

20. (APPLICATION, U. S. NAVY TO OCCUPY AND LEASE RIVERSIDE AND IMPERIAL COUNTIES SCHOOL LANDS FOR CHOCOLATE MOUNTAIN GUNNERY RANGE - W.O. 642, P.R.C. 510) The Commission was informed that on March 23, 1950 (Page 1106, 1107 of Minutes) it passed the following resolution: "Upon motion duly made and unanimously carried, a resolution was adopted authorizing the Executive Officer to issue to the United States a use permit for the 11,960 acres of school land in the extended Chocolate Mountain Gunnery Range for a period of not to exceed one year on the condition that the Navy will enter into immediate negotiations for a lease on these particular lands as well as for the 12,442.6 acres of the original taking under Case No. 2054-Y. The rental for the latter lands to commence at the date of the original order of possession."

Communication has now been received from the Director of the Property Administrations Division of the Eleventh Naval District for an extension of the use permit for an additional year or to March 27, 1952.

The Commission will recall that there are two problems involved in the land under this use permit. First, 12,442.6 acres are subject to condemnation under Case No. 2054-Y under which condemnation immediate possession has been obtained and secondly, that the Navy is using as addition to the aerial gunnery range under this use permit some 11,960 acres of vacant school land which were not part of the condemnation. During the past year no definite conclusion has been reached by the Navy for ultimate acquisition of the additional land. The Navy does expect to acquire the 12,442.6 acres in Condemnation Case No. 2054-Y, and it is possible that the Navy will desire permanent installation on both areas. The only answer to the State's problem is to make an exchange with the Federal Government for other Federal lands.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED TO THE EFFECT THAT THE EXISTING USE PERMIT P.R.C. 510 BE RENEWED FOR THE PERIOD MARCH 23, 1951 AND ENDING MARCH 22, 1952 FOR USE AS AN AERIAL GUNNERY RANGE 11,960 ACRES OF SCHOOL LANDS IN THE EXTENDED CHOCOLATE MOUNTAIN GUNNERY RANGE AND FOR USE OF THE 12,442.6 ACRES OF THE ORIGINAL TAKING UNDER CASE NO. 2054-Y; ALSO THAT IN ANY SETTLEMENT FOR ANY OF THE LAND INVOLVED THE EXECUTIVE OFFICER IS AUTHORIZED TO NEGOTIATE FOR RENTAL FOR USE OF THE LAND FROM FEBRUARY 12, 1942, THE DATE OF ORDER FOR IMMEDIATE POSSESSION ON THE 12,442.6 ACRES INVOLVED IN CASE 2054-Y, AND FROM MARCH 23, 1950 FOR THE ADDITIONAL 11,960 ACRES IN THE EXTENDED AREA.

21. (STATE LANDS, SIERRA ORDNANCE DEPOT, LASSEN COUNTY - W.O. 564, P.R.C. 514) The Commission was informed that on April 28, 1950, at its meeting in Los Angeles (pages 1129-1130 of the minutes) it passed the following resolution:

"Upon motion duly made and unanimously carried, a resolution was adopted authorizing the Executive Officer to execute a lease with the United States for approximately 15,500 acres of State land within the Sierra Ordnance Depot in Lassen County for a period beginning at the date of occupancy and terminating on June 30, 1965, with option in Government to renew for two additional 10 year periods with final termination date to be June 30, 1985, at an annual rental of 12 cents per acre subject to right in the United States to dispose of government improvements and restoration of premises at expiration."

An audit by the Corps of Engineers, which audit is now concurred in by the Division of State Lands, indicates that the area involved in this lease is 15,242.67 acres rather than 15,500 acres.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THAT THE RESOLUTION OF APRIL 28, 1950, BE CORRECTED IN THE THIRD LINE BY STRIKING 15,500 ACRES AND SUBSTITUTING 15,242.67 ACRES. NO OTHER CHANGES IN THE TERMS OR CONDITIONS OF THE LEASE ARE TO BE MADE.

22. (APPLICATION TO PURCHASE LOTS 31 AND 32 OF TRACT 1206 ON VERMONT AVENUE BY THE BRAILLE INSTITUTE OF AMERICA, INC. - W.O. 92) ^{PRC 616} The Commission was informed that on January 25, 1951, the Commission received an offer from the Braille Institute of America to purchase Lots 31 and 32 of Tract 1206, City of Los Angeles, Map Book 18, page 1 at a total price of \$15,000. The Commission is no doubt aware that the Braille Institute is a non-profit California corporation and a non-sectarian institute devoted to the welfare of the blind.

Its activities are supported by voluntary contributions from the public and by membership dues. For many years it has rendered welfare service to the blind of this State, most of which are services not rendered by any agency, public or private and it also renders certain services which augment those State services which are not adequate to meet the needs. It cooperates and renders service to the California State Library, in that library's work for the blind.

The lots in question adjoin the building and plant of the Braille Institute on Vermont Avenue in Los Angeles. In October 1946 Mr. Charles Stattuck appraised Lots 31 and 32 at a value of \$7,500., or a total for the two lots of \$15,000. Chapter 182 of Statutes of 1943 (p. 1078) authorizes the State Lands Commission with the approval of the Department of Finance to sell this property. Any money from the sale after deducting sale expenses shall be deposited in the General Fund.

Estimates have been received from the Title Insurance and Trust Company that the Title Policy on these lots would cost approximately \$70.00 and the escrow charges would be approximately \$45.00.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE EXECUTIVE OFFICER TO SELL, UPON APPROVAL OF THE DEPARTMENT OF FINANCE PURSUANT TO CHAPTER 182 OF STATS. OF 1943 THE VERMONT AVENUE LOTS 31 AND 32 OF TRACT 1206, CITY OF LOS ANGELES, MAP BOOK 18, PAGE 1 TO THE BRAILLE INSTITUTE OF AMERICA AT A PRICE OF \$15,000, FURNISH A GOOD AND SUFFICIENT GRANT DEED, FURNISH A POLICY OF TITLE INSURANCE SHOWING LIABILITY IN THE AMOUNT OF THE PURCHASE PRICE, SHOWING TITLE TO SAID PROPERTY TO BE VESTED IN THE BRAILLE INSTITUTE, FREE AND CLEAR OF ENCUMBRANCES, THE STATE PAYING ONE-HALF OF THE ESCROW FEES, THE BRAILLE INSTITUTE PAYING THE OTHER HALF AND ANY COSTS INCIDENT TO THE TRANSFER OF THE PROPERTY. ^{PRC 617}

23. (APPLICATION TO PURCHASE LOTS 37, 38, 40 AND 42 OF TRACT 1206 IN THE VERMONT AREA BY LOS ANGELES CITY BOARD OF EDUCATION - W.O. 92) The Commission was informed that on December 20, 1950, the Commission received from Arol Burns, Director of Real Estate of the Los Angeles City Board of Education an offer to purchase Lots 37, 38, 40 and 42, of Tract 1206, City of Los Angeles, County of Los Angeles, State of California, as per map record in Book 18, Page 1 of Maps, records of Los Angeles County, for a total cash consideration of \$31,350.00, with the understanding that the State of California show delivery to the Los Angeles City Junior College District of Los Angeles County a good and sufficient Grant Deed, Policy of Title Insurance showing liability in the amount of the purchase price, and showing title to said property to be vested in said School District, free and clear of encumbrances, and that the Board of Education shall be entitled to all rentals from the house located at 718 North New Hampshire Avenue as of the 1st day of the month following the close of escrow, and that the State shall pay all title charges and half of the escrow fees.