

MINUTE ITEM

This Calendar Item No. 40
was approved as Minute Item
No. 40 by the State Lands
Commission by a vote of 2
to 0 at its 3/23/82
meeting.

CALENDAR ITEM

40

3/23/82
PRC 2216
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AUTHORIZATION FOR LITIGATION
FOR COLLECTION OF RENT, LEASE TERMINATION,
AND EJECTMENT

Mrs. Anne L. Houk the owner and operator of Two River's Camp (Joe's Place) located on the Sacramento River adjacent to the Garden Highway near Verona is a lessee under an existing State lands lease (PRC 2216.1). The rental under that lease was raised to \$880 per annum by the Commission in 1976. Lessee is currently in breach of her lease for failure to pay annual rental for the years 1980, 1981 and 1982. Staff in an attempt to address Mrs. Houk's objection to the revised rental computed on an appraised value method offered in 1979 to submit to the Commission a proposed amendment of the lease to a percent of gross rental basis with a minimum rental of \$225. Mrs. Houk initially indicated acceptance of such a proposed revision but has failed to execute and return documents necessary to effect that change and has failed to make payments in the amount of \$2,640 due under her existing lease. Repeated attempts by staff to secure Mrs. Houk's compliance have failed. The latest attempt, a demand letter sent January 21, 1982 brought no response.

AB 884: N/A.

EXHIBIT: A. Site Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. GRANT STAFF AND/OR THE OFFICE OF THE ATTORNEY GENERAL AUTHORITY TO TAKE ALL STEPS NECESSARY TO ADDRESS THE BREACH OF STATE LANDS LEASE PRC 2216.1, TO INCLUDE COMMENCING LITIGATION FOR COLLECTION OF RENTAL, LEASE TERMINATION AND EJECTMENT AND WHATEVER OTHER LEGAL OR EQUITABLE REMEDIES THAT MAY BE NECESSARY OR APPROPRIATE.

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CALENDAR PAGE	<u>165</u>
MINUTE PAGE	<u>820</u>

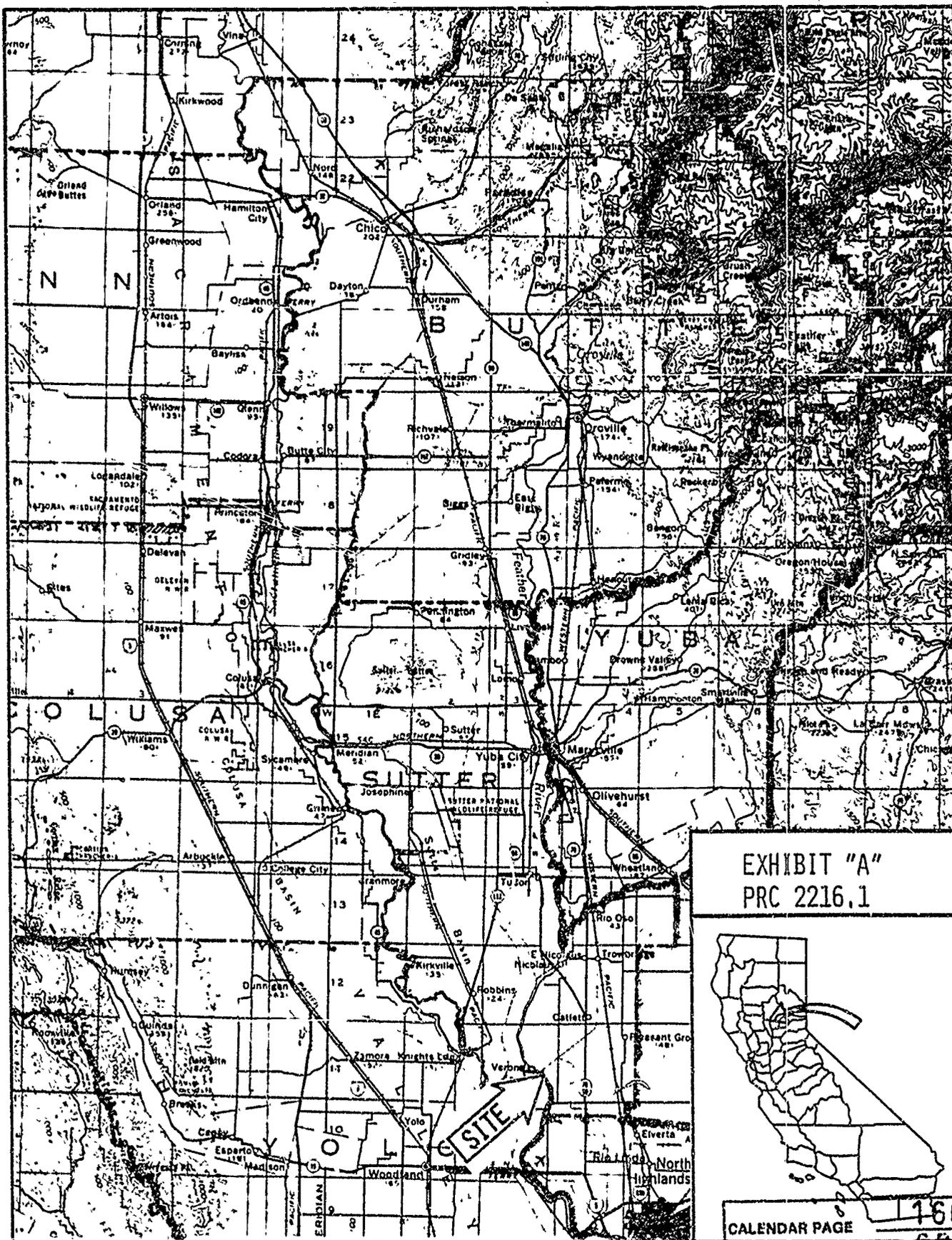


EXHIBIT "A"
 PRC 2216.1



CALENDAR PAGE	166
MINUTE PAGE	621