

MINUTE ITEM  
This Calendar Item No. C24  
was approved as Minute item  
No. 24 by the State Lands  
Commission by a vote of 3  
to 0 at its 6-30-92  
meeting.

A 58

S 29

CALENDAR ITEM

**C 2 4**

06/30/92  
PRC 7030  
SLL 130  
Fossum  
Wegge  
Gargis

APPROVE CORRECTIONS TO DESCRIPTIONS AND EXHIBITS  
OF BOUNDARY LINE AGREEMENT SLL 130 AND LEASE PRC 7030

**PARTY:**

Santa Catalina Island Company  
P. O. Box 737  
Avalon, California 90704

**BACKGROUND**

On December 23, 1986 the State Lands Commission approved a lease and Boundary Line Agreement between the Santa Catalina Island Company, a Delaware corporation, doing business in California, and the State of California acting by and through the State Lands Commission. This document was approved by Minute Item 35 (12/23/86) and recorded as document no. 89-2098766, December 29, 1989, in the Los Angeles County Recorder's Office. The agreement includes a quitclaim by the State of California of certain real property to the Santa Catalina Island Company and deeds of certain other real property to the State of California, thereby clearing title in the State to 30 acres of tide and submerged land at Jewfish Point and Empire Landing on Santa Catalina Island.

A General Lease (industrial use) was also approved by the above Minute Item involving the subject lands. A sublease was approved by Minute Item 10 (3/23/89).

**PURPOSE**

It has been brought to the attention of the staff of the State Lands Commission that omissions and a miscalculation affect the

CALENDAR ITEM NO. C 2 4 (CONT'D)

original descriptions of the boundary line agreement. The following corrections should be made:

1. Regarding Exhibit "A", Agreed Boundary Line, Empire Landing: That course stated as N76°38'43"E, 1594.99 feet should be amended to read N76°46'41"E, 1676.30 feet.

This same correction needs to be made in paragraph 4 of Exhibit "B"; State Parcel, Empire Landing; paragraph 4 of Exhibit "C", Company Parcel, Empire Landing and Section 3, Description of Lease Premises, Empire Landing.

2. Regarding paragraph 2, Exhibit "B", State Parcel, Jewfish Point: The course of S37°03'24"E, 1228.01 needs to be added after ... L.A.C.A. Map No. 59, thence;
3. Regarding paragraph 1, Exhibit "B", State Parcel, Empire Landing: The following courses: N82°18'14"E, 672.05 feet, thence; S67°40'42"E, 961.01 feet, thence; need to be added after ...L.A.C.A. Map No. 59, thence;
4. Regarding Exhibit "D" Empire Landing map: Angle points have been added to the northerly line of the State Parcel to more clearly define the courses included in paragraph 1, Exhibit "B", State Parcel, Empire Landing.

**EXHIBITS:**

- A. Revised Description of Agreed Boundary Line
- B. Revised Description of State Parcel, Empire Landing; and Revised Description of State Parcel, Jewfish Point
- C. Revised Description Company Parcel, Empire Landing
- D. Revised Empire Landing Map
- E. Revised Description of Leased Premises (Section 3)
- F. 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 AS A STATUTORILY EXEMPT PROJECT PURSUANT TO P.R.C. 21080.11, SETTLEMENT OF TITLE AND BOUNDARY PROBLEMS.
2. APPROVE THE REVISED LEGAL DESCRIPTIONS AND AUTHORIZE THE STAFF OF THE STATE LANDS COMMISSION TO RE-RECORD THE BOUNDARY LINE AGREEMENT IN WHOLE OR IN PART AND TAKE ANY OTHER ACTION NECESSARY TO OFFICIALLY MAKE THESE CORRECTIONS.

## EXHIBIT "A"

W 23344

## AGREED BOUNDARY LINE

EMPIRE LANDING

That line adjoining Lot 85, of L.A.C.A. Map No. 59, recorded February 28, 1952, in Book 1, Page 7, of Assessor's Maps Los Angeles County, California, described as follows:

BEGINNING at a point on the mean high water line of the Pacific Ocean that bears N 79°22'49" E from a point, referred to as Point A, that also bears N 76°46'41"E, 1676.30 feet from USC&GS Station "CLIFF 2", having California Coordinate System Zone 7 coordinates of X = 4,148,092.46 feet, Y = 3,906,359.57 feet said station also being the corner common to Lots 83, 84 and 85 of the above mentioned map: thence from said point of beginning the following forty (40) courses:

1. S 79°22'49" W 81.39 feet; to the above described Point A.
2. S 86°09'12" W 44.42 feet;
3. N 84°17'22" W 100.50 feet;
4. N 60°56'43" W 102.96 feet;
5. N 45°58'16" W 208.63 feet;
6. N 49°45'49" W 255.44 feet;
7. N 33°16'30" W 191.38 feet;
8. N 66°22'14" W 174.64 feet;
9. N 83°33'30" W 311.97 feet;
10. N 64°13'50" W 161.01 feet;
11. N 63°26'06" W 145.34 feet;
12. N 45°00'00" W 325.27 feet;
13. N 35°45'14" W 154.03 feet;
14. N 18°56'47" W 354.19 feet;
15. N 24°26'38" W 241.66 feet;
16. N 29°03'17" W 102.96 feet;
17. N 49°45'49" W 85.15 feet;
18. N 09°27'44" W 121.66 feet;
19. N 36°52'12" W 75.00 feet;
20. N 73°18'03" W 52.20 feet;
21. S 71°33'54" W 158.11 feet;
22. S 84°05'38" W 145.77 feet;
23. S 72°07'17" W 162.86 feet;
24. N 84°17'22" W 150.75 feet;
25. N 61°41'57" W 147.65 feet;
26. N 88°05'27" W 150.08 feet;

AGREED BOUNDARY LINE, EMPIRE LANDING. (con't)

27. N 38°39'35" W 96.05 feet;
28. N 34°59'31" W 61.03 feet;
29. N 29°58'54" W 150.08 feet;
30. N 46°58'30" W 205.18 feet;
31. N 59°02'10" W 291.55 feet;
32. N 71°04'31" W 185.00 feet;
33. N 75°10'25" W 175.86 feet;
34. N 66°30'05" W 125.40 feet;
35. N 78°41'24" W 101.98 feet;
36. S 83°05'20" W 166.21 feet;
37. S 56°18'36" W 234.36 feet;
38. N 63°26'06" W 89.44 feet;
39. S 85°25'34" W, 125.40 feet to a point that bears S 49°59'15" E, 2749.93 feet from USC&GS Station "CHANNEL", said station having Zone 7 coordinates X= 4,142,768.82, Y= 3,911,088.09; said station also being on the westerly line of Lot 85 from which the corner common to Lots 84, 85 and 86 bears S02°24'24"W (shown as S 02°20'27" W on the above mentioned map) 2744.28 feet; thence:
  40. N 62°06'10" W, 77 feet, more or less to the mean high water line of the Pacific Ocean and the end of the herein described line.

Coordinates, bearings and distances used in the above two lines are based on the California Coordinate System, Zone 7, 1927 N.A.D.

END OF DESCRIPTION

REVISED FEBRUARY 26, 1992

EXHIBIT "B"

W 23344

STATE PARCEL, EMPIRE LANDING

LAND DESCRIPTION

A parcel of filled tide and submerged land adjoining Lot 85, of L.A.C.A. Map No. 59, recorded February 28, 1952, in book 1, page 7 of Assessor's Map, Los Angeles County, California, bounded as follows:

1. On the north by the following described line: Beginning at a point which bears S 53°27'04" E, 2540.84 feet from USC&GS Station "CHANNEL", having California Coordinate System Zone 7 coordinates of X = 4,142,768.82 feet, Y = 3,911,088.09 feet, said station being on the line common to Lots 85 and 86 on the above mentioned L.A.C.A. Map No.59, thence; N 82°18'14" E, 672.05 feet, thence; S 67°40'42" E, 961.01 feet, thence; S 73°18'48" E, 1306.00 feet, thence; S 43°29'35" E, 1909.14 feet, thence; S 52°27'59" E, 1001.27 feet to the end of the herein described line. Said end point bears N 70°43'44" E, 1728.38 feet from USC&GS Station "CLIFF 2", having coordinates of X= 4,148,092.46 feet, Y = 3,906,359.57 feet, said station also being the corner common to Lots 83, 84 and 85 on the above mentioned L.A.C.A. Map No.59.

2. On the west by a north-south grid line having coordinates of X= 4,144,810 feet. Said north-south grid line bears N 90°00'00" E, 2041.18 feet from USC&GS Station "CHANNEL", said station also being on the line common to Lots 85 and 86 on the above mentioned L.A.C.A. Map No. 59.

3. On the east by a north-south grid line having coordinates of X = 4,149,725 feet. Said north-south grid line bears N 90°00'00" E, 1632.54 feet from the above mentioned USC&GS Station "CLIFF 2", said station also being the corner common to Lots 83, 84 and 85 on the above mentioned L.A.C.A. Map No. 59.

4. On the south by the following described line:

BEGINNING at a point on the mean high water line of the Pacific Ocean that bears N 79°22'49" E from a point, referred to as Point A, that also bears N 76°46'41" E, 1,676.30 feet from USC&GS Station "CLIFF 2", having California Coordinate System Zone 7 coordinates of X= 4,148,092.46 feet, Y= 3,906,359.57 feet; said point also being the corner common to Lots 83, 84 and 85 on the above mentioned map, thence from said point of beginning the following forty (40) courses:

1. S 79°22'49" W 81.39 feet; to the above described Point A.
2. S 86°09'12" W 44.42 feet;
3. N 84°17'22" W 100.50 feet;

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STATE PARCEL EMPIRE LANDING (con't)

4. N 60°56'43" W 102.96 feet;
5. N 45°58'16" W 208.63 feet;
6. N 49°45'49" W 255.44 feet;
7. N 33°16'30" W 191.38 feet;
8. N 66°22'14" W 174.64 feet;
9. N 83°33'30" W 311.97 feet;
10. N 64°13'50" W 161.01 feet;
11. N 63°26'06" W 145.34 feet;
12. N 45°00'00" W 325.27 feet;
13. N 35°45'14" W 154.03 feet;
14. N 18°56'47 "W 354.19 feet;
15. N 24°26'38 "W 241.66 feet;
16. N 29°03'17" W 102.96 feet;
17. N 49°45'49" W 85.15 feet;
18. N 09°27'44" W 121.66 feet;
19. N 36°52'12" W 75.00 feet;
20. N 73°18'02" W 52.20 feet;
21. S 71°33'54" W 158.11 feet;
22. S 84°05'38" W 145.77 feet;
23. S 72°07'17" W 162.86 feet;
24. N 84°17'22" W 150.75 feet;
25. N 61°41'57" W 147.65 feet;
26. N 88°05'27" W 150.08 feet;
27. N 38°39'35" W 96.05 feet;
28. N 34°59'31" W 61.03 feet;
29. N 29°58'54" W 150.08 feet;
30. N 46°58'30" W 205.18 feet;
31. N 59°02'10" W 291.55 feet;
32. N 71°04'31" W 185.00 feet;
33. N 75°10'25" W 175.86 feet;
34. N 66°30'05" W 125.40 feet;
35. N 78°41'24" W 101.98 feet;
36. S 83°05'20" W 166.21 feet;
37. S 56°18'36" W 234.36 feet;
38. N 63°26'06" W 89.44 feet;

39. S 85°25'34" W, 125.40 feet to a point that bears S 49°59'15" E, 2749.93 feet from USC&GS Station "CHANNEL", said station having Zone 7 coordinates X = 4,142,768.82, Y= 3,911,088.09 ; said station also being on the westerly line of Lot 85 from which the corner common to Lots 84, 85 and 86 bears S 02°24'24" W, (shown as S 02°20'28" W on the above mentioned map) 2744.24 feet; thence:

STATE PARCEL EMPIRE LANDING (con't)

40. N 62°06'10" W, 77 feet, more or less to the mean high water line of the Pacific Ocean and the end of the herein described line.

Coordinates, bearings and distances used in the above line are based on the California Coordinate System, Zone 7, 1927 N.A.D.

END OF DESCRIPTION

REVISED FEBRUARY 26, 1992.

EXHIBIT "B"

W 23344

STATE PARCEL, JEWFISH POINT

LAND DESCRIPTION

A parcel of filled tide and submerged land adjoining Lot 3, of L.A.C.A. Map No. 59, recorded February 28, 1952, in book 1, page 7 of Assessor's Map, Los Angeles County, California, bounded as follows:

1. On the north by a grid east-west line having a value of  $Y = 3,866,060$  feet on the California Coordinate System, Zone 7, 1927 N.A.D. Said grid east-west line also bears  $N 00^{\circ}00'00'' E$  1822.03 feet from USC&GS Station "EAST MOUNTAIN", having coordinates of  $X = 4,191,587.15$  feet,  $Y = 3,864,237.97$  feet N.A.D. 1927, said station being the corner common to Lots 2, 3 and 5 of the above mentioned L.A.C.A. Map No. 59.

2. On the east by the following described line: Beginning at a point having coordinates  $X = 4,195,420.00$ ,  $Y = 3,866,060.00$ , which bears  $N 64^{\circ}34'30'' E$ , 4243.88 feet from the above-mentioned corner common to Lots 2, 3 and 5 of L.A.C.A. Map No. 59, thence;  $S 37^{\circ}03'24'' E$ , 1228.01, thence;  $S 00^{\circ}00'00'' W$ , 1100.00 feet, thence;  $S 11^{\circ}02'27'' W$  835.46 feet, thence;  $S 05^{\circ}36'25'' W$  1232.84 feet to the easterly prolongation to the south line of said Lot 3 of L.A.C.A. Map No. 59 and the end of the herein described line.

3. On the south by the easterly prolongation of the south line of said Lot 3 of L.A.C.A. Map No. 59.

4. On the west by the following described line:

Commencing at the corner common to Lots 2, 3 and 5 of the above mentioned map, being U.S.C.&G.S. Station "EAST MOUNTAIN", having California Coordinates System Zone 7 coordinates of  $X = 4,191,587.15$  feet,  $Y = 3,864,237.97$  feet N.A.D. 27; thence along the line common to Lots 3 and 5,  $S 00^{\circ}03'53'' W$  (shown as South on the above mentioned map) 2300.06 feet, to the southwesterly corner of Lot 3; thence along the southerly line of Lot 3,  $S 89^{\circ}56'07'' E$  (shown as East on the above mentioned map) 4045.00 feet to the POINT OF BEGINNING; thence leaving the southerly line of Lot 3 the following twenty-three (23) courses:

1.  $N 08^{\circ}19'05'' E$  279.60 feet;
2.  $N 03^{\circ}00'46'' E$  190.26 feet;
3.  $N 05^{\circ}42'38'' W$  100.50 feet;

STATE PARCEL, JEWFISH POINT (con' t)

4. N 08°07'48" W 141.42 feet;
5. N 13°34'14" W 149.16 feet;
6. N 02°53'55" W 395.51 feet;
7. N 01°18'07" W 220.06 feet;
8. N 17°31'32" E 199.25 feet;
9. N 18°26'06" E 252.98 feet;
10. N 11°32'05" E 250.05 feet;
11. N 01°00'18" E 285.04 feet;
12. N 01°23'50" W 205.06 feet;
13. N 01°21'50" E 210.06 feet;
14. N 00°47'45" W 360.03 feet;
15. N 49°38'08" E 131.24 feet;
16. N 53°07'48" W 50.00 feet;
17. N 54°27'44" W 86.02 feet;
18. N 18°26'06" W 63.25 feet;
19. N 36°52'12" W 250.00 feet;
20. N 44°11'35" W 251.05 feet;
21. N 36°52'12" W 75.00 feet to a point that bears N 67°36'59" E, 4101.91 feet from said USC&GS Station "EAST MOUNTAIN" and the corner common to Lots 2, 3 and 5 of the above mentioned map, thence;
22. N 17°06'10" W 272.00 feet, thence;
23. N 90°00'00" E, 10 feet more or less to the mean high water line of the Pacific Ocean and the end of the herein described line.

END OF DESCRIPTION

REVISED FEBRUARY 26, 1992

EXHIBIT "C"

W 23344

COMPANY PARCEL, EMPIRE LANDING

LAND DESCRIPTION

A parcel of land on Santa Catalina Island within Lot 85 of L.A.C.A. Map No.59, recorded February 28, 1952, in Book 1, Page 7 of Assessor's Map, Los Angeles County, California, bounded as follows:

1. On the west by a north-south grid line having coordinates of X =4,144,810 feet. Said north-south grid line bears N 90°00'00" E 2041 18 feet from USC&GS Station "CHANNEL", said station also being on the line common to Lots 85 and 86 on the above mentioned L.A.C.A. Map No. 59.
2. On the south by the southerly line of said Lot 85 of L.A.C.A. Map No. 59.
3. On the east by a north-south grid line having coordinates of X =4,149,725 feet. Said north-south grid line bears N 90°00'00" E 1632.54 feet from the above mentioned USC&GS Station "CLIFF 2", said station also being the corner common to Lots 83, 84 and 85 on the above mentioned L.A.C.A. Map No. 59.
4. On the north by the following described line:

BEGINNING at a point on the mean high water line of the Pacific Ocean that bears N 79°22'49" E from a point, referred to as Point A, that also bears N 76°46'41"E 1,676.30 feet from USC&GS Station "CLIFF 2", having California Coordinate System Zone 7 coordinates of X=4,148,092.46 feet, Y=3,906,359.57 feet; said point also being the corner common to Lots 83, 84 and 85 of the above mentioned map; thence from said point of beginning the following forty (40) courses:

- |                   |   |
|-------------------|---|
| 1. S 79°22'49" W  | 81.39 feet; to the above described Point A. |
| 2. S 86°09'12" W  | 44.42 feet;                                 |
| 3. N 84°17'22" W  | 100.50 feet;                                |
| 4. N 60°56'43" W  | 102.96 feet;                                |
| 5. N 45°58'16" W  | 208.63 feet;                                |
| 6. N 49°45'49" W  | 255.44 feet;                                |
| 7. N 33°16'30" W  | 191.38 feet;                                |
| 8. N 66°22'14" W  | 174.64 feet;                                |
| 9. N 83°33'30" W  | 311.97 feet;                                |
| 10. N 64°13'50" W | 161.01 feet;                                |
| 11. N 63°26'06" W | 145.34 feet;                                |

COMPANY PARCEL, EMPIRE LANDING (con't)

12. N 45°00'00" W 325.27 feet;
13. N 35°45'14" W 154.03 feet;
14. N 18°56'47" W 354.19 feet;
15. N 24°26'38" W 241.66 feet;
16. N 29°03'17" W 102.96 feet;
17. N 49°45'49" W 85.15 feet;
18. N 09°27'44" W 121.66 feet;
19. N 36°52'12" W 75.00 feet;
20. N 73°18'03" W 52.20 feet;
21. S 71°33'54" W 158.11 feet;
22. S 84°05'38" W 145.77 feet;
23. S 72°07'17" W 162.86 feet;
24. N 84°17'22" W 150.75 feet;
25. N 61°41'57" W 147.65 feet;
26. N 88°05'27" W 150.08 feet;
27. N 38°39'35" W 96.05 feet;
28. N 34°59'31" W 61.03 feet;
29. N 29°58'54" W 150.08 feet;
30. N 46°58'30" W 205.18 feet;
31. N 59°02'10" W 291.55 feet;
32. N 71°04'31" W 185.00 feet;
33. N 75°10'25" W 175.86 feet;
34. N 66°30'05" W 125.40 feet;
35. N 78°41'24" W 101.98 feet;
36. S 83°05'20" W 166.21 feet;
37. S 56°18'36" W 234.36 feet;
38. N 63°26'06" W 89.44 feet;
39. S 85°25'34" W 125.40 feet to a point that bears S 49°59'15" E, 2749.93.

feet from USC&GS station CHANNEL, said station having Zone 7 coordinates X = 4,142,768.82, Y=3,911,088.09; said station also being on the westerly line of Lot 85 from which the corner common to Lots 84, 85 and 86 bears S 02°24'24" W (shown as S 02°20'27" W on the above mentioned map) 2744.28 feet, thence:

40. N 62°06'10" W 77 feet, more or less to the mean high water line of the Pacific Ocean and the end of the herein described line.

Coordinates, bearings and distances used in the above line are based on the California Coordinate System, Zone 7, 1927 N.A.D.

END OF DESCRIPTION

REVISED FEBRUARY 26, 1992.

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Portion of L.A.C.A. Map No. 59, recorded February 28, 1952  
 in Book 1, Page 7 of Assessor's Map, Los Angeles County,  
 California

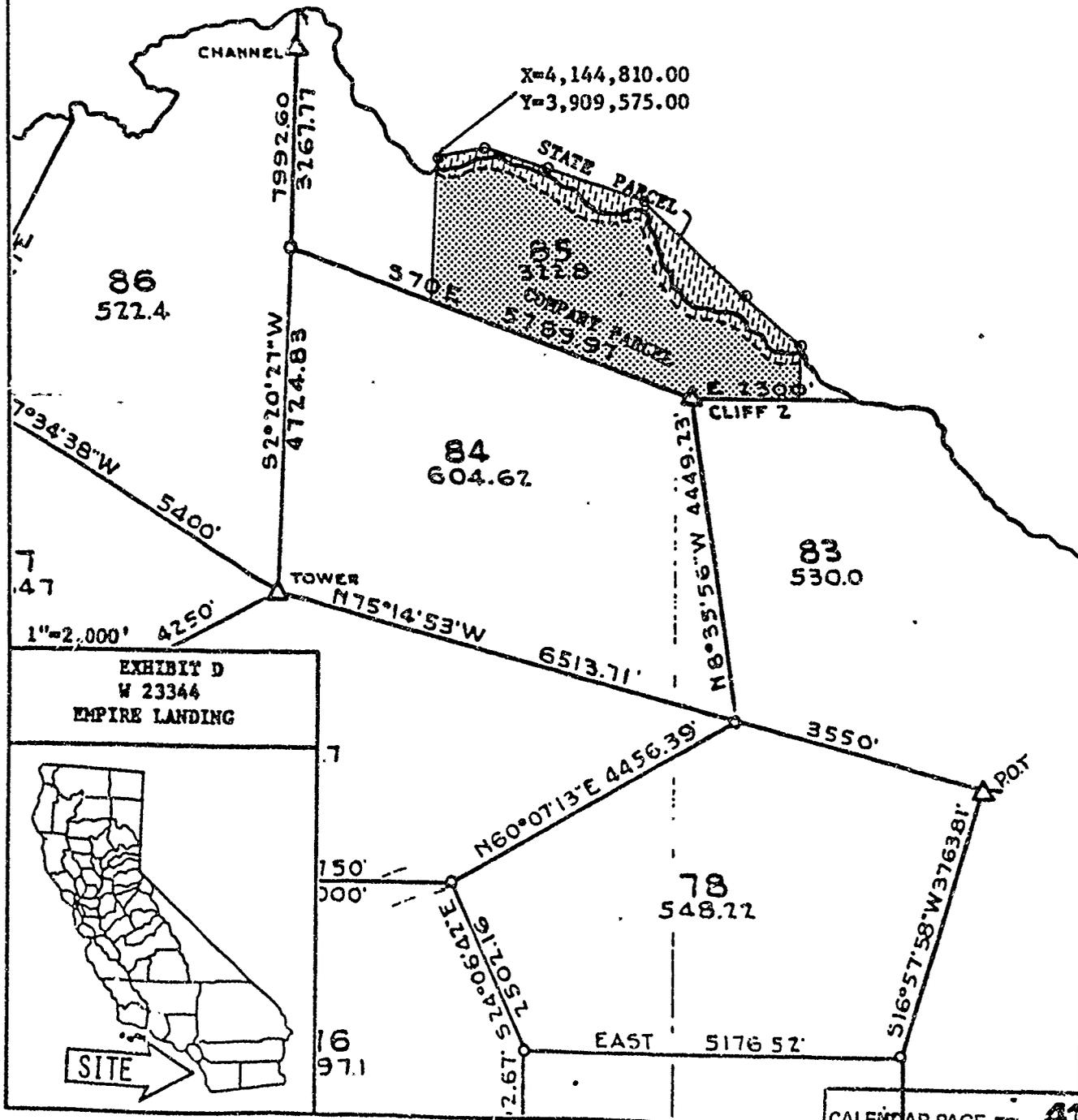


EXHIBIT D  
 W 23344  
 EMPIRE LANDING



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EXHIBIT "E"

SECTION 3

DESCRIPTION OF LEASE PREMISES

EMPIRE LANDING

A parcel of filled tide and submerged land adjoining Lot 85, of L.A.C.A. Map No.59, recorded February 28,1952, in Book 1, page 7 of Assessor's Map, Los Angeles County, California, described as follows:

BEGINNING at a point on the mean high water line of the Pacific Ocean that bears N 79°22'49" E from a point, referred to as Point A, that also bears N 76°46'41"E, 1,676.30 feet from USC&GS Station "CLIFF 2", having California Coordinate System Zone 7 coordinates of X =4,148,092.46 feet, Y=3,906,359.57 feet; said point also being the corner common to Lots 83, 84 and 85 of the above mentioned map: thence from said point of beginning the following courses:

1. S 79°22'49" W 81.39 feet; to the above described Point A.
2. S 86°09'12" W 44.42 feet;
3. N 84°17'22" W 100.50 feet;
4. N 60°56'43" W 102.96 feet;
5. N 45°58'16" W 208.63 feet;
6. N 49°45'49" W 255.44 feet;
7. N 33°16'30" W 191.38 feet;
8. N 66°22'14" W 174.64 feet;
9. N 83°33'30" W 311.97 feet;
10. N 64°13'50" W 161.01 feet;
11. N 63°26'06" W 145.34 feet;
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17. N 49°45'49" W 85.15 feet;
18. N 09°27'44" W 121.66 feet;
19. N 36°52'12" W 75.00 feet;
20. N 73°18'03" W 52.20 feet;
21. S 71°33'54" W 158.11 feet;
22. S 84°05'38" W 145.77 feet;
23. S 72°07'17" W 162.86 feet;
24. N 84°17'22" W 150.75 feet;
25. N 61°41'57" W 147.65 feet;
26. N 88°05'27" W 150.08 feet;

SECTION 3. DESCRIPTION OF LEASE PREMISES, EMPIRE LANDING (con't)

27. N 38°39'35" W 96.05 feet;
28. N 34°59'31" W 61.03 feet;
29. N 29°58'54" W 150.08 feet;
30. N 46°58'30" W 205.18 feet;
31. N 59°02'10" W 291.55 feet;
32. N 71°04'31" W 185.00 feet;
33. N 75°10'25" W 175.86 feet;
34. N 66°30'05" W 125.40 feet;
35. N 78°41'24" W 101.98 feet;
36. S 83°05'20" W 166.21 feet;
37. S 56°18'36" W 234.36 feet;
38. N 63°26'06" W 89.44 feet;
39. S 85°25'34" W 125.40 feet to a point that bears S 49°59'15" E, 2749.93 feet from USC&GS Station "CHANNEL", said station having Zone 7 coordinate X=4,142,768.82, Y=3,911,088.09; said station also being on the westerly line of Lot 85 from which the corner common to Lots 84, 85 and 86 bears S 02°24'24" W (shown as S 02°20'27" W on the above mentioned map) 2744.28 feet; thence:
  40. N 62°06'10" W, 77 feet, more or less to the mean high water line of the Pacific Ocean, thence:
  41. Southeasterly along the mean high water line to the point of beginning.

EXCEPTING THEREFROM those interests, if any, which may have passed by virtue of Lease P.R.C. 4193 (formerly P.R.C. 4626).

Coordinates, bearings and distances used in the above two parcels are based on the California Coordinate System, Zone 7, 1927 N.A.D.

END OF DESCRIPTION

REVISED FEBRUARY 26, 1992.

