

25. (SALE OF VACANT FEDERAL LAND, OBTAINED THROUGH USE OF EAST SCRIP APPLICATION NO. 10474, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, BARSTOW UNION SCHOOL DISTRICT - S.W.O. 5219.) An offer has been received from the Barstow Union School District of Barstow, California, to purchase the $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 12, T. 9 N., R. 2 W., S.B.M., containing 80 acres in San Bernardino County. This land may be obtained by the State from the Federal Government through use of base. The minimum price for this type of land has been set heretofore at \$5.00 per acre, cash. The Barstow Union School District has made an offer of \$1,600.00, or \$20.00 per acre.

The Assessor of San Bernardino County has assessed contiguous land at \$5.00 per acre, thus indicating an appraised value of the land applied for of \$6.00 per acre. An appraisal by the Commission's staff indicates that the value of said land should be fixed at \$20.00 per acre, for the reason that adjacent government lands which have been classified under the Small Tract Act in tracts from $\frac{1}{4}$ to 5 acres have been appraised at prices ranging from \$20.00 to \$60.00 per acre depending upon the size of the Small Tracts, the smaller the tract the higher the appraisal. The subject land, being within a quarter of a mile of the southerly limits of the Town of Barstow, is desired by the applicant district for the purpose of building schools thereon. The Bureau of Land Management has advised the staff that the price of \$20.00 per acre for the 80-acre tract is in line with its appraisals for comparable lands in that vicinity for like areas.

UPON MOTION DILY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE SALE OF THE $\frac{1}{2}$ OF NW $\frac{1}{4}$ OF SECTION 12, T. 9 N., R. 2 W., S.B.M., TO THE BARSTOW UNION SCHOOL DISTRICT AT THE APPRAISED CASH PRICE OF \$1,600.00, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS, UPON THE LISTING (CONVEYANCE) OF SAID LANDS TO THE STATE BY THE FEDERAL GOVERNMENT.

26. (AGREEMENT FOR EASEMENT NO. 415 (CH. 5/1958), RIO VISTA, ALLOTMENT REVISIONS NO. 49 AND NO. 50 (POOL BASIS), STANDARD OIL COMPANY OF CALIFORNIA.) Data relative to proposed revisions of the estimated productive limits of the pools within the Rio Vista Field have been submitted by the Standard Oil Company of California, Lessee under Agreement for Easement No. 415, Rio Vista. These data are based upon developments from the recompletion of an existing well and the separation of the productive area of the Isleton Field from the provisions of the Rio Vista Ratable Taking Plan. This latter separation in so far as State lands are concerned was authorized by the Commission on May 24, 1951 (Minute Page 1381, Item 29).

Proposed revisions of the productive limits of the Rio Vista Gas Field are subject to review by the State under the terms of the easement agreement as they affect the royalty participation by the State in Rio Vista Gas Field production. The proposed revisions have been reviewed by the staff and found to be a reasonable interpretation of the productive limits of the affected pools based upon the available engineering data and processes for estimate of pool limits by the Rio Vista Allocation Committee. The proposed 49th revision would result in a minor increase of State participating acreage in the East High Pool, while the proposed 50th revision would result in an additional minor increase in participation in the East High Pool and a minor decrease in participation in the East Midland Pool. However, this latter decrease is more than offset by the inclusion of State participating acreage in the operations of the Isleton Unit Agreement. The data reflecting these changes are tabulated herewith: