

40. (AMENDMENT OF AUTHORIZATION FOR LEASE, TIDE AND SUBMERGED LANDS, EL SEGUNDO, LOS ANGELES COUNTY, STANDARD OIL COMPANY OF CALIFORNIA - W.O. 1108, P.R.C. 660.) On October 24, 1951 (Minute Item 17, Page 1465), the Commission authorized the issuance of a lease to Standard Oil Company of California of 9.72 acres of tide and submerged lands in the Pacific Ocean at El Segundo, Los Angeles County, for the maintenance and use of a wharf and suction pipe pier, period of lease to be fifteen years at an annual rental of \$2,310, with right of renewal for two periods of ten years each at such terms as may be determined prior to each renewal date, performance bond of \$30,000 to be furnished. The rental was based on an appraised value of \$35,000 of the bare land occupied, value being determined by Mr. Roy Boylin, a professional appraiser of Los Angeles. Standard Oil Company disagreed with this value and had an appraisal made by Mr. George L. Schmutz, also a professional appraiser of Los Angeles, Mr. Schmutz placing a value of \$16,000 on the land occupied. After discussion with Standard Oil Company and the two appraisers, it appeared reasonable that the basis of a portion of each appraisal should be used, and the resulting value, therefore, is \$25,346. On this value the annual rental at the 6.6 per cent Commission policy will result in a rental of \$1,672.84 annually, which the staff and Standard Oil Company believe to be fair.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED REVISING THE COMMISSION'S ACTION OF OCTOBER 24, 1951, BY STRIKING THE FIGURE \$2,310 IN ITEM NO. 17, PAGE 1465 OF THE MINUTES, AND IN LIEU THEREOF INSERTING THE FIGURE \$1,672.84, ALL OTHER CONDITIONS OF THE ACTION TO REMAIN UNCHANGED.

41. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 10519, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, JOHN T. BILDERBECK - S.W.O. 5428.) An offer has been received from John T. Bilderbeck of Los Angeles, California, to purchase the SW $\frac{1}{4}$ of Section 36, T. 12 N., R. 7 E., S.B.M., containing 160 acres in San Bernardino County. Mr. Bilderbeck made an offer of \$320, or \$2 per acre.

The Assessor of San Bernardino County has assessed contiguous lands at \$1.25 per acre, thus indicating the appraised value of those lands to be \$2.50 per acre. An inspection and appraisal by a member of the Commission's staff on April 25, 1952, set the minimum value of this land at \$4 per acre, due to possibility of obtaining water.

The subject land is sandy and not suitable for agriculture without artificial irrigation. It is close to the Mojave River, and has a probable possibility of producing water from wells, as the Union Pacific Railway has wells to the southwest and southeast in areas adjacent to the Mojave River. The land is not accessible by an existing road.

Before advertising the land for sale, Mr. Bilderbeck was advised that the minimum appraised value was \$4 per acre. He posted the necessary amount to meet the appraised value of \$640. The lands were then advertised for sale with a stipulation that no offer of less than \$640 would be accepted. Mr. Bilderbeck bid \$640. No other application for said land was received pursuant to the advertising.