

12. LEASE, TIMBER COVE, SONOMA COUNTY; TIMBER COVE INN, INC. - W.O. N-0088, P.R.C. 3888.1.

After consideration of Calendar Item 25 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION AUTHORIZES THE ISSUANCE TO TIMBER COVE INN, INC., OF A 5-YEAR LEASE FROM JANUARY 1, 1968, IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$150, FOR CONSTRUCTION OF A HOTEL WHICH WILL ENCRUMB ONTO THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF, WITH LESSEE'S RIGHT TO RENEW FOR THREE ADDITIONAL PERIODS OF TEN YEARS EACH UPON SUCH REASONABLE TERMS AND CONDITIONS AS THE STATE MIGHT IMPOSE.

Attachment
Calendar Item 25 (2 pages)

*Rescinded by Minute
Item 19 P. 406 of
4/25/68. P. E. Denny*

CALENDAR ITEM

1/68
W.O. N-0088

25.

LEASE

APPLICANT: Timber Cove Inn, Inc.

LOCATION: An 840 sq. ft. parcel of tide and submerged land in Timber Cove, Sonoma County.

PROPOSED USE: The construction of a hotel which will encroach by cantilevering over State land.

TERMS: Initial period: 5 years, from January 1, 1968
Renewal options: 3 additional periods of 10 years each

CONSIDERATION: \$150 per annum

BASIS FOR CONSIDERATION:
\$150 minimum rental for this type of lease or permit.

PREREQUISITE ITEMS:
Applicant has applied for a U.S.A. Corps of Engineers permit.
Applicant is owner of upland.

STATUTORY AND OTHER REFERENCES:
a. Public Resources Code: Div. 6, Pt. 2, Ch. 1, Secs. 6501-6509
b. Administrative Code: Title 2, Div. 3, Secs. 2000-2011
c. Commission policy: Minute Item 18 of November 18, 1959

EXHIBITS: A. Legal description B. Location map

IT IS RECOMMENDED THAT THE COMMISSION AUTHORIZE THE ISSUANCE TO TIMBER COVE INN, INC., OF A 5-YEAR LEASE FROM JANUARY 1, 1968, IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$150, FOR CONSTRUCTION OF A HOTEL WHICH WILL ENCROACH ONTO THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF, WITH LESSEE'S RIGHT TO RENEW FOR THREE ADDITIONAL PERIODS OF TEN YEARS EACH UPON SUCH REASONABLE TERMS AND CONDITIONS AS THE STATE MIGHT IMPOSE.

Attachment: Exhibit "A"

EXHIBIT "A"

Lessee: Timber Cove Inn, Inc.

W.O. N-0088

A parcel of tide and submerged lands of the Pacific Ocean situated at Timber Cove, Sonoma County, adjacent to the Muniz Rancho, lying within the following described boundaries:

BEGINNING at the most easterly corner of the southeasterly end of an existing concrete seawall as shown on that certain aerial photograph No. 437-4, dated December 5, 1967, filed in the Office of the Northwestern Title Security Co., 439 College Avenue, Santa Rosa, California; thence from said point of beginning, at right angles to the longitudinal axis of said seawall, southwesterly a distance of seven feet; thence northwesterly and parallel with said seawall a distance of 120 feet more or less to a point that is located a distance of seven feet, measured at right angles from the most easterly corner of the northwesterly end of said seawall; thence northeasterly a distance of seven feet to said easterly corner of the northwesterly end of said seawall; thence southeasterly along the land side of said concrete seawall a distance of 120 feet more or less to the POINT OF BEGINNING.

TOGETHER WITH any and all tide or submerged lands comprising the natural bed of the Pacific Ocean lying landward from said seawall.

EXCEPTING THEREFROM all lands lying above the ordinary high water mark of the Pacific Ocean as would exist under natural conditions.

Containing a gross area of 840 square feet more or less.