

MINUTE ITEM

2/27/69

18. AMENDMENT OF LEASE P.R.C. 1546, T&S LAND IN SAN JOAQUIN RIVER NEAR ANTIOCH, CONTRA COSTA COUNTY (INDUSTRIAL DOCK WITH DOLPHINS, CONVEYOR SYSTEM AND FACILITIES FOR OFFLOADING PULP); CROWN ZELLERBACH CORPORATION - W.O. N-0315, P.R.C. 1546.1.

After consideration of Calendar Item 4 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION AUTHORIZES THE ISSUANCE TO CROWN ZELLERBACH CORPORATION OF AN AMENDMENT TO LEASE P.R.C. 1546.1, EFFECTIVE FROM JANUARY 9, 1969, IN CONSIDERATION OF INCREASED ANNUAL RENT TO A NEW TOTAL OF \$2,446.60, FOR THE MAINTENANCE OF EXISTING FACILITIES AND FOR CONSTRUCTION OF ADDITIONAL STRUCTURES FOR PULP HANDLING, ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF, SAME BEING A REVISION OF THE PROPERTY DESCRIPTION NOW APPEARING ON PAGE 1 OF THE AFORESAID AGREEMENT; ALL OTHER TERMS AND CONDITIONS OF LEASE P.R.C. 1546.1 TO REMAIN IN FULL FORCE AND EFFECT.

Attachment

Calendar Item 4 (3 pages)

CALENDAR ITEM

2/69
W.C. N-0315

4.

AMENDMENT OF LEASE P.R.C. 1546.1

APPLICANT: Crown Zellerbach Corporation

LOCATION: A parcel of tide and submerged land in the San Joaquin River,
two miles east of Antioch, Contra Costa County

LAND USE: An industrial dock with dolphins, a conveyor system and related
facilities for offloading pulp

TERMS OF BASIC LEASE:

Initial period: 15 years, from August 9, 1955
Renewal options: 2 additional periods of 10 years each
Surety bond: \$25,000

CONSIDERATION: Basic lease: \$ 544.00 per annum
Added by this amendment: 1,902.60 per annum

New total: \$2,446.60

BASIS FOR CONSIDERATION:

6% of appraised value of land

PREREQUISITE ITEMS:

U.S. Army Corps of Engineers permit issued
Applicant is owner of upland

STATUTORY AND OTHER REFERENCES:

- a. Public Resources Code: Div. 6, Pt. 2, Ch. 1, Secs. 6 41-6509
- b. Administrative Code: Title 2, Div. 3, Secs. 2010-2011
- c. Commission policy: Minute Item 18 of November 18, 1959

OTHER PERTINENT INFORMATION:

The basic lease as previously amended authorized the construction of a pulp unloading wharf and related facilities on 8.5 acres of tide and submerged land. Lessee now proposes to expand the facilities by adding to the wharf, installing a conveyor system with hopper, and adding four 16-pile dolphins. The area of State land to be occupied will be increased to 10.765 acres.

EXHIBITS: A. Land description B. Location map

IT IS RECOMMENDED THAT THE COMMISSION AUTHORIZE THE ISSUANCE TO CROWN ZELLERBACH CORPORATION OF AN AMENDMENT TO LEASE P.R.C. 1546.1, EFFECTIVE FROM JANUARY 9, 1969, IN CONSIDERATION OF INCREASED ANNUAL RENT TO A NEW TOTAL OF \$2,446.60, FOR THE MAINTENANCE OF EXISTING FACILITIES AND FOR CONSTRUCTION OF ADDITIONAL STRUCTURES FOR PULP HANDLING, ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND

CALENDAR ITEM 4. (CONTD.)

BY REFERENCE MADE A PART HEREOF, SAME BEING A REVISION OF THE PROPERTY DESCRIPTION NOW APPEARING ON PAGE 1 OF THE AFORESAID AGREEMENT; ALL OTHER TERMS AND CONDITIONS OF LEASE P.R.C. 1546.1 TO REMAIN IN FULL FORCE AND EFFECT.

Attachment: Exhibit "A"

EXHIBIT "A"

A parcel of tid and submerged land on the left bank of the San Joaquin River approximately one mile west of the Antioch Lift Bridge and two miles east of the City of Antioch, Contra Costa County, California, more particularly described as follows:

BEGINNING at a point on the bank of the San Joaquin River, which point bears N. 45° 28' 18" W. a distance 1836.87 feet from the corner common to Sections 16, 17, 20 and 21, T. 2 N., R. 2 E., M.D.M.; thence along the bank of the river the following 15 courses:

1. S. 75° 25' 00" W. 78.48 feet;
2. S. 42° 57' 46" W. 179.01 feet;
3. S. 54° 54' 40" W. 295.74 feet;
4. S. 60° 55' 34" W. 63.13 feet;
5. S. 77° 54' 19" W. 42.95 feet;
6. N. 84° 41' 08" W. 43.19 feet;
7. N. 46° 25' 56" W. 56.59 feet;
8. N. 77° 09' 51" W. 81.02 feet;
9. N. 35° 04' 25" W. 57.43 feet;
10. N. 72° 53' 50" W. 54.41 feet;
11. S. 73° 33' 34" W. 63.60 feet;
12. S. 51° 48' 51" W. 113.23 feet;
13. S. 76° 40' 32" W. 156.20 feet;
14. N. 69° 26' 38" W. 76.90 feet;
15. S. 74° 57' 13" W. 28.68 feet;

leaving the bank of the river and running into the San Joaquin River the following 7 courses:

1. N. 01° 06' 16" E. 270.00 feet;
2. S. 88° 53' 42" E. 226.42 feet;
3. N. 41° 05' 19" E. 60.86 feet;
4. N. 13° 41' 01" W. 70.00 feet;
5. N. 71° 18' 59" E. 975.23 feet;
6. S. 13° 41' 01" E. 70.00 feet;
7. S. 01° 05' 00" W. 280.56 feet

to the above said left bank of the San Joaquin River; thence along said bank S. 58° 06' 15" W. 4.09 feet to the POINT OF BEGINNING,

EXCEPTING any portion lying above the ordinary high water line as it would exist under natural conditions.