

MINUTE ITEM
This Calendar Item No. C10
was approved as Minute Item
No. C10 by the State Lands
Commission by a vote of 2
to 0 at its 10/29/90
meeting.

CALENDAR ITEM

A 20
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C 1 0

10/29/90
WP 4687 PRC 4687
Pelkofer
Maricle

APPROVE AMENDMENT TO SUBLEASE

LESSEE: Burlingame Bay Associates
Albert E. Cordova, A Professional
Law Corporation.
1229 Fourth Street, Suite 202
San Rafael, California 94901

SUBLESSEE: Restaurants Unlimited, Inc.
Ogden, Murphy, Wallace
Attn: Carol Bernasconi
2100 Westlake Center Tower
1501 Fifth Avenue
Seattle, Washington 98101-1686.

AREA, TYPE LAND AND LOCATION:
3.80 acres of partially filled sovereign lands,
Burlingame, San Mateo County.

LAND USE: Commercial restaurant on bayfront property,
San Francisco Bay.

TERMS OF EXISTING MASTER LEASE PRC 4687:
State to Burlingame Bay Associates; 6.04 acres
for a period of 66 years from July 1, 1972.

AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. On July 19, 1978, the Commission approved
the sublease of a portion of lease PRC 4687

(ADDED pgs. 53-53.2)

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CALENDAR ITEM NO. C 7 0 (CONT'D)

to Victoria Station, Inc., for restaurant and cocktail lounge purposes, covering approximately 3.80 acres.

Victoria Station filed for bankruptcy and, pursuant to an order of the court, the sublease was assigned to Restaurants Unlimited, Inc. (RUI). They are being restructured and assigning their leases to subsidiary corporations. RUI is also entering into a refinancing arrangement and has requested the sublessor's consent to the security interest being granted and the sublessor's subordination of any landlord lien which may exist.

Approval of the Commission is requested because the activity constitutes an amendment of the sublease and requires the State's consent under the terms of the master lease.

EXHIBIT: A. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. CODE REGS. 15378.
2. APPROVE THE AMENDMENT OF THE SUBLEASE BETWEEN BURLINGAME BAY ASSOCIATES (THE STATE'S LESSEE) AND RESTAURANTS UNLIMITED (SUBLESSEE).

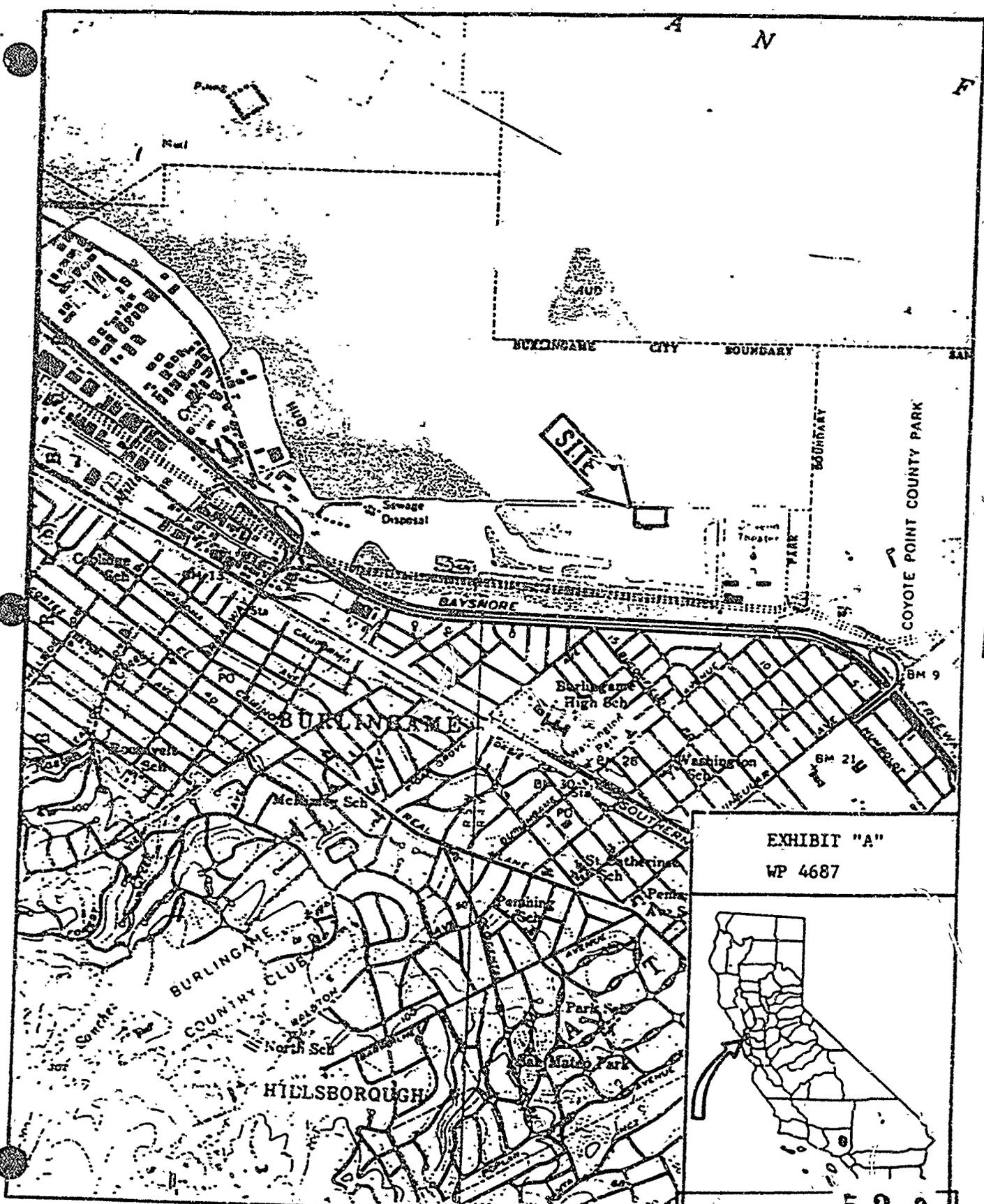


EXHIBIT "A"
WP 4687



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