

MINUTE ITEM

14. (SALES 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>
2	6568	George Capralis
3	6646	Clarence E. and Jeanette L. Turpin
6	6735	Paul Mitchell
7	6683	William P. Alhadeff
8	6525	Alvin G. Greenwald
9	6524	Ethel C. Brady
11	6666	Robert O. Davis
12	6686	Alvin M. Kurtzman
13	6462	Clarence E. Turpin
23	6597	John J. Hahn
24	6503	George Henry Rodda, Jr.
25	6494	William Pinchot Coleman
30	6689	Jacob Meltzer

Attachments

Calendar Items 2, 3, 6, 7, 8,
9, 11, 12, 13, 23, 24, 25 and
30 (13 pages)

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

2.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11065, LOS ANGELES LAND DISTRICT, SAN DIEGO COUNTY, GEORGE CAPRALIS - S.W.O. 6568.)

An offer has been received from George Capralis of La Mesa, California, to purchase all of fractional Section 36, T. 18 S., R. 1 E., S.B.M., containing 364.20 acres in San Diego County. The applicant made an offer of \$728.40, or \$2 per acre.

Pursuant to the requirement of Public Resources Code Section 6210.4(a), the 1.22-acre parcel along the South side of Section 36 embraced in Easement No. 58.9 (675/PC), granted September 11, 1935 to the U. S. Government for construction and maintenance of a permanent fence, must be reserved from sale, thereby leaving 362.98 acres, more or less, salable.

An inspection and appraisal by a member of the Commission's staff on March 31, 1957 establishes the value of the subject land at \$5 per acre for a total value of \$1,814.90. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant posted the necessary amount to meet the appraised value of \$1,814.90. The land was advertised for sale with a stipulation that bids must be in excess of \$1,814.90. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT ALL OF FRACTIONAL SECTION 36, T. 18 S., R. 1 E., S.B.M., EXCEPTING THEREFROM, PURSUANT TO PUBLIC RESOURCES CODE SECTION 6210.4(a), THE 1.22 ACRES CONTAINED IN EASEMENT NO. 58.9 (675/PC) HERETOFORE GRANTED BY THE STATE, CONTAINING A NET AREA OF 362.98 ACRES, MORE OR LESS, IN SAN DIEGO COUNTY, IS NOT SUITABLE FOR CULTIVATION, WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZ THE SALE OF SAID LAND TO THE SINGLE APPLICANT, GEORGE CAPRALIS, AT A CASH PRICE OF \$1,814.90, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

3.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11111, LOS ANGELES LAND DISTRICT, KERN COUNTY, CLARENCE E. TURPIN AND JEANETTE L. TURPIN - S.W.O. 6646.)

An offer has been received from Clarence E. Turpin and Jeanette L. Turpin of South Pasadena, California, to purchase the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 12, T. 11 N., R. 16 W., S.B.M., containing 40 acres in Kern County. The applicants made an offer of \$1,500, or \$37.50 per acre, the minimum value established by a prior appraisal.

An inspection and appraisal review by a member of the Commission's staff on March 20, 1957 establishes the value of the subject land at \$37.50 per acre, or a total of \$1,500. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

The land was advertised for sale with a stipulation that no offer of less than \$1,500 would be accepted. No other application was received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE SW $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 12, T. 11 N., R. 16 W., S.B.M., CONTAINING 40 ACRES IN KERN COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE SINGLE APPLICANTS, CLARENCE E. TURPIN AND JEANETTE L. TURPIN, AT A CASH PRICE OF \$1,500, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

6.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11182, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, PAUL A. MITCHELL - S.W.O. 6735.)

An offer has been received from Paul A. Mitchell of Palos Verdes Estates, California, to purchase the SE $\frac{1}{4}$ of Section 30, T. 4 N., R. 2 E., S.B.M., containing 160 acres in San Bernardino County. The applicant made an offer of \$11,200, or \$70 per acre, the minimum value established by a prior appraisal.

An inspection and appraisal review by a member of the Commission's staff on May 16, 1957 establishes the value of the subject land at \$70 per acre, for a total of \$11,200. 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 \$11,200. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE SE $\frac{1}{4}$ OF SECTION 30, T. 4 N., R. 2 E., S.B.M., CONTAINING 160 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE SINGLE APPLICANT, PAUL A. MITCHELL, AT A CASH PRICE OF \$11,200, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

7.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11144, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, WILLIAM P. ALHADEF - S.W.O. 6683.)

An offer has been received from William P. Alhadeff of Santa Monica, California, to purchase the $S\frac{1}{2}$ of Section 36, T. 2 N., R. 11 E., S.B.M., containing 320 acres in San Bernardino County. The applicant made an offer of \$640, or \$2 an acre.

An inspection and appraisal by a member of the Commission's staff on July 17, 1957 establishes the value of the subject land at \$12 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 applicant posted the necessary amount to meet the value of \$3,840. The land was advertised for sale with a stipulation that bids must be in excess of \$3,840. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $S\frac{1}{2}$ OF SECTION 36, T. 2 N., R. 11 E., S.B.M., CONTAINING 320 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE SINGLE APPLICANT, WILLIAM P. ALHADEF, AT A CASH PRICE OF \$3,840, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

8.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11033, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, ALVIN G. GREENWALD - S.W.O. 6525.)

An offer has been received from Alvin G. Greenwald of Los Angeles, California, to purchase the $W\frac{1}{2}$ and $SE\frac{1}{4}$ of Section 16, T. 1 N., R. 22 E., S.B.M., containing 480 acres in San Bernardino County. The applicant made an offer of ~~\$960, or \$2 per acre.~~

An inspection and appraisal by a member of the Commission's staff on June 16, 1957 establishes the value of the subject land at \$8 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 applicant posted the necessary amount to meet the value of \$3,840. The land was advertised for sale with a stipulation that bids must be in excess of \$3,840.

Prior to advertising, the application of Warren Santino of Glendale, California, (11071, Los Angeles Land District, S.W.O. 6575) was filed. The applicant made an offer of ~~\$960, or \$2 per acre.~~ Said offer was not increased pursuant to the advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $W\frac{1}{2}$ AND $SE\frac{1}{4}$ OF SECTION 16, T. 1 N., R. 22 E., S.B.M., CONTAINING 480 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE FIRST APPLICANT, ALVIN G. GREENWALD, AT A CASH PRICE OF \$3,840, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

9.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11032, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, ETHEL C. BRADY - S.W.O. 6524.)

An offer has been received from Ethel C. Brady of Twentynine Palms, California, to purchase Section 16, T. 1 S., R. 15 E., S.B.M., containing 640 acres in San Bernardino County. The applicant made an offer of \$1,280, or \$2 per acre.

An inspection and appraisal by a member of the Commission's staff on July 16, 1957 establishes the value of the subject land at \$10 per acre, for a total value of \$6,400. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant posted the necessary amount to meet the value of \$6,400. The land was advertised for sale with the stipulation that bids must be in excess of \$6,400. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SECTION 16, T. 1 S., R. 15 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 SINGLE APPLICANT, ETHEL C. BRADY, AT A CASH PRICE OF \$6,400, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

11.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5316, SACRAMENTO LAND DISTRICT, SHASTA COUNTY, ROBERT O. DAVIS - S.W.O. 6666.)

An offer has been received from Robert O. Davis of San Francisco, California, to purchase the $W\frac{1}{2}$, $NE\frac{1}{4}$ and $NW\frac{1}{4}$ of $SE\frac{1}{4}$ of Section 16, T. 33 N., R. 6 W., M.D.M., containing 520 acres in Shasta County. The applicant made an offer of \$2,600, or \$5 per acre, ~~the minimum value established by a prior appraisal.~~

An inspection and appraisal by a member of the Commission's staff on August 8, 1957 establishes the value of the subject land at an average of \$10 per acre, for a total of \$5,200, including timber. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant posted the necessary amount to meet the appraised value of \$5,200. The land was advertised for sale with a stipulation that bids must be in excess of \$5,200. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $W\frac{1}{2}$, $NE\frac{1}{4}$ AND $NW\frac{1}{4}$ OF $SE\frac{1}{4}$ OF SECTION 16, T. 33 N., R. 6 W., M.D.M., CONTAINING 520 ACRES IN SHASTA COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE SINGLE APPLICANT, ROBERT O. DAVIS, AT A CASH PRICE OF \$5,200, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

12.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5317, SACRAMENTO LAND DISTRICT, SHASTA COUNTY, ALVIN M. KURTZMAN - S.W.O. 6686.)

An offer has been received from Alvin M. Kurtzman of Los Angeles, California, to purchase the $N\frac{1}{2}$ of $NW\frac{1}{4}$, $SW\frac{1}{4}$ of $NW\frac{1}{4}$, $W\frac{1}{2}$ of $SW\frac{1}{4}$, $SE\frac{1}{4}$ of $SW\frac{1}{4}$ and $S\frac{1}{2}$ of $SE\frac{1}{4}$ of Section 36, T. 32 N., R. 6 W., M.D.M., excepting therefrom pursuant to Public Resources Code, Section 6210.4(a), 4.17 acres contained in a right-of-way heretofore granted by the State, containing 315.83 acres in Shasta County. The applicant made an offer of \$3,950, or \$12.50+ per acre for said 315.83 acres, the minimum value established by a prior appraisal.

An inspection and appraisal review by a member of the Commission's staff on August 15, 1957 establishes the value of the subject land at an average of \$15 per acre, for a total of \$4,737.45. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant posted the necessary amount to meet the value of \$4,737.45. The land was advertised for sale with a stipulation that bids must be in excess of \$4,737.45. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $N\frac{1}{2}$ OF $NW\frac{1}{4}$, $SW\frac{1}{4}$ OF $NW\frac{1}{4}$, $W\frac{1}{2}$ OF $SW\frac{1}{4}$, $SE\frac{1}{4}$ OF $SW\frac{1}{4}$ AND $S\frac{1}{2}$ OF $SE\frac{1}{4}$ OF SECTION 36, T. 32 N., R. 6 W., M.D.M., EXCEPTING THEREFROM, PURSUANT TO PUBLIC RESOURCES CODE SECTION 6210.4(a), THE 4.17 ACRES CONTAINED IN EASEMENT NO. P.R.C. 383 HERETOFORE GRANTED BY THE STATE, CONTAINING A NET AREA OF 315.83 ACRES, MORE OR LESS, IN SHASTA COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE SINGLE APPLICANT, ALVIN M. KURTZMAN, AT A CASH PRICE OF \$4,737.45, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

13.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 10991, LOS ANGELES LAND DISTRICT, RIVERSIDE COUNTY, CLARENCE E. TURPIN - S.W.O. 6462.)

An offer has been received from Clarence E. Turpin of Los Angeles, California, to purchase the NE $\frac{1}{4}$ of Section 36, T. 1 S., R. 20 E., S.B.M., containing 160 acres in Riverside County. The applicant made an offer of \$320, or \$2 per acre.

An inspection and appraisal by a member of the Commission's staff on June 15, 1957 establishes the value of the subject land at \$9 per acre, for a total value of \$1,440. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant posted the necessary amount to meet the value of \$1,440. The land was advertised for sale with a stipulation that bids must be in excess of \$1,440.

Prior to advertising, the application of F. Ronald Squire of Corcoran, California, (11101, Los Angeles Land District, S.W.O. 6627) was filed. The applicant made an offer of \$320, or \$2 per acre. Pursuant to advertising, the applicant increased his offer to \$1,680, or \$10.50 per acre.

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 (October 4, 1957) within which to submit the additional amount to meet the highest bid received. The first applicant, Clarence E. Turpin, met the high bid within the period specified above.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE NE $\frac{1}{4}$ OF SECTION 36, T. 1 S., R. 20 E., S.B.M., CONTAINING 160 ACRES IN RIVERSIDE COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE FIRST APPLICANT, CLARENCE E. TURPIN, WHO HAS MET THE HIGH BID, AT A CASH PRICE OF \$1,680, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

23.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11077, LOS ANGELES LAND DISTRICT, RIVERSIDE COUNTY, JOHN J. HAHN - S.W.O. 6597.)

An offer has been received from John J. Hahn of Bakersfield, California, to purchase the $S\frac{1}{2}$ of $NW\frac{1}{4}$, $SW\frac{1}{4}$ and $E\frac{1}{2}$ of Section 16, T. 5 S., R. 15 E., S.B.M., containing 560 acres in Riverside County. The applicant made an offer of \$8,400, or \$15 per acre, the minimum value established by prior appraisal.

An inspection and appraisal by a member of the Commission's staff on June 11, 1957 establishes the value of the subject land at \$20 per acre, for a total of \$11,200. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant posted the necessary amount to meet the appraised value of \$11,200. The land was advertised for sale with a stipulation that bids must be in excess of \$11,200. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $S\frac{1}{2}$ OF $NW\frac{1}{4}$, $SW\frac{1}{4}$ AND $E\frac{1}{2}$ OF SECTION 16, T. 5 S., R. 15 E., S.B.M., CONTAINING 560 ACRES IN RIVERSIDE COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE SINGLE APPLICANT, JOHN J. HAHN, AT A CASH PRICE OF \$11,200, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

24.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11018, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, GEORGE HENRY RODDA, JR. - S.W.O. 6503.)

An offer has been received from George Henry Rodda, Jr. of Pasadena, California, to purchase Section 16, T. 10 N., R. 2 E., S.B.M., containing 640 acres in San Bernardino County. The applicant made an offer of \$1,280, or \$2 per acre.

An inspection and appraisal by a member of the Commission's staff on June 19, 1957 establishes the value of the subject land at \$15 per acre, for a total of \$9,600. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant posted the necessary amount to meet the appraised value of \$9,600. The land was advertised for sale with a stipulation that bids must be in excess of \$9,600. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SECTION 16, T. 10 N., R. 2 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 SINGLE APPLICANT, GEORGE HENRY RODDA, JR. AT A CASH PRICE OF \$9,600, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

25.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11012, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, WILLIAM PINCHOT COLEMAN - S.W.O. 6494.)

An offer has been received from William Pinchot Coleman of Van Nuys, California, to purchase Section 16, T. 1 S., R. 16 E., S.B.M., containing 640 acres in San Bernardino County. The applicant made an offer of \$1,280, or \$2 per acre.

An inspection and appraisal by a member of the Commission's staff on July 16, 1957 establishes the value of the subject land at \$12 per acre, for a total value of \$7,680. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant posted the necessary amount to meet the value of \$7,680. The land was advertised for sale with the stipulation that bids must be in excess of \$7,680. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SECTION 16, T. 1 S., R. 16 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 SINGLE APPLICANT, WILLIAM PINCHOT COLEMAN, AT A CASH PRICE OF \$7,680, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

30.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11148, LOS ANGELES LAND DISTRICT, RIVERSIDE COUNTY, JACOB MELTZER - S.W.O. 6689.)

An offer has been received from Jacob Meltzer of Los Angeles, California, to purchase the $W\frac{1}{2}$, $S\frac{1}{2}$ of $NE\frac{1}{4}$ and $SE\frac{1}{4}$ of Section 36, T. 6 S., R. 10 E., S.B.M., containing 560 acres in Riverside County. The applicant made an offer of \$1,680, or \$3 per acre.

An inspection and appraisal by a member of the Commission's staff on July 27, 1957 establishes the value of the subject land at \$8 per acre, for a total value of \$4,480. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant posted the necessary amount to meet the value of \$4,480. The land was advertised for sale with the stipulation that bids must be in excess of \$4,480. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $W\frac{1}{2}$, $S\frac{1}{2}$ OF $NE\frac{1}{4}$ AND $SE\frac{1}{4}$ OF SECTION 36, T. 6 S., R. 10 E., S.B.M., CONTAINING 560 ACRES IN RIVERSIDE COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE SINGLE APPLICANT, JACOB MELTZER, AT A CASH PRICE OF \$4,480, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.