



RESOLUTION No. 25-073

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION APPROVING THE ASSIGNMENT OF A GROUND LEASE ON RAMP 4, AT THE NEVADA COUNTY AIRPORT, BETWEEN THE COUNTY OF NEVADA AND GABRIEL KULP TO MIKE RUSSELL CONSTRUCTION, INC.

WHEREAS, Resolution 21-360, passed and adopted by the Board of Supervisors on August 10, 2021, authorized the Chair of the Board of Supervisors to execute the ground lease between the County of Nevada and Gabriel Kulp for approximately 3500 square feet of property located on Ramp 4, at the Nevada County Airport; and

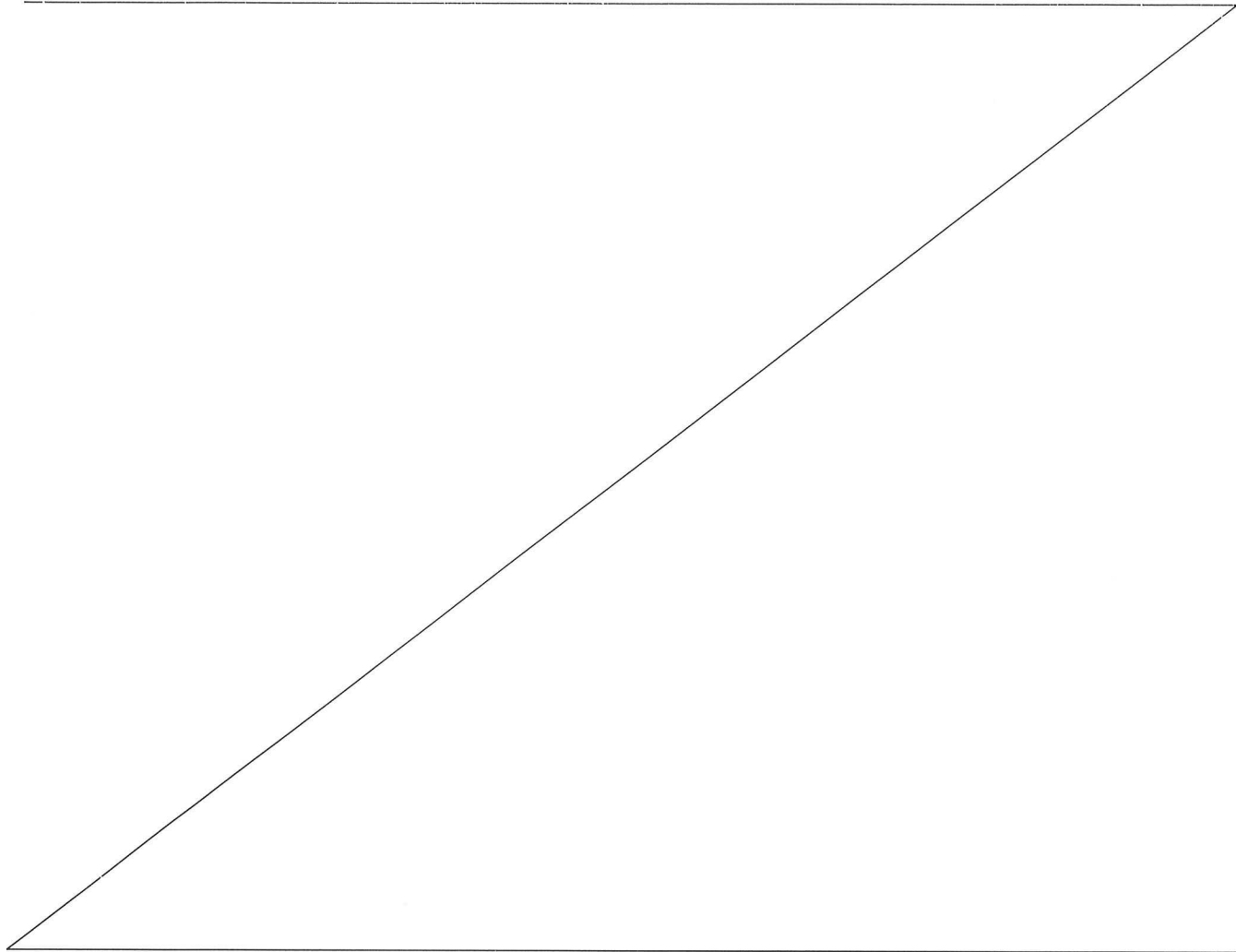
WHEREAS, the ground lease for the hangar development on Ramp 4 was executed on August 10, 2021; and

WHEREAS, Paragraph 6 of the lease allows the lessee to assign its interest to another party upon written consent of the Lessor through the Airport Manager; and

WHEREAS, after reviewing the qualifying documents of the entity, Mike Russell Construction, Inc., Michael D. Russell, President, to whom the Estate of Gabriel Kulp, Barbara Roemer, Administrator, proposes to assign the lease, it is recommended that the Board approve the assignment.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors, County of Nevada, State of CA, approves the lease assignment and authorizes the Chair of the Board of Supervisors to sign the assignment.

Airport: 4116-91004-274-1000/430200




PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 25th day of February 2025, by the following vote of said Board:

- Ayes: Supervisors Heidi Hall, Robb Tucker, Lisa Swarthout, Susan Hoek, and Hardy Bullock.
- Noes: None.
- Absent: None.
- Abstain: None.
- Recuse: None.

ATTEST:

TINE MATHIASSEN
Chief Deputy Clerk of the Board of Supervisors

By: 


Heidi Hall, Chair

LEASE ASSIGNMENT

Pursuant to Paragraph 6, of the certain Nevada County Airport Ground Lease ("Lease"), by and between the County of Nevada ("County") and Gabriel Kulp ("Lessee") for the development and construction of a 3,500 square foot hangar on Ramp 4, at the Nevada County Airport, specifically authorized and approved by the Board of Supervisors of the County of Nevada, with Resolution No. 21-360, dated August 10, 2021, the estate of the Lessee hereby grants, transfers, conveys, and assigns to Mike Russell Construction, Inc., Michael D. Russell, President, its entire right, title, and interest under the Lease.

Mike Russell Construction, Inc., Michael D. Russell, President, hereby accepts the assignment of the Lease and assumes all obligations, liabilities, and duties under the Lease.

The County hereby releases the estate of the Lessee of its rights, obligations, and interest in and to the Ground Lease and consents to Lessee's assignment of its rights, obligations and interest in and to the Ground Leases to the Mike Russell Construction, Inc., Michael D. Russell, President, as the new Lessee.

No further assignment of the Ground Lease shall hereafter be made without prior written consent of County.

Except as modified herein, all other terms and conditions of the Ground Lease shall remain unchanged.

County of Nevada

Heidi Hall

Heidi Hall, Chairman, Nevada County Board of Supervisors

Date 3/6/2025

Barbara Roemer, Administrator - Lessee

Barbara Roemer, Administrator

Barbara Roemer

Date 2/26/25

Mike Russell Construction, Inc.

Michael D. Russell

Michael D. Russell, President

Date 2/24/25

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1
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3
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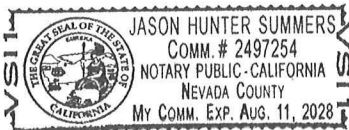
Barbara Roemer, Administrator
Signature of Document Signer No. 1

Michael D. Russell
Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Nevada

Subscribed and sworn to (or affirmed) before me
on this 26 day of Feb, 2025,
by Barbara A. Roemer
(1) Michael D. Russell,
(and (2) Michael D. Russell),
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Signature]
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Lease assignment Document Date: 2-26-25
Number of Pages: 1 Signer(s) Other Than Named Above: _____