32. SALE OF VACANT STATE SCHOOL LAND, RIVERSIDE COUNTY; MARK ARMISTEAD, INC., APP. NO. 110, RIVERSIDE LAND DISTRICT, S.W.O. 8262; (ORIGINAL APPLICANT, GEORGE RODDA, JR., APP. NO. 105, RIVERSILE LAND DISTRICT, S.W.O. 8210).

After consideration of Calendar Item 30 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT PARCEL NO. 1 EMBRACING THE E$\frac{1}{2}$ OF NE$\frac{1}{4}$ AND LOTS 5 AND 12 OF SECTION 16, T. 3 S., R. 23 E., AND PARCEL NO. 5 EMBRACING THE E$\frac{1}{2}$ OF E$\frac{1}{2}$ OF SECTION 36, T. 2 S., R. 22 E., S.B.M., CONTAINING A TOTAL OF 320.08 ACRES IN RIVERSIDE COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND

2. AUTHORIZE THE SALE OF SAID PARCELS NOS. 1 AND 5, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE HIGHEST QUALIFIED BIDDER, MARK ARMISTEAD, INC., AT THE CASH PRICES OF $5,122.56 AND $4,320.00, RESPECTIVELY.

Attachment
Calendar Item 30 (2 pages)

30.

SALE OF VACANT STATE SCHOOL LAND, RIVERSIDE COUNTY; MARK ARMISTEAD, INC., APP. NO. 110, RIVERSIDE LAND DISTRICT, S.W.O. 8262; (ORIGINAL APPLICANT, GEORGE RODDA, JR., APP. NO. 105, RIVERSIDE LAND DISTRICT, S.W.O. 8210).

On May 23, 1966, an application was received from George Rodda, Jr., of Corona del Mar, California, to purchase the following described parcels in Riverside County:

Parcel No. 1 - E½ of NE¼ and Lots 5 and 12 of Section 16, T. 3 S., R. 23 E., S.B.M., containing 160.08 acres.

Parcel No. 2 - W½ of NE¼ and Lots 6 and 11 of Section 16, T. 3 S., R. 23 E., S.B.M., containing 159.30 acres.

Parcel No. 3 - Lots 1, 4, 7 and 10 of Section 16, T. 3 S., R. 23 E., S.B.M., containing 160.79 acres.

Parcel No. 4 - Lots 2, 3, 8 and 9 of Section 16, T. 3 S., R. 23 E., S.B.M., containing 160.48 acres.

Parcel No. 5 - E½ of E½ of Section 36, T. 2 S., R. 22 E., S.B.M., containing 160 acres.

Parcel No. 6 - W½ of E½ of Section 36, T. 2 S., R. 22 E., S.B.M., containing 160 acres.

Parcel No. 7 - E½ of W½ of Section 36, T. 2 S., R. 22 E., S.B.M., containing 160 acres.

Parcel No. 8 - W½ of W½ of Section 36, T. 2 S., R. 22 E., S.B.M., containing 160 acres.

A staff appraisal shows that the lands are not suitable for cultivation without artificial irrigation, and establishes the values at $30.00 per acre or $4,802.40 for Parcel No. 1, and at $25.00 per acre or $4,000.00 for Parcel No. 5. The applicant amended his offer in writing as to Parcels Nos. 1 and 5, concurring with the appraised values, in accordance with regulations. Parcels Nos. 2, 3, 4, 6, 7, and 8 were cancelled from the application for failure of the applicant to amend his offer as to said parcels commensurate with the appraised values as required by regulations.

THE PROPERTY

Location: Approximately 28 miles north of the City of Blythe (see Exhibit "A").

Access: No public road access other than over 2 miles of unimproved desert terrain from State Highway 95 on the east.

Water: No surface water; subsurface water is unknown.

Terrain: Parcel No. 1 - typical desert terrain, level to very steep at edge of washes.

Parcel No. 5 - typical desert terrain, generally flat.

Elevation: 500 feet to 700 feet.

Cover: Typical desert plant cover, with creosote bush and joint fir.

Highest and Best Use: Desert recreation, with limited cabin-site utility.

The land was advertised for sale with the stipulation that any new bids must be in excess of the appraised values. All bids received, including those during the advertising period, are tabulated below:

Parcel	Application Bidder	Acres	Appraised Value	Bid
1	George Rodda, Jr. App. 105, S.W.O. 8210	160.08	$4,802.40	$4,802.40
1	Mark Armistead, Inc. App. 110, S.W.O. 8262	160.08	$4,802.40	$5,122.56
5	George Rodda, Jr. App. 105, S.W.O. 8210	160.00	$4,000.00	$4,000.00
5	Mark Armistead, Inc. App. 110, S.W.O. 8262	160.00	$4,000.00	$4,320.00

All bids were accompanied with the minimum required deposits, and were regular in all respects.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT PARCEL NO. 1 EMBRACING THE E½ OF NE¼ AND LOTS 5 AND 12 OF SECTION 16, T. 3 S., R. 23 E. AND PARCEL NO. 5 EMBRACING THE E½ OF E½ OF SECTION 36, T. 2 S., R. 22 E., S.B.M., CONTAINING A TOTAL OF 320.08 ACRES IN RIVERSIDE COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND

2. AUTHORIZE THE SALE OF SAID PARCELS NO. 1 AND 5, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE HIGHEST QUALIFIED BIDDER, MARK ARMISTEAD, INC., AT THE CASH PRICES OF $5,122.56 AND $4,320.00, RESPECTIVELY.