

MINUTE ITEM

4/29/65

11. APPLICATION TO LEASE PARCEL OF TIDE AND SUBMERGED LANDS FOR CONSTRUCTION OF 92 SMALL-BOAT SLIPS IN SUNSET BAY, ORANGE COUNTY; DECON CORPORATION - W.O. 5510, P.R.C. 3288.1.

After consideration of Calendar Item 20 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE EXECUTIVE OFFICER IS AUTHORIZED TO ISSUE TO DECON CORPORATION A 15-YEAR LEASE OF A PARCEL OF TIDE AND SUBMERGED LANDS IN SUNSET BAY, ORANGE COUNTY, AT AN ANNUAL RENTAL OF \$4,844.58, WITH THE FIRST AND LAST YEARS' RENTALS PAYABLE IN ADVANCE, THE LEASE TO PROVIDE FOR THREE 10-YEAR RENEWAL OPTIONS UPON SUCH REASONABLE TERMS AND CONDITIONS AS THE STATE MAY THEN IMPOSE, AND TO REQUIRE A \$7,000 SURETY BOND.

THE LANDS ARE DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN THE QUITCLAIM DEED TO SAM ARVANITIS AND GEORGE ARVANITIS, RECORDED JANUARY 20, 1953, IN BOOK 2439, PAGE 488, OFFICIAL RECORDS, IN THE OFFICE OF THE ORANGE COUNTY RECORDER, BEING ALSO A POINT IN THE SOUTHWESTERLY LINE OF TIDE LAND LOCATION NO. 141, RECORDED IN BOOK 1, PAGE 194 OF PATENTS OF SAID ORANGE COUNTY AS SHOWN ON RECORD OF SURVEY MAP RECORDED JULY 17, 1963, IN BOOK 65, PAGE 28 OF MAPS, RECORDS OF ORANGE COUNTY, AND ALSO HAVING CALIFORNIA COORDINATES, ZONE 6, N. 572,959.30 AND E. 1,444,106.82; THENCE N. 46° 32' 00" E. 208.25 FEET TO A POINT ON THE NORTHEASTERLY LINE OF TIDE LAND LOCATION NO. 141, WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING ALONG THE FOLLOWING COURSES: N. 44° 15' 00" W. 417.42 FEET, N. 52° 45' 00" W. 750.25 FEET, N. 37° 15' 00" E. 50 FEET, S. 52° 45' 00" E. 754.00 FEET, S. 44° 15' 00" E. 421.10 FEET, AND S. 45° 45' 00" W. 50 FEET TO POINT OF BEGINNING, CONTAINING 1.344 ACRES.

Attachment
Calendar Item 20 (1 page)

CALENDAR ITEM

20.

APPLICATION TO LEASE PARCEL OF TIDE AND SUBMERGED LANDS FOR CONSTRUCTION OF 92 SMALL-BOAT SLIPS IN SUNSET BAY, ORANGE COUNTY; DECON CORPORATION - W.O. 5510.

Decon Corporation, a California corporation, has applied for a lease of a parcel of tide and submerged lands in Sunset Bay, Orange County, for the construction and maintenance of 92 small-boat slips (see Exhibit "A"). Decon Corporation, as the owner of the adjacent upland parcel, is in the process of constructing a 92-unit condominium development and the small-boat slips are to be used in conjunction with that development.

The lease area, approximately 1,175 feet long and 50 feet wide, contains approximately 1.344 acres. Based upon a staff appraisal, the annual rental for a 15-year lease has been computed to be \$4,844.58, with the first and last years' rentals payable in advance. The lease will provide for three 10-year renewal options upon such reasonable terms and conditions as the State might then impose, and for a \$7,000 surety bond.

The U. S. Army Corps of Engineers issued a permit to the applicant on March 30, 1965, a copy of which is on file.

IT IS RECOMMENDED THAT THE COMMISSION AUTHORIZE THE EXECUTIVE OFFICER TO ISSUE TO DECON CORPORATION A 15-YEAR LEASE OF A PARCEL OF TIDE AND SUBMERGED LANDS IN SUNSET BAY, ORANGE COUNTY, AT AN ANNUAL RENTAL OF \$4,844.58, WITH THE FIRST AND LAST YEARS' RENTALS PAYABLE IN ADVANCE, THE LEASE TO PROVIDE FOR THREE 10-YEAR RENEWAL OPTIONS UPON SUCH REASONABLE TERMS AND CONDITIONS AS THE STATE MAY THEN IMPOSE, AND TO REQUIRE A \$7,000 SURETY BOND.

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