

MINUTE ITEM

24. SALES OF VACANT STATE SCHOOL LANDS.

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> |
|--------------------------|-------------------|--|
| 11 | 7173 | Karl J. J. Cekada |
| 12 | 7176 | Karl A. Cekada |
| 13 | 7419 | Grace M. Day |
| 17 | 7384 | Ben Mednick, Charles Goldstein and Richard Mednick |
| 14 | 7585 | L. W. Montgomery |
| 16 | 7629 | Roddiscraft, Inc. |

Attachments

Calendar Items 11, 12, 13, 17,
14 and 16 (7 pages)

CALENDAR ITEM

11.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5410, SACRAMENTO LAND DISTRICT, KERN COUNTY, KARL J. J. CEKADA - S.W.O. 7173.

An offer has been received from Karl J. J. Cekada of Los Angeles, California, to purchase Section 36, T. 29 S., R. 32 E., M.D.M., containing 640 acres in Kern County, for \$5 per acre, or \$3,200.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$12.50 per acre, or a total of \$8,000. The applicant deposited the necessary amount to meet his value.

The land was advertised for sale with a stipulation that bids must be in excess of \$8,000. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SECTION 36, T. 29 S., R. 32 E., M.D.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 THE SOLE APPLICANT, KARL J. J. CEKADA, AT A CASH PRICE OF \$8,000.

CALENDAR ITEM

12.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11406, LOS ANGELES LAND DISTRICT, KERN COUNTY, KARL A. CEKADA - S.W.O. 7176.

An offer has been received from Karl A. Cekada of Los Angeles, California, to purchase the $SE\frac{1}{4}$ of $SW\frac{1}{4}$ and $S\frac{1}{2}$ of $SE\frac{1}{4}$ of Section 16, T. 11 N., R. 16 W., S.B.M., containing 120 acres in Kern County, for \$15 per acre, or \$1,800, 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 value at \$20 per acre, or a total of \$2,400. 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 \$2,400. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $SE\frac{1}{4}$ OF $SW\frac{1}{4}$ AND $S\frac{1}{2}$ OF $SE\frac{1}{4}$ OF SECTION 16, T. 11 N., R. 16 W., S.B.M., CONTAINING 120 ACRES IN KERN COUNTY, ARE 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 SOLE APPLICANT, KARL A. CEKADA, AT A CASH PRICE OF \$2,400.

CALENDAR ITEM

13.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11513, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, GRACE M. DAY - S.W.O. 7419.

An offer has been received from Grace M. Day of San Bernardino, California, to purchase Section 16, T. 4 N., R. 23 E.; Section 36 T. 4 N., R. 24 E.; Section 36, T. 11 N., R. 12 E.; Tract 41 (original Section 16), T. 11 N., R. 16 E.; and Tract 38, T. 11 N., R. 17 E., all S.B.M., containing a total of 2,600 acres in San Bernardino County, for \$5,200, or \$2 per acre.

Staff appraisals show that the lands are not suitable for cultivation without artificial irrigation and establish their values as follows:

| | <u>Price Per Acre</u> | <u>Total Value</u> |
|--|-----------------------|--------------------|
| Section 16, T. 4 N., R. 23 E., S.B.M. | \$15.00 | \$ 9,600 |
| Section 36, T. 4 N., R. 24 E., S.B.M. | 12.50 | 8,000 |
| Section 36, T. 11 N., R. 12 E., S.B.M. | 17.25 average | 11,040 |
| Tract 41, T. 11 N., R. 16 E., S.B.M. | 10.00 | 6,400 |
| Tract 38, T. 11 N., R. 17 E., S.B.M. | 20.00 | <u>800</u> |
| | Total | <u>\$35,840</u> |

At the request of the applicant, a 10-day extension was granted within which to deposit the required funds. The applicant deposited the necessary amount to meet the total appraised value of \$35,840.

The lands were advertised for sale with a stipulation that bids must be in excess of the appraised values set forth above. The notice further provided that bids could be submitted on any one parcel or combination of parcels above-described. No bids were received pursuant to advertising.

Prior to advertising, two offers were received for Section 36, T. 4 N., R. 24 E., S.B.M. Mr. J. A. Erickson of Compton, California (App. 11583, Los Angeles Land District - S.W.O. 7555), and Mr. Chester A. Chenoweth of Phoenix, Arizona (App. 11625, Los Angeles Land District - S.W.O. 7666), each offered \$1,280, or \$2 per acre. Said offers were not increased pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT SECTION 16, T. 4 N., R. 23 E.; SECTION 36, T. 4 N., R. 24 E.; SECTION 36, T. 11 N., R. 12 E.; TRACT 41 (ORIGINAL SECTION 16), T. 11 N., R. 16 E.; AND TRACT 38, T. 11 N., R. 17 E., ALL S.B.M., CONTAINING A TOTAL OF 2,600 ACRES IN SAN BERNARDINO COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;

CALENDAR ITEM 13. (CONTD.)

2. CONFIRM THE 10-DAY EXTENSION GRANTED TO THE APPLICANT, GRACE M. DAY, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUES; AND
3. AUTHORIZE THE SALE OF SAID LANDS, SUBJECT TO A RIGHT-OF-WAY GRANTED BY THE STATE ON SEPTEMBER 4, 1958, TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR TELEPHONE AND TELEGRAPH PURPOSES (P.R.C. 2233.9), OVER AND ACROSS THE SE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 36, T. 11 N., R. 12 E., S.B.M., AND SUBJECT ALSO TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, GRACE M. DAY, AT A CASH PRICE OF \$35,840.

CALENDAR ITEM

17.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11500, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, BEN MEDNICK, CHARLES GOLDSTEIN AND RICHARD MEDNICK - S.W.O. 7384.

An offer has been received from Ben Mednick, Charles Goldstein and Richard Mednick of Beverly Hills, California, to purchase Section 36, T. 13 N., R. 8 E., S.B.M., containing 640 acres in San Bernardino County, for \$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 \$5 per acre, or a total of \$3,200. The applicants deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$3,200. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SECTION 36, T. 13 N., R. 8 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, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANTS, BEN MEDNICK, CHARLES GOLDSTEIN AND RICHARD MEDNICK, AT A CASH PRICE OF \$3,200.

CALENDAR ITEM

14.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5473, SACRAMENTO LAND DISTRICT, TULARE COUNTY, L. W. MONTGOMERY - S.W.O. 7585.

An offer has been received from L. W. Montgomery of La Canada, California, to purchase Lot 4 of Section 36, T. 22 S., R. 29 E., M.D.M., containing 30.15 acres in Tulare County, for \$241.20, or \$8 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$15 per acre, or a total of \$452.25. 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 \$452.25. Pursuant to advertising, Reuben Shannon of Porterville, California (App. 5499, Sacramento Land District - S.W.O. 7757) submitted a bid of \$482.40, or \$16 per acre.

Under Section 2302(a) of Article 5 of the rules and regulations of the State Lands Commission, the first applicant was allowed twenty days from date of opening of bids (September 21, 1960) within which to submit the additional amount of \$30.15 to meet the highest qualified bid. The first applicant, L. W. Montgomery, met the high bid within this period.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT LOT 4 OF SECTION 36, T. 22 S., R. 29 E., M.D.M., CONTAINING 30.15 ACRES IN TULARE 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, L. W. MONTGOMERY, WHO HAS MET THE HIGHEST QUALIFIED BID, AT A CASH PRICE OF \$482.40.

CALENDAR ITEM

16.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5478, SACRAMENTO LAND DISTRICT, HUMBOLDT COUNTY, RODDISCRAFT, INC. - S.W.O. 7629.

An offer has been received from Roddiscraft, Inc., of Arcata, California, to purchase the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 17, T. 4 N., R. 4 E., H.M., containing 40 acres in Humboldt County, for \$200, or \$5 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 \$664 per acre, or a total of \$26,560, including timber thereon. At the request of the applicant, a 12-day extension was granted within which to deposit the required funds. 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 \$26,560. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE NE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 17, T. 4 N., R. 4 E., H.M., CONTAINING 40 ACRES IN HUMBOLDT COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
2. CONFIRM THE 12-DAY EXTENSION GRANTED TO THE APPLICANT, RODDISCRAFT, INC., WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE; AND
3. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, RODDISCRAFT, INC., AT A CASH PRICE OF \$26,560.