

13. COMMERCIAL LEASE, SOVEREIGN LAND, SACRAMENTO RIVER, SACRAMENTO COUNTY, FOR MAINTENANCE OF AN EXISTING MARINA; LOWELL JOHNSON AND JAMES C. POLLARD, dba RIVERSIDE MARINA - W.O. 5374, P.R.C. 4081.1.

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 LOWELL JOHNSON AND JAMES C. POLLARD, dba RIVERSIDE MARINA, OF A 10-YEAR COMMERCIAL LEASE, FROM NOVEMBER 1, 1964, IN CONSIDERATION OF ANNUAL RENTAL IN THE AMOUNT OF \$150 DURING THE PERIOD NOVEMBER 1, 1964, TO JULY 31, 1968, AND OF \$504.32 DURING THE PERIOD AUGUST 1, 1968, TO OCTOBER 31, 1974; AND PROVISION OF A \$2,000 SURETY BOND AND PUBLIC LIABILITY INSURANCE IN THE AMOUNTS OF \$300,000/\$600,000 FOR PERSONAL INJURY AND \$100,000 PROPERTY DAMAGE LIABILITY, FOR CONTINUED MAINTENANCE OF AN EXISTING MARINA ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment

Calendar Item 3 (2 pages)

3.

COMMERCIAL LEASE

APPLICANT: Lowell Johnson and James C. Pollard, dba Riverside Marina

LOCATION: A 1.745-acre parcel of sovereign land in Sacramento River 4 miles south of Sacramento, Sacramento County

PROPOSED USE: The maintenance of an existing marina

TERM: 10 years, from November 1, 1964
 Surety bond: \$2,000
 Public liability ins.: \$300,000/\$600,000 for personal injury and \$100,000 for property damage liability

CONSIDERATION: \$150 per annum from November 1, 1964, to July 31, 1968;
 \$504.32 per annum from August 1, 1968, to October 31, 1974

BASIS FOR CONSIDERATION:
 \$150 is the holdover rental; \$504.32 is based upon comparable values for existing leases in the area

PREREQUISITE ITEM:
 Applicant is lessee or permittee 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
 d. Commission policy: Minute Item 35 of March 28, 1968

EXHIBITS: A. Property description B. Location map

IT IS RECOMMENDED THAT THE COMMISSION AUTHORIZE THE ISSUANCE TO LOWELL JOHNSON AND JAMES C. POLLARD, dba RIVERSIDE MARINA, OF A 10-YEAR COMMERCIAL LEASE, FROM NOVEMBER 1, 1964, IN CONSIDERATION OF ANNUAL RENTAL IN THE AMOUNT OF \$150 DURING THE PERIOD NOVEMBER 1, 1964, TO JULY 31, 1968, AND OF \$504.32 DURING THE PERIOD AUGUST 1, 1968, TO OCTOBER 31, 1974; AND PROVISION OF A \$2,000 SURETY BOND AND PUBLIC LIABILITY INSURANCE IN THE AMOUNTS OF \$300,000/\$600,000 FOR PERSONAL INJURY AND \$100,000 PROPERTY DAMAGE LIABILITY, FOR CONTINUED MAINTENANCE OF AN EXISTING MARINA ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

A parcel of tide and submerged land in the bed of the Sacramento River near Oak Hall Bend in the City of Sacramento, Sacramento County, California, being more particularly described as follows:

BEGINNING on the left bank of the Sacramento River with the north line of the property designated as A. G. Da Rosa as shown upon a map filed in the Official Records of Sacramento County, in Book 7 of Surveys, page 30; thence S. 52° W. 160 feet to a point in the Sacramento River; thence S. 28° 43' E. 405 feet; thence N. 52° E. 220 feet more or less to the left bank of the Sacramento River; thence northwesterly along said bank to the point of beginning.

EXCEPTING THEREFROM any portion lying landward of the mean high tide line.