

MINUTE ITEM
This Calendar Item No. C42
was approved as Minute Item
No. 42 by the State Lands
Commission by a vote of 3
to 0 at its 9/23/92
meeting.

CALENDAR ITEM

A 25

C 4 2

09/23/92

S 14

PRC 2714

D. Jones

ASSIGNMENT OF A GENERAL LEASE - RECREATIONAL USE

ASSIGNOR:

Pebble Beach Company, a California general partnership,
as comprised of Ben Hogan Property Co. I, and Ben Hogan
Property Co. II, a California corporation
250 N. Robertson Blvd. #600
Beverly Hills, California 90211

ASSIGNEE:

Pebble Beach Company, a California general partnership,
as comprised of Cypress I Company, a Delaware
corporation, and Cypress II Company, a Delaware
corporation
P. O. Box 1767
Pebble Beach, California 93953

AREA, TYPE LAND AND LOCATION:

A 0.205-acre parcel of coastal tidelands 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 ORIGINAL LEASE:

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 4 2 (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 this 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 C10, at its March 6, 1991 meeting, the Commission approved the second assignment of this lease to the 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, for the use and maintenance of the recreational dock at this 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 4 2 (CONT'D)

2. AUTHORIZE APPROVAL OF THE ASSIGNMENT OF LEASE PRC 2714, GENERAL LEASE - RECREATIONAL USE, FROM PEBBLE BEACH COMPANY, A CALIFORNIA GENERAL PARTNERSHIP, AS COMPRISED OF BEN HOGAN PROPERTY CO. I AND BEN HOGAN PROPERTY CO. II, A CALIFORNIA CORPORATION, TO PEBBLE BEACH COMPANY, A CALIFORNIA GENERAL PARTNERSHIP, AS COMPRISED OF CYPRESS I COMPANY, A DELAWARE CORPORATION, AND CYPRESS II COMPANY, A DELAWARE CORPORATION, EFFECTIVE MARCH 6, 1992; 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 LLB

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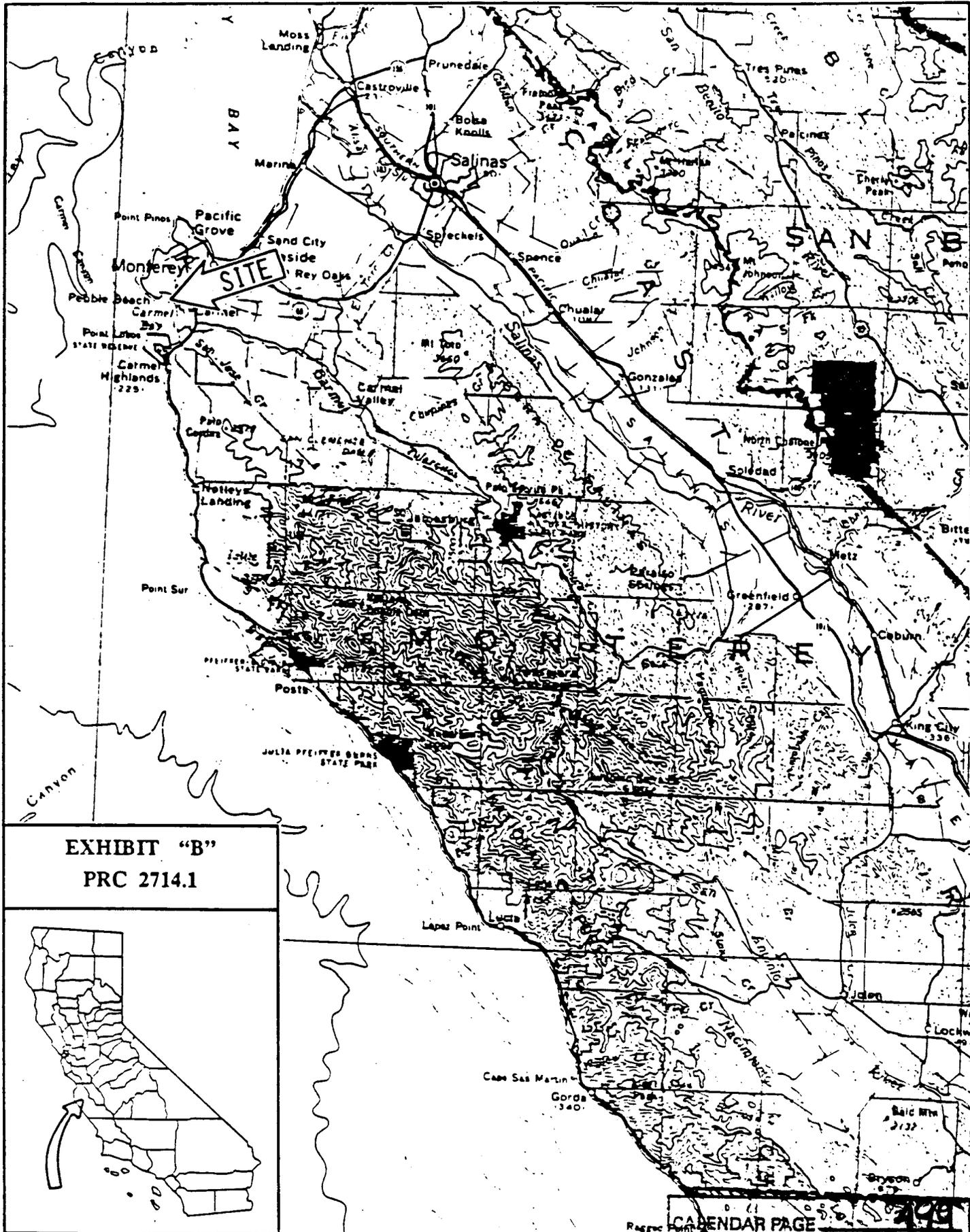


EXHIBIT "B"
PRC 2714.1

