

MINUTE ITEM

15. SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10745-A, B AND C, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY; RIVERSIDE CEMENT COMPANY - S.W.O. 5932.

After consideration of Calendar Item 3 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. DETERMINES THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMPRACED IN LOTS 1 AND 2 OF NW $\frac{1}{4}$, AND SW $\frac{1}{4}$ OF SECTION 5; LOTS 1 AND 2 OF NE $\frac{1}{4}$, AND SE $\frac{1}{4}$ OF SECTION 6; NW $\frac{1}{4}$, W $\frac{1}{2}$ OF SW $\frac{1}{4}$, NE $\frac{1}{4}$ OF SW $\frac{1}{4}$, NE $\frac{1}{4}$, N $\frac{1}{2}$ OF SE $\frac{1}{4}$, W $\frac{1}{2}$ OF SE $\frac{1}{4}$ OF SW $\frac{1}{4}$, AND NE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 8; E $\frac{1}{2}$ OF NE $\frac{1}{4}$ OF NW $\frac{1}{4}$, SE $\frac{1}{4}$ OF NW $\frac{1}{4}$, AND NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 20; S $\frac{1}{2}$ OF SE $\frac{1}{4}$ OF SECTION 21; SW $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 22; AND NW $\frac{1}{4}$ OF NW $\frac{1}{4}$, NE $\frac{1}{4}$ OF NE $\frac{1}{4}$, AND S $\frac{1}{2}$ OF NE $\frac{1}{4}$ OF SECTION 27, T. 6 N., R. 4 W., S.B.M., AS SHOWN ON OFFICIAL UNITED STATES PLAT OF SURVEY APPROVED SEPTEMBER 3, 1855; AND S $\frac{1}{2}$ OF S $\frac{1}{2}$ OF SECTION 33, T. 7 N., R. 4 W., S.B.M., AS SHOWN ON OFFICIAL UNITED STATES PLAT OF DEPENDENT RESURVEY ACCEPTED DECEMBER 23, 1960 (CONTAINING A TOTAL OF 1,746.70 ACRES MORE OR LESS), IN SAN BERNARDINO COUNTY;
2. FINDS THAT SAID LANDS ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. APPROVES THE SELECTION OF SAID LAND;
4. CONFIRMS A 60-DAY EXTENSION GRANTED TO THE APPLICANT, RIVERSIDE CEMENT COMPANY, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE; AND
5. AUTHORIZES THE SALE OF SAID LAND, FOR CASH, TO RIVERSIDE CEMENT COMPANY, AT THE APPRAISED PRICE OF \$120,908.30, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.

Attachment

Calendar Item 3 (2 pages)

CALENDAR ITEM

3.

SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10745-A, B AND C, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY; RIVERSIDE CEMENT COMPANY - S.W.O. 5932.

An offer was received from Riverside Cement Company of Los Angeles, California, to purchase 1,746.70 acres more or less in San Bernardino County for \$8,942.

Staff appraisals show that the lands embraced in the subject application are not suitable for cultivation without artificial irrigation, and establish the total value of the parcels, hereinafter described, at \$120,908.30, which amount has been deposited by the applicant.

<u>Description</u>	<u>Acres</u>	<u>Total Value</u>	<u>Average per Acre</u>
(T. 6 N., R. 4 W., S.B.M., as shown on official United States plat of survey approved September 3, 1855)			
Lots 1 and 2 of NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of Section 5, Lots 1 and 2 of NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 6; and NW $\frac{1}{4}$, W $\frac{1}{2}$ of SW $\frac{1}{4}$, NE $\frac{1}{4}$ of SW $\frac{1}{4}$, NE $\frac{1}{4}$, N $\frac{1}{2}$ of SE $\frac{1}{4}$, W $\frac{1}{2}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 8	1,203.40	\$ 63,780.20	\$ 53
E $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$, SE $\frac{1}{4}$ of NW $\frac{1}{4}$, and NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 20	100	7,600.00	\$ 76
S $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 21; SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 22; and NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 27	160	15,945.60	\$ 99.66
NE $\frac{1}{4}$ of NE $\frac{1}{4}$, and S $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 27	120	13,170.00	\$109.75
(T. 7 N., R. 4 W., S.B.M., as shown on official United States plat of dependent resurvey accepted December 23, 1960)			
S $\frac{1}{2}$ of S $\frac{1}{2}$ of Section 33	<u>163.3</u> *	<u>20,412.50</u>	\$125
Total	1,746.70	\$120,908.30	

(* by computation)

THE PROPERTY

Location: Victorville is from three to eight miles southeast of the parcels. Elevation ranges between 2,660 and 3,360 feet.

Access: By public road, three-eighths of a mile to two miles west to the old route of U. S. Highways 66 and 91.

Water: There is no surface water on the parcels. Wells located approximately one-fourth mile to two miles west of the parcels range in depth from 65 to 150 feet and deeper.

CALENDAR ITEM 3. (CONTD.)

Cover: Sparse mesquite, brush, and cactus.

Highest Use: Desert homesites, with a secondary use for recreation.

The State's applications to select the lands have been accepted by the Bureau of Land Management, and the lands were listed (conveyed) to the State in 1960 and 1961.

This selection will be an advantage to the State in that it will assist in satisfying deficiencies under the School Land Grant.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN LOTS 1 AND 2 OF NW $\frac{1}{4}$, AND SW $\frac{1}{4}$ OF SECTION 5; LOTS 1 AND 2 OF NE $\frac{1}{4}$, AND SE $\frac{1}{4}$ OF SECTION 6; NW $\frac{1}{4}$, W $\frac{1}{2}$ OF SW $\frac{1}{4}$, NE $\frac{1}{4}$ OF SW $\frac{1}{4}$, NE $\frac{1}{4}$, N $\frac{1}{2}$ OF SE $\frac{1}{4}$, W $\frac{1}{2}$ OF SE $\frac{1}{4}$ OF SW $\frac{1}{4}$, AND NE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 8; E $\frac{1}{2}$ OF NE $\frac{1}{4}$ OF NW $\frac{1}{4}$, SE $\frac{1}{4}$ OF NW $\frac{1}{4}$, AND NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 20; S $\frac{1}{2}$ OF SE $\frac{1}{4}$ OF SECTION 21; SW $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 22; AND NW $\frac{1}{4}$ OF NW $\frac{1}{4}$, NE $\frac{1}{4}$ OF NE $\frac{1}{4}$, AND S $\frac{1}{2}$ OF NE $\frac{1}{4}$ OF SECTION 27, T. 6 N., R. 4 W., S.B.M., AS SHOWN ON OFFICIAL UNITED STATES PLAT OF SURVEY APPROVED SEPTEMBER 3, 1855; AND S $\frac{1}{2}$ OF S $\frac{1}{2}$ OF SECTION 33, T. 7 N., R. 4 W., S.B.M., AS SHOWN ON OFFICIAL UNITED STATES PLAT OF DEPENDENT RESURVEY ACCEPTED DECEMBER 23, 1960 (CONTAINING A TOTAL OF 1,746.70 ACRES MORE OR LESS), IN SAN BERNARDINO COUNTY;
2. FIND THAT SAID LANDS ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. APPROVE THE SELECTION OF SAID LAND;
4. CONFIRM A 62-DAY EXTENSION GRANTED TO THE APPLICANT, RIVERSIDE CEMENT COMPANY, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE; AND
5. AUTHORIZE THE SALE OF SAID LAND, FOR CASH, TO RIVERSIDE CEMENT COMPANY, AT THE APPRAISED PRICE OF \$120,908.30, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.