

Memorandum of Understanding
Between the
Carson City Airport Authority
and
CC Note Investment Group, LLC

This Memorandum of Understanding (MOU) is made between the Carson City Airport Authority (CCAA) and CC Note Investment Group, LLC collectively known as the "Parties". This MOU represents the complete understanding between the parties concerning designated aircraft Through-the-Fence (TTF) access points and an airport vehicle access easement off Arrowhead Drive from adjacent private property owned by CC Note Investment Group, LLC to publicly owned, federally grant funded, property operated by the CCAA.

Definitions

Airport Improvement Program – The Airport Improvement Program (AIP) provides grants to public agencies for the planning and development of public-use airports that are included in the National Plan of Integrated Airport Systems (NPIAS).

Carson City Airport Authority – In July 1989, a legislative Act created the Carson City Airport Authority providing for the appointment, number, terms, compensation, duties and powers of a board of trustees; specifying the powers of the authority, including the power, subject to the approval of the board of supervisors, to set the rate for a tax ad valorem, borrow money and issue securities to evidence such borrowing; requiring the transfer of airport properties, functions and outstanding obligations of Carson City to the Authority; and providing other matters properly relating thereto.

Federal Aviation Administration – The Federal Aviation Administration (FAA) is a governmental body of the United States with powers to regulate all aspects of civil aviation in that nation as well as over its surrounding international waters.

JohnD Winters Family Trust Agreement – On November 16, 1984, the JohnD Winters Family Trust entered into an agreement with Carson City which provided for the contribution of certain real property to Carson City by The JohnD Winters Family Trust (Recorded November 20, 1984; File No 31687; Book 381 Pages 083-095).

CC Note Investment Group, LLC – Is a domestic Limited-Liability Company founded in 2014. Robert McFadden and Mike Viellion are listed as managers and is located at 508 N. Curry St., Unit B, Carson City, Nevada.

Through-the-Fence Access – Through-the-Fence (TTF) access is defined as those activities permitted by an airport sponsor through an agreement that permits access to the public landing area by independent entities or owners of aircraft based on land adjacent to, but not part of, the airport property.

Recitals

WHEREAS, the Carson City Airport Authority (CCAA) is the operator of the Carson City Airport through a cooperative agreement with the city of Carson City;

WHEREAS, the Carson City Airport is a public airport and the recipient of FAA ACIP grant funds;

WHEREAS, the CCAA is bound by FAA grant assurances in order to remain eligible for future ACIP grant funds for airport infrastructure and capital projects;

WHEREAS, the JohnD Winters Family Trust Agreement deeded acreage to the city of Carson City recorded on January 31, 1984 with certain Terms and Conditions;

WHEREAS, Section III (Airport Access) of the JohnD Winters Family Trust Agreement required that remaining acreage of JohnD Winters Family Trust adjacent to the Carson City Airport will be provided access to the Carson City Airport in accordance with the "Through the Fence Regulations" adopted by Carson City incorporated by reference;

WHEREAS, CC Note Investment Group LLC is the successor in interest of the JohnD Winters Family Trust remaining acreage adjacent to the Carson City airport by virtue of the highest and best bid at a public auction on January 9, 2015;

WHEREAS, the Parties agree it is the best interests of the parties to define fixed airport access locations in accordance with the "Through the Fence Regulations" from the adjacent acreage to the Carson City Airport;

WHEREAS, the CC Note Investment Group, LLC agreed to provide the airport with a vehicle access easement from Arrowhead Drive through remaining acreage adjacent to the Carson City Airport onto Airport owned property;

Now, therefore, the Parties agree to the designated airport access points and vehicle easement from the remaining acreage adjacent to the Carson City Airport depicted on the attached exhibit and in accordance with the "Through the Fence Regulations" by reference herein.

2/12/2020

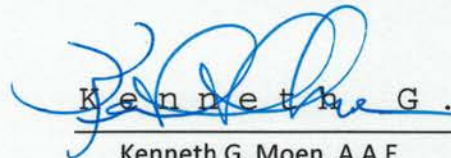
Date



Mike Viellion
Managing Partner
CC Note Investment Group LLC

02 / 12 / 2020

Date



Kenneth G. Moen, A.A.E
Carson City Airport Manager
Carson City Airport Authority

M o e n



FlyCarsonCity.com

