MINUTE ITEM
This Calendar Item No. C49
was approved as Minute Item
No. 49 by the State Lands
Commission by a vote of 2
to Ø at its 7/11/97
meeting.

CALENDAR ITEM
C49

A 67

S 35

07/11/97
PRC 5258.1
J. Smith

REVISION OF RENT

LESSEE:

Trinidad Island Homeowners Association
c/o Transpacific Management Service
P.O. Box 4498
Santa Ana, California 92702-4498

AREA, LAND TYPE, AND LOCATION:

1.42 acres, more or less, of sovereign lands in Huntington Harbour, Huntington Beach, Orange County.

AUTHORIZED USE:

60 boat slips, walkways, and ramps.

LEASE TERM:

20 years, beginning June 1, 1992.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease, and recommends that the rent be revised from $10,365.10 per year to $12,154 per year, effective June 1, 1997.

EXHIBITS:

A. Land Description
B. Location Map

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF

REGULATIONS, SECTION 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

AUTHORIZATION:

APPROVE THE REVISION OF RENT FOR LEASE NO. PRC 5258.1 FROM $10,365.10 PER YEAR TO $12,154 PER YEAR, EFFECTIVE JUNE 1, 1997.

EXHIBIT A
LAND DESCRIPTION

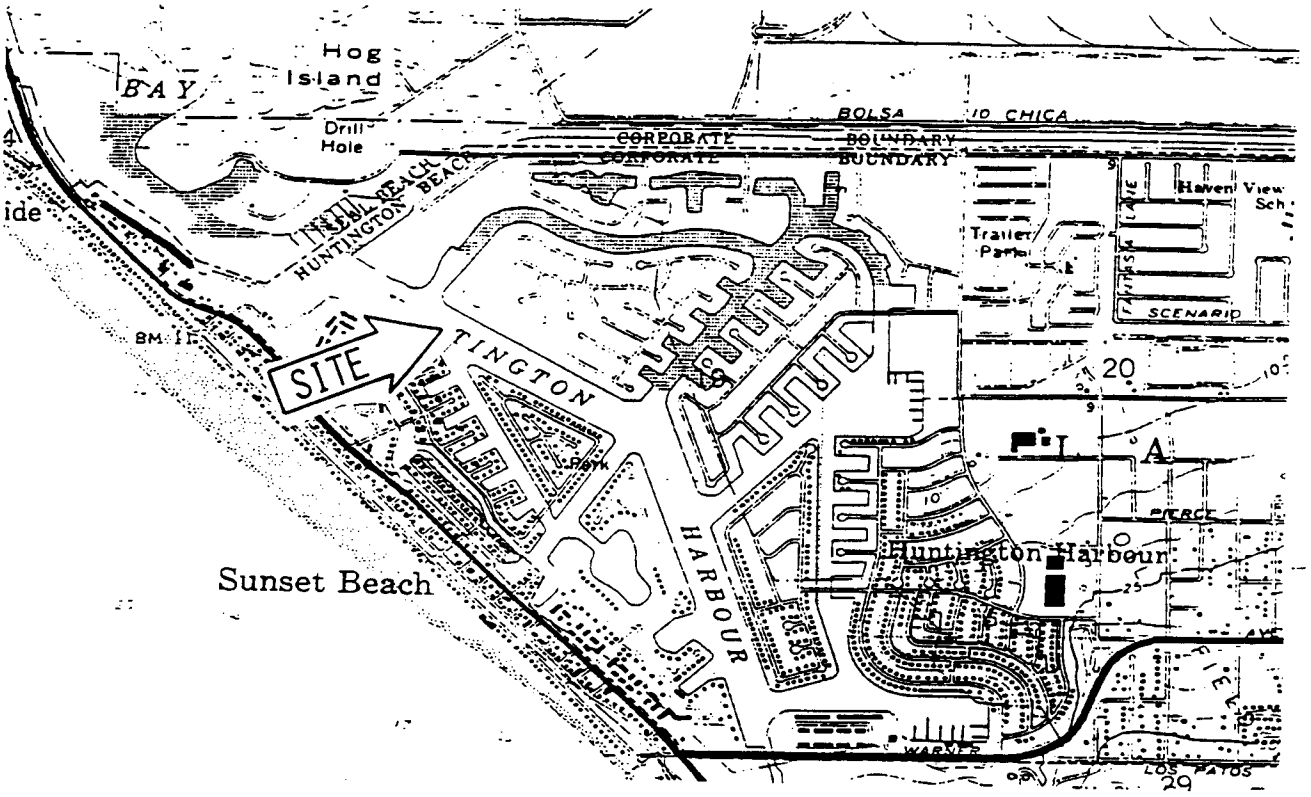
PRC 5258.1

A parcel of submerged land in the State owned channel of Huntington Harbor, located within State Tideland Location 221 and described as being a portion of fractional Section 19, T5S, R11W, SBM, Orange County, California, per map filed in Book 51, Page 13 of Miscellaneous Maps, Orange County Records, said parcel being more particularly described as follows:

COMMENCING at the most westerly corner of Lot 70 of Tract No.9168, shown on the map filed in Book 371, Pages 16 through 20 of Miscellaneous Maps, Orange County records; thence N61°00'00"W, 720.00 feet, along the northerly boundary of the 400 foot channel described as "Strip A" in the deed recorded in Book 6368, Pages 411 through 413, to the TRUE POINT OF BEGINNING: thence continuing along said northerly boundary, N61°00'00"W, 1,159.56 feet to a point on a non-tangent curve concave to the northeast with a radius of 165 feet and a central angle of 48°11'23" and from which the radius point of said curve bears N77°11'23"E; thence southeasterly along said curve 138.78 feet; thence tangent to said curve, S61°00'00"W, 1,036.58 feet; thence N29°00'00"E, 55.00 feet to the point of beginning.

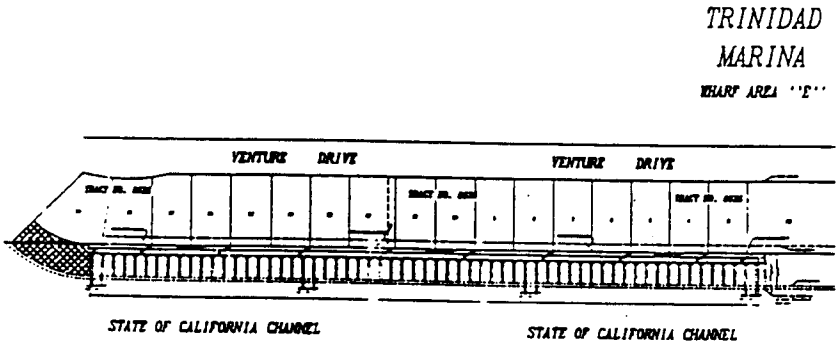
END DESCRIPTION

PREPARED MARCH 1992 BY BOUNDARY UNIT, STATE LANDS DIVISION, REVISED APRIL 14, 1997 PER JANE SMITH, PLM, SOUTHERN CALIFORNIA SECTION, STATE LANDS DIVISION.



This Exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

1.416 ACRE PARCEL IN HUNTINGTON HARBOUR



MAP NOT TO SCALE

EXHIBIT B

PRC 5258
LOCATION MAP
TRINIDAD ISLAND HOA
CITY OF HUNTINGTON BEACH
ORANGE COUNTY, CALIFORNIA