11. APPLLICATION TO LEASE PARCEL OF TIDE AND SUBMERGED LANDS FOR CONSTRUCTION OF 11 SMALL-BOAT SLIPS IN SUNSET BAY, ORANGE COUNTY; DEON CORPORATION W.O. 5694, P.R.C 3376.1.

After consideration of Calendar Item 10 attached, and upon motion duly made and unamincusly carried, the following resolution was adopted:

THE EXECUTIVE OFFICER IS AUTHORIZED TO ISSUE TO DEON CORPORATION A 15-YEAR LEASE OF A PARCEL OF TIDE AND SUBMERGED LANDS IN SUNSET BAY, ORANGE COUNTY, AT AN ANNUAL RENTAL OF $\$ 2,197.84$, WITH THE FIRST AND LAST YEARS' RENTALS payable in advance, the lease to provide for thine 10 -year renewal options TRON SUCH REASONABLE TERMS AND CONDITIONS AS THE STATE MAY THEM IMPOSE, AND TO REQUIRE A $\$ 2,000$ SURETY BOND
me LaNDS ARE DESCRIBED AS FOLLOWS:
THOSE HOMTONS OF FRACMIONAL SECTION 19, TOWNSHTP 5 SOUTH, RANCE 11. WFST AND OF FRACTIONAL SECTION 24, TOWISHII 5 SOUTH, RANGE 12 VEST, SAN BERNARDIMO MERIDIAN, III THE CITY OF SEAL BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF TIDELAND LOCATION MO. 141. AS SHON ON A MAP FIIED IN BOOK 3, PACE 45, OF RECORDS OF SURVEYS, RECORDS OF ORANGE COUNTY: THENCE ALONG THE NORTHEASTERLY LIME TMREREF MORT $73^{\circ} 45^{\circ} 00^{\prime \prime}$ WEST 545.24 RET; THENCE NORTH $16^{\circ} 15^{\circ} 00^{\prime \prime}$ EASI 50.00 FEETY TO A FOCOTI IN A IINE PARALLEL WITH AND DTSTANT NORTHEASTERLY 50.00 FEES MEASURED AT RIGHT ANGLES TO SAID WORTHFASTEMRLY LINE; THENCE ALONG SAID PARALLEL LITNE SOUTH 73 $73^{\circ} 45^{\circ} 00^{\prime \prime}$ EAST 518.30 FEET; THENCE SOUTH $12^{*} 03^{\prime} 54^{\prime \prime}$ EAST 56.80 FEET TO THE POINT OF BEGINnING.


CONTAINING 0.610 ACRE.
Attachment
Calendar Item 20 (I pager
10.

APPLICATION TO LEASE PARCEL OF TIDE ANL SUBMERGED LANDS FOR CONSTRUCTION OF 11. SMALL-BOAT SLIES IN SUNSET BAY, ORANGE COUNTY; DECON CORPORATION W.O. 5694.

Decon Corporation, a California corporation, has applied for a lease of a parcel of tide and submerged lands in Sunset Bay, Orange County, for the construction and maintenance of 11 small-boat slips (see Exhibit "A"). Decon Corporation, as the owner of the adjacent upland parcel, is in the process of building a 40 -unit condominium, and the small-boat slips are for the use of condominium owners.

The lease area, approximately 630 feet long and 50 feet wide, contains approximately 0.610 acre. Based on a staff appraisal, the annual rent for a 15-year lease has been computed to be $\$ 2,197.84$, with the first and last yeais" ruiais payabie in aquance. The iease wili provide for three ioyear renewal options upon such reasonable terms and conditions as the State might then impose, and for a $\$ 2000$ surety bond.

The U. S. Corps of Engineers issued a permit to the applicant on July 29, 1965, a copy of which is on file.

IT IS RECOMMNDED THAT THE COMMISSION AUHHORIZE THE EXECUITVE CFFTCER TO ISSUE TO TECON CORPORATION A 15-YEAR LEASE OF A PARCEL OF TIDE AND SUBMERGED ILANDS IN SUNSET BAY, ORANGE COUNTY, AT AN ANNUAL RENTAL OF \$2197.84, WITH THE FIRST AND LAST YEARS' RENTALS PAYABLE TN ADVANCE, THE LEASE TO PROVIDE FOR THREE 10-YEAN RRNEWAL OPTIONS UPON SUCH REASONABLE TERMS AMD CONDTPIONS AS THE STATE MAY THEN TMPOSE, AND TO REQUIRE: A $\$ 2000$ SURETY BOND.

THE LANDS ARE DESCRIBED AS FOLLOWS:
THOSE PORTIONS OF FRACITONAL SECTION 19, TOWNSHIP 5 SOUTH, RANGE 11 WEST AND OF FRACTIONAL SECTION 24, TCWNSHIP 5 SOUTH, RANCE 1.2 WEST, SAN BERWARDIWO MERIDEAM, TH THE =GLITY OF SEAL EEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BRGINNING AT THE MOST EASTERLY CORNER OF TTDELAND LOCATION NO. 141 , AS SHOWM ON A MAP FILED IN BOOK 3, PAGE 45, OF RECORDC OF SURVEYS, RECORIS OF ORANGE COUNTY; THENCE ALONG THE NORTHEASTERLY LIKE TEBEECF NORTH $73^{\circ} 45^{\prime} 00^{\prime \prime}$ WEST 545.24 FEET ; THENCE NORTH $26^{\circ} 15^{\circ} 00^{\prime \prime}$ ESST 50.00 FEET TO A POTNT IN A LINE PARALLEL WITH AND DISTAMTT NORTHEASTERLY 50.00 FEET MEASURED AT RTCHT ANGLES TO SATD WORTHEAGTERLY LINE; THENCE ALONG SAID PARALTEL LINE SOUTY $73^{\circ} 45^{\circ} 00^{\prime \prime}$ EAST 518. 30 FEET; TEENCE COUTH $12^{\circ} 03^{\prime} 54^{\prime \prime}$, 3 AST 50.80 FEET TO THE FOLNT OF REGMNING.

COMTATNTMG 0.610 ACRE.

