

43. (LEASE OF STATE SCHOOL LANDS IN CHOCOLATE MOUNTAINS AERIAL GUNNERY RANGE, IMPERIAL COUNTY, TO THE UNITED STATES GOVERNMENT - W.O. 642, P.R.C. 510.) On March 23, 1950 (Minute Item No. 21, Pages 1106-1107), the Commission authorized the issuance of a Use Permit (P.R.C. 510) to the United States Navy for a period of one year for approximately 11,960 acres of school lands in the Chocolate Mountains Aerial Gunnery Range adjoining the Camp Dunlap Aerial Gunnery Range (Work Order No. 642). Later information indicated that the area comprised 10,640 acres. This Use Permit was again granted for a period of one year by the Commission at its meeting on February 6, 1951 (Minute Item No. 20, Page 1276). It was understood at the time the Use Permit was issued that negotiations would proceed for the leasing of these lands. Negotiations have resulted in a tentative agreement between the Executive Officer and representatives of the 11th Naval District to recommend to the respective higher authorities the execution of a lease for a period of ten years at the rate of three cents per acre per year, the effective date to be March 23, 1950, the date of issuance of the first Use Permit. The State will retain all mineral rights. The standard form of Government lease is proposed to be used.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE EXECUTIVE OFFICER TO EXECUTE A LEASE WITH THE UNITED STATES OF AMERICA THROUGH THE DEPARTMENT OF THE NAVY FOR THE FOLLOWING STATE SCHOOL LANDS:

Section	Township	Range	S.B.B.M. Acres
16	9 S	16 E	320
36	9 S	16 E	640
36	9 S	17 E	640
36 (NW $\frac{1}{4}$ of NW $\frac{1}{4}$ , W $\frac{1}{2}$ of SW $\frac{1}{4}$ , SE $\frac{1}{4}$ of SW $\frac{1}{4}$ )	10 S	15 E	160
16	10 S	16 E	640
36	10 S	16 E	640
16	10 S	17 E	640
36	10 S	17 E	640
16	10 S	18 E	640
36	10 S	18 E	640
36	11 S	16 E	640
16	11 S	17 E	640
36	11 S	17 E	640

Section	Township	Range	S.B.B.M. Acres
16	11 S	18 E	640
36	11 S	18 E	640
16	11 S	19 E	640
16 (NE $\frac{1}{4}$ , NW $\frac{1}{4}$ of SW $\frac{1}{4}$ , SE $\frac{1}{4}$ )	12 S	18 E	560
16	12 S	19 E	640

COMPRISING APPROXIMATELY 10,640 ACRES, THE LEASE TO BE AT THE RATE OF THREE CENTS PER ACRE PER YEAR, AND THE DURATION TO BE FOR TEN YEARS, BEGINNING WITH MARCH 23, 1950, THE STATE TO RETAIN ALL MINERAL RIGHTS AND RESERVATIONS.

44. (SALE OF STATE SCHOOL LANDS FOR USE BY THE NAVY AT CAMP DUNLAP, IMPERIAL COUNTY, TO THE UNITED STATES - W.O. 90.) On June 25, 1942, a Declaration of Taking (Parcel 5, USDC 148 SD) was made in the case of Section 36, T. 10 S., R. 14 E., S.B.B.M., except that portion thereof lying within the limits of the Coachella Branch of the All-American Canal. Approximately 650 acres of State lands were involved in that taking. Negotiations for exchange of these lands with the Bureau of Land Management of the Department of the Interior have been had without success. Discussions with officials of the Department of the Navy in Washington, D.C., and in the 11th Naval District, Headquarters in San Diego, California, resulted in a tentative agreement for the State to sell the lands to the United States at a stipulated price of \$5.00 per acre. An appraisal was agreed upon at \$6.00 per acre. An allowance of \$1.50 an acre was made to cover the use of the lands since the original Declaration of Taking was filed, making a total of \$7.50 due the State for a fee title. A deduction of \$2.50 an acre was made to cover the estimated value to the State of the mineral rights and of the reversion to the State in the event the lands are no longer used by the United States in the interests of national defense. This makes a net price to the State of \$5.00 per acre.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE SALE TO THE UNITED STATES OF AMERICA THROUGH THE DEPARTMENT OF THE NAVY OF ALL OF SECTION 36, T. 10 N., R. 14 E., S.B.B.M., EXCEPT THAT PORTION OCCUPIED BY THE COACHELLA BRANCH OF THE ALL-AMERICAN CANAL, AND COMPRISING APPROXIMATELY 650 ACRES, AT A PRICE OF \$5.00 PER ACRE, THE STATE TO RETAIN ALL MINERAL RIGHTS AND RESERVATIONS, AND THE LANDS TO REVERT TO THE STATE IN THE EVENT THEY ARE NO LONGER USED BY THE UNITED STATES IN THE INTERESTS OF NATIONAL DEFENSE; THE EXECUTIVE OFFICER WAS AUTHORIZED TO EXECUTE ALL DOCUMENTS NECESSARY TO ACCOMPLISH THIS SALE.

45. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 4775 OF WENDELL P. DURKEE OF BIRBER, CALIFORNIA, S.W.O. 5317; NO. 4795 OF C. W. KEENE OF MARYSVILLE, CALIFORNIA, S.W.O. 5341; AND NO. 4823 OF F. T. ABBAY OF SUSANVILLE, CALIFORNIA, S.W.O. 5375 - SACRAMENTO LAND DISTRICT, LASSEN COUNTY.) An offer was received from Mr. Wendell P. Durkee to purchase all of Section 36, T. 35 N., R. 10 E., M.D.M., containing 640 acres in Lassen County.

Mr. Durkee made an offer of \$1,600.00, or \$2.50 per acre. The Assessor of Lassen County has assessed contiguous land at \$5.00 to \$7.50 per acre, thus indicating a market value of the land of \$10.00 to \$15.00 per acre. Prior