



City of Corona  
Community Services Department

Office: 951.736.2241  
Fax: 951.279.3683

400 S Vicentia Ave., Ste 225, Corona, CA 92882  
[www.Coronaca.gov/registration](http://www.Coronaca.gov/registration)

May 11, 2022

Corona Executive Hangars  
2003 Aviation Dr. Suite #1A  
Corona, CA 92880

Dear Mr. Steven R. Rosko:

On behalf of Corona Executive Hangars (CEH), we have received your request to the City of Corona (City) to consent to the transfer of lease agreements for Parcel IV and V (Premises). CEH entered into the LEASE AGREEMENT with the City of Corona for Parcel IV and V on August 17, 2011.

In furtherance of CEH's request, City staff commenced several due diligence efforts earlier this year. Staff met with members of Flight Ventures USA (FV-USA), prospective assignee, reviewed their proposal and notified the US Army Corps of Engineers of this request, as all material changes at the airport require their approval. Additional due diligence efforts include a full onsite inspection of the Premises to ensure CEH has met its lease obligations in accordance with Section 7 USES and Section 9 MAINTENANCE.

Inspections of the Premises were conducted on Tuesday, April 12, 2022, from 7:30am to 12:30pm, and Wednesday, April 13, 2022, from 7:30am to 11:00am. City staff was accompanied by FV-USA during the entirety of inspection. Inspection findings were made and corrective action is required in accordance with the findings outlined in this notice.

The lists of deficiencies provided in this notice are intended to demonstrate samples of non-aviation findings made during the inspection. Please be advised that in furtherance of your request to transfer the lease, corrective measures are required to remediate the deficiencies found in hangars. It is staff's understanding that FV-USA is willing to assume responsibility of some maintenance repairs needed, such as the pavement and striping rehabilitation throughout the Premises, including the Tie-Down areas. Staff is willing to recommend deferring these Maintenance matters to FV-USA assuming the consent to transfer is approved by the City Council, however, be advised while CEH holds the lease interest, it is their responsibility to comply with all lease terms including all items listed in this notice.

Upon reviewing this entire notice and inspection findings, create a remediation plan and remediation schedule, and provide it to me for review. We will work with you as you take action to remediate deficiencies.

The list of findings starts on page 3 of this notice.

If you have any questions, and to coordinate follow-up inspections, please contact me directly via telephone at (951) 739-4963 or email at [cynthia.lara@coronaca.gov](mailto:cynthia.lara@coronaca.gov).

Thank you,



Cynthia Lara  
Community Assistance Manager

CC:

Steven Rosko, CEH President (sent via email)  
Christopher Haug, Flight Ventures-USA (sent via email)  
Mike Word, CEH Representative (sent via email)  
File Copy

## **GENERAL CONDITIONS**

1. Pavement/Striping: Deficient throughout Parcel 4 & 5.
2. Exterior Lightings: Replace all non-functioning exterior lights throughout Parcel 4 & 5.
3. Tie-Down Areas: Asphalt and tie-down appurtenances throughout Parcels 4 & 5 are deficient and require repair.
4. Unpermitted Structures: Structures found throughout Parcels 4 & 5, as specified in this notice.

## **SUMMARY OF INSPECTION FINDINGS of HANGAR INTERIORS**

### ***Hangar 1985 – SEE EXHIBIT A, attached.***

1. #5 – Non-Aviation item, storage of RV
2. #6 – Unpermitted construction of storage loft
3. #7 – Unpermitted construction of storage loft
4. #8 – Non-Aviation items, storage of personal items vehicle, trailer, machines, antiques, etc.
5. #10 – Non-Aviation items, storage of collectable vehicles AND Unpermitted construction of storage loft.
6. #A (½ Hangar) deferred Maintenance, broken window.
7. #B (½ Hangar) Non-Aviation items, storage of trailer, dirt bikes, gas receptacles (full of liquid), speakers AND Unpermitted construction of storage loft.
8. Storage area attached to west end of building, entire structure unpermitted and full of personal items non-aviation related, i.e., vehicles, extension cords, water hoses, etc.

### ***Hangar 1989 - SEE EXHIBIT B, attached.***

1. #5 - Unpermitted construction of storage loft
2. #6 – Non-Aviation items, storage of personal items boxes, coolers, fans, desks, furniture, etc.
3. #8 – Non-Aviation items, storage of personal items boxes, containers, carpets, trailer, furniture, AND Unpermitted construction of storage loft.

### ***Hangar 1993 - SEE EXHIBIT C, attached.***

1. #4 - Non-Aviation items, storage of personal household items
2. #9 - Non-Aviation items, storage of personal items dozens of containers with clothing items.

### ***Hangar 2003 - SEE EXHIBIT D, attached.***

1. #1 – Non-Aviation items, storage of personal items vehicles, recreational vehicles (dirt bikes, trailers, etc.), office equipment, etc. AND Unpermitted construction of office space.
2. #6 - Non-Aviation items, storage of personal items work trucks, oxygen tanks, bikes, mini Party Bus, dirt bikes, etc.
3. #8 – Non-Aviation items, storage of large quantities of flammable liquids, i.e., barrels of oxidizer and other unidentified liquids AND cease all activities related to painting.
4. #10 – Items in hangar relate to paint shop activities, possible evidence of unpermitted business operation, AND unpermitted construction of office and mezzanine that includes exhaust equipment.

### ***Hangar 2013 - SEE EXHIBIT E, attached.***

1. #4 - Non-Aviation items, storage of personal items related to computer equipment, reels of conduit, racks and other miscellaneous items.
2. #5 & 1973 Aviation Dr (on Parcel 4) - Non-Aviation items, storage of business items truck, trailer, supplies related to the Express Signs & Wraps business located at 1973 Aviation Drive. At 1973 unpermitted patio and room additions. Business operation is not a violation as long they can demonstrate most of the business is aviation related.
3. #8 - Non-Aviation items, storage of bobcat, street sweeper, boat, tires, etc.
4. #A & B- Non-Aviation items, storage of personal items, vehicles, motorcycles, etc.

***EXHIBIT A***  
***Hangar Inspection***  
**1985 Aviation Drive**  
**(5 pages)**

## EXHIBIT A

### Building 1985 – Hangar 5



#### Violation(s):

1. Uses. Storage of non-aviation items. Remove RV.

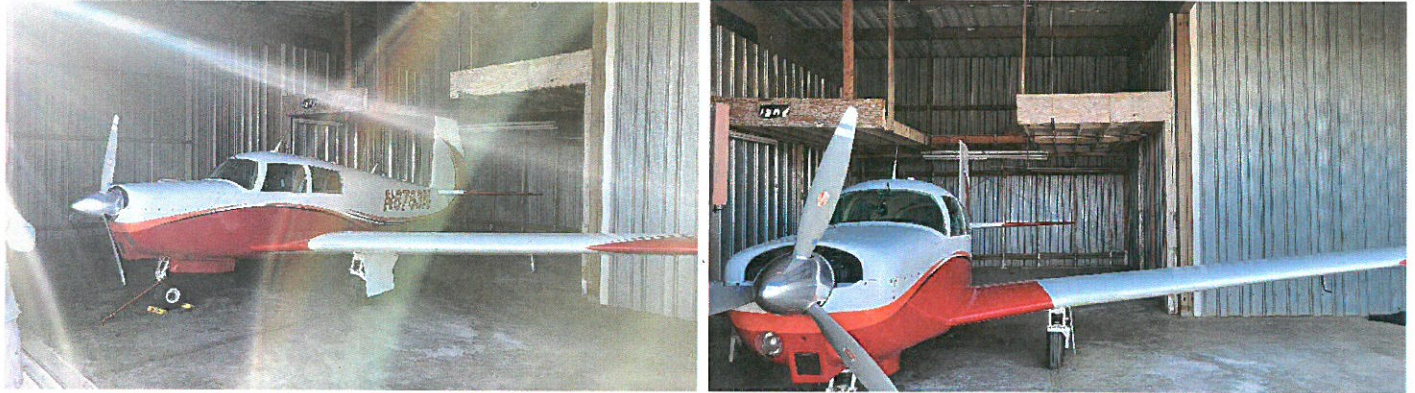
### Building 1985 - Hangar 6



#### Violation(s):

1. Unpermitted Construction. Permit or remove unpermitted storage loft.

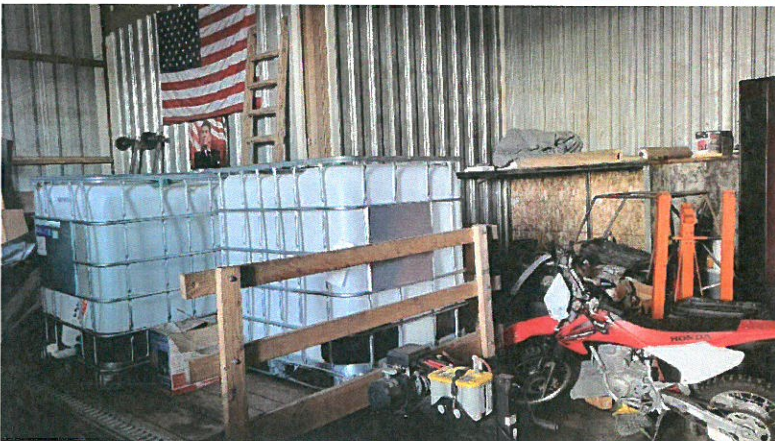
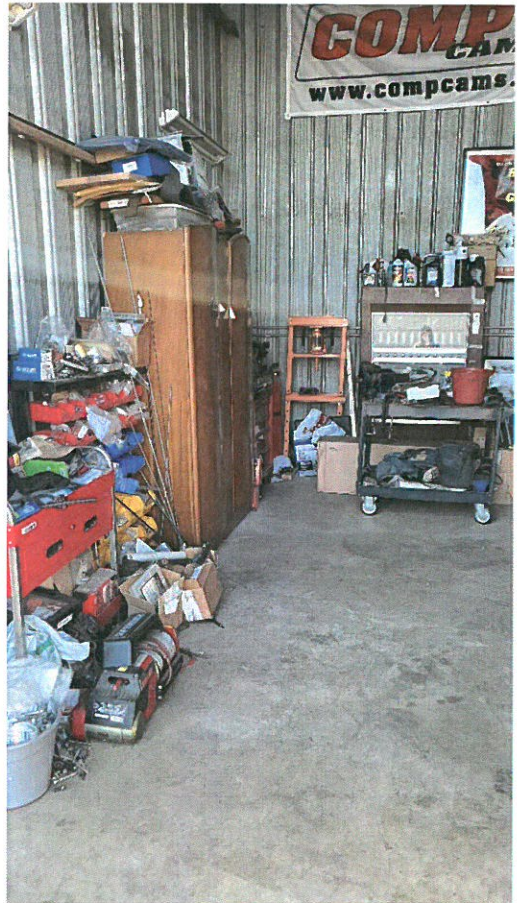
### Building 1985 - Hangar 7



#### Violation(s):

1. Unpermitted Construction. Permit or remove unpermitted storage loft.

### Building 1985 – Hangar 8



#### Violation(s):

1. Uses. Storage of non-aviation items. Remove all non-aviation items, i.e., vehicle, trailer, machines, antiques, etc.

### Building 1985 – Hangar 10



### Violation(s):

1. Uses. Storage of non-aviation items. Remove all non-aviation items, i.e., collectable cars, etc.
2. Unpermitted Construction. Permit or remove unpermitted storage loft.

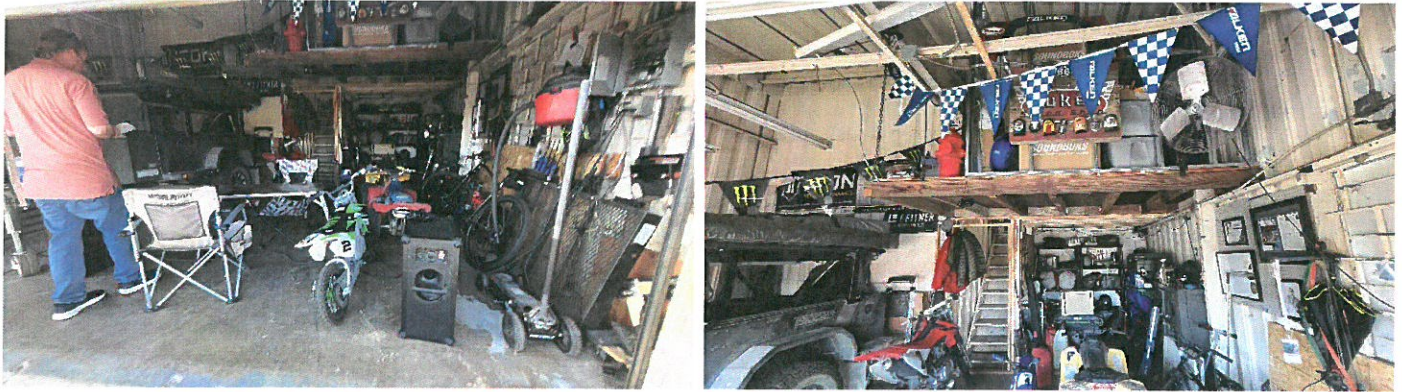
### Building 1985 – ½ Hangar A



### Violation(s):

1. Maintenance. Repair broken window.

### Building 1985 – Hangar B (½ Hangar)



#### Violation(s):

1. Uses. Storage of non-aviation items. Remove all non-aviation items, i.e., trailer, dirt bikes, gas receptacles (full of liquid), speakers, etc.
2. Unpermitted Construction. Permit or remove unpermitted storage loft.

### Building 1985 – Storage Area next to Hangar B





**Violation(s):**

1. Uses. Storage of non-aviation items. Remove all non-aviation items.
2. Unpermitted Construction. Permit or remove unpermitted carport.

***EXHIBIT B***  
***Hangar Inspection***  
**1989 Aviation Drive**  
**(2 pages)**

## EXHIBIT B

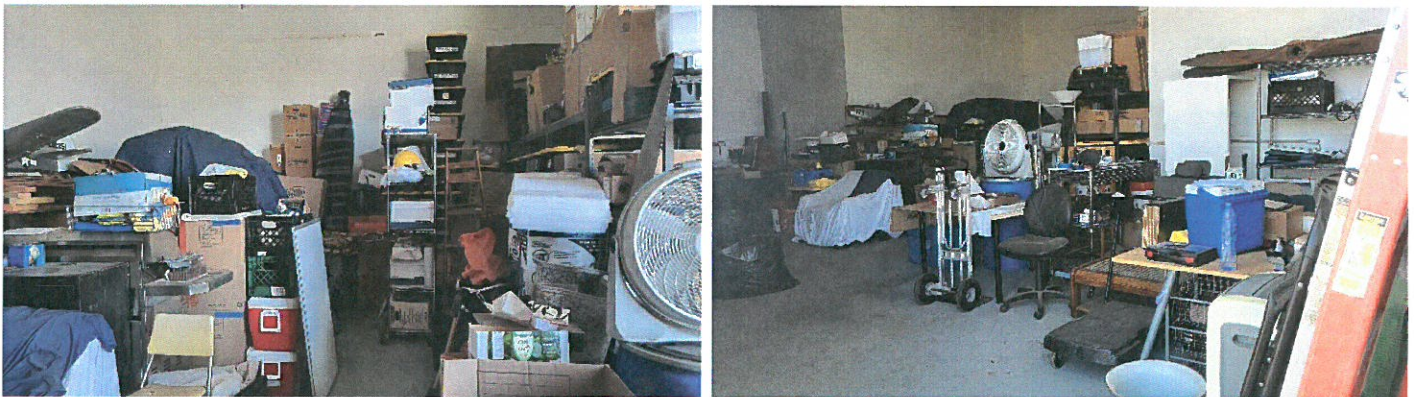
### Building 1989 – Hangar 5



#### Violation(s):

1. Unpermitted Construction. Permit or remove unpermitted storage loft.

### Building 1989 – Hangar 6



#### Violation(s):

1. Uses. Storage of non-aviation items. Remove all non-aviation items, i.e., personal items boxes, coolers, fans, desks, furniture, etc.

**Next page**

## Building 1989 – Hangar 8



### Violation(s):

1. Uses. Storage of non-aviation items. Remove all non-aviation items, i.e., personal items boxes, containers, carpets, trailer, furniture, etc.
2. Unpermitted Construction. Permit or remove unpermitted storage loft.

***EXHIBIT C***  
***Hangar Inspection***  
**1993 Aviation Drive**  
**(1 page)**

## EXHIBIT C

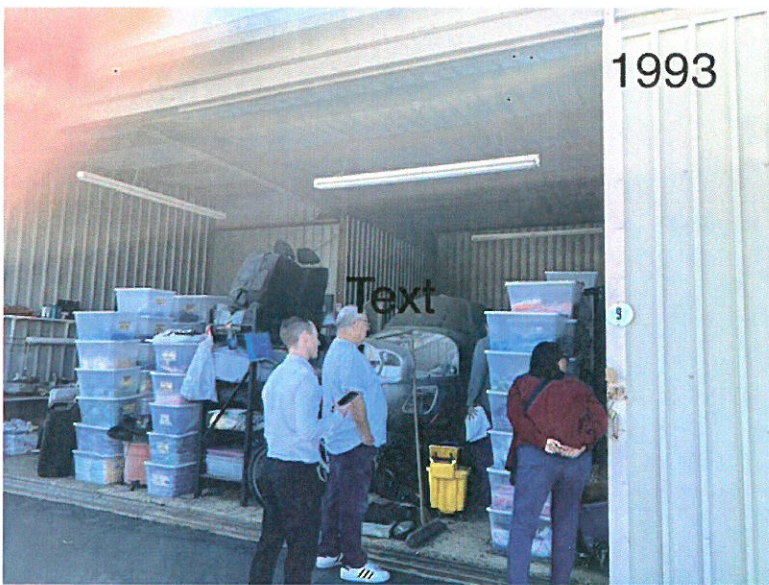
### Building 1993 – Hangar 4

----picture not found---

#### Violation(s):

1. Use: Storage of non-aviation items. Remove all non-aviation related items, i.e., storage of personal household items.

### Building 1993 – Hangar 4 & 9



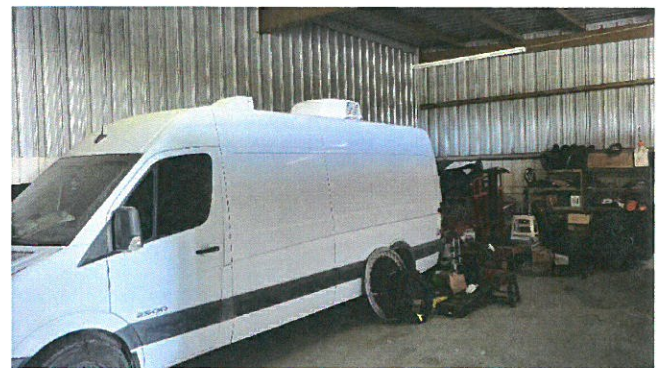
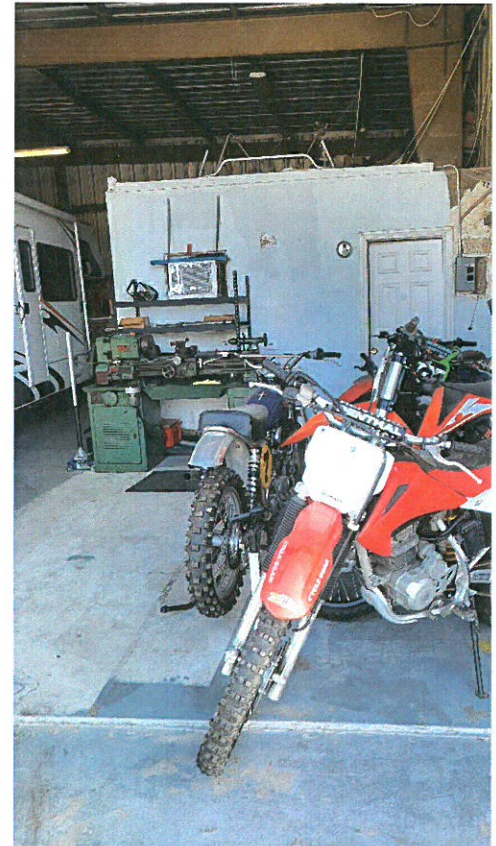
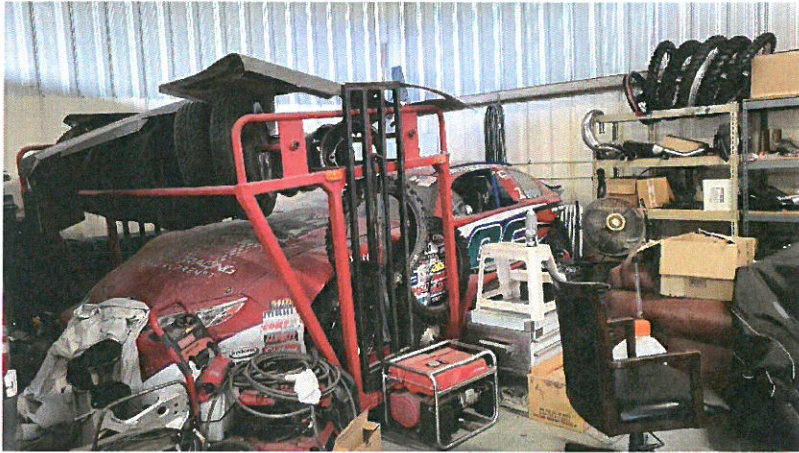
#### Violation(s):

1. Use: Storage of non-aviation items. Remove all non-aviation related items, i.e., boxes and racks of clothing materials.

***EXHIBIT D***  
***Hangar Inspection***  
**2003 Aviation Drive**  
**(4 pages)**

## EXHIBIT D

### Building 2003 – Hangar 1



### Violation(s):

1. Uses. Storage of non-aviation items. Remove all non-aviation items, i.e., personal, work, and recreational vehicles and related items.
2. Unpermitted Structure. Obtain permit for "office" structure or demolish.



## Building 2003 – Hangar 6



### Violation(s):

1. Uses. Storage of non-aviation items. Hangar not utilized to store air craft and/or aviation related equipment. Remove all items that are not aviation related, i.e., work trucks, bicycles, dirt bikes, mini-Party Bus, oxygen tanks, etc.

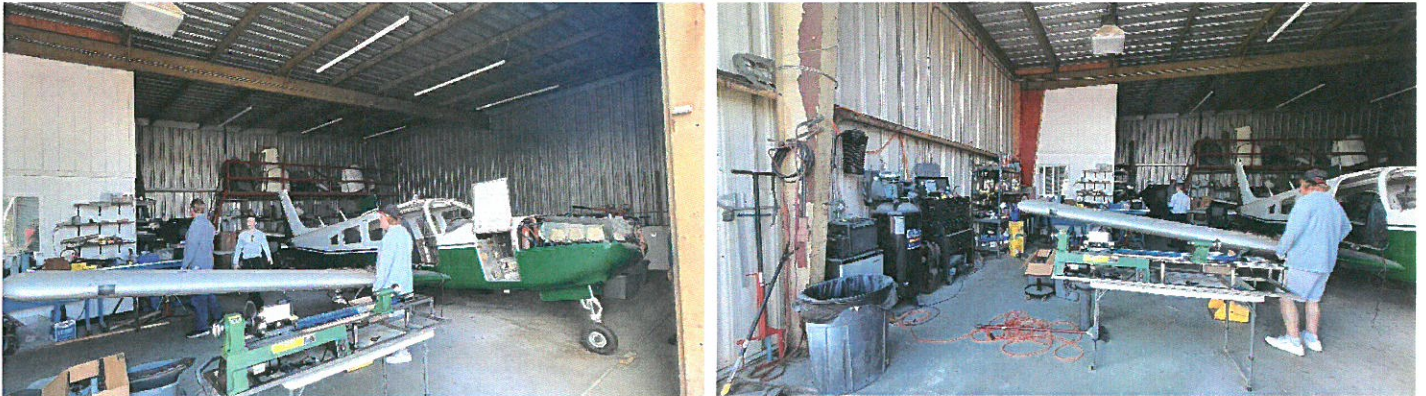
## Building 2003 – Hangar 8



### Violation(s):

1. Uses. Storage of non-aviation items including large quantities of flammable liquids, i.e., barrels of oxidizer and other unidentified liquids. Remove all hazardous flammable barrels of liquids and cease all activities related to painting.

## Building 2003 – Hangar 10



### Violation(s):

1. Uses. Business operation in unpermitted structure and storage of painting equipment. Cease all business operations. Remove equipment from office area. Remove painting equipment from hangar including flammable materials. Remove all non-aviation storage.
2. Unpermitted Structure. Unpermitted improvements, office structure, stairs, exhaust equipment, electrical lines, etc. are to be permitted or demolished.

***EXHIBIT E***  
***Hangar Inspection***  
**2013 Aviation Drive**  
**(4 pages)**

## Exhibit E

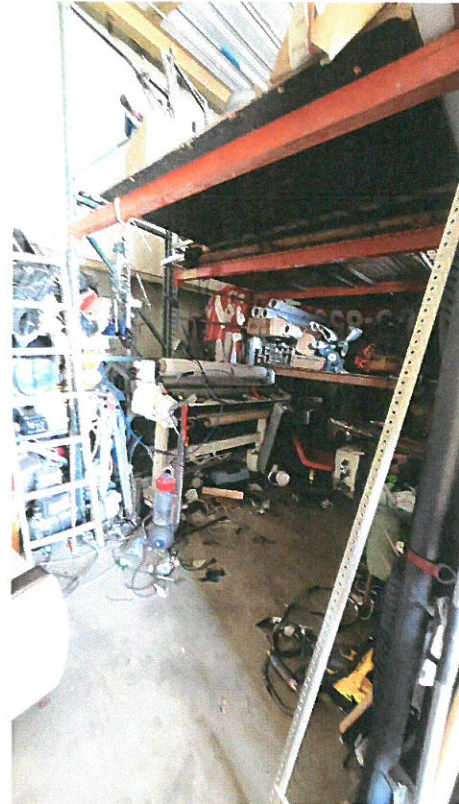
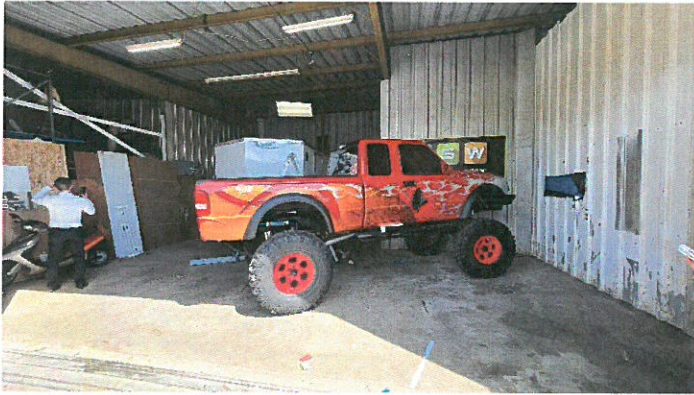
### Building 2013 – Hangar 4



### Violation(s):

1. Uses. Storage of non-aviation items. Remove all non-aviation items, i.e., computer equipment, chairs, reels of conduit, pedestal boxes, etc.

## Building 2013 – Hangar 5 & 1973 Aviation Drive



### Violation(s):

1. Uses. Operation of business & storage business supplies. ESW and its storage in hangar are a Use violation and must be remediated.
  - a. Express Signs & Wraps (ESW) operates at 1973 Aviation Drive (Parcel 4). Although ESW provide some aviation services, i.e., aircraft decals, it has been observed most of the business activity is for non-aviation purposes, i.e., fabricating wraps for vehicles and recreation vehicles. This structure also contains unpermitted additions and a dilapidated roof deck. These items require permits and repair, or demolition.
  - b. ESW utilizes Hangar 5 to store supplies and store vehicles.

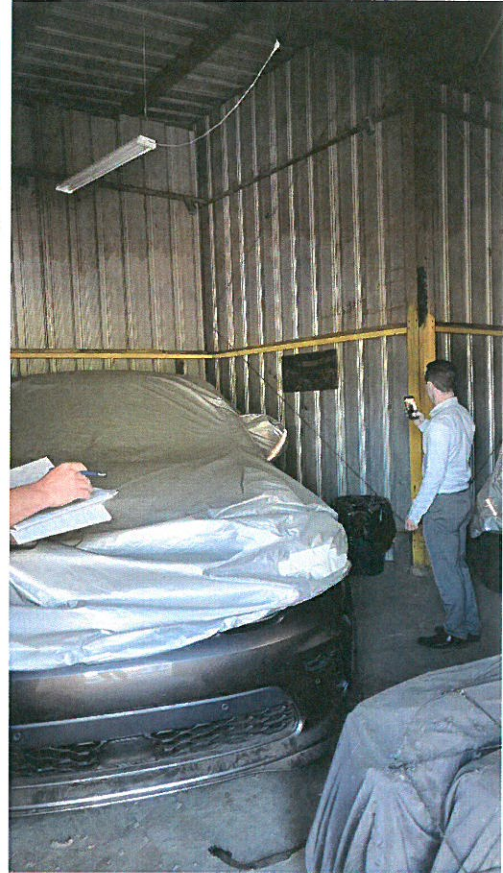
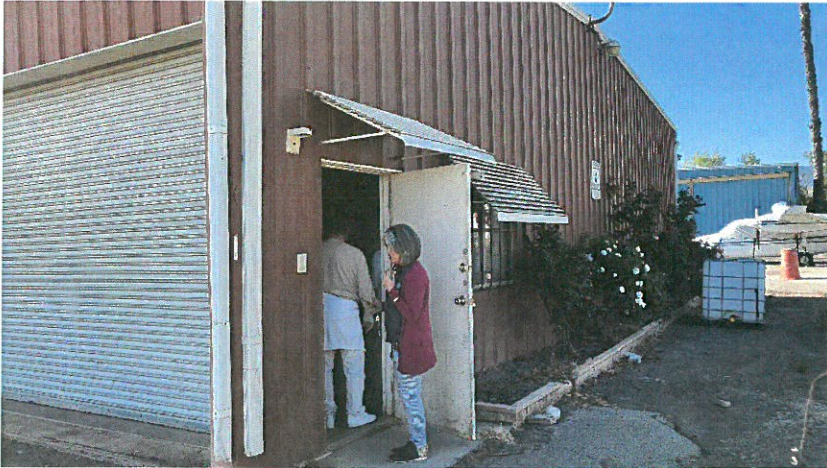
**Building 2013 - Hangar 8**



**Violation(s):**

1. Uses. Storage of non-aviation items. Remove all non-aviation items, i.e., boat, bobcat, tires, etc.

## Building 2013 – ½ Hangar A & B



### Violation(s):

1. Uses. Storage of non-aviation items. Remove all non-aviation items, i.e., personal items, vehicles, motorcycles, etc.