

MINUTE ITEM
C15

1/27/83
PRC 1395
Louie
Townsend

ASSIGNMENT AND AMENDMENT OF
GENERAL LEASE - COMMERCIAL USE

Calendar Item C15, attached, was pulled from the agenda
prior to the meeting.

Attachment: Calendar Item C15.

CALENDAR PAGE	_____
MINUTE PAGE	3331

CALENDAR ITEM
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ASSIGNMENT AND AMENDMENT OF
GENERAL LEASE - COMMERCIAL USE

ASSIGNOR: Hanna-Barbera Marineland
6610 Palos Verdes Drive South
Rancho Palos Verdes, California 90274

ASSIGNEE: Marineland Amusements Corporation
6610 Palos Verdes Drive South
Rancho Palos Verdes, California 90274

AREA, TYPE LAND AND LOCATION.
0.501 acre parcel of tide and submerged
land in the Pacific Ocean at Long Point,
Palos Verdes Peninsula, Los Angeles County.

LAND USE: A pier for boat docking and salt water
intake system.

TERMS OF ORIGINAL LEASE:
Initial period: 15 years from December 1,
1977.
Renewal options: Two (2) successive periods
of 10 years each.
Surety bond: \$5,000.

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CALENDAR PAGE	73
MINUTE PAGE	3832

Public liability insurance:
\$600,000 per occurrence
for bodily injury and
\$100,000 for property
damage, or combined single
limit coverage of \$700,000.

Consideration: \$2,900 per annum; five-year
rent review.

TERMS OF PROPOSED ASSIGNMENT AND AMENDMENT LEASE:

Initial period: 15 years from December 1,
1977.

Renewal options: Two (2) successive periods
of 10 years each.

Surety bond: \$10,000.

Public liability insurance:
\$600,000 per occurrence
for bodily injury and
\$100,000 for property
damage, or combined single
limit coverage of \$700,000.

CONSIDERATION: \$4,365 per annum, with the State reserving
the right to fix a different rental on
each fifth anniversary of the lease.

BASIS FOR CONSIDERATION: Pursuant to 2 Cal. Adm. Code 2003.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is owner of upland.

Filing fee has been received.

STATUTORY AND OTHER REFERENCES:

1. P.F.C.: Div. 6, Parts 1 and 2; Div. 13.
2. Cal. Adm. Code: Title 2, Div. 3; Title 16,
Div. 6.

OTHER PERTINENT INFORMATION:

1. On March 30, 1976, the Commission approved
a lease to Hanna-Barbera MarineLand,
a partnership of Adventure - MarineLand
r.p. Inc., beginning December 1, 1977,
for a pier and salt water intake system.
On January 1, 1982, the upland and
park was purchased by the proposed
assignee, MarineLand Amusements Corporation,
who renamed the park "MarineLand Amusements".

2. The proposed amendment will include the following:
 - a) Increase the annual rental to \$4,365, effective December 1, 1962, with the State reserving the right to fix a different rental on each fifth anniversary of the lease.
 - b) Provide for a surety bond in the amount of \$10,000.
3. This activity is exempt from CEQA because it is not a project which would have a significant effect on the environment; 14 Cal. Adm. Code, Section 15066.
4. The project is situated on lands identified as possessing significant environmental values pursuant to P.R.C. 6370.1 and is classified in a use category "C", which authorizes multiple use. The project as proposed will not have a significant effect upon the identified environmental values.

- EXHIBITS:
- A. Land Description
 - B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL DOCUMENT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH DOCUMENT IS NOT REQUIRED UNDER THE PROVISIONS OF ADM. CODE 15066, AND FIND THAT THE PROJECT IS CONSISTENT WITH ITS USE CLASSIFICATION.
2. AUTHORIZE THE ASSIGNMENT OF LEASE PRC 1395.1 TO MARINELAND AMUSEMENTS CORPORATION AND AMENDMENT OF SAID LEASE EFFECTIVE JANUARY 1, 1962; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$4,365, BEGINNING DECEMBER 1, 1962, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE AND PROVISION OF A \$10,000 SURETY BOND; FOR A PIER FOR BOAT DOCKING AND SALT WATER INTAKE SYSTEM ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

CALENDAR ITEM NO. 015 (CONT'D)

3. ALL OTHER TERMS AND CONDITIONS OF LEAS. P.P.C. 1395.1 TO REMAIN IN FULL FORCE AND EFFECT.

CALENDAR PAGE	78
MINUTE PAGE	3835

EXHIBIT "A"

WP 1395

A strip of tide and submerged land 56 feet in width, in Los Angeles County, California, and lying 28 feet on each side of the following described centerline:

COMMENCING at U.S.C. & G.S. Station "NA REAR", said station having California Coordinate System Zone 5 coordinates, Y=88,075.17 and X=1,880,592.14; thence S 06° 10' 49" E, 897.57 feet to the POINT OF BEGINNING of the herein described centerline; thence S 15° 27' 05" W, 490.00 feet to the end of the herein described centerline.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the Pacific Ocean.

END OF DESCRIPTION

Prepared John K. Giesin Checked Frank T. Casarez
Reviewed J. W. Kunneth Date 10/26/77
2/8

CALENDAR PAGE	77
MINUTE PAGE	3036

