

An audit by the Corps of Engineers, which audit is now concurred in by the Division of State Lands, indicates that the area involved in this lease is 15,242.67 acres rather than 15,500 acres.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THAT THE RESOLUTION OF APRIL 28, 1950, BE CORRECTED IN THE THIRD LINE BY STRIKING 15,500 ACRES AND SUBSTITUTING 15,242.67 ACRES. NO OTHER CHANGES IN THE TERMS OR CONDITIONS OF THE LEASE ARE TO BE MADE.

22. (APPLICATION TO PURCHASE LOTS 31 AND 32 OF TRACT 1206 ON VERMONT AVENUE BY THE BRAILLE INSTITUTE OF AMERICA, INC. - W.O. 92) <sup>PRC 616</sup> The Commission was informed that on January 25, 1951, the Commission received an offer from the Braille Institute of America to purchase Lots 31 and 32 of Tract 1206, City of Los Angeles, Map Book 18, page 1 at a total price of \$15,000. The Commission is no doubt aware that the Braille Institute is a non-profit California corporation and a non-sectarian institute devoted to the welfare of the blind.

Its activities are supported by voluntary contributions from the public and by membership dues. For many years it has rendered welfare service to the blind of this State, most of which are services not rendered by any agency, public or private and it also renders certain services which augment those State services which are not adequate to meet the needs. It cooperates and renders service to the California State Library, in that library's work for the blind.

The lots in question adjoin the building and plant of the Braille Institute on Vermont Avenue in Los Angeles. In October 1946 Mr. Charles Stattuck appraised Lots 31 and 32 at a value of \$7,500., or a total for the two lots of \$15,000. Chapter 182 of Statutes of 1943 (p. 1078) authorizes the State Lands Commission with the approval of the Department of Finance to sell this property. Any money from the sale after deducting sale expenses shall be deposited in the General Fund.

Estimates have been received from the Title Insurance and Trust Company that the Title Policy on these lots would cost approximately \$70.00 and the escrow charges would be approximately \$45.00.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE EXECUTIVE OFFICER TO SELL, UPON APPROVAL OF THE DEPARTMENT OF FINANCE PURSUANT TO CHAPTER 182 OF STATS. OF 1943 THE VERMONT AVENUE LOTS 31 AND 32 OF TRACT 1206, CITY OF LOS ANGELES, MAP BOOK 18, PAGE 1 TO THE BRAILLE INSTITUTE OF AMERICA AT A PRICE OF \$15,000, FURNISH A GOOD AND SUFFICIENT GRANT DEED, FURNISH A POLICY OF TITLE INSURANCE SHOWING LIABILITY IN THE AMOUNT OF THE PURCHASE PRICE, SHOWING TITLE TO SAID PROPERTY TO BE VESTED IN THE BRAILLE INSTITUTE, FREE AND CLEAR OF ENCUMBRANCES, THE STATE PAYING ONE-HALF OF THE ESCROW FEES, THE BRAILLE INSTITUTE PAYING THE OTHER HALF AND ANY COSTS INCIDENT TO THE TRANSFER OF THE PROPERTY. <sup>PRC 617</sup>

23. (APPLICATION TO PURCHASE LOTS 37, 38, 40 AND 42 OF TRACT 1206 IN THE VERMONT AREA BY LOS ANGELES CITY BOARD OF EDUCATION - W.O. 92) The Commission was informed that on December 20, 1950, the Commission received from Arol Burns, Director of Real Estate of the Los Angeles City Board of Education an offer to purchase Lots 37, 38, 40 and 42, of Tract 1206, City of Los Angeles, County of Los Angeles, State of California, as per map record in Book 18, Page 1 of Maps, records of Los Angeles County, for a total cash consideration of \$31,350.00, with the understanding that the State of California show delivery to the Los Angeles City Junior College District of Los Angeles County a good and sufficient Grant Deed, Policy of Title Insurance showing liability in the amount of the purchase price, and showing title to said property to be vested in said School District, free and clear of encumbrances, and that the Board of Education shall be entitled to all rentals from the house located at 715 North New Hampshire Avenue as of the 1st day of the month following the close of escrow, and that the State shall pay all title charges and half of the escrow fees.

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Lot 40 with the house is rented by the State Lands Commission on a month to month basis for \$30.00 per month. Statutory notice of termination will have to be served should this lot be sold. Also Lot 37 is leased to Foster and Kleiser for display advertising and if sold the lease provides for cancellation and a refund of the unearned prepaid rent, which will approximate \$45.00.

The Commission will recall that in 1945 and in 1946 Lots 37, 38, 40 and 42 were appraised by Mr. Charles Shattuck for a total of \$25,500 and \$36,500 respectively. The Commission will recall that the three vacant lots, namely 37, 38, and 42 were appraised at the instigation of the Commission by Mr. Charles Shattuck in 1945 at \$16,500 and in 1946 at \$22,000. The Board of Education in November 1950, appraised the same lots at \$21,500. The difference of \$500.00 in total for these three lots in 1946 and 1949 by different appraisers is reasonable. Lot 40, on which there is a house, was appraised by Mr. Charles Shattuck in 1945 at \$7,000 and in 1946 at \$15,000. The Board of Education have appraised this lot and house in November, 1950, at \$9,850. The difference between Mr. Shattuck's top appraisal and the Board of Education appraisal in amount of \$5,150. is undoubtedly due to the appraisal of the improvements. The house is 40 years old and is in a very poor state of repair. The exterior needs repainting and a new roof will be necessary if the State continues to own and rent this house. The staff of the Commission concurs in the appraisal made by the Board of Education in 1950.

Chapter 182 of Statutes of 1943 (page 1078) authorizes the State Lands Commission with the approval of the Department of Finance to sell this property. Any money from the sale after deducting sale expenses shall be deposited in the General Fund.

Mr. Arol Burns appeared on behalf of the Los Angeles Board of Education and urged approval of the transaction.

UPON MOTION ONLY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE EXECUTIVE OFFICER TO SELL, UPON APPROVAL OF THE DEPARTMENT OF FINANCE, PURSUANT TO CHAP. 182 OF STATS. OF 1943, LOTS 37, 38, 40 INCLUDING IMPROVEMENTS THEREON, AND 42 OF TRACT 1206 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORD RECORDED IN BOOK 18, PAGE 1 OF THE MAPS, RECORDS OF LOS ANGELES COUNTY, BE SOLD FOR A TOTAL CASH CONSIDERATION OF \$31,350. TO THE LOS ANGELES CITY JUNIOR COLLEGE DISTRICT OF LOS ANGELES COUNTY; THE STATE TO PROVIDE A GOOD AND SUFFICIENT GRANT DEED; POLICY OF TITLE INSURANCE, SHOWING LIABILITY IN AMOUNT OF THE PURCHASE PRICE AND SHOWING TITLE TO SAID PROPERTY TO BE VESTED IN SAID SCHOOL DISTRICT, FREE AND CLEAR OF ENCUMBRANCES; AND THAT THE RENTAL FROM THE HOUSE LOCATED ON LOT 40 (716 NORTH NEW HAMPSHIRE AVENUE) RECEIVED PRIOR TO THE CLOSE OF ESCROW TO GO TO STATE AND AFTER TO GO TO THE JUNIOR COLLEGE DISTRICT; AND THE STATE SHALL PAY ALL TITLE CHARGES AND ONE-HALF OF THE ESCROW FEES WITH THE JUNIOR COLLEGE DISTRICT PAYING FOR ANY OTHER TRANSFER CHARGES.

24. (LOGGING ROAD RIGHT OF WAY SCHOOL LANDS U. S. FOREST SERVICE, LASSEN COUNTY - W.O. 1031, P.R.C. 591) The Commission was informed that a request has been received from the U. S. Department of Agriculture Forest Service for a right of way of approximately one-half mile in length over Section 36, T. 28 N., R. 8 E., N.D.M., for the purpose of construction of a logging road in order to cut Federally owned timber on adjoining sections. The Commission may recall that this particular section of land has been offered to the

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