

MINUTE ITEM

7/30/70
CRK

13. TERMINATION OF LEASE P.R.C. 3074.1 AND THE LEASEHOLD INTEREST OF THE RIO RAMAZA COMMUNITY SERVICES DISTRICT, SUBMERGED LAND IN SACRAMENTO RIVER, SUTTER COUNTY, AND AUTHORIZATION FOR RECORDING NOTICE OF TERMINATION IN SUTTER COUNTY RECORDER'S OFFICE - W-3998.

After consideration of Calendar Item 9 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION TERMINATES LEASE P.R.C. 3074.1 AND THE LEASEHOLD INTEREST OF THE RIO RAMAZA COMMUNITY SERVICES DISTRICT ON THE LAND DESCRIBED IN EXHIBIT "A" AND AUTHORIZES THE RECORDING OF A NOTICE OF TERMINATION IN THE SUTTER COUNTY RECORDER'S OFFICE.

Attachment:

Calendar Item 9 (2 pages)

CALENDAR ITEM

7/70
W-3998
CRK

9.

TERMINATION OF LEASE P.R.C. 3074.1 AND THE LEASEHOLD INTEREST
OF RIO RAMAZA COMMUNITY SERVICES DISTRICT, COUNTY OF SUTTER

AUTHORIZED LESSEE: Rio Ramaza Community Services District.

LOCATION: A 3.28-acre parcel of submerged land in Sacramento River
about 15 miles north of Sacramento, Sutter County.

LAND USE: The operation of a marina.

TERMS AS ORIGINALLY AUTHORIZED:

Initial period: 15 years, from November 21, 1963.

Renewal options: 2 additional periods of 10 years each.

Surety bond: \$1,000.

CONSIDERATION: \$1,357.10 per annum.

STATUTORY AND OTHER REFERENCES:

- a. Public Resources Code: Div. 6, Pt. 2, Ch. 1, Secs. 6501-6509.
- b. Administrative Code: Title 2, Div. 3, Arts. 1 & 2 as amended
effective May 10, 1969.

OTHER PERTINENT INFORMATION:

On November 21, 1963 (Minute Item 9, page 9425), the Commission authorized issuance of the above-described lease. Lessee constructed a marina, and it has been operated since then. Lessee defaulted on its bonds, lost title to the marina and of the land that is required for use in connection with the marina; and title is now held by 4-Jay Investments, Inc. Lessee is no longer a legal entity, and there is no party responsible to carry out the lease terms. 4-Jay Investments, Inc., is prepared to lease the State land and to pay delinquent rents. A calendar item for the 4-Jay lease is being processed concurrently.

In compliance with paragraph 16 of the lease, on January 22, 1970, a registered letter demand for a quitclaim deed was sent to Lessee. More than the required 30 days have now passed without receipt of the requested quitclaim deed, and the lease is subject to termination by the Commission.

EXHIBITS: A. Land description. B. Location map.

IT IS RECOMMENDED THAT THE COMMISSION TERMINATE LEASE P.R.C. 3074.1 AND THE LEASEHOLD INTEREST OF THE RIO RAMAZA COMMUNITY SERVICES DISTRICT ON THE LAND DESCRIBED IN EXHIBIT "A" AND AUTHORIZE THE RECORDING OF A NOTICE OF TERMINATION IN THE SUTTER COUNTY RECORDER'S OFFICE.

Attachment: Exhibit "A"

EXHIBIT "A"

A PARCEL OF SUBMERGED LAND ADJACENT TO THE LEFT BANK OF THE SACRAMENTO RIVER, SUTTER COUNTY, AT MILE 76.5, APPROXIMATELY 7 MILES WEST OF THE TOWN OF RIEGO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE HIGH TIDE LINE ON THE LEFT BANK OF THE SACRAMENTO RIVER WHICH BEARS S. 88° 07' 30" W. 391 FEET MORE OR LESS FROM THE INTERSECTION OF A NORTHEASTERLY PROLONGATION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF GARDEN HIGHWAY WITH THE CENTERLINE OF RIEGO ROAD; THENCE FROM SAID POINT OF BEGINNING ALONG THE HIGH TIDE LINE S. 28° 37' 45" W. 34.82 FEET; S. 30° 13' W. 69.80 FEET; S. 14° 10' W. 66.00 FEET; S. 27° 36' W. 340.00 FEET; S. 18° 50' W. 96.00 FEET; S. 42° 08' W. 124.40 FEET; S. 23° 27' W. 401.00 FEET; S. 30° 29' W. 99.00 FEET; S. 22° 31' W. 185.00 FEET; S. 35° 22' W. 81.00 FEET; S. 29° 09' W. 50.00 FEET; S. 88° 07' 30" W. 90.00 FEET; N. 25° 10' E. 828.00 FEET; N. 28° 34' 31" E. 710.22 FEET AND N. 88° 07' 30" E. 90.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.28 ACRES MORE OR LESS.