

# MOJAVE AIR AND SPACE PORT AT RUTAN FIELD

## NOTICE OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

**Date: October 4, 2022**

**Location: Board Room**

**1434 Flightline, Mojave, California**

**Time: 2:00 p.m.**

**Zoom Video Conference**

<https://us02web.zoom.us/j/88979840593?pwd=UWxUcHRVkm1aDdnUHA1cWR0VFFMUT09>

Phone: 669 900 9128

Meeting ID: 889 7984 0593

Passcode: 277366

## AGENDA

### 1. Call to Order

- A. Pledge of Allegiance
- B. Roll Call
- C. Approval of Agenda

### 2. Community Announcements and Public Comments on Items not on the Agenda

### 3. Consent Agenda (*Staff recommends approval of consent items by one motion.*)

- A. Minutes of the Special Board Meeting of September 19, 2022
- B. Check Register dated September 28, 2022: \$20,190.31

### 4. Action Items

- A. Stienmetze – Hangar 950 – Sublet Agreement Rabideaux (Contracts Manager)
- B. Voyager Aircraft LLC. - Hangar 969 -Sublet Agreement Coleman (Counsel)

### 5. Reports

- A. Director of Administration
- B. Chief Executive Officer
- C. Board Committees

### 6. Director Comments on Items Not on the Agenda

## **7. Closed Session**

### **A. Real Property Negotiations (Govt Code 54956.8):**

Property: Hangar 78

Parties: MASP, Scaled Composites

Negotiators: CEO, legal counsel

Terms: term, rent

### **B. Real Property Negotiations (Govt Code 54956.8):**

Property: Building 10

Parties: MASP, CAPSED

Negotiators: CEO, legal counsel

Terms: Price

### **C. Existing Litigation (Govt Code 54956.9): Masten Space Systems Bankruptcy**

### **D. Potential Litigation (Govt Code 54956.9): MASP vs. B.Welton**

## **8. Closed Session Report**

### **Adjournment**

This Agenda was posted on, September 30, 2022, by Jason Buck.

Due to the COVID-19 state of emergency, the Board of Directors will conduct this meeting via Zoom Video Conference. A physical location will not be available to the public. You may participate in the meeting by using the call-in number specified in this Notice of Meeting or access the web page above. If you wish to speak to an item on the agenda, please inform the Board Chair when he asks for public comment. The Board's normal rules for public comment apply: speakers are limited to 3 minutes per item. You may also email comments to [Lynn@mojaveairport.com](mailto:Lynn@mojaveairport.com) prior to the start of the meeting, and your comment(s) will be distributed to the directors at the meeting.

When joining the meeting via Zoom, you will need a microphone to participate in the discussion.

- **KEEP YOUR MIC MUTED** at all times that you are not making a comment in order to minimize noise during the meeting. Unmute only to make a comment on an agenda item.
- The general rules regarding public comment apply to those using zoom.
- Comments may also be made in the zoom chat function or via email to the Board Clerk at [Lynn@mojaveairport.com](mailto:Lynn@mojaveairport.com) prior to the start of the meeting.

**If you need special assistance to participate in the meeting, please contact [Lynn Johansen at Lynn@mojaveairport.com](mailto:Lynn@mojaveairport.com), and the District will attempt to accommodate your need.**

ADA Notice: Persons desiring disability-related accommodations should contact the District no later than forty-eight hours prior to the meeting. Persons needing an alternative format of the agenda because of a disability should notify the District no later than seventy-two hours prior to the meeting. All inquiries/requests can be made by phone at (661) 824-2433, in person at 1434 Flightline, Mojave, CA, or via email to [Lynn@mojaveairport.com](mailto:Lynn@mojaveairport.com)

Copy of Records: Copies of public records related to open session items are available at the administrative office of the District at 1434 Flightline, Mojave, CA.

Public Comments: Members of the public may comment on items on the agenda before the Board takes action on that item, or for closed session items, before the Board goes into closed session. Comments on items not on the agenda, and over which the Board has jurisdiction, may be made under “Public Comments on Items not on the Agenda,” but the Board may not take action on any issues raised during this time. All comments by members of the public are limited to three minutes.

**MISSION STATEMENT**

**FOSTER AND MAINTAIN OUR RECOGNIZED AEROSPACE PRESENCE WITH A  
PRINCIPLE FOCUS AS THE WORLD’S PREMIER CIVILIAN AEROSPACE TEST CENTER  
WHILE SEEKING COMPATIBLY DIVERSE BUSINESS AND INDUSTRY**

## **BOARD OF DIRECTORS**

### **MINUTES OF THE SPECIAL MEETING ON SEPTEMBER 19, 2022.**

#### **1. CALL TO ORDER**

The meeting was called to order on Monday September 19, 2022, at 2:00 p.m. by Director Barney.

**A. Pledge of Allegiance:** Counsel Nave led those assembled in the Pledge of Allegiance.

**B. Roll Call:**

**Directors present in person:** Balentine, Barney, and Coleman

**Directors absent:** Morgan

**Staff:** Acting CEO Reid, DOA Rawlings, District Counsel Navé, Lynn Johansen.

**Others present via Zoom:** Unidentified

**C. Approval of Agenda:** Upon motion by Director Balentine, seconded by Director Coleman, The Board unanimously approved the agenda.

#### **2. Community Announcements/Public Comments not on the Agenda**

Director Barney announced the passing of Brian Binnie and commented on his incredible contributions to aerospace and the nation. Director Barney commented on the Reno Air Races conclusion. Director Barney also mentioned SETP coming up within the week.

#### **3. Consent Agenda**

Upon Motion by Director Balentine, seconded by Director Coleman, the Board unanimously approved the Consent Agenda.

A. Minutes of the Regular Board Meeting of September 6,2022

B. Check Register dated September 13,2022; \$36,000.00

#### **4. Action Items**

A. Adoption of Resolution Regarding Remote Meetings (Counsel)

Counsel Navé briefed the directors on this resolution. After discussion, upon Motion by Director Coleman, seconded by Director Barney, the board unanimously approved the Resolution Regarding Remote Meetings RES# 22-09-846.

B. KEDC/EKEA Appointment (CEO)

Acting CEO Reid briefed the directors on the appointment of the KEDC/EKEA. After discussion, Upon motion by Director Barney to appoint Director Balentine to take the KEDC/EKEA, seconded by Director Coleman, the board unanimously approved Director Balentine's appointment to the open seat.

#### **5. Reports**

A. Chief Executive Officer

Acting CEO Reid presented the CEO report. Acting CEO Reid discussed rental rates, the repercussions for charging the wrong rates, and the importance of ensuring MASP is charging the correct rates.

- B. Board Committees  
No Standing Board Committees

**6. Director Comments on Items Not on the Agenda**

Director Barney discussed group insurance questions with Counsel.

**7. Closed Session**

- A. Real Property Negotiations (Govt Code 54956.8):  
Property: Hangar 78  
Parties: MASP, Scaled Composites  
Negotiators: CEO, legal counsel  
Terms: term, rent
- B. Potential Litigation (Govt Code 54956.9): MASP v. Scaled Composites
- C. Real Property Negotiations (Govt Code 54956.8):  
Property: Building 10  
Parties: MASP, CAPSED  
Negotiators: CEO, legal counsel  
Terms: Price
- D. Existing Litigation (Govt Code 54956.9): Masten Space Systems Bankruptcy

**8. Closed Session Report**

In closed session, the Board discussed Real Property Negotiations for Hangar 78 and Building 10, but no action was taken. The Board also discussed potential litigation involving Scaled Composites, but no action was taken. Counsel updated the board on the Masten Space Systems Bankruptcy. No other items were discussed.

**ADJOURNMENT**

There being no further business to come before the Board, the chair adjourned the meeting at 3:34 p.m.

\_\_\_\_\_  
Diane Barney, President

ATTEST

\_\_\_\_\_  
Jimmy R. Balentine, Secretary

Date: Wednesday, September 28,  
 Time: 11:27AM  
 User: CPANKO

**Mojave Air & Space Port**  
**Check Register - Standard**  
 Period: 04-23 As of: 9/28/2022

Page: 1 of 1  
 Report: 03630.rpt  
 Company: MASP

Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
<b>Company: MASP</b>										
Acct / Sub:	101000		1200							
062771	CK	10/4/2022	1314 Mead & Hunt	04-23	051783	VO	336807/ENG	8/8/2022	0.00	4,901.50
062772	CK	10/4/2022	1314 Mead & Hunt	04-23	051798	VO	337865	9/22/2022	0.00	5,057.59
062773	CK	10/4/2022	1314 Mead & Hunt	04-23	051799	VO	337743	9/21/2022	0.00	8,201.22
062774	CK	10/4/2022	1314 Mead & Hunt	04-23	051806	VO	337009	9/13/2022	0.00	2,030.00

Check Count: 4

**Acct Sub Total: 20,190.31**

Check Type	Count	Amount Paid
Regular	4	20,190.31
Hand	0	0.00
Electronic Payment	0	0.00
Void	0	0.00
Stub	0	0.00
Zero	0	0.00
Mask	0	0.00
<b>Total:</b>	<b>4</b>	<b>20,190.31</b>

**Company Disc Total 0.00      Company Total 20,190.31**



## STAFF MEMORANDUM

**TO:** Board of Directors

**FROM:** Lynn Johansen, Contracts Manager

**SUBJECT:** Justin Stinemetze – Hangar 950 Consent to Sublease

**MEETING DATE:** October 4, 2022

---

### **Background:**

Justin Stinemetze, owner of Hangar 950 is under a 20-year contract effective February 1, 2012 with (1) 5 year option. Mr. Stinemetze is requesting consent to Sublease his hangar to Jacob Rabideau. Mr. Stinemetze is also subletting to Zach Reeder under an approved sublet agreement from November 6, 2018.

### **Impacts:**

Fiscal: None  
Environmental: None  
Legal: None

### **Recommended Action:**

Staff recommends approval of the Consent to Sublease.

## CONSENT TO SUBLEASE

This Consent to Sublease is made as of October 4, 2022 by master landlord Mojave Air and Space Port ("District"), a public entity, Justin Steinmetze, Owner, as Sublandlord, and Jacob Rabideaux, as Subtenant, for the premises commonly known as Land under Hangar 950 located at 17265 Roper St., Mojave, California ("Sublease Premises"), that Sublandlord leases from Mojave Air and Space Port ("District"), under that lease dated February 1, 2012, as may be amended (collectively, "Master Lease").

District consents to the subletting of the Sublease Premises by Sublandlord to Subtenant as set forth in the Sublease, attached hereto as Attachment 1, subject to the following mutual agreements between District, Sublandlord, and Subtenant:

### **1. Character of Consent**

This Consent is not, and will not be, deemed or construed as, a consent to any future sublease, a consent to any other assignment, subletting, or other transfer, a consent to a sublease term beyond the term of the Master Lease, or a renewal or extension of the Sublease. This Consent is not, and will not be deemed or construed to modify, waive, or affect any of the provisions, covenants, or conditions of the Master Lease, waive any breach of the Master Lease or any of the rights of District, or enlarge or increase District's obligations under the Master Lease.

### **2. Scope and Conditions of Consent**

In granting this Consent, it is understood and agreed that (a) District does not consent to or approve of any term, provision, covenant, or condition in the Sublease, and District will not be bound by the Sublease, (b) no rights will be granted to Subtenant under the Sublease that are greater than those granted to Sublandlord under the Master Lease, and (c) the Sublease will be subordinate to the Master Lease and this District's Consent; in the event of any conflict between the terms and provisions of the Master Lease or this District's Consent and the terms and provisions of the Sublease, the terms and provisions of the Master Lease or the District's Consent, as applicable, will prevail.

### **3. Assumption of Sublandlord's Obligations**

For the benefit of District and Sublandlord, Subtenant expressly assumes and agrees to perform and comply with every obligation of Sublandlord under the Master Lease applicable to the Sublease Premises, including, without limitation, Sublandlord's obligation to indemnify District pursuant to Section 9.4 of the Master Lease. Neither this assumption by Subtenant, the Sublease, nor this District's Consent will release or discharge Sublandlord from any liability under the Master Lease, including, without limitation, the payment of rent and other amounts when due under the Master Lease, and Sublandlord will remain liable and responsible for the full performance and observance of all the provisions, covenants, and conditions in the Master Lease to be performed and observed by Sublandlord. Sublandlord will not be released from any liability under the Master Lease because of District's failure to give notice of default under or in



respect of any of the terms, covenants, conditions, provisions, or agreements by the Master Lease. Any breach or violation of any provision of the Master Lease by Sublandlord or Subtenant, or both, constitutes a default by Sublandlord under the Master Lease. District may proceed directly against Sublandlord without first exhausting District's remedies against Subtenant, or District may proceed directly against Subtenant without exhausting District's remedies against Sublandlord.

#### **4. Obligations of District**

District will not be liable for any cost or obligation of any kind arising in connection with the Sublease, including, without limitation, brokerage commissions, improvements to the Sublease Premises, or the security deposit required to be made by Subtenant under the Sublease. Sublandlord and Subtenant jointly and severally agree to indemnify, protect, defend, and hold District harmless from all claims, losses, liabilities, costs, and expenses, including attorney's fees, that District may incur as a result of any claim to pay any person or entity any commission, finder's fee, or other charge in connection with the Sublease. Further, Subtenant warrants that Subtenant has dealt with no brokers in this transaction..

#### **5. Termination of Sublease**

On the effective date of the expiration of the term of the Master Lease, or Sublandlord's surrender of the premises under the Master Lease to District, the Sublease and its term will immediately terminate, and Subtenant must vacate the Sublease Premises on or before the effective date of the termination. If Subtenant fails to vacate the Sublease Premises, District will be entitled to all the rights and remedies available to a landlord against a tenant wrongfully holding over after expiration of the term of a lease without consent, including, without limitation, the rights and remedies available to District under the Master Lease. District will not be liable to Sublandlord or Subtenant for any claim or damage because of the termination.

#### **6. Continuation of Sublease**

Regardless of anything stated in Section 5 above, if the Master Lease expires or terminates for any reason during the term of the Sublease, or if the Sublandlord surrenders the Master Lease to District during the term of the Sublease, District has the option, on written notice delivered to Subtenant not more than thirty (30) days after the effective date of the expiration, termination, or surrender, and without any additional or further agreement of any kind by Subtenant, to elect to continue the Sublease with the same effect as if District and Subtenant had entered into a lease for that date and for a term equal to the then unexpired term of the Sublease, and on the same terms and conditions in the Sublease. In that event, Subtenant will attorn to District, and District and Subtenant will have the same rights, obligations, and remedies under the Sublease as were had by Sublandlord and Subtenant. However, in no event will District (a) be liable for any act or omission of Sublandlord, (b) be subject to any offsets or defenses that Subtenant had or might have against Sublandlord, (c) be obligated to cure any default of Sublandlord that occurred prior to the time that District succeeded to the interest of Sublandlord under the Sublease, (d) be bound by any payment of rent or other payment paid by

Subtenant to Sublandlord in advance of any periods reserved for that in the Sublease, (e) be bound by any modification or amendment of the Sublease made without the written consent of District, or (f) be liable for the return of any security deposit not actually received by District. Neither District's election under this section nor its acceptance of any rent from Subtenant will be deemed a waiver by District of any provisions of the Master Lease and this District's Consent.

### **7. Compliance with Sublease**

If District elects to continue the Sublease pursuant to Section 6, Subtenant will observe and perform (a) each of the terms, covenants, and conditions of the Sublease that District designates to be observed and performed, and (b) any other terms, covenants, and conditions to which the parties may agree.

### **8. Insurance**

Subtenant will carry the insurance policies required to be carried by Sublandlord pursuant to Article 9. Insurance of the Master Lease and will deliver evidence of that to District prior to occupancy. The insurance will (a) name District and Sublandlord as additional insured; and (b) provide that the policy will not be subject to cancellation or change except after thirty (30) days' prior written notice to District and Sublandlord.

### **9. Absolute Assignment of Rents**

Sublandlord unconditionally assigns to District all rents now due, or which may later become due, under the Sublease (collectively, "Rents"). Sublandlord acknowledges that the assignment is present, absolute, and unconditional. Accordingly, District will have the right to collect the Rents and to apply them in payment of any sums payable by Sublandlord under the Master Lease. However, Sublandlord will have a license to collect the Rents until the occurrence of an act of default by Sublandlord under the Master Lease. If the act of default occurs, Sublandlord's right to collect the Rent will be suspended until the default is cured. During the period in which Sublandlord's right to collect the Rents is suspended, District, as assignee and attorney-in-fact for Sublandlord under the Master Lease, or a receiver for Sublandlord appointed pursuant to District's application, will have the right to collect the Rents and apply them toward Sublandlord's obligations under the Master Lease. District's acceptance of any payment on account of Rent from Subtenant as a result of any act of default does not release Sublandlord from any liability under the terms, covenants, conditions, provisions, or agreement under the Master Lease.

### **10. Excess Rents**

Sublandlord will pay to District fifty percent (50%) of the difference between (a) the rent payable by Subtenant to Sublandlord under the Sublease and (b) the base monthly rent payable by Sublandlord to District with respect to the Sublease Premises under the Master Lease. The Sublease "rent" shall include all payments made by Subtenant to Sublandlord for subleasing of the Sublease Premises. Sublandlord will submit such payment to District on the first day of each

month with Sublandlord's rent payment to District. Sublandlord shall immediately notify District of any change in the rental amount of the Sublease.

**11. No Consent to Alterations**

Sublandlord and Subtenant acknowledge: (a) that District's Consent is not a consent to any improvement or alteration work being performed in the Sublease Premises; (b) that District's Consent must be separately sought and will not necessarily be given with regard to alteration work being performed in the Sublease Premises; and (c) and that if consent is given it will be subject to Sublandlord's signing District's standard form of Agreement with respect to work being performed by persons other than District, unless otherwise agreed to in writing by District.

**12. Legal**

This Consent is made and to be performed in Kern County, California, and the parties irrevocably consent to the jurisdiction of the appropriate federal or state court located in that County. In any legal action or proceeding arising from this Consent, the prevailing party shall be awarded its cost, expenses, and fees, including reasonable attorney fees, incurred in the action or proceeding, on appeal, and/or in the enforcement of a judgment.

**13. Notices**

Any notices to be given under this Consent shall be delivered via US Mail or personal delivery to the following:

District:

Mojave Air and Space Port  
Attn: Contracts Manager  
1434 Flightline  
Mojave, CA 93505

Sublandlord:

Justin Stienmetze  
15972 Rexroth  
Mojave, CA 93501

Subtenant:

Jacob Rabideau  
21525 Golden Hills Blvd. Unit C  
Tehachapi, CA

This Consent is effective as of the date first written above:

Mojave Air and Space Port

Justin Stienmetze

By \_\_\_\_\_  
Tim Reid  
Acting CEO

By \_\_\_\_\_  
Justin Steinmetze  
Hangar Owner

Jacob Rabideau

By \_\_\_\_\_  
Jacob Radideau  
Subtenant



## STAFF MEMORANDUM

**TO:** Board of Directors

**FROM:** Scott Nave, Counsel

**SUBJECT:** Voyager Aircraft, LLC (Richard Rutan)–Hangar 969  
Consent to Sublease

**MEETING DATE:** October 4, 2022

---

### **Background:**

Dick Rutan, owner of Hangar 969 is under a 15-year contract effective February 1, 2015, with (3) 5-year options. Mr. Rutan is requesting consent to Sublease his hangar to Charles Coleman. As Mr. Coleman is a Board Director of Mojave Air & Space Port; the District did seek advice from the State of California Fair Political Practices Commission (FPPC) in this matter. Under the FPPC guidelines pertaining to this specific case, Mr. Coleman is eligible to Sublease a hangar from Mr. Rutan while serving as a Board of Director.

### **Impacts:**

Fiscal: None  
Environmental: None  
Legal: None

### **Recommended Action:**

Staff recommends approval of the Consent to Sublease.

## CONSENT TO SUBLEASE

This Consent to Sublease is made as of October 4, 2022 by master landlord Mojave Air and Space Port ("District"), a public entity, Voyager Aircraft, LLC (Richard Rutan), Owner, as Sublandlord, and Charles Coleman, as Subtenant, for the premises commonly known as Land under Hangar 969 located at 17172 Roper St., Mojave, California ("Sublease Premises"), that Sublandlord leases from Mojave Air and Space Port ("District"), under that lease dated February 1, 2015, as may be amended (collectively, "Master Lease").

District consents to the subletting of the Sublease Premises by Sublandlord to Subtenant as set forth in the Sublease, attached hereto as Attachment 1, subject to the following mutual agreements between District, Sublandlord, and Subtenant:

### **1. Character of Consent**

This Consent is not, and will not be, deemed or construed as, a consent to any future sublease, a consent to any other assignment, subletting, or other transfer, a consent to a sublease term beyond the term of the Master Lease, or a renewal or extension of the Sublease. This Consent is not, and will not be deemed or construed to modify, waive, or affect any of the provisions, covenants, or conditions of the Master Lease, waive any breach of the Master Lease or any of the rights of District, or enlarge or increase District's obligations under the Master Lease.

### **2. Scope and Conditions of Consent**

In granting this Consent, it is understood and agreed that (a) District does not consent to or approve of any term, provision, covenant, or condition in the Sublease, and District will not be bound by the Sublease, (b) no rights will be granted to Subtenant under the Sublease that are greater than those granted to Sublandlord under the Master Lease, and (c) the Sublease will be subordinate to the Master Lease and this District's Consent; in the event of any conflict between the terms and provisions of the Master Lease or this District's Consent and the terms and provisions of the Sublease, the terms and provisions of the Master Lease or the District's Consent, as applicable, will prevail.

### **3. Assumption of Sublandlord's Obligations**

For the benefit of District and Sublandlord, Subtenant expressly assumes and agrees to perform and comply with every obligation of Sublandlord under the Master Lease applicable to the Sublease Premises, including, without limitation, Sublandlord's obligation to indemnify District pursuant to Section 9.4 of the Master Lease. Neither this assumption by Subtenant, the Sublease, nor this District's Consent will release or discharge Sublandlord from any liability under the Master Lease, including, without limitation, the payment of rent and other amounts when due under the Master Lease, and Sublandlord will remain liable and responsible for the full performance and observance of all the provisions, covenants, and conditions in the Master Lease to be performed and observed by Sublandlord. Sublandlord will not be released from any liability under the Master Lease because of District's failure to give notice of default under or in

respect of any of the terms, covenants, conditions, provisions, or agreements by the Master Lease. Any breach or violation of any provision of the Master Lease by Sublandlord or Subtenant, or both, constitutes a default by Sublandlord under the Master Lease. District may proceed directly against Sublandlord without first exhausting District's remedies against Subtenant, or District may proceed directly against Subtenant without exhausting District's remedies against Sublandlord.

#### **4. Obligations of District**

District will not be liable for any cost or obligation of any kind arising in connection with the Sublease, including, without limitation, brokerage commissions, improvements to the Sublease Premises, or the security deposit required to be made by Subtenant under the Sublease. Sublandlord and Subtenant jointly and severally agree to indemnify, protect, defend, and hold District harmless from all claims, losses, liabilities, costs, and expenses, including attorney's fees, that District may incur as a result of any claim to pay any person or entity any commission, finder's fee, or other charge in connection with the Sublease. Further, Subtenant warrants that Subtenant has dealt with no brokers in this transaction..

#### **5. Termination of Sublease**

On the effective date of the expiration of the term of the Master Lease, or Sublandlord's surrender of the premises under the Master Lease to District, the Sublease and its term will immediately terminate, and Subtenant must vacate the Sublease Premises on or before the effective date of the termination. If Subtenant fails to vacate the Sublease Premises, District will be entitled to all the rights and remedies available to a landlord against a tenant wrongfully holding over after expiration of the term of a lease without consent, including, without limitation, the rights and remedies available to District under the Master Lease. District will not be liable to Sublandlord or Subtenant for any claim or damage because of the termination.

#### **6. Continuation of Sublease**

Regardless of anything stated in Section 5 above, if the Master Lease expires or terminates for any reason during the term of the Sublease, or if the Sublandlord surrenders the Master Lease to District during the term of the Sublease, District has the option, on written notice delivered to Subtenant not more than thirty (30) days after the effective date of the expiration, termination, or surrender, and without any additional or further agreement of any kind by Subtenant, to elect to continue the Sublease with the same effect as if District and Subtenant had entered into a lease for that date and for a term equal to the then unexpired term of the Sublease, and on the same terms and conditions in the Sublease. In that event, Subtenant will attorn to District, and District and Subtenant will have the same rights, obligations, and remedies under the Sublease as were had by Sublandlord and Subtenant. However, in no event will District (a) be liable for any act or omission of Sublandlord, (b) be subject to any offsets or defenses that Subtenant had or might have against Sublandlord, (c) be obligated to cure any default of Sublandlord that occurred prior to the time that District succeeded to the interest of Sublandlord under the Sublease, (d) be bound by any payment of rent or other payment paid by

Subtenant to Sublandlord in advance of any periods reserved for that in the Sublease, (e) be bound by any modification or amendment of the Sublease made without the written consent of District, or (f) be liable for the return of any security deposit not actually received by District. Neither District's election under this section nor its acceptance of any rent from Subtenant will be deemed a waiver by District of any provisions of the Master Lease and this District's Consent.

### **7. Compliance with Sublease**

If District elects to continue the Sublease pursuant to Section 6, Subtenant will observe and perform (a) each of the terms, covenants, and conditions of the Sublease that District designates to be observed and performed, and (b) any other terms, covenants, and conditions to which the parties may agree.

### **8. Insurance**

Subtenant will carry the insurance policies required to be carried by Sublandlord pursuant to Article 9. Insurance of the Master Lease and will deliver evidence of that to District prior to occupancy. The insurance will (a) name District and Sublandlord as additional insured; and (b) provide that the policy will not be subject to cancellation or change except after thirty (30) days' prior written notice to District and Sublandlord.

### **9. Absolute Assignment of Rents**

Sublandlord unconditionally assigns to District all rents now due, or which may later become due, under the Sublease (collectively, "Rents"). Sublandlord acknowledges that the assignment is present, absolute, and unconditional. Accordingly, District will have the right to collect the Rents and to apply them in payment of any sums payable by Sublandlord under the Master Lease. However, Sublandlord will have a license to collect the Rents until the occurrence of an act of default by Sublandlord under the Master Lease. If the act of default occurs, Sublandlord's right to collect the Rent will be suspended until the default is cured. During the period in which Sublandlord's right to collect the Rents is suspended, District, as assignee and attorney-in-fact for Sublandlord under the Master Lease, or a receiver for Sublandlord appointed pursuant to District's application, will have the right to collect the Rents and apply them toward Sublandlord's obligations under the Master Lease. District's acceptance of any payment on account of Rent from Subtenant as a result of any act of default does not release Sublandlord from any liability under the terms, covenants, conditions, provisions, or agreement under the Master Lease.

### **10. Excess Rents**

Sublandlord will pay to District fifty percent (50%) of the difference between (a) the rent payable by Subtenant to Sublandlord under the Sublease and (b) the base monthly rent payable by Sublandlord to District with respect to the Sublease Premises under the Master Lease. The Sublease "rent" shall include all payments made by Subtenant to Sublandlord for subleasing of the Sublease Premises. Sublandlord will submit such payment to District on the first day of each



month with Sublandlord's rent payment to District. Sublandlord shall immediately notify District of any change in the rental amount of the Sublease.

**11. No Consent to Alterations**

Sublandlord and Subtenant acknowledge: (a) that District's Consent is not a consent to any improvement or alteration work being performed in the Sublease Premises; (b) that District's Consent must be separately sought and will not necessarily be given with regard to alteration work being performed in the Sublease Premises; and (c) and that if consent is given it will be subject to Sublandlord's signing District's standard form of Agreement with respect to work being performed by persons other than District, unless otherwise agreed to in writing by District.

**12. Legal**

This Consent is made and to be performed in Kern County, California, and the parties irrevocably consent to the jurisdiction of the appropriate federal or state court located in that County. In any legal action or proceeding arising from this Consent, the prevailing party shall be awarded its cost, expenses, and fees, including reasonable attorney fees, incurred in the action or proceeding, on appeal, and/or in the enforcement of a judgment.

**13. Notices**

Any notices to be given under this Consent shall be delivered via US Mail or personal delivery to the following:

District:

Mojave Air and Space Port  
Attn: Contracts Manager  
1434 Flightline  
Mojave, CA 93505

Sublandlord:

Voyager Aircraft, LLC  
4305 E. Mulan Trail Rd.  
Coeur d'Alene, ID 83814

Subtenant:

Chuck Coleman  
P.O. Box 1073  
Mojave, CA 93502

This Consent is effective as of the date first written above:

Mojave Air and Space Port

Voyager Aircraft, LLC.

By \_\_\_\_\_  
Tim Reid  
Acting CEO

By \_\_\_\_\_  
Richard Rutan  
Agent

Charles Coleman

By \_\_\_\_\_  
Charles Coleman  
Subtenant

**Mojave Air & Space Port  
Treasurer's Report  
For the month ended August 31, 2022**

	<u>General</u>	<u>County Treasury</u>	<u>LAIF</u>	<u>Total</u>
<b>Beginning Balance</b>	<b><u>\$ 3,570,898.80</u></b>	<b><u>\$ 1,813,794.42</u></b>	<b><u>\$ 4,196,080.87</u></b>	<b><u>\$ 9,580,774.09</u></b>
Receipts:				
Operating Revenues	1,562,331.06	-	-	1,562,331.06
Interest Income	125.89	-	-	125.89
Tax Proceeds	-	-	-	-
<b>Total Receipts</b>	<b><u>1,562,456.95</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>1,562,456.95</u></b>
Expenditures:				
Operating Expenses	(1,848,686.72)	-	-	(1,848,686.72)
Project Expenses	-	-	-	-
<b>Total Expenditures</b>	<b><u>(1,848,686.72)</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>(1,848,686.72)</u></b>
Transfers:				
Between General and County Treasury	-	-	-	-
Between General and LAIF	-	-	-	-
<b>Total Transfers</b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>
<b>Ending Balance</b>	<b><u>\$ 3,284,669.03</u></b>	<b><u>\$ 1,813,794.42</u></b>	<b><u>\$ 4,196,080.87</u></b>	<b><u>\$ 9,294,544.32</u></b>

The Mojave Air & Space Port unencumbered cash is on deposit bearing interest at various rates, in accordance with the District's Investment Policy.

**MOJAVE AIR & SPACE PORT**  
**Revenue and Expense by Function**  
**For the Two Months Ending Wednesday, August 31, 2022**

Description	Rents & Leases Aviation	Rents & Leases Non-aviation	Flight Related Activities	Non-flight Related Activities	Total
<b>Operating Revenue</b>					
Fuel Sales & Services	-	-	642,152	-	642,152
Cost of Fuel & Lubricants Sold	-	-	479,021	-	479,021
<b>Gross Profit on Fuel Sales &amp; Services</b>					
	-	-	<b>163,131</b>	-	<b>163,131</b>
Rents & Leases	944,944	323,959	2,565	6,248	1,277,716
Other Revenue	-	-	10,186	54,164	64,350
<b>Total Operating Revenue</b>	<b>944,944</b>	<b>323,959</b>	<b>175,882</b>	<b>60,412</b>	<b>1,505,197</b>
<b>Operating Expense</b>					
Salaries & Benefits	196,755	137,048	176,463	83,553	593,820
Noncapitalized Equipment	3,036	3,055	1,820	2,713	10,624
Supplies	8,038	5,074	12,844	1,899	27,856
Licensing & Software	2,764	1,977	600	914	6,256
Communications	4,973	1,810	2,485	2,053	11,321
Training & Travel	64	64	64	8,786	8,978
Permits & Fees	-	-	2,574	-	2,574
Repairs & Maintenance	63,639	28,206	75,252	1,350	168,447
Engineering Services	32,701	15,266	9,069	5,971	63,007
Legal & Accounting Services	26,584	-	-	18,079	44,663
Operating Services	1,420	1,340	76,028	-	78,788
Bad Debts	-	-	-	-	-
Dues & Subscriptions	3,079	75	75	2,815	6,044
Insurance	16,479	16,479	16,479	16,479	65,917
Marketing	660	463	463	10,058	11,644
Rent Expense	64	32	8,887	560	9,543
Utilities	19,463	35,616	12,307	12,431	79,818
Tenant Retention	928	928	-	-	1,857
Miscellaneous	306	291	6,601	2,263	9,461
Depreciation	142,889	804	263,415	2,407	409,514
Expense Reimbursements	-	-	(8,389)	(11,001)	(19,389)
<b>Total Operating Expense</b>	<b>523,844</b>	<b>248,529</b>	<b>657,039</b>	<b>161,331</b>	<b>1,590,742</b>
<b>Excess (Deficit) of Operating Revenue over Operating Expense</b>	<b>421,100</b>	<b>75,430</b>	<b>(481,157)</b>	<b>(100,919)</b>	<b>(85,546)</b>
<b>Nonoperating Revenue</b>					
Property Taxes	2,601	867	-	-	3,467
Interest Income	-	-	-	4,571	4,571
<b>Total Nonoperating Revenue</b>	<b>2,601</b>	<b>867</b>	<b>-</b>	<b>4,571</b>	<b>8,038</b>
<b>Excess (Deficit) of Revenue over Expense</b>	<b>423,701</b>	<b>76,296</b>	<b>(481,157)</b>	<b>(96,348)</b>	<b>(77,508)</b>
<b>FAA Projects</b>					
FAA Projects Expense	-	-	-	318,389	318,389
<b>Excess (Deficit) of FAA Projects Revenue over FAA Projects Expense</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(318,389)</b>	<b>(318,389)</b>
<b>Reserve Designations</b>					
Infrastructure Projects	-	-	-	16,707	16,707
Building Improvements	-	-	-	44,501	44,501
Equipment	-	-	-	104,018	104,018
<b>Total Reserve Designations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>165,226</b>	<b>165,226</b>

# Mojave Air & Space Port

## Fuel Inventory Report

AUGUST 2022

<b>JET A</b>		
Beginning Inventory	76,182	
Gallons Delivered		
Gallons Purchased	78,518	
Defuels	-	
Total Gallons Delivered	78,518	
Gallons Pumped		
Gallons Sold	81,551	
Refuels	-	
Tank farm/Line truck sumps	14	
Delivery Samples	50	
Total Gallons Pumped	81,615	
Ending Inventory	69,673	
Physical Check	76,182	
Inventory Value at	4.39	<b>\$334,438.98</b>

<b>AVGAS</b>		
Beginning Inventory		11,208
Gallons Delivered		
Gallons Purchased		-
Gallons Pumped		
Gallons Sold		3,322
Tank farm/Line truck sumps		5
Delivery Samples		-
Total Gallons Pumped		3,327
Ending Inventory		7,881
Physical Check		7,730
Inventory Value at	5.72	<b>\$44,215.60</b>

<b>LUBRICANTS</b>		
Beginning Inventory	230	
Quarts Purchased	0	
Quarts Sold	6	
Ending Inventory	224	
Physical Check	224	
Aeroshell 100; 100W; 15/50 Multi		
114 @ \$8.35; 43 @ \$8.35; 73 @ \$11.29		<b>\$2,135.12</b>

<b>PRIST</b>		
Beginning Inventory		117
Cans Purchased		0
Cans Sold		0
Ending Inventory		117
Physical Check - Cans		117
Physical Check - Bulk		9.6
117 CANS @ \$7.40; 9.6 (2.3) Gallons @ 60.90		<b>\$1,497.24</b>

<b>UNLEADED FUEL</b>		
Beginning Inventory	832.0	
Gallons Purchased	463.0	
Gallons Used	657.0	
Ending Inventory	638.0	
Physical Check	561.6	
Inventory Value at	\$4.77	<b>\$2,678.27</b>

<b>DIESEL FUEL</b>		
Beginning Inventory		926.0
Gallons Purchased		0.0
Gallons Used		288.2
Ending Inventory		637.8
Physical Check		644.8
Inventory Value at	\$5.31	<b>\$3,423.24</b>

**AUGUST 2022 Fuel Inventory      \$388,388.45**

**AUGUST Gallons Sold      84,873**  
**Year to Date      122,239**

**Mojave Air & Space Port**  
**Customers Over 90 Days Past Due**

	<b>1-30 Days</b>	<b>31-60 Days</b>	<b>61-90 Days</b>	<b>90+ Days</b>	<b>TOTAL</b>	<b>Comments</b>
Dean Soest	300.00	452.27	492.53	3,746.58	4,991.38	Has moved one of the planes- Working with Legal
<b>Aged AR as of 9/29/2022</b>	<b>618,046.72</b>	<b>31,320.00</b>	<b>29,811.54</b>	<b>3,746.58</b>	<b>682,924.84</b>	

2022																																							
	January	February	March	April	May	June	July	August	September	October	November	December																											
<b>Total Income</b>	\$ 14,393.35	\$ 14,162.96	\$ 16,587.75	\$ 13,722.36	\$ 15,977.22	\$ 16,372.83	\$ 15,186.16	\$ 14,447.23	\$ -	\$ -	\$ -	\$ -																											
<b>Total Expenses</b>	\$ 17,749.37	\$ 16,397.68	\$ 16,489.07	\$ 19,430.07	\$ 11,763.35	\$ 13,213.09	\$ 18,108.77	\$ 20,754.89	\$ -	\$ -	\$ -	\$ -																											
<b>Net Income</b>	\$ (3,356.02)	\$ (2,234.72)	\$ 98.68	\$ (5,707.71)	\$ 4,213.87	\$ 3,159.74	\$ (2,922.61)	\$ (6,307.66)	\$ -	\$ -	\$ -	\$ -																											
<b>MEMBERSHIPS</b>	571	583	566	581	574	589	582	504	0	0	0	0																											
<b>New Members</b>	90	103	95	85	51	69	47	37	0	0	0	0																											
<b>Cancelled Members</b>	-110	-91	-112	-60	-58	-54	-54	-115	0	0	0	0																											
<b>Net Change</b>	-20	12	-17	25	-7	15	-7	-78	0	0	0	0																											
<b>Notes for board:</b>	<p><u>JANUARY:</u> Of the 110 cancels, 36 were switched to the new system, 15 went into collections, 11 moved, 5 had no time, 4 had job transfers, 4 joined other gyms, refusing to pay, medical &amp; No reason had 2, and reasons of COVID concerns, equipment @home, and previously cancelled had 1. All other cancels were for other reasons.</p> <p><u>February:</u> Of the cancels, 42 were switched to the new system, 15 were returned to collections status, 6 moved, 4 joined other gyms, 3 were previously cancelled, 4 had no time, and reasons of medica, too far, job providing gym and other all had 1. All other reasons are unknown.</p> <p><u>March:</u> Of the cancels, 32 were switched to the new system, 16 went into collections, 7 moved, 6 refuse to pay, 5 refused to switch to portal, 4 joined other gyms, Equipment @home and job transfers had 3, too far, trial membership and indefinite freeze had 2, and reason of no longer employee &amp; can't afford had 1</p> <p><u>April:</u> Of the 55 cancels, 17 were switched to the new system, 5 were returned for collections, 15 moved, 5 had no time, 1 stated it was too far, 1 joined another gym. Discrepancy in income statement is due to 10 duplicates. Also gross profit lower as we had our half off 1st month special and also offered free month to those 1 did not want to transfer to portal (ABC), the remaining either were cancelled due to delinquency or did not complete their cancellation forms that switched to the portal.</p> <p><u>May:</u> Of the 58 cancelled members, 2 switched to the new system, 2 were returned for collections, 5 cancelled due to portal switch, 15 cancelled due to moving out of the area and the rest were either cancelled because of missed payments or unknown reasons.</p> <p><u>June:</u> Of the 54 cancels, 5 were returned for collections, 5 converted to the new portal, 3 had no time, 21 moved, 2 joined another club, 3 had temporary memberships, 1 cancelled due to shower availability, the rest were either cancelled because of missed payments or unknown reasons.</p> <p><u>July:</u> Of the 54 cancels, 18 moved, 2 joined another club, 2 had temporary memberships, 2 moved out of state, 3 had no time and the rest were either cancelled because of missed payments or unknown reasons. We have finalized the transition from ABC to the portal but are continuing to contact those remaining in effort to switch over until we lose ABC completely.</p> <p><u>August:</u> Of the 115 cancels, 65 were not transferred from the datatrak, 25 moved, 25 remaining cancelled for other reasons or were delinquent</p>																																						



## CEO REPORT

**TO:** MASP Board of Directors

**FROM:** Tim Reid

**MEETING DATE:** October 4, 2022

---

### Updates

→ **FAA Discretionary Funds**

Had a meeting with the FAA ADO office last week to discuss the upcoming ACIP list and projects slated for the next 5 years. We will be working with Mead & Hunt to update the project priority list. According to the FAA, since Mojave has received substantial monies for Runway 12/30 rehabilitation, there is a good chance we will not see more discretionary funding for their FY 2023 due to other projects in the area with higher priority. This will result in delaying any funding requested for the GA Hangar pavement rehabilitation project we requested for 2023. However, since we have begun working on repair of the cracks in the area, this should have no impact, provided the repairs hold (will be monitoring during the winter months to ensure the repairs hold up as expected).

→ **Runway 12/30 Project**

Contacted both Rep. McCarthy's office and Assemblyman Lackey's office to request additional assistance for funding the remaining 25% of Runway 12/30 rehabilitation – the 50 feet of pavement not covered under the AIP grant. Both offices are looking into alternate means of funding, but as it currently stands, we remain less than optimistic these funds will become available prior to the scheduled rehabilitation project scheduled for next spring. The Airport will most likely recommend seal-coating the remaining sides of the unimproved 50 feet of the runway not covered by the AIP grant, in accordance with the original construction plans. This should hold the pavement over for at least 2 years until we can secure funding.

→ **GA Hangar Rates Study**

Gave notice to proceed on this project, anticipate at least 2 months until we get a final deliverable. AMCG will be on site in the next couple of weeks inspecting Airport-owned hangars to evaluate conditions to assist with their evaluation.

→ **Hypersonic Flight Test Corridor**

Kimley-Horn held their kick-off meeting last week to begin work on the corridor project. Will be meeting bi-weekly to keep an update on their progress. They are aware of the time constraints and will work to ensure deliverables are completed in a timely manner.

→ **MASP 50<sup>th</sup> Anniversary Party**

Will be held on Saturday, November 19, 2022. Staff will be working on sending out invites to our stakeholders soon.



# MOJAVE

## AIR AND SPACE PORT

### CEO REPORT

→ **Insurance**

Commercial Property -Annual Renewal - \$126,117.00

**Authorized Payments**

BOARD MEETING: 10/4/22	DATE	AMOUNT	EFT'S	TOTAL
CEO CHECK REGISTER	9/27/2022	133874.53		133,874.53
				-
				-
EFT'S 9.27.22		-	\$310,098.05	310,098.05
		133,874.53	310,098.05	443,972.58
BOD CHECK	10/4/2022	4,901.50		
		5,057.59		
		8,201.22		
		2,030.00		
VOID CHECK		20,190.31		20,190.31
TOTAL ALL CHECKS & EFT'S				464,162.89

Date: Tuesday, September 27, 2022  
 Time: 02:43PM  
 User: CPANKO

**Mojave Air & Space Port**  
**Check Register - Standard**  
 Period: 03-23 As of: 9/27/2022

Page: 1 of 6  
 Report: 03630.rpt  
 Company: MASP

Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
<b>Company: MASP</b>										
Acct / Sub:	101000		1200							
062722	CK	9/27/2022	0109 AT&T	03-23	051760	VO	29683334/0922	9/1/2022	0.00	473.05
062722	CK	9/27/2022	0109 AT&T	03-23	051761	VO	34122793/0922	9/7/2022	0.00	130.66
062722	CK	9/27/2022	0109 AT&T	03-23	051762	VO	23831139/0922	9/7/2022	0.00	130.66
<b>Check Total</b>										<b>734.37</b>
062723	CK	9/27/2022	0112 American Assoc of Airport Exec	03-23	051805	VO	1110248/CR	9/8/2022	0.00	275.00
062724	CK	9/27/2022	0216 Arrow Engineering Services, Inc.	03-23	051751	VO	226993 083122	8/31/2022	0.00	9,687.00
062724	CK	9/27/2022	0216 Arrow Engineering Services, Inc.	03-23	051752	VO	206872 083122	8/31/2022	0.00	3,897.50
<b>Check Total</b>										<b>13,584.50</b>
062725	CK	9/27/2022	0248 AV Celebrations	03-23	051763	VO	1266	7/28/2022	0.00	1,397.30
062726	CK	9/27/2022	0333 Capture Technologies, Inc	03-23	051764	VO	77376	9/21/2022	0.00	12,896.82
062727	CK	9/27/2022	0350 Clarks Pest Control	03-23	051818	VO	32080054/0922	9/20/2022	0.00	54.00
062727	CK	9/27/2022	0350 Clarks Pest Control	03-23	051819	VO	32080057/0922	9/20/2022	0.00	93.00
062727	CK	9/27/2022	0350 Clarks Pest Control	03-23	051820	VO	32080048/0922	9/20/2022	0.00	123.00
062727	CK	9/27/2022	0350 Clarks Pest Control	03-23	051821	VO	32080051/0922	9/20/2022	0.00	55.00
<b>Check Total</b>										<b>325.00</b>
062728	CK	9/27/2022	0430 Desert Truck Service Inc.	03-23	051768	VO	1337717	9/14/2022	0.00	420.69
062728	CK	9/27/2022	0430 Desert Truck Service Inc.	03-23	051769	VO	1337803	9/15/2022	0.00	148.67
062728	CK	9/27/2022	0430 Desert Truck Service Inc.	03-23	051770	VO	1337789	9/14/2022	0.00	41.36
062728	CK	9/27/2022	0430 Desert Truck Service Inc.	03-23	051822	VO	1337809	9/16/2022	0.00	67.93
<b>Check Total</b>										<b>678.65</b>

Date: Tuesday, September 27, 2022  
 Time: 02:43PM  
 User: CPANKO

**Mojave Air & Space Port**  
**Check Register - Standard**  
 Period: 03-23 As of: 9/27/2022

Page: 2 of 6  
 Report: 03630.rpt  
 Company: MASP

Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period		Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
				To Post	Closed						
062729	CK	9/27/2022	0459 Dell Business Credit	03-23		051771	VO	091122	9/11/2022	0.00	24,855.89
062730	CK	9/27/2022	0479 Aramark	03-23		051754	VO	2601511356	9/9/2022	0.00	79.77
062730	CK	9/27/2022	0479 Aramark	03-23		051755	VO	2601512801	9/16/2022	0.00	79.77
062730	CK	9/27/2022	0479 Aramark	03-23		051756	VO	2601512814	9/16/2022	0.00	164.37
062730	CK	9/27/2022	0479 Aramark	03-23		051758	VO	2601511474	9/9/2022	0.00	57.51
062730	CK	9/27/2022	0479 Aramark	03-23		051759	VO	2601511471	9/9/2022	0.00	220.30
<b>Check Total</b>											<b>601.72</b>
062731	CK	9/27/2022	0517 De Leon Auto Glass	03-23		051766	VO	W-11871	9/15/2022	0.00	355.00
062732	CK	9/27/2022	0518 Elevation Corp. Health, LLC	03-23		051753	VO	9342	8/31/2022	0.00	1,856.66
062733	CK	9/27/2022	0524 The Equipment Connection, Inc.	03-23		051772	VO	I-000345	9/12/2022	0.00	925.00
062734	CK	9/27/2022	0526 Diamond Ford Accounting	03-23		051767	VO	629248	8/22/2022	0.00	3,607.22
062735	CK	9/27/2022	0615 Federal Express	03-23		051785	VO	788600191	9/16/2022	0.00	132.99
062735	CK	9/27/2022	0615 Federal Express	03-23		051786	VO	788600192	9/16/2022	0.00	92.45
<b>Check Total</b>											<b>225.44</b>
062736	CK	9/27/2022	0717 Geographic Data and	03-23		051788	VO	GD109641	9/12/2022	0.00	8,590.00
062737	CK	9/27/2022	0751 The Gibbons Family LLC	03-23		051791	VO	INVST PMT/0922	9/30/2022	0.00	6,311.14
062738	CK	9/27/2022	0773 Grainger	03-23		051787	VO	9437605166	9/7/2022	0.00	385.63

Date: Tuesday, September 27, 2022  
 Time: 02:43PM  
 User: CPANKO

**Mojave Air & Space Port**  
**Check Register - Standard**  
 Period: 03-23 As of: 9/27/2022

Page: 3 of 6  
 Report: 03630.rpt  
 Company: MASP

Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period		Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
				To Post	Closed						
062739	CK	9/27/2022	0825 Edward Hargroder	03-23		051792	VO	091422	9/14/2022	0.00	3,500.00
062740	CK	9/27/2022	0842 J. Hitchcock Riverwest	03-23		051790	VO	INVST PMT/0922	9/30/2022	0.00	4,207.43
062741	CK	9/27/2022	0897 Core and Main LP	03-23		051765	VO	R517624	9/1/2022	0.00	858.36
062742	CK	9/27/2022	1103 KERN COUNTY DEPT.	03-23		051776	VO	170674151	8/16/2022	0.00	7.54
062742	CK	9/27/2022	1103 KERN COUNTY DEPT.	03-23		051777	VO	170674357	8/18/2022	0.00	10.44
062742	CK	9/27/2022	1103 KERN COUNTY DEPT.	03-23		051778	VO	170674732	8/22/2022	0.00	26.10
062742	CK	9/27/2022	1103 KERN COUNTY DEPT.	03-23		051779	VO	170674781	8/22/2022	0.00	9.86
062742	CK	9/27/2022	1103 KERN COUNTY DEPT.	03-23		051780	VO	170674974	8/25/2022	0.00	31.32
<b>Check Total</b>											<b>85.26</b>
062743	CK	9/27/2022	1106 Elmer F. Karpe, Inc.	03-23		051789	VO	INVT PMT/0922	9/30/2022	0.00	10,518.56
062744	CK	9/27/2022	1138 Kern Machinery	03-23		051795	VO	104-988866	9/9/2022	0.00	810.87
062745	CK	9/27/2022	1161 Kern Auto Parts Inc	03-23		051796	VO	970717	9/15/2022	0.00	11.79
062745	CK	9/27/2022	1161 Kern Auto Parts Inc	03-23		051797	VO	970100	9/2/2022	0.00	536.30
<b>Check Total</b>											<b>548.09</b>
062746	CK	9/27/2022	1315 McMaster-Carr	03-23		051781	VO	83711586	8/25/2022	0.00	129.78
062746	CK	9/27/2022	1315 McMaster-Carr	03-23		051800	VO	84432060	9/8/2022	0.00	220.02
<b>Check Total</b>											<b>349.80</b>
062747	CK	9/27/2022	1369 Mojave Desert News	03-23		051782	VO	55725	7/28/2022	0.00	202.00
062747	CK	9/27/2022	1369 Mojave Desert News	03-23		051801	VO	55799	8/18/2022	0.00	79.00
<b>Check Total</b>											<b>281.00</b>

Date: Tuesday, September 27, 2022  
 Time: 02:43PM  
 User: CPANKO

**Mojave Air & Space Port**  
**Check Register - Standard**  
 Period: 03-23 As of: 9/27/2022

Page: 4 of 6  
 Report: 03630.rpt  
 Company: MASP

Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
062748	CK	9/27/2022	1372 Mojave Public Utility District	03-23	051803	VO	08221	9/9/2022	0.00	5,798.02
062749	CK	9/27/2022	1373 Mojave Public Utility District	03-23	051804	VO	08222	9/9/2022	0.00	171.05
062750	CK	9/27/2022	1415 Nwestco LLC	03-23	051807	VO	INV430360	9/21/2022	0.00	2,252.28
062751	CK	9/27/2022	1614 Kernprint Services	03-23	051794	VO	49489	9/21/2022	0.00	1,296.10
062752	CK	9/27/2022	1670 Linde Gas & Equipment Inc.	03-23	051835	VO	31392811	9/22/2022	0.00	63.38
062753	CK	9/27/2022	1800 Ramos Strong Inc	03-23	051836	VO	0378635	9/16/2022	0.00	3,368.90
062754	CK	9/27/2022	1896 Speedy Car Wash	03-23	051808	VO	4090	9/14/2022	0.00	345.00
062754	CK	9/27/2022	1896 Speedy Car Wash	03-23	051809	VO	4091	9/17/2022	0.00	320.00
									<b>Check Total</b>	<b>665.00</b>
062755	CK	9/27/2022	1952 Southern California Edison	03-23	051829	VO	16545683/58	9/16/2022	0.00	4,071.86
062755	CK	9/27/2022	1952 Southern California Edison	03-23	051830	VO	96090594/0922	9/16/2022	0.00	93.31
062755	CK	9/27/2022	1952 Southern California Edison	03-23	051839	VO	12285395/B-54	10/5/2022	0.00	16.66
									<b>Check Total</b>	<b>4,181.83</b>
062756	CK	9/27/2022	1954 Southern California Gas	03-23	051832	VO	89363938/0922	9/15/2022	0.00	42.76
062756	CK	9/27/2022	1954 Southern California Gas	03-23	051833	VO	61545001/0922	9/15/2022	0.00	19.10
062756	CK	9/27/2022	1954 Southern California Gas	03-23	051834	VO	11545997/0922	9/12/2022	0.00	14.79
									<b>Check Total</b>	<b>76.65</b>
062757	CK	9/27/2022	2014 Sharper Landscaping Services	03-23	051828	VO	6246/0822	9/1/2022	0.00	2,400.00

Date: Tuesday, September 27, 2022  
 Time: 02:43PM  
 User: CPANKO

**Mojave Air & Space Port**  
**Check Register - Standard**  
 Period: 03-23 As of: 9/27/2022

Page: 5 of 6  
 Report: 03630.rpt  
 Company: MASP

Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
062758	CK	9/27/2022	2050 The Tire Store	03-23	051784	VO	167072	8/10/2022	0.00	95.00
062758	CK	9/27/2022	2050 The Tire Store	03-23	051810	VO	124441	9/13/2022	0.00	960.00
062758	CK	9/27/2022	2050 The Tire Store	03-23	051811	VO	124344	9/7/2022	0.00	820.00
<b>Check Total</b>										<b>1,875.00</b>
062759	CK	9/27/2022	2071 Synchrony Bank	03-23	051817	VO	0822	9/10/2022	0.00	2,694.89
062760	CK	9/27/2022	2136 UNUM Life Ins. Co.	03-23	051837	VO	1022	10/1/2022	0.00	2,904.20
062761	CK	9/27/2022	2193 Velosio LLC	03-23	051814	VO	IN100-00084147	9/13/2022	0.00	107.50
062762	CK	9/27/2022	2214 Antelope Valley Press, Inc.	03-23	051812	VO	2022-2023	10/30/2022	0.00	272.52
062763	CK	9/27/2022	2230 Verizon Wireless	03-23	051838	VO	9915659352	10/4/2022	0.00	1,888.78
062764	CK	9/27/2022	2450 Xerox Corporation	03-23	051815	VO	017039212	9/1/2022	0.00	93.04
062764	CK	9/27/2022	2450 Xerox Corporation	03-23	051816	VO	017039211	9/1/2022	0.00	228.73
<b>Check Total</b>										<b>321.77</b>
062765	CK	9/27/2022	3031 Floyd Vanwey	03-23	051813	VO	0922	9/23/2022	0.00	256.00
062766	CK	9/27/2022	3035 Ralph Nelson	03-23	051827	VO	091922	9/19/2022	0.00	798.95
062767	CK	9/27/2022	3039 Adriana Huerta	03-23	051826	VO	2021-2023	9/26/2022	0.00	1,959.00
062768	CK	9/27/2022	3200 Timothy Mallon	03-23	051802	VO	1911920	9/7/2022	0.00	175.00
062769	CK	9/27/2022	4008 Michael B.Jones DDS	03-23	051773	VO	083122/BUCK	8/31/2022	0.00	398.00

Date: Tuesday, September 27, 2022  
 Time: 02:43PM  
 User: CPANKO

**Mojave Air & Space Port**  
**Check Register - Standard**  
 Period: 03-23 As of: 9/27/2022

Page: 6 of 6  
 Report: 03630.rpt  
 Company: MASP

Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid		
062769	CK	9/27/2022	4008 Michael B.Jones DDS	03-23	051774	VO	083122/BUCK	8/31/2022	0.00	361.00		
062769	CK	9/27/2022	4008 Michael B.Jones DDS	03-23	051775	VO	083122/BUCK	8/31/2022	0.00	149.00		
062769	CK	9/27/2022	4008 Michael B.Jones DDS	03-23	051793	VO	090922/BUCK	9/9/2022	0.00	185.00		
<b>Check Total</b>										<b>1,093.00</b>		
062770	CK	9/27/2022	4523 Gerardo Perez	03-23	051823	VO	091522	9/15/2022	0.00	140.00		
062770	CK	9/27/2022	4523 Gerardo Perez	03-23	051824	VO	090622	9/6/2022	0.00	216.00		
062770	CK	9/27/2022	4523 Gerardo Perez	03-23	051825	VO	091522	9/15/2022	0.00	134.00		
<b>Check Total</b>										<b>490.00</b>		
Check Count:		49								<b>Acct Sub Total:</b>		<b>133,874.53</b>

Check Type	Count	Amount Paid
Regular	49	133,874.53
Hand	0	0.00
Electronic Payment	0	0.00
Void	0	0.00
Stub	0	0.00
Zero	0	0.00
Mask	0	0.00
<b>Total:</b>	<b>49</b>	<b>133,874.53</b>

<b>Company Disc Total</b>	<b>0.00</b>	<b>Company Total</b>	<b>133,874.53</b>
---------------------------	-------------	----------------------	-------------------



**AIR & SPACE PORT**  
AT RUTAN FIELD

***Electronic Fund Transfer from September 10 through September 27, 2022***

Date		Debit
9/14/2022	ACH DEBIT CDTFA EPMT CA DEPT TAX FEE	\$18,453.27
9/14/2022	ACH DEBIT TAXES PAYCHEX TPS	\$680.15
9/15/2022	ACH DEBIT PAYROLL PAYCHEX-RCX	\$58,073.89
9/15/2022	ACH DEBIT INVOICE PAYCHEX EIB	\$201.00
9/15/2022	ACH DEBIT GARNISH PAYCHEX CGS	\$48.96
9/16/2022	ACH DEBIT EFTTRANSFE AVFUEL	\$35,034.53
9/16/2022	ACH DEBIT TAXES PAYCHEX TPS	\$11,800.77
9/16/2022	ACH DEBIT INVOICE PAYCHEX EIB	\$256.70
9/16/2022	ACH DEBIT HRS PMT PAYCHEX-HRS	\$171.00
9/19/2022	ACH DEBIT EFTTRANSFE AVFUEL	\$33,264.67
9/20/2022	ACH DEBIT INVOICE PAYCHEX	\$664.65
9/20/2022	WIRE TRANSFER FEE	\$15.00
9/21/2022	ACH DEBIT EFTTRANSFE AVFUEL	\$33,673.99
9/22/2022	ACH DEBIT ACH PMT AMEX EPAYMENT	\$15,964.43
9/22/2022	ACH DEBIT 3100 CALPERS	\$8,269.77
9/22/2022	ACH DEBIT 3100 CALPERS	\$8,247.83
9/22/2022	ACH DEBIT ACH PMT AMEX EPAYMENT	\$6,181.43
9/22/2022	ACH DEBIT 3100 CALPERS	\$3,451.87
9/22/2022	ACH DEBIT 3100 CALPERS	\$3,413.14
9/22/2022	ACH DEBIT INVESTMENT DSTRS	\$250.00
9/22/2022	ACH DEBIT INVESTMENT DSTRS	\$250.00
9/22/2022	ACH DEBIT INVESTMENT DSTRS	\$200.00
9/22/2022	ACH DEBIT INVESTMENT DSTRS	\$200.00
9/23/2022	ACH DEBIT PAYABLES Mojave Air-Space	\$36,500.00
9/23/2022	ACH DEBIT EFTTRANSFE AVFUEL	\$33,610.00
9/23/2022	ACH DEBIT CDTFA EPMT CA DEPT TAX FEE	\$546.00
9/23/2022	ASV FEE OTHER CHARGES & FEES, ACH PER BATCH FEE	\$5.00
9/26/2022	ACH DEBIT CDTFA EPMT CA DEPT TAX FEE	\$520.00
9/26/2022	ACCOUNT SERVICE FEE TM-ACH OR MULTIPLE SERVICES	\$75.00
9/26/2022	ACCOUNT SERVICE FEE RDC MONTHLY FEE	\$75.00
	Total	\$310,098.05