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MINUTE ITEM

6/24/76  
ACS

32. ACCEPTANCE OF A QUITCLAIM DEED, ORANGE COUNTY; SAN GABRIEL  
RIVER IMPROVEMENT COMPANY - WP 4422

0 6-24-76  
During consideration of Calendar Item 32 attached, Chairman  
Kenneth Cory made the following disclosure statement with  
regard to this item:

"I should disclose that I went to school with a  
guy that owns part of that fiasco, I did at one time."

Mr. N. Gregory Taylor, Assistant Attorney General, advised  
that the person about which Chairman Cory was speaking  
quitclaimed his interest to the present lessee and therefore  
has no further interest.

Upon motion duly made and carried, the Commission approved  
the resolution as presented in the Calendar Item by a vote  
of 3-0.

Attachment:

Calendar Item 32 (4 pages)

CALENDAR ITEM  
32,

6/76  
WP 4432  
ACS

### ACCEPTANCE OF A QUITCLAIM DEED

#### BACKGROUND:

The State Lands Commission as a part of a boundary line agreement issued a commercial lease for a period of 66 years beginning April 15, 1970, to San Gabriel River Improvement Company. This lease contained a provision for the review of the annual rental at the end of an initial lease period ending February 1, 1975.

Initial Rate: \$600 per month.

#### CURRENT SITUATION:

At the end of the initial period, the San Gabriel River Improvement Company was duly notified that the annual rental would be revised in accordance with the provisions of the lease, based on an upcoming appraisal of the parcel. After the appraisal was completed, the Company was notified of the new revised rental of \$3,253.34 per month. After negotiation with company officials regarding the rental increase the company has elected to terminate the lease and has submitted for the acceptance of the State Lands Commission a Quitclaim Deed in the form of that attached as Exhibit "A" and by reference made a part hereof. The site had been previously cleared of existing structures and is presently improved with a concrete pad and paved parking only.

EXHIBITS: A. Quitclaim Deed. B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION AUTHORIZE THE ACCEPTANCE OF A QUITCLAIM DEED FROM SAN GABRIEL RIVER IMPROVEMENT COMPANY FOR THE AREA OF TIDE AND SUBMERGED LAND PRESENTLY LEASED IN LEASE PRC 4432.J.

Attachments: Exhibit "A".

EXHIBIT "A"

LEASE QUITCLAIM DEED

WHEREAS, pursuant to lease designated P.R.C. 4452.1 entered into on April 14, 1970, by and between the State of California, acting by and through the State Lands Commission, as Lessor, and San Gabriel River Improvement Company as Lessee, said Lease was granted for a term of sixty-six (66) years commencing April 15, 1970, the right to use the property herein described, for certain purposes specified in said lease; and

WHEREAS, pursuant to Paragraph 15 of said lease, Lessee agreed to execute and deliver to State a good and sufficient quitclaim deed on the last day of said term or sooner termination of said lease.

NOW THEREFORE, San Gabriel River Improvement Company does hereby release, release and forever quitclaim unto the State of California any and all right, claim, title or interest arising by virtue of or pursuant to that certain lease designated P.R.C. 4452.1 entered into on April 14, 1970, respecting lands located in Orange County, State of California, and described as follows:

PARCEL 1:

THAT PORTION OF THE AREA LABELED SAN GABRIEL RIVER AND THOSE PORTIONS OF LOTS 1 AND 2 OF THE SAN GABRIEL EXTENSION OF MAPES, IN THE CITY OF SEAL BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 31 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

(THE BEARING OF NORTH 37° 52' 11.9" WEST FOR THE LINE BETWEEN STATIONS 50 AND 51 OF THE RANCHO LOS ALAMOS, A PORTION OF WHICH LINE IS ALSO THE CENTERLINE OF PACIFIC COAST HIGHWAY, BASED ON CALIFORNIA GRID SYSTEM, ZONE 7, STATUS OF 1962 SUPPLEMENTED 1963, BEING THE BASES OF HEARINGS AS PER C.L.B. DRG 1243.03 FILED IN THE CITY ENGINEERS OFFICE OF THE CITY OF LONG BEACH, CALIFORNIA, CERTIFIED BY FRANCOIS D. UZES, L.S.)

BEGINNING AT A POINT ON SAID LINE OF THE RANCHO NORTH 37° 52' 11.9" WEST, 100.09 FEET FROM SAID STATION 50; THENCE CONTINUING NORTH 37° 52' 11.9" WEST, 115.26 FEET; THENCE SOUTH 47° 51' 19" WEST, 97.40 FEET; THENCE NORTH 70° 54' 26" WEST, 164.98 FEET; THENCE NORTH 50° 24' 11" WEST TO ITS INTERSECTION WITH THE BOUNDARY LINE BETWEEN LOS ANGELES COUNTY AND ORANGE COUNTY AS DELINEATED ON A MAP FILED IN BOOK 90, PAGES 25-30 INCLUSIVE OF RECORD OF SURVEYS OF SAID COUNTY; THENCE ALONG SAID BOUNDARY LINE SOUTH 56° 59' 37" WEST TO ITS INTERSECTION WITH THE CURVED EAST LINE OF THE PACIFIC COAST HIGHWAY, 100 FEET WIDE, SAID CURVE BEING CONCAVE TO THE WEST WITH A RADIUS OF 2050 FEET, AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED DECEMBER 2, 1929 IN BOOK 332 PAGE 257 OF OFFICIAL RECORDS; THENCE SOUTHERLY ALONG SAID CURVE TO THE SOUTHERLY TERMINUS THEREOF; THENCE SOUTH 1° 25' 35" EAST 15.96 FEET ALONG THE EAST LINE OF SAID PACIFIC COAST HIGHWAY TO A POINT THAT BEARS SOUTH 73° 26' 0" EAST, 38.26 FEET FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN LINE SHOWN ON SAID C.L.B. DRG. E 243.03 AS "N 46° 24' 00" W 988160'";

THENCE SOUTH 72° 26' 04" EAST, 271.11 FEET; THENCE SOUTH 56° 56' 46" EAST TO ITS INTERSECTION WITH A LINE PARALLEL WITH AND 100.00 FEET NORTHWESTLY FROM THE LINE BETWEEN SECTIONS 49 AND 50 OF SAID RANCHO; THENCE NORTH 54° 37' 39" EAST ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING.

EXCEPT THE NORTHWESTERLY 100.00 FEET THEREOF.

SAID LAND IS INCLUDED WITHIN THE AREA SHOWN ON A MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, IN BOOK 90 PAGE 28, RECORD OF SURVEYS.

PARCEL 2:

THAT PORTION OF THE AREA LABELLED SAN GABRIEL RIVER AND OF LOT 1 OF THE SAN GABRIEL EXTENSION OF MAPLES, IN THE CITY OF SEAL BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 51 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

(THE BEARING OF NORTH 37° 52' 11.9" WEST FOR THE LINE BETWEEN STATIONS 50 AND 51 OF THE RANCHO LOS ALAMITOS, A PORTION OF WHICH LINE IS ALSO THE CENTERLINE OF PACIFIC COAST HIGHWAY, BASED ON CALIFORNIA CHED SURVEY, ZONE 7, STATUS OF 1962 SUPPLEMENTED 1965, BEING THE BASIS OF BEARINGS AS PER C.L.B. DRG 1243.03 FILED IN THE CITY ENGINEERS OFFICE OF THE CITY OF LONG BEACH, CALIFORNIA, CERTIFIED BY FRANCIS D. UZES, L.S.) BEGINNING AT A POINT ON SAID RANCHO LINE NORTH 37° 52' 11.9" WEST, 215.25 FEET FROM SAID STATION 50; THENCE SOUTH 47° 51' 19" WEST, 97.40 FEET; THENCE NORTH 70° 54' 23" WEST, 164.98 FEET; THENCE NORTH 50° 24' 11" WEST TO THE INTERSECTION WITH THE BOUNDARY LINE BETWEEN LOS ANGELES COUNTY AND ORANGE COUNTY AS ILLUSTRATED ON A MAP FILED IN BOOK 90 PAGES 28-30 INCLUSIVE OF RECORD OF SURVEYS OF SAID COUNTY; THENCE ALONG SAID BOUNDARY LINE NORTH 56° 59' 37" EAST TO ITS INTERSECTION WITH SAID RANCHO LINE; THENCE SOUTH 37° 52' 11.9" EAST TO THE POINT OF BEGINNING.

EXCEPT THE NORTHWESTERLY 100.00 FEET THEREOF.

SAID LAND IS INCLUDED WITHIN THE AREA SHOWN ON A MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, IN BOOK 90 PAGE 28 RECORD OF SURVEYS.

PARCEL 3:

THAT PORTION OF THE AREA LABELLED SAN GABRIEL RIVER AND OF LOT 2 OF THE SAN GABRIEL EXTENSION OF MAPLES, IN THE CITY OF SEAL BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 51 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

(THE BEARING OF NORTH 37° 52' 11.9" WEST FOR THE LINE BETWEEN STATIONS 50 AND 51 OF THE RANCHO LOS ALAMITOS, A PORTION OF WHICH LINE IS ALSO THE CENTERLINE OF PACIFIC COAST HIGHWAY, BASED ON CALIFORNIA CHED SURVEY, ZONE 7, STATUS OF 1962 SUPPLEMENTED 1965, BEING THE BASIS OF BEARINGS AS PER C.L.B. DRG 1243.03 FILED IN THE CITY ENGINEERS OFFICE OF THE CITY OF LONG BEACH, CALIFORNIA, CERTIFIED BY FRANCIS D. UZES, L.S.) BEGINNING AT SAID STATION 50

WHICH BEING THE LINE BETWEEN STATIONS 49  
 AND 50 OF SAID PUBLIC ROAD TO THE PUBLIC ROAD TO THE WEST, AS DESCRIBED  
 IN DEED TO THE STATE OF CALIFORNIA RECORDED EXHIBIT 2, 1929 IN BOOK 352  
 PAGE 177 OF OFFICIAL RECORDS; THENCE ALONG SAID LINE BY NORTH 1° 25' 25"  
 WEST 104.04 FEET TO A POINT ON A LINE THAT BEARS S 22° 26' 00" EAST  
 38.76 FEET FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN LINE SHOWN ON SAID  
 C. & G. MAP 2243.03 AS "W 16° 24' 00" W CORNER"; TO THE SOUTH 72° 26' 04"  
 EAST 271.11 FEET; THENCE SOUTH 85° 55' 40" EAST 107.04 FEET; THENCE NORTH  
 55° 11' 72" EAST 40.00 FEET TO SAID FIRE RANGER RANCHO LINE; THENCE  
 SOUTH 37° 52' 11.9" EAST 17.89 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING SOUTHWESTERNLY OF A LINE PARALLEL WITH AND  
 100.00 FEET NORTHWESTERLY OF THE RANCHO LINE BETWEEN SAID STATIONS 49 AND 50.

SAID LAND IS INCLUDED WITHIN THE AREA SHOWN ON A MAP FILED IN THE OFFICE  
 OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, IN BOOK 90 PAGE 28, RECORD  
 OF SURVEYS.

IN WITNESS WHEREOF, this Quitclaim Deed is executed this \_\_\_\_\_ day  
 of \_\_\_\_\_, 19\_\_\_\_.

State of California )  
 County of \_\_\_\_\_ ) ss.

SAN GAUDET RIVER IMPROVEMENT COMPANY

By \_\_\_\_\_

By \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, \_\_\_\_\_

State, personally appeared \_\_\_\_\_, a Notary Public in and for said County and  
 and \_\_\_\_\_

known to me to be the \_\_\_\_\_ of the corporation that executed the within  
 Instrument and acknowledged to me that such corporation executed the same.

\_\_\_\_\_  
 (Type or Printed)  
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE