

School of Law, University of Southern California, ---\$2,000.00 - for compilation of legislative history, and review and analysis of laws and court decisions in California, and the applicability of Mr. Bidwell's conclusions to California.

Mr. Nathaniel B. Bidwell --- \$5,300.00 - for preparation of a statistical and procedural survey of the Torrens Title System as employed in Massachusetts, for supervision over similar surveys in California and Illinois, for compilation of legislative history and review and analysis of laws and court decisions in Massachusetts, and for a written report with conclusions summarizing the foregoing and containing the main features of good forms of recordation and registration systems.

27. (Proposed purchase of Federal lands by Roland H. Wiley - Sac. W.O.'s 137 and 207) The Commission was informed that on November 21, 1949, (Item 52, page 1038) a resolution was adopted certifying to the Governor that it is to the advantage of the State to exchange 9573.11 acres of State lands in Death Valley National Monument offered to the United States for Federal government lands of equal area and value in Ts. 21 and 22 N., Rgs. 10 and 11 E., S.B.M., Pahrump Valley, which were selected in behalf of Mr. Roland H. Wiley of Las Vegas, Nevada.

Mr. Wiley now desires to have the State select in his behalf an additional 4400.73 acres of Federal government land lying adjacent northerly and westerly of the lands previously selected in said townships.

Upon motion duly made and unanimously carried, a resolution was adopted authorizing the selection of Section 5, T. 21 N., R. 10 E., Sections 15, 20, 21, 22, 23, 29, 31 and 32, T. 22 N., R. 10 E., S.B.M., from the Federal Government pursuant to Sections 7401 and 8552 of the Public Resources Code.

28. (Spreckels Realization Company - application for lease of tide and submerged lands in San Francisco Bay - W.O. 207 - P.R.C. 488, P.R.C. 489) The Commission was informed that at its meeting of November 21, 1949, the Commission approved the execution of two leases covering portions of Waterfront Street in the City and County of San Francisco, said leases to be with the Spreckels Realization Company and to be the State Lands Commission standard form of lease with certain specified exceptions or changes. In discussing the exact terms of the proposed lease with counsel for the lessee and for the California and Hawaiian Sugar Refining Corporation, Ltd., the contemplated assignee, several additional and important changes to the standard form of lease were proposed, most of them by the applicant. Since these were not authorized by the Commission they are now being submitted for action.

| <u>Standard Contract Paragraph No.</u> | <u>Suggested Change</u> | <u>Recommended Action</u> |
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| 2 | Changes exact amount of minimum annual rental in lease for wharf section (Parcel A) from \$13,055.26 to \$13,055.25. | Approval. |
| 3 | Permits continuation of any default by lessee for period of 30 days after written notice by State of such default. | Approval; change gives lessee time in which to correct default. |

Standard
Contract
Paragraph No.

Suggested Change

Recommended
Action

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| 6 | Eliminates necessity for California & Hawaiian Sugar Refining Corporation to receive prior written approval from the State of re-assignments of lease; however State is to be notified of any such re assignments. | Approval; California and Hawaiian Sugar Refining Corporation will retain liability. |
| 7 | Restricts rights of State to grant easements or crossings. | Approval. |
| 8 | For lease in wharf section (Parcel A) only, requires lessee at its own expense to carry fire insurance on existing structures and to apply proceeds to restoration in event of loss or damage by fire. | Approval. |
| 12 | Restricts easements and rights-of-way for extraction of natural resources reserved to the State on said premises so as not to interfere with their use by Lessee. | Approval; it would be to disadvantage of State to so interfere. |
| 13 | Permits filing of securities acceptable to State in lieu of security bond. | Approval. |
| 19 | Waives the right of the State to terminate the lease under Section 2040, Title 2 of the California Administrative Code (i. e., "when in its judgment, it is to the best interest of the public so to do.") | Approval. |

Upon motion duly made and unanimously carried, a resolution was adopted authorizing the issuance of the leases in the amended form and their execution by the Executive Officer.

29. (Shell Oil Company, Sub-lease under P.R.C. 481, Santa Monica Bay - W.O. 587)
The Commission was informed that on November 21, 1949, the Commission authorized the Executive Officer to issue a lease of certain tide and submerged lands in Santa Monica Bay for use as a service station site to Shell Oil Company. This lease is now in force and lessee has requested that it be granted the privilege of sub-leasing to a service station operator under contract to the lessee without the necessity of obtaining prior consent for such sub-lease from time to time as required by paragraph 6 of the standard lease form.

Upon motion duly made and unanimously carried, a resolution was adopted authorizing that the Shell Oil Company, as lessee under Lease No. P.R.C. 481, be given blanket consent to sub-lease to any operators under contract to it during the life of the lease subject to written notice to the Commission, of each such sub-lease subject to the condition that Shell Oil Company continues to assume all obligations of the lease.