MINUTE ITEM
25

10/28/82
WP 4687
Maricle

SUBLEASE APPROVAL
PORTION OF LEASE PRC 4687.1

Calendar Item 25, attached, was pulled from the agenda prior to the meeting.

Attachment: Calendar Item 25.

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CALENDAR ITEM

25

10/28/82
WP 4687
Maricle

SUBLEASE APPROVAL,
PORTION OF LEASE PRC 4687.1

SUBLESSOR: Anza Shareholders' Liquidating Trust
300 North Bayshore Boulevard
San Mateo, California 94401

SUBLESSEE: Chamber of Commerce of the United States
500 Airport Boulevard, Suite 240
Burlingame, California 94010

AREA, TYPE LAND AND LOCATION:
Approximately 2.24 acres, partially filled sovereign land, adjoining San Francisco Bay, Burlingame, San Mateo County.

LAND USE: Earth station antenna for satellite reception.

TERMS OF EXISTING MASTER LEASE PRC 4687.1:

Initial period: 66 years from July 1, 1972.

Public liability insurance: $300,000 per occurrence for bodily injury and $200,000 for property damage.

Consideration: July 1, 1972 thru June 30, 1988; $3,000 per annum;

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July 1, 1988 thru June 30, 2007; one half of lessee's net cash income; July 1, 2007 thru June 30, 2038; to be negotiated at future date.

TERMS OF PROPOSED SUBLEASE:

Initial period: Five years from November 1, 1982.

Public liability insurance: $500,000 per occurrence for bodily injury and $100,000 for property damage.

CONSIDERATION: The consideration to be paid by the sublessee to Anza for the use and occupancy of the demised premises shall be the obligation to maintain the landscaping now existing on the demised premises.

The consideration to be realized by the State consists of those benefits described in paragraph No. 6 in the OTHER PERTINENT INFORMATION SECTION below.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Adm. Code 2000 and 2003.

PREREQUISITE TERMS, FEES AND EXPENSES:
Applicant (Anza) is lessee of the State property described in Lease PRC 4687.1.

Processing costs have been received.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. Lease PRC 4687.1 is an approximate 6.04-acre parcel; Anza Shareholders' Liquidating Trust is the State's Lessee.

2. On July 19, 1978, (Minute Item 17) the Commission approved the sublease of a portion of lease PRC 4687.1 to Victoria Station, Inc., for restaraunt and cocktail lounge purposes, covering approximately 3.80 acres. The remaining portion, 2.24 acres, is adjacent to the Victoria Station parcel, and is the subject of this proposed sublease to the Chamber of Commerce of the United States.

3. Of the 2.24 acres to be sublet, a portion thereof, roughly 1.55-acres, is within Anza Lagoon; the balance 0.69-acres, is a small park area improved with sidewalk and grass lawn. The park area will be maintained by the sublessee.

4. The Chamber of Commerce of the United States is a non-profit organization. It is an association of over 250,000 businesses nationwide, which are members of the chamber. The chamber exists to provide business information to its members for the promotion of Commerce.

5. The Chamber of Commerce proposes to construct an earth station satellite on a 10'x10' area, over a reinforced concrete slab. The earth station is a "dish" antenna which will receive and carry American Business Network ("Biznet") programs to the staff of the Chamber. The programs to be received will include information on legislative, financial and regulatory matters affecting business. The programs will be transmitted from Washington D.C.; the antenna will receive them from a fixed satellite 22,300 miles away. The programs will be scheduled on a Monday thru Friday basis, on Eastern time, and will be viewable only at the Chamber Offices in Burlingame.

6. The staff and the Chamber of Commerce have agreed that the compensation to

the State, for the Chamber's use of the subject property, shall include the following provisions:

a. The State Lands Commission and its invitee public agencies shall receive all program schedules and guaranteed seating at the chamber viewing facilities.

b. The State, its officers, agents and employees shall be named as additional insured on the Chamber's policies of liability insurance, and the Chamber shall cause Certificates of Insurance to be issued to the Commission in evidence thereof.

7. This project is exempt from CEQA because it is that class of project declared exempt under 14 Cal. Adm. Code, Section 15103.

8. The project is situated on lands identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in a use category "C" which authorizes Multiple Use. The project as proposed will not have a significant effect upon the identified environmental values.

APPROVALS OBTAINED:
None.

FURTHER APPROVALS REQUIRED:
City of Burlingame (Building Permit).

EXHIBITS:
A. Land Description.
B. Location Map.
C. Parcel Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL DOCUMENT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH DOCUMENT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21084, 14 CAL.

ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2905; AND FIND THAT THE PROJECT IS CONSISTENT WITH ITS USE CLASSIFICATION.

2. AUTHORIZE APPROVAL BY ENDORSEMENT OF A SUBLEASE BETWEEN ANZA SHAREHOLDERS' LIQUIDATING TRUST (SUBLESSOR), AND THE CHAMBER OF COMMERCE OF THE UNITED STATES (SUBLESSEE), OF A FIVE-YEAR SUBLEASE AGREEMENT FROM NOVEMBER 1, 1982; IN CONSIDERATION OF THE BENEFITS HEREINABOVE DESCRIBED; FOR THE INSTALLATION AND USE OF AN EARTH STATION FOR SATELLITE RECEPTION ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

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All that certain real property situate within the City of Burlingame, County of San Mateo, State of California more particularly described as follows:

BEGINNING at the northwesterly corner of Parcel "A", as said Parcel is shown on that certain Parcel Map entitled, "PARCEL MAP BEING A RESUBDIVISION OF LOTS #9 THROUGH #19, BLOCK NO. 6 ANZA AIRPORT PARK UNIT NO. 6 AND A PORTION OF LANDS OF ANZA SHAREHOLDERS LIQUIDATING TRUST BURLINGAME, SAN MATEO COUNTY, CALIFORNIA", which Parcel Map was recorded in Volume 36 of Parcel Maps at Page 50, on May 25, 1977, Official Records of San Mateo County, California; thence from said described point of beginning North 89° 43' 01" East, along the Northerly line of Parcels "A","B", and "C", as said Parcels are shown on said Parcel Map, for a distance of 578.93 feet; thence North 25° 00' East for a distance of 93.09 feet to the most Northerly corner of said Parcel "C", thence North 25° 00' East for a distance of 28.00 feet to a point; thence along the arc of a curve to the left, which curve is radial to the course South 25° 00' West at last said point, which said curve has a radius of 600.00 feet, through a central angle of 25° 16' 59", for an arc distance of 264.76 feet; thence South 89° 43' 01" West for a distance of 374.39 feet; thence South 0° 16' 59" East for a distance of 166.96 feet to the said described point of beginning.

END OF DESCRIPTION

REVIEWED OCTOBER 8, 1982, BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR

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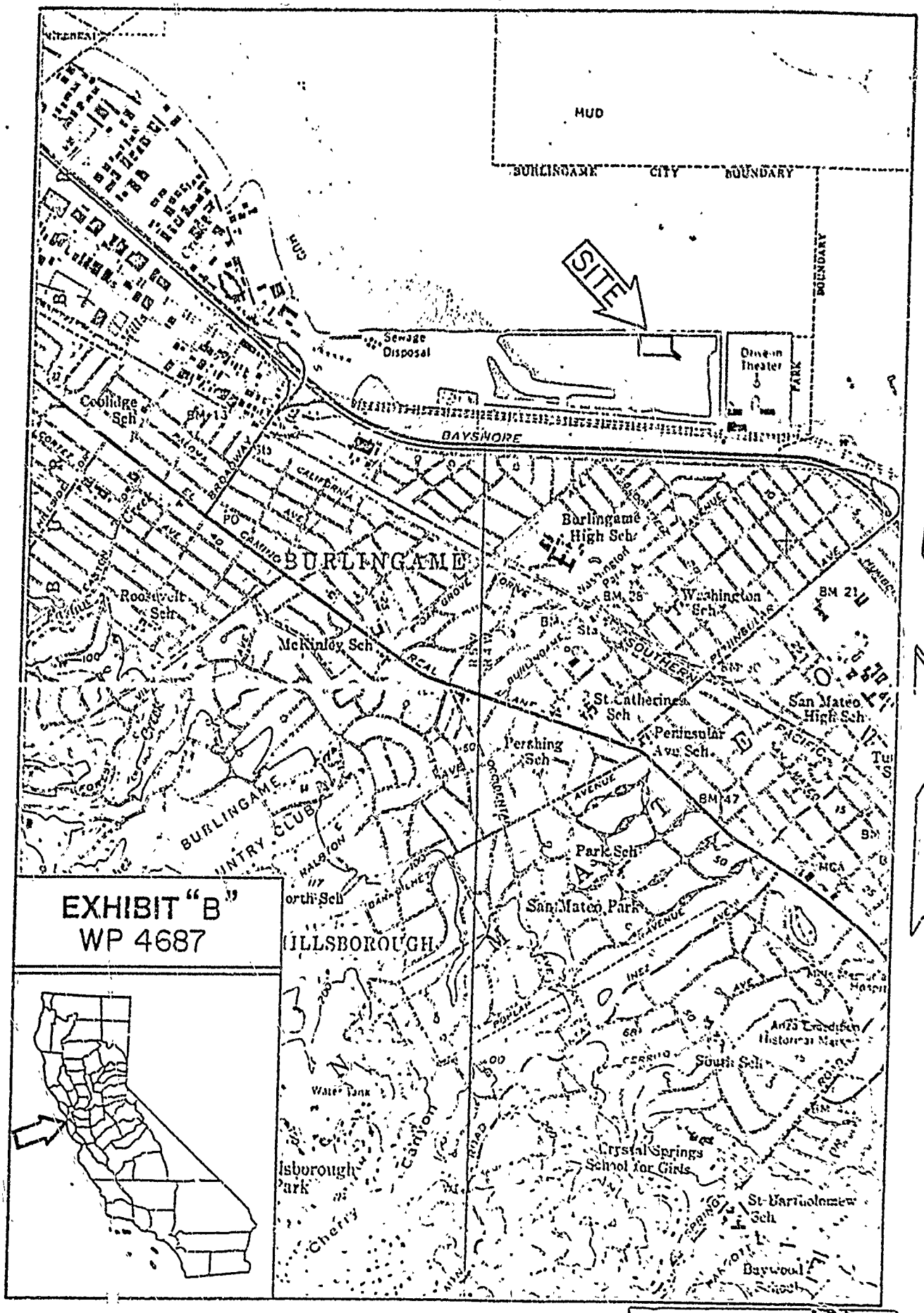

EXHIBIT "B"
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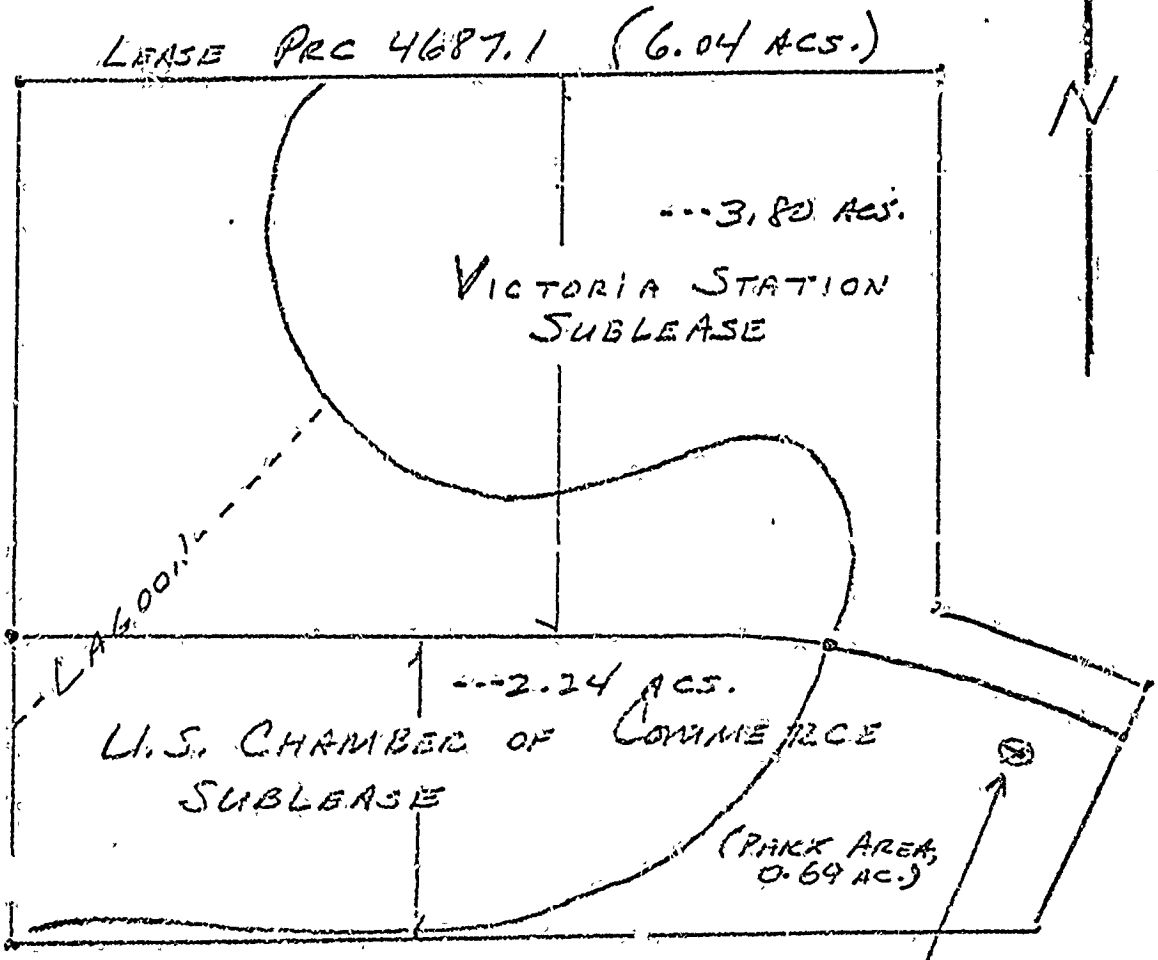

⊗ APPROXIMATE LOCATION, EARTH ANTENNA.

EXHIBIT "C"
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