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OFFICIAL RECORD

Requested By:

DC/AIRPORT

Assessor's Parcel Number: N/A

Date: APRIL 17, 2007

Recording Requested By:

Name: JIM BRASWELL, MINDEN-TAHOE AIRPORT

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Real Property Transfer Tax: \$ N/A

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 5 Fee: 0.00  
BK-0407 PG- 5648 RPTT: 0.00



COMMERCIAL OPERATOR PERMIT #2007.061

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

*This cover page must be typed or legibly hand printed.*

FILED

2007.061

2007 APR 17 AM 11:53  
**SECOND AMENDMENT TO THE MINDEN-TAHOE AIRPORT**

**SOAR MINDEN, INC. COMMERCIAL OPERATOR PERMIT**

**FOR FULL-SERVICE FIXED BASE OPERATOR**

This second amendment to the Commercial Operator Permit for full-service fixed base operator dated August 2, 2001, is made on April 5, 2007, between Douglas County, by the Douglas County Board of Commissioners (County), whose address is Post Office Box 218, Minden, Nevada, 89423, and Soar Minden, Inc. (Permittee), whose address is P.O. Box 1764, Minden, Nevada, 89423, who agree as follows:

RECITALS

This amendment is made with reference to the following facts and objectives:

- a. The County entered into a written Commercial Operator Permit for full-service FBO on August 2, 2001, with Soar Minden, Inc. The agreement is recorded as document 520758, book 0801, pages 4238-4244. The Commercial Operator Permit authorizes Permittee to operate a full-service FBO at Minden-Tahoe Airport.
- b. The first amendment to the Commercial Operator Permit was approved on March 4, 2004, to add an additional 27,147 square foot land lease (LL081) to build four hangars equaling 10,000 square feet. When constructed these hangars could be used to meet the 10,000 square feet of hangar space required by the Minimum Standards in section 7 of the Commercial Operator's permit. The first amendment is recorded as document 0606963, book 0304, pages 5289-5299.
- c. The Permittee desires to amend the Commercial Operator Permit to delete the requirement to build on the east side of the airport and the parties wish to update the language of the permit.

The parties agree to amend the permit section 4 as follows:

**4. LAND AND BUILDINGS**

The Permittee has leased or agrees to lease or sublease the following property and owns or will construct or sublease the following buildings:

- A. Full-service FBO site. Permittee agrees to lease property totaling a minimum of 45,000 square feet on the airport and lease or construct a 10,000 square foot hangar, apron area, auto parking, and an aircraft parking area equipped with at least 6 tie-down spaces. Permittee has two leases, (LL063) on the east side and (LL081) on the west side of the airport. Either site may be used to meet the minimum standards requirement of a full-service FBO.



- B. Fuel operation, self-service site. Permittee has leased 2500 square feet on the main ramp (LL064) to maintain a self-service 100 LL fuel tank of 12,000 gallon capacity.
- C. Fuel operation, fuel farm site. Permittee has leased land (LL020) in the fuel farm to meet the minimum standard requirements for a full-service FBO. Permittee currently has a 12,000 gallon 100 LL fuel tank and a truck storage area and may add additional fuel storage as a part of the lease.
- D. Temporary full-service FBO site. Permittee has a current land lease (LL014) for temporary offices located at 1138 Airport Road owned by Permittee with 2,240 square feet of properly lighted, air conditioned and heated floor space for office, public lounge, rest rooms, flight instruction, air taxi or charter services, and telephone use.
- E. Temporary full-service FBO site. Permittee has subleased for hangar space of 8,300 square feet from Charles Gebhart presently used for aircraft repair and maintenance, airframe and power plant repair, which may be used until the full-service FBO site in section A is completed.
- F. Aircraft tie-down area. Permittee has a land lease (LL036) with 117,520 square feet or 2.7 acres on the eastside of the airport for aircraft tie-down and storage space.

The Permittee agrees to the following time requirements for the construction of the full-service FBO site and the fuel operation self-service site.

- A. The full-service FBO improvements for the site on the east side of the Airport must be constructed and have a certificate of occupancy within two years of the paved access and utilities of power, water and sewer becoming available within 660 feet of the parcel.
- B. The Permittee must keep the temporary office open and maintain hangar sublease and short term tie-down lease until operations are moved to the full-service FBO site. When a permanent full-service FBO site is constructed that meets the requirements of this permit and receives a certificate of occupancy, the airport manager will allow Permittee to end leases for the temporary full-service FBO site.
- C. The fuel operation self-service site must be constructed and be ready to operate within 180 days of the commencement date of the land lease.
- D. The Permittee must have both Jet A and 100LL available.



**County**

**Permittee**

**DOUGLAS COUNTY,**  
a political subdivision of the State  
of Nevada

**SOAR MINDEN, INC.**

By: *Dan C. Holler*  
Dan C. Holler  
County Manager

By: *Antonio M. Sabino*  
Antonio M. Sabino, Owner

Recommended for approval  
and approved as to content:

By: *Jim Braswell*  
Jim Braswell  
Operational Services Director

Approved as to form:

By: *Robert J. Morris*  
Robert Morris  
Deputy District Attorney

Attest:

*Barbara J. Griffin*

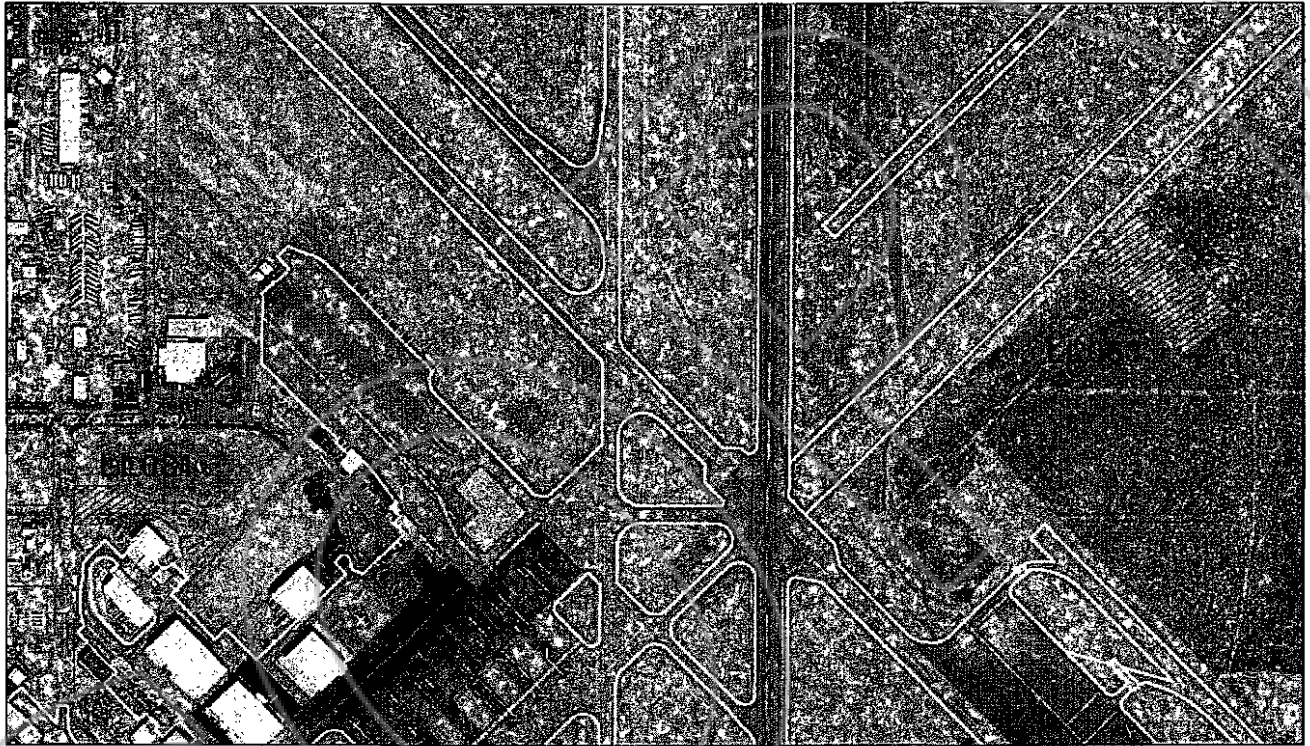
By: Barbara J. Griffin, Clerk

Date: 4-6-2007

*By: Lynch, Clerk to the Board*



Minden-Tahoe Airport -- LL063 & LL081



Print Date: 04/04/07  
Map Name: JE3251.T



The data contained herein has been compiled on a geographic information system for the use of Douglas County. The data does not represent survey information and should not be construed as a replacement for the authoritative source, i.e., maps, deeds, surveys, etc. No liability is assumed by Douglas County or MAGC as to the sufficiency or accuracy of the data.

**CERTIFIED COPY**

The document to which this certificate is attached is a full, true and correct copy of the original on file and on record in my office.

DATE: April 17 2007

B. K. Ruffen Clerk of the 9th Judicial District Court  
of the State of Nevada in and for the County of Douglas.

By Carol M. Ruffen Deputy



**SEAL**