

MINUTE ITEM

27. (SALE 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>
3	6969	Frederick R. Stowell
6	7091	C. A. Monroe
16	6823	James T. Smith, A. J. Warkentine, William F. Coates and Melvin E. Wood
25	6820	Jack E. Kahlo, et al.
26	6872	Edward T. Bergin and James T. Smith
27	7086	Frank Binando, Robert C. Monroe and James T. Smith

Attachments

Calendar Items 3, 6, 16,  
25, 26 and 27 (6 pages)

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

3.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11327, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, FREDERICK R. STOWELL - S.W.O. 6969.)

An offer has been received from Frederick R. Stowell of Riverside, California, to purchase Lot 2 of NW $\frac{1}{4}$  of Section 7, T. 10 N., R. 4 E., S.B.M., containing 87.80 acres in San Bernardino County. The applicant made an offer of \$6,146, or \$70 per acre, the minimum value established by a prior appraisal.

An appraisal review completed by a member of the Commission's staff under date of October 17, 1958, establishes the value of the subject land at \$70 per acre, for a total of \$6,146. 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 \$6,146.

Pursuant to advertising, the bid of Michael Slatinsky and Jack J. Spitzer of Los Angeles, California (11375, Los Angeles Land District, S.W.O. 7109), was received. A bid of \$8,867.80, or \$101 per acre was submitted.

Under Section 2302(d) of the Rules and Regulations of the State Lands Commission, the first applicant was allowed 20 days from date of opening of bids (December 10, 1958) within which to submit the additional amount of \$2,721.80 to meet the highest bid received. The first applicant, Frederick R. Stowell, met the high bid within the period specified above.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT LOT 2 OF NW $\frac{1}{4}$  OF SECTION 7, T. 10 N., R. 4 E., S.B.M., CONTAINING 87.80 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE FIRST APPLICANT, FREDERICK R. STOWELL, WHO HAS MET THE HIGH BID, AT A CASH PRICE OF \$8,867.80, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

6.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11370, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, C. A. MONROE - S.W.O. 7091.)

An offer has been received from C. A. Monroe of Palmdale, California, to purchase the SW $\frac{1}{4}$  of NW $\frac{1}{4}$ , E $\frac{1}{2}$  of NW $\frac{1}{4}$ , NE $\frac{1}{4}$  and S $\frac{1}{2}$  of Section 36, T. 6 N., R. 14 E., S.B.M., containing 600 acres in San Bernardino County. The applicant made an offer of \$4,800, or \$8 per acre, the minimum value established by a prior appraisal.

An appraisal report completed by a member of the Commission's staff under date of October 6, 1958, establishes the value of the subject land at \$8 per acre, for a total value of \$4,800. 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 \$4,800. No bids were received pursuant to advertising,

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE SW $\frac{1}{4}$  OF NW $\frac{1}{4}$ , E $\frac{1}{2}$  OF NW $\frac{1}{4}$ , NE $\frac{1}{4}$  AND S $\frac{1}{2}$  OF SECTION 36, T. 6 N., R. 14 E., S.B.M., CONTAINING 600 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE SINGLE APPLICANT, C. A. MONROE, AT A CASH PRICE OF \$4,800, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

16.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11243, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, JAMES T. SMITH, A. J. WARKENTINE, WILLIAM F. COATES AND MELVIN E. WOOD - S.W.O. 6823.)

An offer has been received from James T. Smith, A. J. Warkentine, William F. Coates and Melvin E. Wood of Lancaster, California, to purchase Section 16, T. 13 N., R. 14 E., S.B.M., containing 640 acres in San Bernardino County. The applicants made an offer of \$1,280, or \$2 per acre.

An appraisal report completed by a member of the Commission's staff under date of October 6, 1958, establishes the value of the subject land at \$6 per acre, for a total value of \$3,840. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicants deposited the necessary amount to meet the appraised value of \$3,840. The land was advertised for sale with a stipulation that bids must be in excess of \$3,840.

Pursuant to advertising, the bid of Michael Slatinsky and Jack J. Spitzer of Los Angeles, California (11377, Los Angeles Land District, S.W.O. 7115), was received. A bid of \$5,536, or \$8.65 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 (December 17, 1958) within which to submit the additional amount of \$1,696 to meet the highest bid received. The first applicants, James T. Smith, A. J. Warkentine, William F. Coates and Melvin E. Wood, met the high bid within the period specified above.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SECTION 16, T. 13 N., R. 14 E., S.B.M., CONTAINING 640 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE FIRST APPLICANTS, JAMES T. SMITH, A. J. WARKENTINE, WILLIAM F. COATES AND MELVIN E. WOOD, WHO HAVE MET THE HIGH BID, AT A CASH PRICE OF \$5,536, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

25.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11240, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, JACK E. KAHLO, ANDREW ULRICH, JR., ROY LESLIE HILDOM, GORDON E. WRIGHT, WM. H. HOUGH, EUGENE R. FRIESS, JAMES W. ROSS, R. T. JENSEN, ROBERT T. ROSS, GARNET S. CUMMING AND JAMES T. SMITH - S.W.O. 6820.)

An offer has been received from Jack D. Kahlo, Gordon E. Wright, Andrew Ulrich, Jr., Wm. H. Hough, Eugene R. Friess, Garnet S. Cumming and James W. Ross of Palos Verdes Estates, James T. Smith of Lancaster, Roy Leslie Hildom of Rolling Hills, R. T. Jensen of Los Angeles, and Robert T. Ross of Tarzana, California, to purchase Section 36, T. 9 N., R. 17 E., S.B.M., containing 640 acres in San Bernardino County. The applicants made an offer of \$1,280, or \$2 per acre.

Pursuant to Section 6210.4(a) of the Public Resources Code, 4.6 acres in the  $W\frac{1}{2}$  of the  $NW\frac{1}{4}$  of Section 36, T. 9 N., R. 17 E., S.B.M., embraced in Easement No. 7, approved October 7, 1884, under Section 478 of the Civil Code, issued to the Southern Pacific Railroad Company, must be reserved from sale, thereby leaving 635.4 acres, more or less, salable.

An appraisal report completed by a member of the Commission's staff under date of March 19, 1958, reviewed as of October 14, 1958, establishes the value of the subject land at \$7.75 per acre, for a total value of \$4,924.33. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicants deposited the necessary amount to meet the appraised value of \$4,924.33. The land was advertised for sale with a stipulation that bids must be in excess of \$4,924.33. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SECTION 36, T. 9 N., R. 17 E., S.B.M., CONTAINING A NET AREA OF 635.4 ACRES IN SAN BERNARDINO COUNTY, EXCEPTING THEREFROM PURSUANT TO SECTION 6210.4(a) OF THE PUBLIC RESOURCES CODE, THE AREA EMBRACED IN A RIGHT-OF-WAY HERETOFORE GRANTED BY THE STATE, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE FIRST APPLICANTS, JACK E. KAHLO, ANDREW ULRICH, JR., ROY LESLIE HILDOM, GORDON E. WRIGHT, WM. H. HOUGH, EUGENE R. FRIESS, JAMES W. ROSS, R. T. JENSEN, ROBERT T. ROSS, GARNET S. CUMMING AND JAMES T. SMITH, AT A CASH PRICE OF \$4,924.33, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

26.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11264, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, EDWARD T. BERGIN AND JAMES T. SMITH - S.W.O. 6872.)

An offer has been received from Edward T. Bergin of Los Angeles and James T. Smith of Lancaster, California, to purchase Tract 51, T. 11 N., R. 17 E., S.B.M., as shown upon the official United States plat of "Independent Resurvey, Township No. 11 North, Range No. 17 East, San Bernardino Meridian", containing 640 acres in San Bernardino County. The applicants made an offer of \$1,280, or \$2 per acre. By computation of the acreage of a resurvey by the United States, Tract 51 contains 683.19 acres.

An appraisal report completed by a member of the Commission's staff under date of October 6, 1958, establishes the value of the subject land at \$10 per acre, for a total value of \$6,831.90. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicants deposited the necessary amount to meet the appraised value. The land was advertised for sale with a stipulation that bids must be in excess of \$6,831.90.

Pursuant to advertising, the bid of Michael Slatinsky and Jack J. Spitzer of Los Angeles, California (11380, Los Angeles Land District, S.W.O. 7122), was received. A bid of \$8,915.63, or \$13.05 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 (January 2, 1959) within which to submit the additional amount of \$2,083.73 to meet the highest bid received. The first applicants, Edward T. Bergin and James T. Smith, met the high bid within the period specified above.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT TRACT 51, T. 11 N., R. 17 E., S.B.M., AS SHOWN UPON THE OFFICIAL UNITED STATES PLAT OF "INDEPENDENT RESURVEY, TOWNSHIP NO. 11 NORTH, RANGE NO. 17 EAST, SAN BERNARDINO MERIDIAN", CONTAINING 683.19 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE FIRST APPLICANTS, EDWARD T. BERGIN AND JAMES T. SMITH, WHO HAVE MET THE HIGH BID, AT A CASH PRICE OF \$8,915.63, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.



CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

27.

(SALE OF VACANT SCHOOL, LAND APPLICATION NO. 11369, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, FRANK BINANDO, ROBERT C. MONROE AND JAMES T. SMITH - S.W.O. 7086.)

An offer has been received from Frank Binando of Northridge, Robert C. Monroe of Encino, and James T. Smith of Lancaster, California, to purchase Section 16, as shown upon the official United States plat of "Resurvey, Township No. 10 North, Range No. 18 East, San Bernardino Meridian", containing 640 acres in San Bernardino County. The applicants made an offer of \$3,840, or \$6 per acre, the minimum value established by a prior appraisal. By computation of the acreage of a resurvey by the United States, Section 16 contains 632.48 acres.

An appraisal report completed by a member of the Commission's staff under date of March 19, 1958, reviewed as of October 14, 1958, establishes the value of the subject land at \$6 per acre, for a total value of \$3,794.88. 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 \$3,794.88.

Pursuant to advertising, the bid of John Greenberg, Michael Slatinsky and Jack J. Spitzer of Los Angeles, California (11382, Los Angeles Land District, S.W.O. 7125), was received. A bid of \$5,110.44, or \$8.08 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 (January 8, 1959) within which to submit the additional amount of \$1,270.44 to meet the highest bid received. The first applicants, Frank Binando, Robert C. Monroe and James T. Smith, met the high bid within the period specified.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SECTION 16, AS SHOWN UPON THE OFFICIAL UNITED STATES PLAT OF "RESURVEY, TOWNSHIP NO. 10 NORTH, RANGE NO. 18 EAST, SAN BERNARDINO MERIDIAN", CONTAINING 632.48 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE FIRST APPLICANTS, FRANK BINANDO, ROBERT C. MONROE AND JAMES T. SMITH, WHO HAVE MET THE HIGH BID, AT A CASH PRICE OF \$5,110.44, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.