

STANDARD B & P "NOISE"

over objection in civil actions. Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence but shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions. Hearsay evidence may be received upon a showing satisfactory to the Commission of the difficulty of obtaining direct evidence.

The statutory authority for these sections is:

Government Code Section 126.

15. (SALE OF VACANT SWAMP LAND, SWAMP AND OVERFLOWED LAND LOCATION NO. 1256, SAN BERNARDINO COUNTY - WILLIAM B. SOTO - SAC. W.O. 5190) The Commission was informed that an offer has been received from Mr. Soto of Los Angeles, California, to purchase the NW $\frac{1}{4}$  of SE $\frac{1}{4}$ , S $\frac{1}{2}$  of SE $\frac{1}{4}$  and Lots 6 and 7 of Section 24, and the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  and Lots 10 and 11 of Section 25, T. 11 N., R. 21 E., and Lot 1 of Section 19, and NW $\frac{1}{4}$  of NW $\frac{1}{4}$ , S $\frac{1}{2}$  of NW $\frac{1}{4}$ , NE $\frac{1}{4}$  of SW $\frac{1}{4}$  and Lots 4, 5, 6, 7, 8 and 9 of Section 30, T. 11 N., R. 22 E., S.B.M., containing 647.80 acres in San Bernardino County.

Mr. Soto has made an offer of \$1,619.50 or \$2.50 per acre. The Assessor of San Bernardino County has assessed contiguous land at \$1.00 to \$2.00 per acre, thus indicating an appraised value of the land of \$2.00 to \$4.00 per acre. An appraisal by the Commission's staff indicates that the offer as made is adequate.

Subject land is heavily covered by willow trees and dry grass, was largely dry when inspected at time of low water in the river but has indications of being at least partially covered with water at other seasons. Soil is silt, rich alluvial deposit but difficult to use without heavy clearing and protecting with levees. Appraised value, \$2.50 per acre.

The land was advertised for sale with a stipulation that no offer of less than \$1,619.50 would be accepted. Mr. Soto bid \$1,619.50.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE SALE OF THE NW $\frac{1}{4}$  OF SE $\frac{1}{4}$ , S $\frac{1}{2}$  OF SE $\frac{1}{4}$  AND LOTS 6 and 7 OF SECTION 24, AND NE $\frac{1}{4}$  OF NE $\frac{1}{4}$  AND LOTS 10 AND 11 OF SECTION 25, T. 11 N., R. 21 E., AND LOT 1 OF SECTION 19, AND NW $\frac{1}{4}$  OF NW $\frac{1}{4}$ , S $\frac{1}{2}$  OF NW $\frac{1}{4}$ , NE $\frac{1}{4}$  OF SW $\frac{1}{4}$  AND LOTS 4, 5, 6, 7, 8 AND 9 OF SECTION 30, T. 11 N., R. 22 E., S.B.M., TO THE SINGLE BIDDER MR. SOTO AT A CASH PRICE OF \$1,619.50, SUBJECT TO ALL STATUTORY RESERVATIONS, INCLUDING MINERALS.

RD B & P "NOISE"