

STANDARD B & P "NOISE"

Lot 40 with the house is rented by the State Lands Commission on a month to month basis for \$30.00 per month. Statutory notice of termination will have to be served should this lot be sold. Also Lot 37 is leased to Foster and Kleiser for display advertising and if sold the lease provides for cancellation and a refund of the unearned prepaid rent, which will approximate \$45.00.

The Commission will recall that in 1945 and in 1946 Lots 37, 38, 40 and 42 were appraised by Mr. Charles Shattuck for a total of \$25,500 and \$36,500 respectively. The Commission will recall that the three vacant lots, namely 37, 38, and 42 were appraised at the instigation of the Commission by Mr. Charles Shattuck in 1945 at \$16,500 and in 1946 at \$22,000. The Board of Education in November 1950, appraised the same lots at \$21,500. The difference of \$500.00 in total for these three lots in 1946 and 1949 by different appraisers is reasonable. Lot 40, on which there is a house, was appraised by Mr. Charles Shattuck in 1945 at \$9,000 and in 1946 at \$15,000. The Board of Education have appraised this lot and house in November, 1950, at \$9,850. The difference between Mr. Shattuck's top appraisal and the Board of Education appraisal in amount of \$5,150. is undoubtedly due to the appraisal of the improvements. The house is 40 years old and is in a very poor state of repair. The exterior needs repainting and a new roof will be necessary if the State continues to own and rent this house. The staff of the Commission concurs in the appraisal made by the Board of Education in 1950.

Chapter 182 of Statutes of 1943 (page 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.

Mr. Arol Burns appeared on behalf of the Los Angeles Board of Education and urged approval of the transaction.

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 CHAP. 182 OF STATS. OF 1943, LOTS 37, 38, 40 INCLUDING IMPROVEMENTS THEREON, AND 42 OF TRACT 1206 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORD RECORDED IN BOOK 18, PAGE 1 OF THE MAPS, RECORDS OF LOS ANGELES COUNTY, BE SOLD FOR A TOTAL CASH CONSIDERATION OF \$31,350. TO THE LOS ANGELES CITY JUNIOR COLLEGE DISTRICT OF LOS ANGELES COUNTY; THE STATE TO PROVIDE A GOOD AND SUFFICIENT GRANT DEED; POLICY OF TITLE INSURANCE, SHOWING LIABILITY IN 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 RENTAL FROM THE HOUSE LOCATED ON LOT 40 (716 NORTH NEW HAMPSHIRE AVENUE) RECEIVED PRIOR TO THE CLOSE OF ESCROW TO GO TO STATE AND AFTER TO GO TO THE JUNIOR COLLEGE DISTRICT; AND THE STATE SHALL PAY ALL TITLE CHARGES AND ONE-HALF OF THE ESCROW FEES WITH THE JUNIOR COLLEGE DISTRICT PAYING FOR ANY OTHER TRANSFER CHARGES.

24. (LOGGING ROAD RIGHT OF WAY SCHOOL LANDS U. S. FOREST SERVICE, LASSEN COUNTY - W.O. 1031, P.R.C. 593) The Commission was informed that a request has been received from the U. S. Department of Agriculture Forest Service for a right of way of approximately one-half mile in length over Section 36, T. 28 N., R. 8 E., M.D.M., for the purpose of construction of a logging road in order to cut Federally owned timber on adjoining sections. The Commission may recall that this particular section of land has been offered to the

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Federal Government in the exchange whereby the State transfers to the Federal Government scattered school sections throughout the National Forest and acquires a consolidated area of timber lands in the Mountain Home tract in Tulare County. However, the Forest Service advises that they cannot wait until the completion of the exchange as they are entering into a contract for cutting of the timber on Federal lands adjacent to Section 36, T. 28 N., R. 8 E., M.D.M.

In issuing the right of way to the U. S. Forest Service they require that for any timber within the right of way good title would be given to the Logging Company installing the road. It is estimated that the timber which would be cut on the State land in the development of this logging road would have a value of approximately \$56.00. On the other hand, once the road is built it will be available to the State, should the exchange not go through and the State could sell the balance of the land and timber to private enterprise with advantage.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE EXECUTIVE OFFICER TO ISSUE A RIGHT OF WAY TO THE UNITED STATES DEPARTMENT OF AGRICULTURE FOR THE CONSTRUCTION OF A LOGGING ROAD OVER A PORTION OF SECTION 36, T. 28 N., R. 8 E., M.D.M., FOR THE CONSIDERATION THAT THE RIGHT OF WAY AND ROAD BE AVAILABLE TO THE STATE, OR ITS NOMINEE, IN CASE THE STATE CUTS OR SELLS THE TIMBER ON THE BALANCE OF THIS SECTION.

25. (TRANSFER OF JURISDICTION OF ACCRETED LANDS, WILL ROGERS BEACH, LOS ANGELES COUNTY - W.O. 1032) ^{PRC 620} The Commission was informed that a request has been received from the State Park Commission for transfer of jurisdiction of certain artificial accreted tidelands known as Lighthouse Cafe, Will Rogers Beach in Los Angeles County. The land for which jurisdiction of transfer is requested amounts, at the present time, to approximately one acre. The land, however, is improved by the so-called Lighthouse Cafe. These accreted lands were adjudicated to the State in Los Angeles Superior Court Case 454635 in 1941. The use of this property by the State Park Commission has been the subject of consideration before the State Lands Commission heretofore. On August 25, 1943 the State Lands Commission authorized the Executive Officer to enter into a lease with the State Park Commission for these lands and the building thereon at an annual rental of \$100.00. This lease was never consummated. Recently, or at least within the past year, the State Park Commission have entered into a fifty year lease with the City of Los Angeles for the operation of all the State beach park westerly along the coast from Santa Monica and have included the upland adjacent to this accreted State land within this lease, as well as the portion of the building which is on upland and presumably the accreted land. From a practical standpoint any rent the State Lands Commission would charge the Park Commission for this land would go to the State Lands Act Fund and therefore 70% would go back to the Park Commission.

The lands for which jurisdiction is requested are described as follows:

Beginning at a point on the ordinary high water mark of the Pacific Ocean, which point bears S. 34° 14' 34" W., 26.22 ft. from a 2 inch iron pipe identified as the most easterly corner of Lot 6 of Tract No. 10426 as recorded in Map Book 285, Pages 11 and 12 of the Records of the County Recorder of Los Angeles County, thence from said point of beginning along the said ordinary high water mark S. 42° 52' 44" E., 226.86 ft.; S. 58° 23' 33" E., 15.26 ft.; S. 80° 42' 24" E., 55.73 ft.; S. 77° 44' 07" E., 23.53 ft.; S. 61°