

92-65-02-41



U.S. Department
of Transportation

Federal Aviation
Administration

Western-Pacific Region
Airports Division

P.O. Box 92007
Los Angeles, CA 90009

 **FILE****MAR 21 2002**

Mr. Norm Hicks,
Executive Director/C.E.O.
Mohave County Airport Authority, Inc.
2550 Laughlin View Drive Suite # 117
Bullhead City, AZ 86429

RECEIVED**MAR 25 2002**Mohave County Airport Authority Inc.


Dear Mr. Hicks:

This letter is in reference to the Mohave County Airport Authority Inc. request dated October 19, 2001, and later supplemented on October 22, 2001, and January 2, 2002, to release approximately 83 acres of land from certain restrictions contained in federal grant agreements. More specifically, the Authority has requested that they be released from obligations requiring that the 83 acres be used for aeronautical purposes at the Laughlin/Bullhead International Airport.

The relevant obligations and restrictions are contained in the following agreements and documents:

- a. Arizona State Patent No. 7213, recorded February 17, 1987
- b. Federal grant agreements are as follows: Airport Improvement Program grant numbers 3-04-0006-01 through 19.

Following a review of the available documentation, the Authority is hereby released from the obligations to use the subject 83 acres for aeronautical purposes subject to the following covenants and conditions:

1. There is hereby reserved to the Authority, its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the real property herein discussed, together with the right to cause in said airspace, such noise as may be inherent in the operation of aircraft, now known or hereafter used for navigation of or flight in the said airspace, and for using said airspace or landing at, taking off from or operation on the Laughlin/Bullhead International Airport.
2. The Authority expressly agrees for itself, its successors and assigns that it will not erect nor permit the erection of any structure, or building, or permit objects of natural growth or other obstructions, on the land discussed hereunder, above a height as determined by the application of the requirements of 14 CFR, Part 77, Objects Affecting Navigable Airspace.
3. The Authority expressly agrees, for itself, its successors and assigns, that it will file early notice of proposed construction via FAA Form 7460-1, notice of Proposed Construction or Alteration, for the purpose of airspace evaluation for any and all construction proposed on the premises.

4. The Authority, by accepting this release, expressly agrees for itself, its successors, and assigns that it will not make use of the subject property in any manner which might interfere with the landing and taking off of an aircraft from the Laughlin/Bullhead International Airport or that otherwise constitutes an airport hazard.

5. The Authority, by accepting this release, expressly agrees for itself, its successors, and assigns that all proceeds realized from the use of the released parcels shall be used to support the development, operation, and maintenance of the Laughlin/Bullhead International Airport.

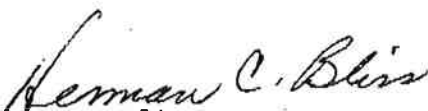
6. The Authority, by accepting this release, expressly agrees for itself, its successors, and assigns that any lease or other rental arrangement covering the use of the subject property, must be at fair market value unless otherwise approved by the Administrator.

We recognize that the Authority is planning safety and security improvements that are consistent with the Federal Aviation Administration's efforts to address security and runway incursion concerns. The improvements involve the permanent closure of Taxiway H and installing security fencing and automated gates before converting the 83 acres from aeronautical to non-aeronautical use.

In accordance with our review and the documentation provided, the 83 acres will remain dedicated airport land. All obligations and requirements other than those specifically released by this or previous actions remain in full effect.

If you have any questions or would like to discuss this issue further, please contact Mr. Kevin Flynn of my staff at (310) 725-3632.

Sincerely,


Herman C. Bliss
Manager, Airports Division

Enclosures

92-45-02-
 **FILE**

LAUGHLIN BULLHEAD INTERNATIONAL



October 19, 2001

Kevin Flynn, Supervisor Arizona Standards Section
FAA Western-Pacific Region Airports Division
P.O. Box 92007 WWPC
Los Angeles, CA 90009

Dear Kevin:

On behalf of the Board of Directors, the Mohave County Airport Authority, Inc. (MCAA), is requesting release of approximately 83 acres of Airport property from various grant obligations requiring that the land be used for aeronautical purposes at the Laughlin/Bullhead International Airport (IFP). If approved, this release will facilitate MCAA remaining as self-sufficient as possible and best serving the needs of civil aviation.

MCAA has been negotiating with prospective non-aviation tenants regarding the lease of the westside property which was identified for commercial development in the Airport Layout Plan recently approved by the FAA. This site is unsuitable for aeronautical development because of the large difference in elevation (100+ ft) between the runway and apron environment and this area. As you know, we have been working with your office for many years to develop replacement aeronautical areas on the eastside in order to relocate facilities and mitigate safety inefficiencies associated with subject parcels.

As you know, MCAA is required to operate on a financially self-sufficient basis and, as such, relies extensively on ground leases to generate sufficient revenue to offset its operational and maintenance expenses. MCAA wishes to emphasize that all non-aeronautical ground lease revenues will be based on fair market value and will be utilized for Airport operation, maintenance and development as required by the FAA grant assurance program adopted by MCAA and the County of Mohave.

MCAA's efforts with the first two tenants' negotiations have now evolved into this formal petition to FAA for approval before continuing further. MCAA respectfully solicits FAA's favorable approval inasmuch as both prospective tenants are operating under extremely tight time constraints.

As always, please contact me if you have any questions.

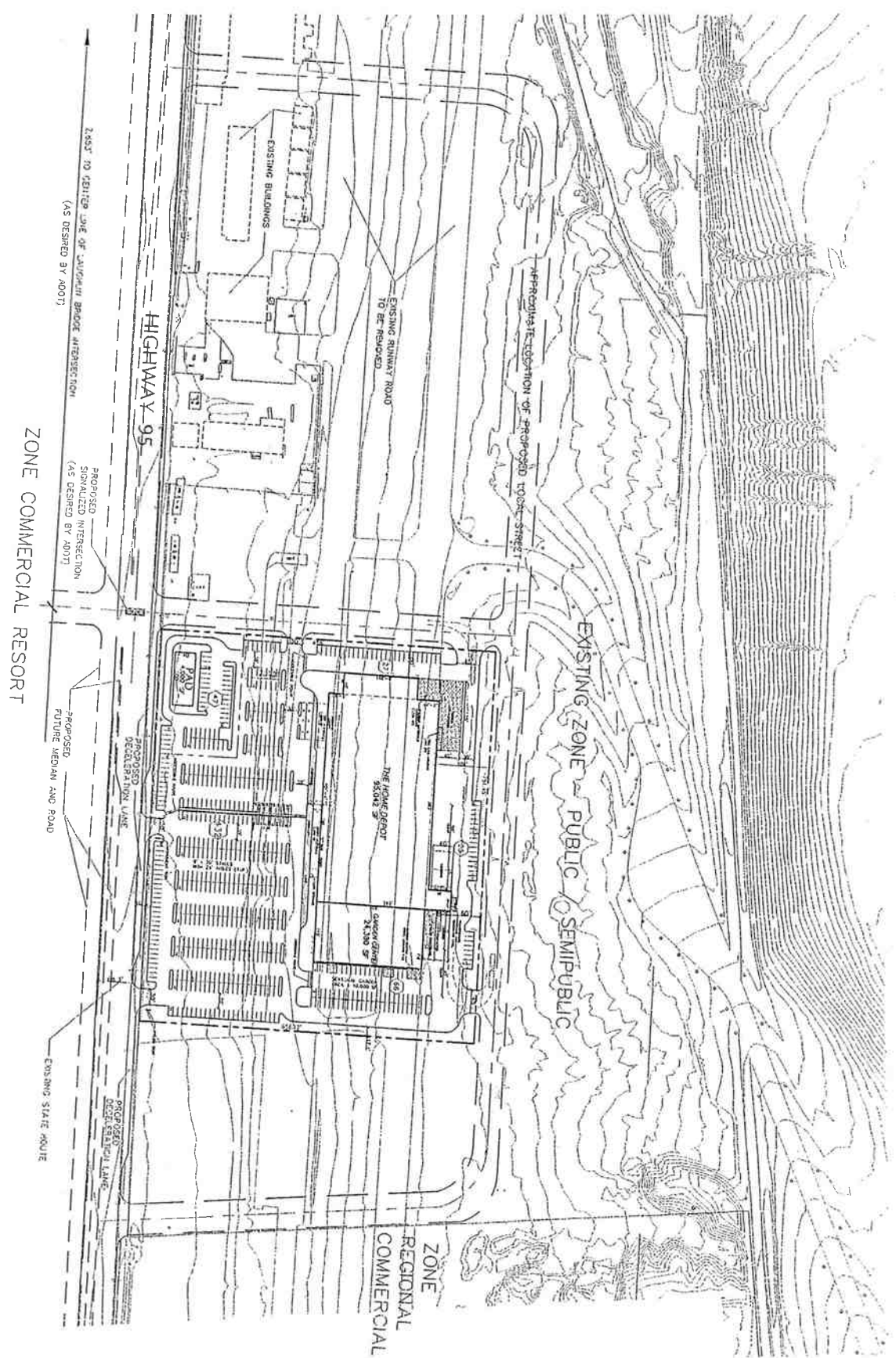
Sincerely,

MOHAVE COUNTY AIRPORT AUTHORITY, INC.

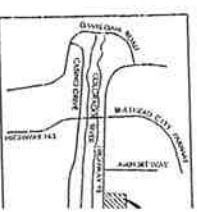

Norm Hicks
Executive Director/C.O.O.

lp

✓ bcc: Jim Harris, Coffman Assoc.



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