval for any plans, changes or alterations thereto.
- (D) Maintenance of Airport.  
County reserves the right to develop, improve, and maintain all Public Airport Facilities as County shall see fit. County shall, throughout the term hereof, maintain all public areas and facilities, such as access roads on the Airport, in good and adequate condition for use by cars and trucks, and shall maintain clear and uninterrupted access to the parking area over said access areas and roads; provided, however, County may, at any time, temporarily or permanently, close any roadway or right of way for such access, ingress or egress whether inside or outside the terminal building, or any other area at Airport, in its environs presently or hereafter used as such, so long as a means of access, ingress and egress reasonably equivalent to that formerly provided, and not adverse to Tenant's continued use and enjoyment of the Premises is substituted therefore and is concurrently made available therefore. Tenant understands and agrees that there may be inconveniences caused by inclement weather and construction or renovations of

buildings and roadways, and Tenant hereby releases and discharges County from any and all claims, demands or causes of action which Tenant now or any time hereinafter may have against County arising or alleged to arise out of the closing of any right of way or other area used as such, whether within or without Airport. If Tenant shall damage any facility of the Airport, including but not limited to hangars, buildings, runways, taxiways, roads, utility extensions, lighting, signs, towers, signs or any other similar facility, Tenant shall be obligated to pay the necessary and reasonable cost of repairs to County without regard to whether or not said damage is caused by negligence on the part of Tenant.

#### 16. COUNTY'S RESPONSIBILITY TO TENANT'S PROPERTY

It is further understood and agreed that County assumes no responsibility for damage or loss that may occur to Tenant's property on the Premises, and the only obligation County assumes is that it will not negligently or willfully and intentionally damage the property of the Tenant.

#### 17. DAMAGE OR DESTRUCTION

If any portion of the structure on the Premises or the appurtenances thereto shall be damaged or destroyed by a fire or any other cause, and this Lease is not terminated as hereinafter provided, Tenant shall at its expense, remove the debris within sixty (60) days and restore the structure to a complete architectural unit within one (1) year. Should such damage or destruction (a) exceed \$10,000.00 or (b) result from a cause not covered under standard extended coverage insurance, Tenant may, not later than sixty (60) days after the date of such damage or destruction, elect to terminate this Lease by giving notice to County, such termination to be effective not later than one hundred and twenty (120) days after the date of such damage or destruction. Tenant shall have the option to repair such damage or destruction and if Tenant elects to repair such damage or destruction, Tenant shall pay the excess over the insurance proceeds to complete such repair in conformance with Article 5. In the event of such damage or destruction, Tenant shall be entitled to all property salvaged from the Premises prior to the expiration of this Lease and if terminated, Tenant shall not be required to restore any structures on the Premises, but upon request from County, Tenant shall raze and remove all structures on the Premises and safely cap all utilities on the Premises within thirty (30) days of request. If this Lease is not so terminated, it shall continue and Tenant shall not be entitled to any reduction of abatement of rent.

#### 18. RELOCATION OF PREMISES

- (A) County may, to conform to the Master Plan for the Airport, at its option, relocate the Premises covered by this Lease to another part of the Airport upon sixty (60) days prior written notice to Tenant, at any time during the term of this Agreement; provided that such right to relocate shall not treat Tenant less favorably than other tenants of County similarly situated. At the time of such relocation, County shall purchase from Tenant at fair market value as determined by appraisal performed by a local appraiser acceptable to both Tenant and County, all fixed improvements on the Premises. In the event that the Premises is relocated, County shall provide Tenant with a similarly sized leased space, in a location generally comparable with adequate access to airplanes, motor vehicles and pedestrians to and from the new structures, runways, taxiways, and from adjacent streets and sidewalks, and the Tenant may not surrender possession of the original structure until they have constructed a new structure or one (1) year after the purchase of the structure, whichever comes first. No termination, whether by County or Tenant, shall be effective until Tenant has received payment for structure as provided above.
- (B) County shall also have the right upon (60) days prior written notice to Tenant, at any time during the term of this Lease or as the same may be extended, to make such minor alterations of the parking area as are reasonable, provided that (a) County shall not treat Tenant less favorably than other tenants of County similarly situated, (b) such alterations shall be at no cost to Tenant, (c) no such alterations shall deprive Tenant of any portion

of the Premises or any rights of use thereof as granted by this Lease. Upon such alterations, County agrees to furnish Tenant with a new plot plan and legal description and the rent under this Lease shall be reduced to the extent Tenant is deprived of the use or benefit of any portion of the Premises or of any rights under this Lease.

#### 19. DEFAULT

If any one or more of the following events (herein called default) shall happen and be continuing, namely; (a) Tenant shall fail to pay annual rent or any other fee or other sum of money to County when the same is due and such failure continues for sixty (60) days after County has given Tenant written notice specifying the amount due; (b) Tenant shall file a voluntary petition in bankruptcy or a petition or answer seeking a reorganization, arrangement, composition, readjustment, liquidation, dissolution or other relief of the same or different kind under any provision of the Bankruptcy Code or Tenant shall make an assignment for the benefit of creditors; (c) an involuntary petition in bankruptcy against Tenant or petition or answer made by a person other than Tenant seeking a reorganization, arrangement, composition, readjustment, liquidation, dissolution or other relief of the same or different kind under any provision of the Bankruptcy Code is filed, or if a receiver is appointed having jurisdiction of the business property or assets of Tenant on the Premises and, in any such event, if Tenant shall not properly commence and expeditiously pursue action to dismiss any such involuntary petition or answer or to vacate such receivership, or, if after diligently exhausting Tenant's remedies, such petition shall not be dismissed or the receivership vacated within ninety (90) days; or (d) if Tenant shall abandon or vacate the Premises for a period of sixty (60) days; then, in any of such events, County shall have the immediate right to expel Tenant or any person, or persons occupying the Premises, with or without legal process, and in any such event, Tenant agrees to peaceably and quietly yield up and surrender the Premises to County.

#### 20. CANCELLATION BY TENANT

This Lease shall be subject to cancellation by Tenant after the happening of one or more of the following events:

- (A) The permanent abandonment of the Airport for general aviation.
- (B) The lawful assumption by the United States Government, or any authorized agency thereof, of the operation, control or use of the Airport, or any substantial part or parts thereof, in such a manner as to substantially restrict Tenant for a period of at least ninety (90) days from operating thereon.
- (C) Issuance by any court of competent jurisdiction of a permanent injunction in any way preventing or restraining the use of the Airport.
- (D) The default by County in the performance of any covenant or agreement herein required to be performed by County and the failure of County to remedy such default for a period of thirty (30) days after receipt from Tenant of written notice to remedy the same. If the nature of the default is such that it cannot be cured within thirty (30) days, County shall be deemed to have cured such default if it, or its nominee, shall, within such thirty (30) day period, commence performance to cure default and thereafter diligently prosecute the same to completion.
- (E) Tenant may exercise such right of termination by written notice to County at any time after the lapse of the applicable periods of time and this Agreement shall terminate as of that date. Annual rent and other fees due hereunder shall be payable only to the date of said termination.

#### 21. RIGHTS UPON TERMINATION

Upon termination of this Lease for any reason, including expiration of the full term of said Lease, and any extensions or renewal, County may require Tenant to remove any structures Tenant has title to from the Premises. Said removal shall occur at Tennant's expense and shall be complete, including the capping of all utility services as prescribed by County at time of removal. Removal shall be complete and acceptable to County within four (4) months from the date of termination of this Lease. If Tenant elects to remove said structure as per this paragraph, such removal shall not commence until the Tennant posts a bond with County in an amount to be mutually agreed upon, but in any case sufficient to indemnify County against any costs that might be incurred by County if Tennant shall for any reason fail to complete the removal of said structure and the cleanup of the Premises within four (4) months of said termination of this Lease.

## 22. NON-DISCRIMINATION

Tenant does also hereby agree to comply with the following provisions as required and amended from time to time by the FAA:

- (A) The Tenant for himself, his personal representatives, successors in interest and assigns, as part of the consideration hereof, does hereby covenant and agree, as a covenant running with the land, that no person on the grounds of race, color or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subject to discrimination in the construction of any improvements on, over or under the Premises.
- (B) Tenant shall use the Premises in compliance with all other requirements imposed by, or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non Discrimination in Federally Assisted Programs of the Department of Transportation Effectuation of Title VI of the Civil Rights Act of 1964, and such provisions of said regulations as may in the future be amended.
- (C) That in the event of failure to correct any breach of any of the non-Discrimination covenants pursuant to Part 21 of the Regulations of the Office of the Secretary of Transportation, County shall have the right to terminate this Lease and to re-enter and repossess said land and the facilities thereon and hold the same as if said Lease had never been made or issued.

## 23. SPONSOR'S ASSURANCES

This Lease shall be subordinate to the provisions of any existing or future agreements between County and the United States Government, relative to the operation and maintenance of the Airport, the execution of which has been or will be required as a condition precedent to the granting of Federal funds for the development of the Airport to the extent that the provisions of any such existing or future agreements are generally required by the United States at other civil air carrier airports receiving Federal funds and provided that County agrees to give Tenant written notice in advance of execution of such agreements of any provisions which will modify the terms of this Lease.

## 24. RIGHT OF FLIGHT

Tenant understands and agrees that County reserves the right of flight for the passage of aircraft above the surface of the Premises in accordance with Federal Aviation Administration criteria, and such right of flight shall include the right to cause in such airspace such noises as may be inherent to the operation of aircraft now known or hereinafter used for navigation of or flight in the air; and that County reserves the right to use such airspace for landing at, taking off from or operating aircraft on or over said Airport.

## 25. NOTICE AND PLACE FOR PAYMENT OF FEES

Any notice or demand of any kind which County may be required to serve on Tenant under terms of this Lease, may be served upon Tenant (as an alternative to personal service upon Tenant) by mailing a copy thereof by certified or registered mail, return receipt requested, addressed to:

[Redtail Air]  
[Attn: John Ramsey - President]  
[PO Box 1009]  
[Moab, UT 84532]  
Phone: [435-259-7421]  
Email: [info@redtailaviation.com]

Or at any other such place as Tenant may designate to County in writing. Any notice or demand of any kind which Tenant may be required or desire to serve upon County under terms of this Lease, may be served upon County (as an alternative to personal service upon County) by mailing a copy thereof by certified or registered mail, return receipt requested, addressed to:

Grand County Clerks/Auditor  
125 East Center St  
Moab, Utah 84532

Or at any other such place as County may designate to Tenant in writing. Fees shall be paid to County at the address set forth in this Article 2. No successor to County's interest shall be entitled to receive Fee payments until Tenant shall have been furnished with (a) a letter signed by the grantor of such interest setting forth the name and address of the person entitled to receive such rent; and (b) a photo static copy of the deed or other instrument by which such interest passed.

#### 26. BOARDS RIGHT TO INSPECT

Tenant agrees that County may inspect the Premises at any reasonable time with respect to fire prevention and to determine the use for which the Premises are being utilized. For this purpose, Tenant agrees to furnish designated County representative with access to Tenant's hangar or other structures on the Leased Premises, and upon notice from County, correct any condition which constitutes a fire or health hazard or unauthorized use of the Premises.

#### 27. HOLDING OVER

In the event Tenant shall hold over and remain in possession of the Premises after the expiration of the Lease, without any written renewal thereof, such holding over shall not operate as a renewal or extension of this Lease but shall only create a tenancy from month to month, which may be terminated at any time by County. Rent due during such period of holdover shall be 150% of the annual rent due for the year prior to the termination of this Lease.

#### 28. COMPLIANCE WITH LAWS

Tenant agrees to abide by and conform to all of the Airport regulations, County policies, County ordinances, and actions by the Grand County Council, County and State and Federal Laws and regulations pertaining to operations and activities of Tenant at or upon the Airport, whether now in effect or hereinafter enacted. County agrees that such rules, regulations, ordinances and actions will not treat Tenant less favorably than those similarly situated as Tenant at the Airport. Tenant agrees that if it fails to correct violations of any such Airport rules and regulations, County policies, County Ordinances, actions by the County Council, State or Federal laws pertaining to Airport fire, health and safety within a reasonable time after actual notice of violation thereof from County, County may, in addition to any other remedies provided by law, statute or in equity, after reasonable time and notice, cause such violations to be cured for the account and at the expense

of Tenant, and all sums so expended by County together with twenty (20%) percent for cost of administration shall be paid by Tenant on demand or cause this Lease to be cancelled.

#### 29. ASSIGNMENT AND SUBLETTING

The Tenant shall not assign, transfer, sublet, pledge, hypothecate, surrender or otherwise encumber or dispose of this Lease or any estate created by this Lease or any interest in any portion of the same, or permit any other person, or persons, company or corporation to occupy the Premises without the prior written consent of County being first obtained and such must be made subject to the terms and conditions of this Lease. Such written consent shall not be unreasonably withheld, conditioned or delayed.

#### 30. RENEWAL OPTION

Tenant has option to renew this Lease one (1) time on the same terms and conditions for a period of five (5) additional years by giving notice in writing to County no less than thirty (30) days prior to the expiration of the Lease term.

#### 31. COSTS AND ATTORNEYS' FEES

The parties agree that in the event of default, the defaulting party agrees to pay all reasonable costs and attorney's fees and expenses in enforcing this Lease. Any action commenced concerning the provisions of this Lease shall be in Grand County, Utah.

#### 32. MISCELLANEOUS PROVISIONS

- (A) The various rights and remedies herein contained and reserved to each of the parties, shall not be considered as exclusive of any other right or remedy of such party but shall be construed as cumulative and shall be in addition to every other remedy now or hereinafter existing at law, in equity or by statute. No delay or omission of the right to exercise any power or remedy shall be construed as a waiver of any default or nonperformance or as acquiescence therein.
- (B) Nothing herein contained nor any acts of the parties hereto shall be deemed or construed by the parties hereto or by any third party as creating the relationship of principal and agent or of partnership or of joint venture between the parties hereto, it being understood and agreed that the relationship between the parties hereto is that of landlord and tenant.
- (C) It is understood and agreed that nothing herein contained shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308(a) of the Federal Aviation Act of 1958, as amended.
- (D) The headings of the several articles and sections contained herein are for convenience only and do not define, limit or construe the contents of such articles and sections. When required by the context, the singular shall include the plural and the neuter gender shall include the feminine and masculine genders and shall include a corporation, firm or association.
- (E) All negotiations and oral agreements acceptable to both parties have been incorporated herein. This Lease may not be amended or modified by any act or conduct of any of the parties or by any oral agreement which is not reduced to writing.
- (F) This Lease has been made in and shall be construed in with the laws of the State of Utah.

(G) All rights and obligations of the parties under this Lease shall bind and the benefits shall inure to their respective heirs, representatives, successors and assigns.

Witness the hands of the parties the day and year first above set forth.

ATTEST: \_\_\_\_\_  
John Ramsey, (President) Date

ATTEST: \_\_\_\_\_  
Elizabeth Tubbs, Grand County Council Chair Date

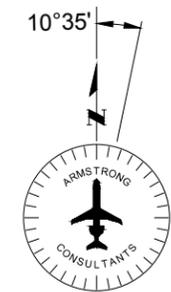
ATTEST: \_\_\_\_\_  
Diana Carroll, County Clerk Date

**Attached: Exhibit "A" Description of Lease Area**

NO.	FACILITY DESCRIPTION	TOP ELEV. (MSL-EST.)	NO.	FACILITY DESCRIPTION	TOP ELEV. (MSL-EST.)
1	TERMINAL / FBO	4583'	25	BOX HANGAR	4580'
2	PARKING GARAGE	4567'	26	BOX HANGAR	4580'
3	PARKING GARAGE	4565'	27	BOX HANGAR	4580'
4	PARKING GARAGE	4565'	28	BOX HANGAR	4580'
5	HANGAR	4586'	29	BOX HANGAR	4580'
6	WASH BAY	4580'	30	BOX HANGAR	4580'
7	BOX HANGAR	4589'	31	BOX HANGAR	4580'
8	BEACON	4619'	32	BOX HANGAR	4579'
9	PUMP HOUSE	4583'	33	BOX HANGAR	4582'
10	ARFF STATION	4595'	34	BOX HANGAR	4587'
11	BOX HANGAR	4593'	35	BOX HANGAR	4587'
12	BOX HANGAR	4593'	36	BOX HANGAR	4580'
13	BOX HANGAR	4593'	37	BOX HANGAR	4580'
14	BOX HANGAR	4593'	38	BOX HANGAR	4580'
15	BOX HANGAR	4588'	39	BOX HANGAR	4594'
16	ELECTRICAL SUBSTATION	4568'	40	FUEL FARM	4578'
17	BOX HANGAR	4590'	41	RCO BUILDING	-
18	BOX HANGAR	4592'	42	ELECTRICAL VAULT	-
19	BOX HANGAR	4589'	43	LIGHTED WIND CONE WITH SEGMENTED CIRCLE	4578'
20	BOX HANGAR	4580'	44	VOR / DME	4561'
21	BOX HANGAR	4580'	45	ASOS	4591'
22	BOX HANGAR	4580'	46	SUPPLEMENTAL WIND CONE	4554'
23	BOX HANGAR	4580'			
24	BOX HANGAR	4580'			

EXISTING  
 FUTURE  
 ELEVATIONS ARE ESTIMATED

NO.	NAME	WIDTH
1	A1 (E)	35'
2	A1 (F)	50'
3	A2 (E)(F)	38'(E) 50'(F)
4	A3 (E)	35'
5	A4 (E)	36'
6	A3 (F)	50'
7	A5 (E)	35'
8	A4 (F)	50'
9	A6 (E)	35'
10	A7 (E) A5 (F)	35'(E) 50'(F)
11	A6 (F)	50'

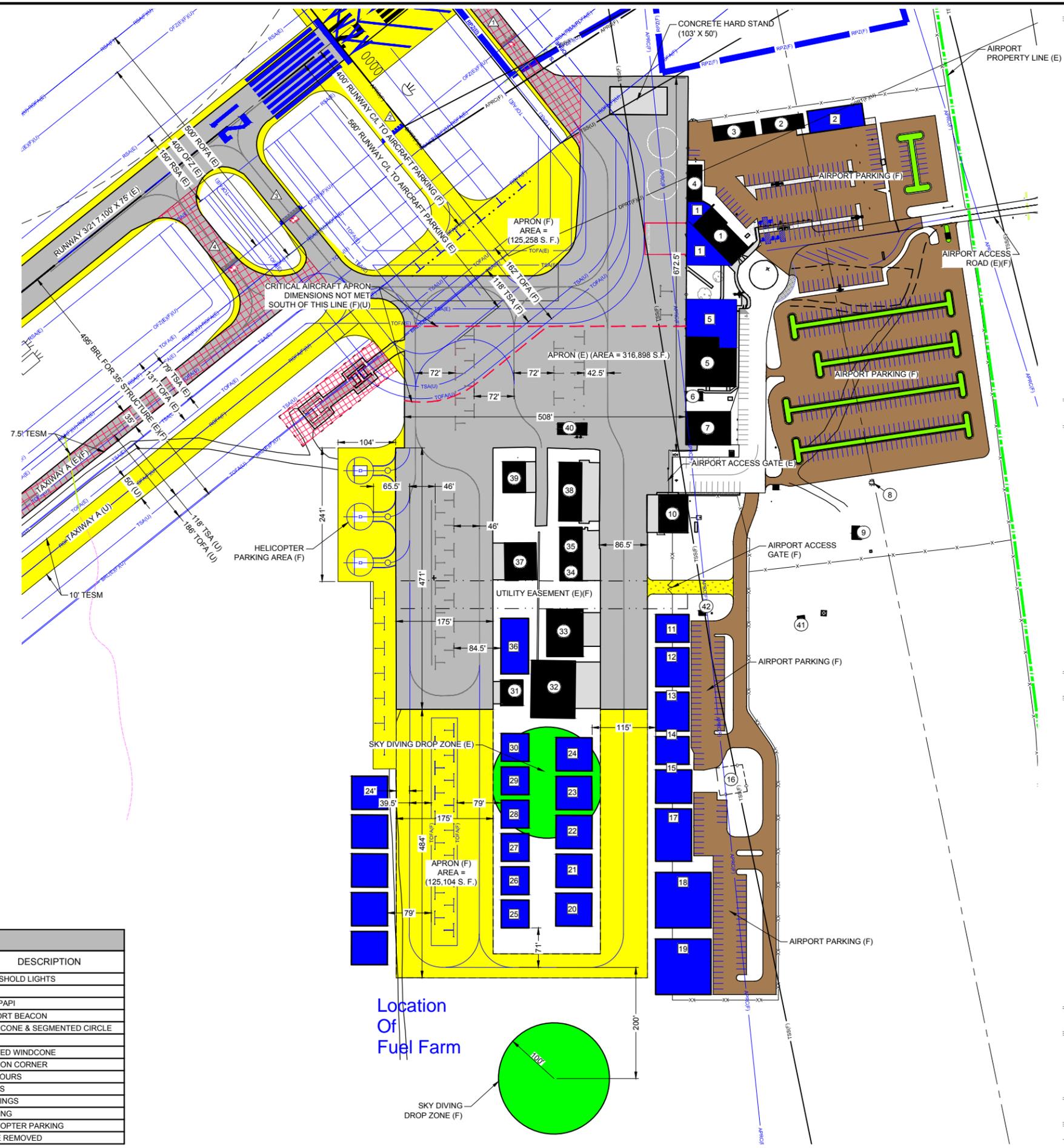


MAGNETIC NORTH SOURCE:  
 NOAA GEOPHYSICAL DATA CENTER  
 MAGNETIC DECLINATION 10°35' EAST  
 RATE OF CHANGE 0°6' WEST PER YEAR  
 OBTAINED: 02/26/15

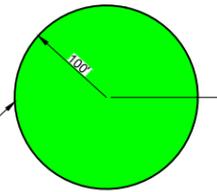


EXISTING	FUTURE	DESCRIPTION	EXISTING	FUTURE	DESCRIPTION
		AIRFIELD DEVELOPMENT (ASPHALT)			THRESHOLD LIGHTS
		STRUCTURE/FACILITIES (BUILDING)			REIL
		GRAVEL / TURF / DIRT			VASI/PAPI
		AIRPORT PROPERTY LINE (APL)			AIRPORT BEACON
		RUNWAY SAFETY AREA (RSA)			WIND CONE & SEGMENTED CIRCLE
		OBSTACLE FREE ZONE (OFZ)			ASOS
		RUNWAY OBJECT FREE AREA (ROFA)			LIGHTED WINDCONE
		RUNWAY PROTECTION ZONE (RPZ)			SECTION CORNER
		BUILDING RESTRICTION LINE (BRL)			CONTOURS
		TAXIWAY SAFETY AREA (TSA)			ROADS
		TAXIWAY OBJECT FREE AREA (TOFA)			MARKINGS
		AIRPORT REFERENCE POINT (ARP)			FENCING
		PACS/SACS MONUMENT			HELICOPTER PARKING
					TO BE REMOVED

NOTE: LEGEND DEPICTS ALP DEVELOPMENT, HOWEVER ALL SYMBOLS MAY NOT BE ON ALL PLAN SHEETS.



Location Of Fuel Farm



**ARMSTRONG**  
 PLANNING ENGINEERING CONSTRUCTION  
 COLORADO: 970.242.0101  
 ARIZONA: 602.803.7079  
 NEW MEXICO: 505.506.2192  
 www.armstrongconsultants.com

CANYONLANDS FIELD  
 GRAND COUNTY, UTAH  
 AIRPORT LAYOUT PLAN

No.	Project No.	Date	Revision / Description	File	Drwn.	Chkd.	Apprvd.
0	146251	08/2015	ORIGINAL ISSUE	6251503	GWK	JMR	JZP

TERMINAL AREA DRAWING

**Item I**

***Background:***

The terminal building has limited space that is used for commercial and general aviation. One area that gets extensive mixed-use is the pilot lounge/employee break room. As the airport continues to get busier, there are often times where commercial pilots are waiting in the terminal for several hours (3-8 hours) while their clients are doing business/playing in Grand County.

With the multi-use breakroom, it can become difficult for people to use the breakroom if there are a couple of pilots resting on the couches.

***Proposal:***

There is an unused office space in the terminal building, formerly used by airline manager. We would like to purchase 2 recliners and an office cubical divider so that on-duty pilots can rest without making the pilot lounge/break area unreasonable for other airport staff/patrons.