

MINUTE ITEM

14. (SALES OF VACANT STATE SCHOOL LAND.)

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, THE COMMISSION AUTHORIZED THE SALE OF SCHOOL LANDS IN ACCORDANCE WITH THE RECOMMENDATIONS MADE TO THE COMMISSION IN CALENDAR ITEMS ATTACHED HERETO AND TABULATED AS FOLLOWS:

<u>Calendar Item No.</u>	<u>S.W.O. No.</u>	<u>Purchaser</u>
2	6805	Richard H. Guelich, Jr.
4	6534	Mark F. Gutzman
5	6787	F. V. Amaral and J. F. Siegfried
7	6791	Leo Goodman
8	6807	University Plaza, Inc.
10	6720	Clarence E. and Jeanette L. Turpin

Attachments

Calendar Items 2, 4, 5, 7,
8 and 10 (6 pages)

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

2.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11229, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, RICHARD H. GUELICH, JR. - S.W.O. 6805.)

An offer has been received from Richard H. Guelich, Jr., of Palm Springs, California, to purchase the $S\frac{1}{2}$ of Section 32, T. 4 N., R. 2 E., S.B.M., containing 320 acres in San Bernardino County. The applicant made an offer of \$17,600, or \$55 per acre, the minimum value established by a prior appraisal.

A review of the appraisal by a member of the Commission's staff indicates that no change in value has occurred subsequent to the original inspection and appraisal made on May 17, 1957. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

The land was advertised for sale with a stipulation that bids must be in excess of \$17,600. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $S\frac{1}{2}$ OF SECTION 32, T. 4 N., R. 2 E., S.B.M., CONTAINING 320 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE SINGLE APPLICANT, RICHARD H. GUELICH, JR., AT A CASH PRICE OF \$17,600, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

4.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5294, SACRAMENTO LAND DISTRICT, SOLANO COUNTY, MARK F. GUTZMAN - S.W.O. 6534.)

An offer has been received from Mark F. Gutzman of Vallejo, California, to purchase the $NW\frac{1}{4}$ of $NW\frac{1}{4}$ and $W\frac{1}{2}$ of $SW\frac{1}{4}$ of Section 16, T. 7 N., R. 2 W., M.D.M., containing 120 acres in Solano County. The applicant made an offer of \$240, or \$2 per acre.

An inspection and appraisal by a member of the Commission's staff on September 20, 1957 establishes the value of the subject land at an average of \$11.50 per acre, for a total of \$1,380. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant posted the necessary amount to meet the value of \$1,380. The land was advertised for sale with a stipulation that bids must be in excess of \$1,380. No offers in excess of that amount were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $NW\frac{1}{4}$ OF $NW\frac{1}{4}$ AND $W\frac{1}{2}$ OF $SW\frac{1}{4}$ OF SECTION 16, T. 7 N., R. 2 W., M.D.M., CONTAINING 120 ACRES IN SOLANO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE FIRST APPLICANT, MARK F. GUTZMAN, AT A CASH PRICE OF \$1,380, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

5.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5336, SACRAMENTO LAND DISTRICT, BUTTE COUNTY, F. V. AMARAL AND J. F. SIEGFRIED - S.W.O. 6787.)

An offer has been received from F. V. Amaral and J. F. Siegfried of Nevada City, California, to purchase the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12, T. 21 N., R. 4 E., M.D.M., including timber thereon, containing 40 acres in Butte County. The applicants made an offer of \$4,000, or \$100 per acre, the minimum value established by a prior appraisal.

A review of the appraisal by a member of the Commission's staff indicates that no change in value has occurred subsequent to the original inspection and appraisal made on April 4 and June 6, 1957. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

The land was advertised for sale with a stipulation that bids must be in excess of \$4,000.

Pursuant to advertising, the bid of Oscar Hedlund of Oroville, California, (5348, Sacramento Land District, S.W.O. 6854) was received. A bid of \$4,245, or \$106.12+ per acre, was submitted.

Under Section 2302(d) of the Rules and Regulations of the State Lands Commission, the first applicants were allowed 20 days from date of opening of bids (February 13, 1958) within which to submit the additional amount of \$245 to meet the highest bid received. The first applicants, F. V. Amaral and J. F. Siegfried, met the high bid within the period specified above.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE SE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 12, T. 21 N., R. 4 E., M.D.M., INCLUDING TIMBER THEREON, CONTAINING 40 ACRES IN BUTTE COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE FIRST APPLICANTS, F. V. AMARAL AND J. F. SIEGFRIED, WHO HAVE MET THE HIGH BID, AT A CASH PRICE OF \$4,245, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

7.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11218, LOS ANGELES LAND DISTRICT, RIVERSIDE COUNTY, LEO GOODMAN - S.W.O. 6791.)

An offer has been received from Leo Goodman of Los Angeles, California, to purchase the $N\frac{1}{2}$ and $SE\frac{1}{4}$ of Section 16, T. 6 S., R. 9 E., S.B.M., containing 480 acres in Riverside County. The applicant made an offer of \$1,920, or \$4 per acre, the minimum value established by a prior appraisal.

An inspection and appraisal review by a member of the Commission's staff on December 30, 1957 establishes the value of the subject land at \$4 per acre, for a total of \$1,920. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

The land was advertised for sale with a stipulation that bids must be in excess of \$1,920. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $N\frac{1}{2}$ AND $SE\frac{1}{4}$ OF SECTION 16, T. 6 S., R. 9 E., S.B.M., CONTAINING 480 ACRES IN RIVERSIDE COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE SINGLE APPLICANT, LEO GOODMAN, AT A CASH PRICE OF \$1,920, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

8.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11231, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, UNIVERSITY PLAZA, INC. - S.W.O. 6807.)

An offer has been received from University Plaza, Inc. of Buffalo, New York, to purchase the $S\frac{1}{2}$ of $NW\frac{1}{4}$, $N\frac{1}{2}$ of $NE\frac{1}{4}$ and $S\frac{1}{2}$ of $SE\frac{1}{4}$ of Section 24, T. 4 N., R. 1 E., S.B.M., containing 240 acres in San Bernardino County. The applicant made an offer of \$17,200, or an average of \$71.66+ per acre, the minimum value established by a prior appraisal.

A review of the appraisal by a member of the Commission's staff indicates that no change in value has occurred subsequent to the original appraisal. The original inspection and appraisal made by a member of the Commission's staff on May 15, 1957, establishes the value of the subject land at \$70 per acre for the $S\frac{1}{2}$ of $NW\frac{1}{4}$, \$75 per acre for the $N\frac{1}{2}$ of $NE\frac{1}{4}$ and \$70 per acre for the $S\frac{1}{2}$ of $SE\frac{1}{4}$, for a total value of \$17,200. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

The land was advertised for sale with a stipulation that bids must be in excess of \$17,200. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $S\frac{1}{2}$ OF $NW\frac{1}{4}$, $N\frac{1}{2}$ OF $NE\frac{1}{4}$ AND $S\frac{1}{2}$ OF $SE\frac{1}{4}$ OF SECTION 24, T. 4 N., R. 1 E., S.B.M., CONTAINING 240 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE SINGLE APPLICANT, UNIVERSITY PLAZA, INC., AT A CASH PRICE OF \$17,200, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

10.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5322, SACRAMENTO LAND DISTRICT, FRESNO COUNTY, CLARENCE E. TURPIN AND JEANETTE L. TURPIN - S.W.O. 6720.)

An offer has been received from Clarence E. Turpin and Jeanette L. Turpin of South Pasadena, California, to purchase the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 36, T. 14 S., R. 27 E., M.D.M., containing 40 acres in Fresno County. The applicants made an offer of \$80, or \$2 per acre.

An inspection and appraisal by a member of the Commission's staff on June 20, 1957 establishes the value of the subject land at an average of \$20 per acre, for a total value of \$800. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicants posted the necessary amount to meet the value of \$800. The land was advertised for sale with a stipulation that bids must be in excess of \$800.

Pursuant to advertising, the bid of Conway Shafer of Fresno, California (5349, Sacramento Land District, S.W.O. 6855), was received. A bid of \$890.40, or \$22.26 per acre was submitted.

Under Section 2302(d) of the Rules and Regulations of the State Lands Commission, the first applicants were allowed 20 days from date of opening of bids (February 14, 1958) within which to submit the additional amount of \$90.40 to meet the highest bid received. The first applicants, Clarence E. Turpin and Jeanette L. Turpin, met the high bid within the period specified above.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 36, T. 14 S., R. 27 E., M.D.M., CONTAINING 40 ACRES IN FRESNO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE FIRST APPLICANTS, CLARENCE E. TURPIN AND JEANETTE L. TURPIN, WHO HAVE MET THE HIGH BID, AT A CASH PRICE OF \$890.40, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.