

CALENDAR ITEM

A 28

C 1 0

03/06/91  
PRC 2714  
J. Ludlow

S 17

ASSIGNMENT OF A GENERAL LEASE - RECREATIONAL USE

**ASSIGNOR:**

Pebble Beach Company, as comprised of MKDG II and MKDG IV  
P. O. Box 725  
Pebble Beach, California 93953

**ASSIGNEE:**

Pebble Beach Property Company, a California general  
partnership, as comprised of Ben Hogan Property Company I  
and Ben Hogan Property Company II, a California  
corporation  
P. O. Box 567  
Pebble Beach, California 93953

**AREA, TYPE LAND AND LOCATION:**

A 0.205-acre parcel of coastal tide and submerged land  
located in Stillwater Cove, Carmel Bay, Monterey County.

**LAND USE:**

Use and maintenance of one existing pier for recreational  
use.

**TERMS OF LEASE TO BE ASSIGNED:**

Initial period:

Twenty-five (25) years beginning November 1, 1984.

Surety bond:

\$20,000.

Public liability insurance:

Combined single limit coverage of \$1,000,000.

Consideration:

\$1,071.60 per annum; five-year rent review.

CALENDAR ITEM NO. C 1 0 (CONT'D)

**BASIS FOR CONSIDERATION:**

Pursuant to 2 Cal. Code Regs. 2003.

**APPLICANT STATUS:**

Applicant is owner of upland.

**PREREQUISITE CONDITIONS, FEES AND EXPENSES:**

Filing fee and processing costs have been received.

**STATUTORY AND OTHER REFERENCES:**

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

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

AB 884:

N/A

**OTHER PERTINENT INFORMATION:**

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that his activity is exempt from the requirements of the CEQA because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21065 and 14 Cal. Code Regs. 15378.

2. By Calendar Item C18, at its May 22, 1986 meeting, the Commission approved the first assignment of this lease to the Assignors, Pebble Beach Company, as comprised of MKDG II and MKDG IV, for the use and maintenance of the recreational dock at the site.
3. All rent is current.

**EXHIBITS:**

- A. Land Description
- B. 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.

CALENDAR ITEM NO. C 1 0 (CONT'D)

2. AUTHORIZE APPROVAL OF THE ASSIGNMENT OF LEASE PRC 2714, GENERAL LEASE - RECREATIONAL USE, FROM PEBBLE BEACH COMPANY, AS COMPRISED OF MKDG II AND MKDG IV, TO PEBBLE BEACH PROPERTY COMPANY, A CALIFORNIA GENERAL PARTNERSHIP, COMPRISED OF BEN HOGAN PROPERTY COMPANY I AND BEN HOGAN PROPERTY COMPANY II, A CALIFORNIA CORPORATION, EFFECTIVE SEPTEMBER 5, 1990; ALL OTHER CONDITIONS AND TERMS OF THE LEASE SHALL REMAIN UNCHANGED.

**EXHIBIT "A"**

PRC 2714.1

**LAND DESCRIPTION**

**BEGINNING** at a point on the mean high water line of the Pacific Ocean that bears S 60° 53' 30" W, 394.83 feet, S 88° 09' 30" E, 20.00 feet, and S 01° 50' 30" W, 72.00 feet more or less from the most westerly corner of that certain 1.620 acre of land , as shown on the " Record of Survey of a Portion of Rancho El Pescadero, Monterey County, California", recorded in Volume X-1, Page 172 of Surveys, Monterey County; thence S 01°50' 30" W, 199.00 feet; thence N 88° 09' 30" W, 55.54 feet; thence N 01° 50' 30" E, 41.33 feet; thence N 50° 51' 49" E, 20.58 feet; thence N 01° 50' 30" E, 156.17 feet to a point on said mean high water line, thence easterly along said water line to the point of beginning.

**END OF DESCRIPTION**

**REVIEWED JANUARY, 1991 BY LLD**

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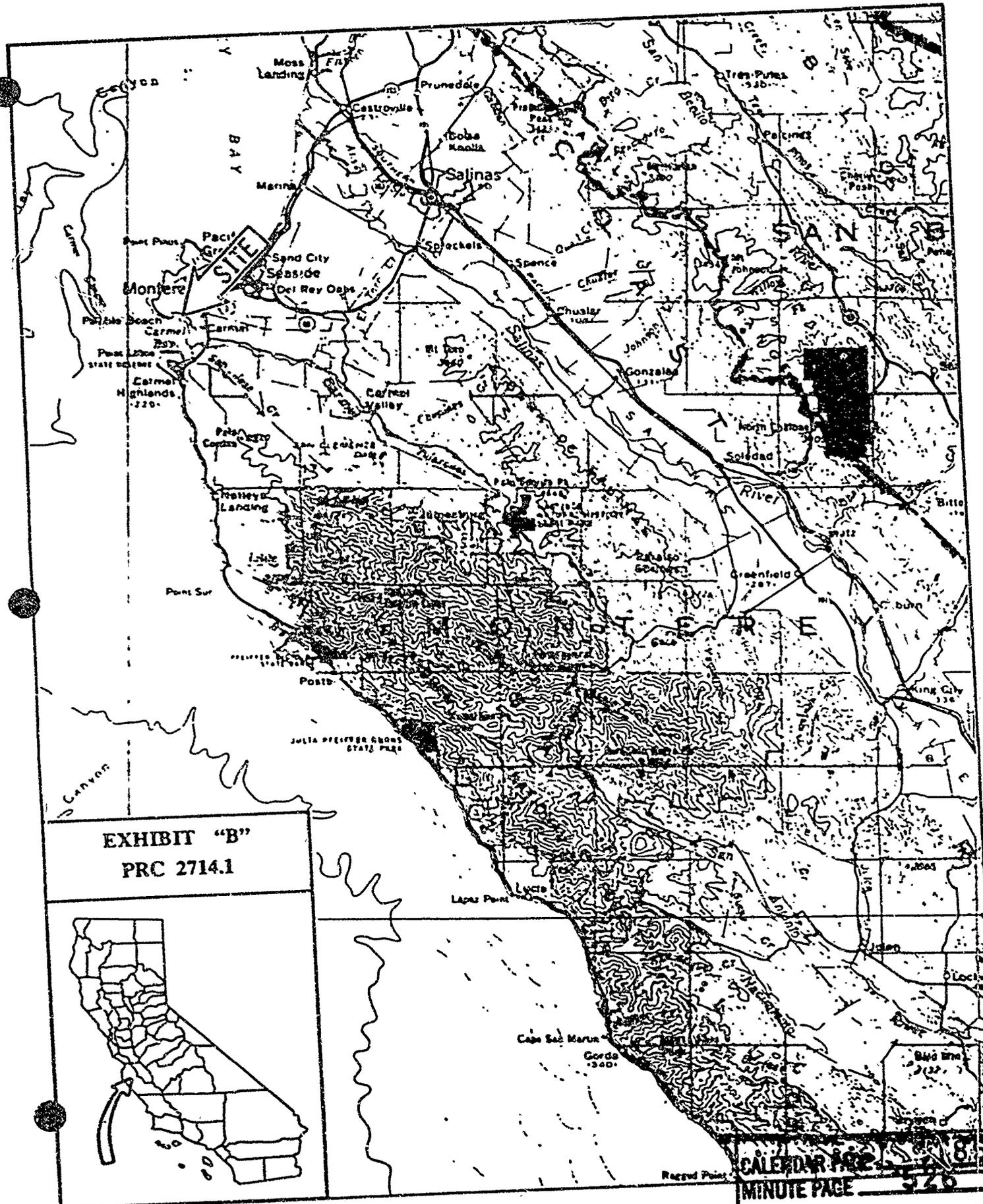


EXHIBIT "B"  
 PRC 2714.1



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