

Staff Report 13

CO-LESSEES/CO-APPLICANT:

LCOF Lake Tahoe Investment, LLC, a Delaware Limited Liability Company and LCOF Lake Tahoe Operating, LLC, a Delaware Limited Liability Company

SECURED PARTY-LENDER:

Community Bank, N.A.

PROPOSED ACTION:

Authorization of an Agreement and Consent to Encumbrance of Lease.

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 3411 Lake Tahoe Boulevard, South Lake Tahoe, El Dorado County (as shown in Figure 1, below).

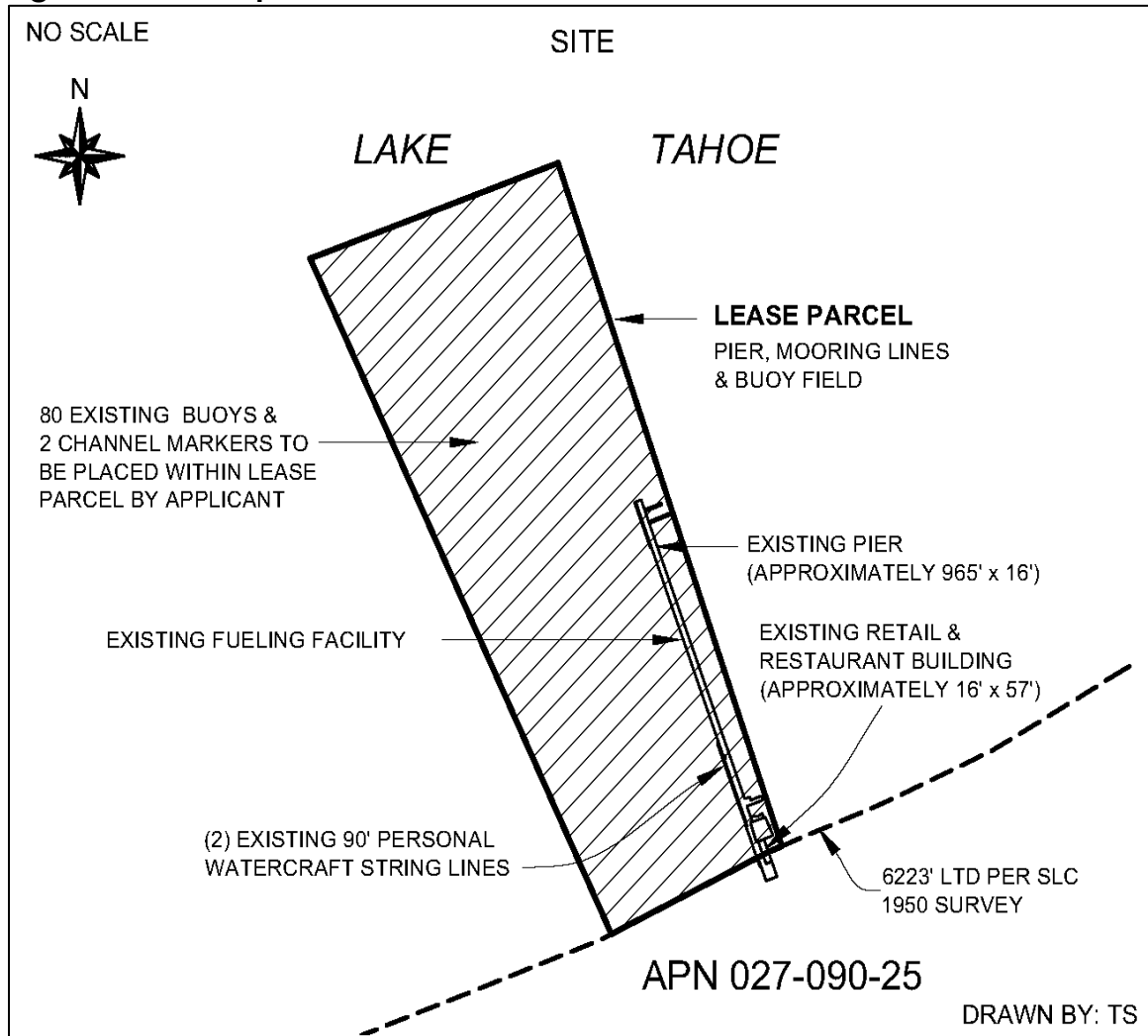
Figure 1. Location



AUTHORIZED USE:

Continued use, maintenance, and operation of an existing commercial marina facility known as Timber Cove Lodge Marina, consisting of an existing pier with a restaurant building and retail building, an existing fueling facility on the pier, 80 mooring buoys, two existing personal watercraft string lines, and two channel markers (as shown on Figure 2, below).

Figure 2. Site Map



NOTE: This depiction of the lease premises is based on unverified information provided by the Applicant or other parties and is not a waiver or limitation of any State interest in the subject or any other property.

TERM:

25 years, beginning May 19, 2011, ending May 18, 2036

CONSIDERATION:

\$65,234 per year, against 5 percent of the gross annual income derived from the commercial activities of mooring, boat, and personal watercraft rentals, and retail sales; 3 percent of the gross annual income derived from food and beverage sales; and 1.5 cents per gallon of fuel sold annually on or over the Lease Premises to a maximum of 100,000 gallons and 2 cents per gallon thereafter, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

SPECIFIC LEASE PROVISIONS:

- Liability insurance in an amount no less than \$3,000,000 per occurrence.

STAFF ANALYSIS AND RECOMMENDATION:

AUTHORITY:

Public Resources Code sections 6005, 6106, 6216, 6301, 6501.1, 6503; California Code of Regulations, title 2, sections 2000 and 2003.

PUBLIC TRUST AND STATE’S BEST INTERESTS:

On February 4, 2019, the Commission authorized the assignment of a 25-year General Lease – Commercial Use to LCOF Lake Tahoe Investment, LLC, a Delaware Limited Liability Company ([Item 26, February 4, 2019](#)). On October 24, 2019, the Commission authorized an amendment of Lease Number PRC 3981, a General Lease – Commercial Use, to authorize LCOF Lake Tahoe Operating, LLC, a Delaware limited liability company, to be added as a co-lessee, and to authorize Linchris Hotel Corporation as the property management company with responsibility for the day-to-day operations of the lease premises ([Item 12, October 24, 2019](#)). That lease will expire on May 18, 2036. The Lessee parties are part of a real estate investment trust, with separate LLC names for tax purposes. On December 8, 2021, the Commission authorized an endorsement of a sublease ownership transfer and deferral of the consideration to terminate an existing Agreement and Consent to Encumbrance of Lease Number PRC 3981, and deferral of consideration of a new Agreement and Consent to Encumbrance of Lease Number PRC 3981 ([Item 37, December 8, 2021](#)). In November 2023, the Co-Lessees/Co-Applicant applied for a new Agreement and Consent to Encumbrance of Lease, in favor of Community Bank, N.A., in the principal amount not to exceed

\$23,000,000. The purpose of the loan is to maintain the commercial marina under lease. The encumbrance of the lease is a condition of the Secured Party-Lender.

The encumbrance of the lease would be implemented through a document, "Agreement and Consent to Encumbrance of Lease," which will provide the Secured Party-Lender with certain protections if the Co-Lessees default on the lease or is otherwise unable to perform. Some of the protections for the Secured Party-Lender include committing to (1) give the Secured Party-Lender sixty (60) days' notice and an opportunity to cure any lease default or breach prior to terminating the lease; (2) not amend, modify, replace, terminate the lease without receiving the written consent of the Secured Party-Lender; and (3) approve a prospective new lessee for the improvements under specific circumstances if the Executive Officer finds specific conditions are met.

The Agreement and Consent to Encumbrance of Lease provides the Commission with another party who may be able to step in if a default of the lease occurs. Additionally, the agreement would include protections for the State land associated with the lease. These protections include requirements that 1) no subsequent encumbrance of the lease shall be executed without prior written consent of the Commission; 2) any transfer of the lease to a third party shall be subject to the prior written approval and consent of the Commission; 3) if the Secured Party-Lender becomes the lessee, it shall be bound by all terms and conditions of the lease; 4) any transaction requiring Commission approval and consent shall be void in the absence of such approval and consent; and 5) the duration of the encumbrance agreement is limited to the term of the lease.

The encumbrance of the lease would not permanently alienate the State's fee simple interest in the underlying land, and it would not permanently impair public rights. Based on the foregoing, Commission staff believes that the Agreement and Consent to Encumbrance will not substantially interfere with Public Trust needs, at this location, at this time, or for the foreseeable term of the proposed lease. By encumbering the lease, the Co-Lessees can obtain funds used to maintain the leased State property, and the lender effectively acts as the guarantor of Co-Lessees' performance of its lease obligations. The existing lease requires the Co-Lessees to insure the lease premises and indemnify the State for any liability incurred as a result of the Co-Lessees' activities thereon. The lease also requires the payment of annual rent to compensate the people of the State for the occupation of the public land involved.

OTHER PERTINENT INFORMATION:

1. Approval or denial of the application is a discretionary action by the Commission. Each time the Commission approves or rejects a use of sovereign land, it exercises legislatively delegated authority and responsibility as trustee of the State's Public Trust lands as authorized by law. The Co-Lessees have no right to a new lease or to renewal of any previous lease.
2. This action is consistent with the "Meeting Evolving Public Trust Needs" Strategic Focus Area of the Commission's 2021-2025 Strategic Plan.
3. Authorizing the Agreement and Consent to Encumbrance of Lease is not a project as defined by the California Environmental Quality Act because it is an administrative action that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, title 14, section 15378, subdivision (b)(5).

RECOMMENDED ACTION:

It is recommended that the Commission:

PUBLIC TRUST AND STATE'S BEST INTERESTS:

Find that the proposed Agreement and Consent to Encumbrance of Lease will not impact the public rights to navigation and fishing or substantially interfere with the Public Trust needs and values at this location, at this time, and for the term of the lease; and is in the best interests of the State.

AUTHORIZATION:

1. Authorize the Executive Officer or designee to execute the document titled "Agreement and Consent to Encumbrance of Lease," allowing Co-Lessees' right, title, and interest in Lease 3981 to be pledged as partial security for a loan in a maximum principal amount of \$23,000,000, in favor of Community Bank, N.A., in substantially the same form as that on file in the Sacramento office of the Commission, effective upon execution by all parties.

2. Authorize the Executive Officer or designee to execute, acknowledge, accept, and record all related documents as may be reasonably necessary to complete the transaction.