

MINUTE ITEM

22. SALE 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>
32	6904	Louis Mattis
9	6927	Robert V. Pearce
3	6867	The Oscar Rudnick Trust
8	6621	Stanford C. Shaw
19	7085	Frederick R. Stowell
22	6864	Ira William Weiner

Attachments

Calendar Items 32, 9, 3, 8,
19 and 22 (7 pages)

CALENDAR ITEM

32.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11284, LOS ANGELES LAND DISTRICT, RIVERSIDE COUNTY, LOUIS MATTIS - S.W.O. 6904.

An offer has been received from Louis Mattis of North Hollywood, California, to purchase the $W\frac{1}{2}$ of $NW\frac{1}{4}$, $W\frac{1}{2}$ of $SW\frac{1}{4}$, and $SE\frac{1}{4}$ of $SW\frac{1}{4}$ of Section 36, T. 4 S., R. 16 E., S.B.M., containing 200 acres in Riverside County, at \$3,000, or \$15 per acre, the minimum value established by a prior appraisal.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$26 per acre, or a total of \$5,200. The applicant deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$5,200.

Prior to advertising, the application of E. T. Schenck of Los Angeles, California (11334, Los Angeles Land District, S.W.O. 6987), was received. An offer of \$3,400, or \$17 per acre, was submitted. Pursuant to advertising, said offer was increased to a total of \$5,500, or \$27.50 per acre. No further bids were received pursuant to advertising.

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 (June 12, 1959) within which to submit the additional amount of \$300 to meet the highest bid received. The first applicant, Louis Mattis, met the high bid within this period.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $W\frac{1}{2}$ OF $NW\frac{1}{4}$, $W\frac{1}{2}$ OF $SW\frac{1}{4}$, AND $SE\frac{1}{4}$ OF $SW\frac{1}{4}$ OF SECTION 36, T. 4 S., R. 16 E., S.B.M., CONTAINING 200 ACRES IN RIVERSIDE COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, LOUIS MATTIS, WHO HAS MET THE HIGH BID, AT A CASH PRICE OF \$5,500.

CALENDAR ITEM

9.

SALE OF VACANT SCHOOL LANDS, APPLICATION NO. 11302, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, ROBERT V. PEARCE - S.W.O. 6927.

An offer has been received from Robert V. Pearce of Glendale, California, to purchase Section 36, T. 31 S., R. 46 E., M.D.M., containing 640 acres in San Bernardino County, at \$15 per acre, the minimum value established by a prior appraisal.

A staff reappraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its current value at \$30 per acre, for a total of \$19,200. The applicant deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$19,200. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SECTION 36, T. 31 S., R. 46 E., M.D.M., CONTAINING 640 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, ROBERT V. PEARCE, AT A CASH PRICE OF \$19,200.

CALENDAR ITEM

3.

SALE OF VACANT SCHOOL LANDS, APPLICATION NO. 11261, LOS ANGELES LAND DISTRICT, KERN COUNTY, THE OSCAR RUDNICK TRUST - S.W.O. 6867.

An offer has been received from the Oscar Rudnick Trust of Bakersfield, California, to purchase the $W\frac{1}{2}$, $W\frac{1}{2}$ of $NE\frac{1}{4}$, $SE\frac{1}{4}$ of $NE\frac{1}{4}$ and $SE\frac{1}{4}$ of Section 16, T. 30 S., R. 36 E., M.D.M., containing 600 acres and the $W\frac{1}{2}$ of $NW\frac{1}{4}$, $NE\frac{1}{4}$ of $NW\frac{1}{4}$, $W\frac{1}{2}$ of $SW\frac{1}{4}$, $SE\frac{1}{4}$ of $SW\frac{1}{4}$, and $E\frac{1}{2}$ of Section 36, T. 30 S., R. 36 E., M.D.M., containing 560 acres, for a total of 1,160 acres in Kern County, at \$5,800, or \$5 per acre.

Staff appraisals show that the land is not suitable for cultivation without artificial irrigation and establish the value for lands in Section 16 at \$13 per acre, for a total of \$7,800, and the value for lands in Section 36 at \$10 per acre, for a total of \$5,600. The applicant deposited the necessary amount to meet this value.

The lands were advertised for sale with a stipulation that bids must be in excess of \$7,800 for lands in Section 16, T. 30 S., R. 36 E., M.D.M., and in excess of \$5,600 for lands in Section 36, T. 30 S., R. 36 E., M.D.M. Said notice further provided that bids could be submitted to purchase all of said land, or that separate bids could be submitted on all lands in any parcel above described.

Pursuant to advertising, the bid of Mr. Kari A Cekada and Mrs. Emmy Cekada of Los Angeles, California (11472, Los Angeles Land District, S.W.O. 7304), was received. Bids of \$8,000, or \$13.33 + per acre for land in Section 16, and \$5,800, or \$10.35 + per acre for lands in Section 36, were submitted.

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 (May 13, 1959) within which to submit the additional amount of \$400 to meet the highest qualified bids received. The first applicant, The Oscar Rudnick Trust, met the highest qualified bids within this period.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE LANDS DESCRIBED BELOW ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LANDS, SUBJECT TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS, INCLUDING MINERALS, TO THE FIRST APPLICANT, THE OSCAR RUDNICK TRUST, BY REASON OF HAVING MET THE HIGHEST QUALIFIED BIDS, AT A TOTAL CASH PRICE OF \$13,800:

THE $W\frac{1}{2}$, $W\frac{1}{2}$ OF $NE\frac{1}{4}$, $SE\frac{1}{4}$ OF $NE\frac{1}{4}$, AND $SE\frac{1}{4}$ OF SECTION 16, T. 30 S., R. 36 E., M.D.M., CONTAINING 600 ACRES IN KERN COUNTY,

AND

THE $W\frac{1}{2}$ OF $NW\frac{1}{4}$, $NE\frac{1}{4}$ OF $NW\frac{1}{4}$, $W\frac{1}{2}$ OF $SW\frac{1}{4}$, $SE\frac{1}{4}$ OF $SW\frac{1}{4}$, AND $E\frac{1}{2}$ OF SECTION 36, T. 30 S., R. 36 E., M.D.M., CONTAINING 560 ACRES IN KERN COUNTY.

CALENDAR ITEM

8.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11096, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, STANFORD C. SHAW - S.W.O. 6621.

An offer has been received from Stanford C. Shaw of Ontario, California, to purchase Section 16, T. 12 N., R. 1 E.; Section 16, T. 12 N., R. 6 E.; Section 36, T. 9 N., R. 1 W., S.B.M., each containing 640 acres, and Section 36, T. 12 N., R. 2 W., S.B.M., containing 648.77 acres, or a total of 2,568.77 acres in San Bernardino County. The applicant made an offer of \$3,857.54, or \$2 per acre, for lands in Section 16, T. 12 N., R. 1 E.; Section 16, T. 12 N., R. 6 E.; and Section 36, T. 12 N., R. 2 W., S.B.M., and of \$4,800, or \$7.50 per acre, for lands in Section 36, T. 9 N., R. 1 W., S.B.M., the minimum values established by a prior appraisal.

Staff appraisals show that the lands are not suitable for cultivation without artificial irrigation and establish the value of the lands in Section 16, T. 12 N., R. 1 E., S.B.M., at \$11.30 per acre, or a total of \$7,232; in Section 16, T. 12 N., R. 6 E., S.B.M., at \$12 per acre, or a total of \$7,680; in Section 36, T. 9 N., R. 1 W., S.B.M., at \$30 per acre, or a total of \$19,200; and in Section 36, T. 12 N., R. 2 W., S.B.M., at \$15 per acre, or a total of \$9,731.55.

Before the lands were advertised for sale, the applicant deposited the necessary amount to meet the appraised values. The lands were advertised for sale with a stipulation that bids must be in excess of the appraised values set forth above. Said notice further provided that bids could be submitted on individual parcels. Pursuant to advertising, no bids were received for lands in Section 16, T. 12 N., R. 6 E.; Section 36, T. 9 N., R. 1 W.; and Section 36, T. 12 N., R. 2 W., S.B.M.

Pursuant to advertising, the bid of Bernard D. Stollman, M.D., of Beverly Hills, California (11477, Los Angeles Land District, S.W.O. 7312), was received. A bid of \$11,520, or \$18 per acre, for land in Section 16, T. 12 N., R. 1 E., S.B.M., was submitted.

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 (May 20, 1959) within which to submit the additional amount of \$4,288 to meet the highest qualified bid received. The first applicant, Stanford C. Shaw, met the highest qualified bid within this period.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE LANDS DESCRIBED BELOW ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LANDS, SUBJECT TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, STANFORD C. SHAW, BY REASON OF HIS HAVING MET THE HIGHEST QUALIFIED BID AS NO SECTION 16, T. 12 N., R. 1 E., S.B.M., AND BEING THE SOLE BIDDER ON THE REMAINING LANDS, AT A TOTAL CASH PRICE OF \$48,131.55:

CALENDAR ITEM 8. (CONTD.)

SECTION 16, T. 12 N., R. 1 E., S.B.M., CONTAINING 640 ACRES IN
SAN BERNARDINO COUNTY,

SECTION 16, T. 12 N., R. 6 E., S.B.M., CONTAINING 640 ACRES IN
SAN BERNARDINO COUNTY,

SECTION 36, T. 9 N., R. 1 W., S.B.M., CONTAINING 640 ACRES IN
SAN BERNARDINO COUNTY,

SECTION 36, T. 12 N., R. 2 W., S.B.M., CONTAINING 648.77 ACRES
IN SAN BERNARDINO COUNTY.

CALENDAR ITEM

19.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11368, LOS ANGELES LAND DISTRICT, KERN COUNTY, FREDERICK R. STOWELL - S.W.O. 7085.

An offer has been received from Frederick R. Stowell of Riverside, California, to purchase Section 16, T. 11 N., R. 10 W., S.B.M., containing 640 acres in Kern County, at \$1,280, or \$2 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at an average of \$157.50 per acre, or a total of \$100,800. The applicant deposited the necessary amount to meet the appraised value.

The land was advertised for sale with a stipulation that bids must be in excess of \$100,800.

Prior to advertising, two additional offers were received, one from Ian Alastair Smith of Colton, California, and Joe F. Means of Mojave, California (11397, Los Angeles Land District, S.W.O. 7148), of \$2,624, or \$4.10 an acre, and the other from Karl A. Cekača of Los Angeles, California (11406, Los Angeles Land District, S.W.O. 7176), of \$2,560, or \$4 an acre. Said offers were not increased pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SECTION 16, T. 11 N., R. 10 W., S.B.M., CONTAINING 640 ACRES IN KERN COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO FREDERICK R. STOWELL, THE FIRST APPLICANT, AT A CASH PRICE OF \$100,800.

CALENDAR ITEM

22.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11259, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, IRA WILLIAM WEINER - S.W.O. 6864.

An offer has been received from Ira William Weiner of Los Angeles, California, to purchase the $S\frac{1}{2}$ of Section 36, T. 9 N., R. 18 E., S.B.M., containing 320 acres in San Bernardino County, at \$640, or \$2 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$7.50 per acre, or a total of \$2,400. The applicant deposited the necessary amount to meet the appraised value.

The land was advertised for sale with a stipulation that bids must be in excess of \$2,400.

Prior to advertising, the application of John T. Sharrit and Flonda Mae Sharrit (App. No. 11440, S.W.O. 7229) was received. An offer of \$2.01 per acre was submitted. Pursuant to advertising, said offer was increased to a total of \$3,232, or \$10.10 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 (June 3, 1959) within which to submit the additional amount of \$832 to meet the highest bid received. The first applicant, Ira William Weiner, met the high bid within the period specified above.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $S\frac{1}{2}$ OF SECTION 36, T. 9 N., R. 18 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, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, IRA WILLIAM WEINER, WHO HAS MET THE HIGH BID, AT A CASH PRICE OF \$3,232.