

MINUTE ITEM

7/30/70  
CRK

14. AUTHORIZATION FOR ISSUANCE OF 25-YEAR COMMERCIAL LEASE, 3.28 ACRES SUB-MERGED LAND IN SACRAMENTO RIVER, SUTTER COUNTY, TO 4-JAY INVESTMENTS, INC., d.b.a. RIO RAMAZA MARINA - W-7051, P.R.C. 4485.1.

After consideration of Calendar Item 3 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION AUTHORIZES THE ISSUANCE TO 4-JAY INVESTMENTS, INC., d.b.a. RIO RAMAZA MARINA, OF A 25-YEAR COMMERCIAL LEASE FROM NOVEMBER 21, 1969, FOR OPERATION OF A MARINA ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF, IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$1,357.10, WITH THE STATE RESERVING THE RIGHT TO REVIEW AND RESET A REASONABLE RENTAL ON EACH FIFTH ANNIVERSARY; THE LEASE IS TO INCLUDE PROVISION OF A \$5,000 SURETY BOND AND PUBLIC LIABILITY INSURANCE IN THE AMOUNTS OF \$300,000/\$600,000 FOR PERSONAL INJURY AND \$100,000 FOR PROPERTY DAMAGE.

Attachment:

Calendar Item 3 (2 pages)

CALENDAR ITEM

7/70  
W-7051  
CRK

3.

COMMERCIAL LEASE

APPLICANT: 4-Jay Investments, Inc., d.b.a. Rio Ramaza Marina.

LOCATION: 3.28 acres (approximately) of submerged land in Sacramento River at Mile 76.5, Sutter County.

LAND USE: The operation of an existing marina.

TERMS: Initial period: 25 years, from November 21, 1969.  
Surety bond: \$5,000.  
Public liability ins.: \$300,000/\$600,000 for personal injury and \$100,000 for property damage.

CONSIDERATION: \$1,357.10 per annum during the first five years, with State reserving the right to review and reset a reasonable rental on each fifth anniversary.

BASIS FOR CONSIDERATION:  
6% of appraised value of land.

PREREQUISITE ITEM:  
Applicant is owner of upland.

STATUTORY AND OTHER REFERENCES:  
a. Public Resources Code: Div. 6, Pt. 2, Ch. 1, Secs. 6501-09.  
b. Administrative Code: Title 2, Div. 3, Arts. 1 & 2 as amended effective May 10, 1969.

OTHER PERTINENT INFORMATION:  
The site of this transaction is the subject of Calendar Item 9, covering termination of the leasehold interest of Rio Ramaza Community Services District.

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

IT IS RECOMMENDED THAT THE COMMISSION AUTHORIZE THE ISSUANCE TO 4-JAY INVESTMENTS, INC., d.b.a. RIO RAMAZA MARINA, OF A 25-YEAR COMMERCIAL LEASE FROM NOVEMBER 21, 1969, FOR OPERATION OF A MARINA ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF, IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$1,357.10, WITH THE STATE RESERVING THE RIGHT TO REVIEW AND RESET A REASONABLE RENTAL ON EACH FIFTH ANNIVERSARY; THE LEASE IS TO INCLUDE PROVISION OF A \$5,000 SURETY BOND AND PUBLIC LIABILITY INSURANCE IN THE AMOUNTS OF \$300,000/\$600,000 FOR PERSONAL INJURY AND \$100,000 FOR PROPERTY DAMAGE.

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.