

19. (Sale of Vacant School Land, Application No. 10451, Los Angeles Land District, Kern County - Tejon Ranch Co., Sac. W.O. 164) The Commission was informed that an offer has been received from Tejon Ranch Company of Bakersfield, California, to purchase the NE $\frac{1}{4}$ and NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 36, T. 11 N., R. 16 W., and Lots 1, 3 and 4 of Section 36, T. 10 N., R. 17 W., S.B.M., containing 300.05 acres in Kern County.

The Tejon Ranch Company has made an offer of \$1200.00, or \$6.00 per acre, for the NE $\frac{1}{4}$ and NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 36, T. 11 N., R. 16 W., S.B.M., containing 200 acres, and \$500.25, or \$5.00 per acre, for Lots 1, 3 and 4 of Section 36, T. 10 N., R. 17 W., S.B.M., containing 100.05 acres. The Assessor of Kern County has assessed contiguous lands at \$1.25 to \$3.00 per acre, thus indicating an appraised value of the lands of from \$2.50 to \$6.00 per acre. An appraisal by the Commission's staff indicates that the offers of Tejon Ranch Company are adequate.

The land lies at an elevation from 4000 to 5800 feet and is very rough and rocky and is covered with a dense growth of brush. There is a scattering of oaks, but no merchantable timber. The grazing is poor; the soil is sandy, disintegrated granite.

The land was advertised for sale with a stipulation that no offer of less than \$1200.00 would be accepted for the NE $\frac{1}{4}$ and NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 36, T. 11 N., R. 16 W., S.B.M., and no offer of less than \$500.25 would be accepted for Lots 1, 3 and 4 of Section 36, T. 10 N., R. 17 W., S.B.M., a total offer of \$1700.25. The Tejon Ranch Company bid \$1700.25.

Upon motion duly made and unanimously carried, a resolution was adopted authorizing the sale of the NE $\frac{1}{4}$ and NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 36, T. 11 N., R. 16 W., and Lots 1, 3 and 4 of Section 36, T. 10 N., R. 17 W., S.B.M., containing 300.05 acres, to the single bidder, Tejon Ranch Company at a cash price of \$1700.25, subject to all statutory reservations, including minerals.

20. (Sale of Vacant School Land, Application No. 10449, Los Angeles Land District, San Bernardino County, - Pacific Gas and Electric Company - Sac. W.O. 161) The Commission was informed that an offer has been received from Pacific Gas and Electric Company of San Francisco, California, to purchase the N $\frac{1}{2}$ of S $\frac{1}{2}$ and S $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 36, T. 6 N., R. 12 E., N $\frac{1}{2}$ of SE $\frac{1}{4}$ and NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 36, T. 6 N., R. 13 E., NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 36, T. 6 N., R. 14 E., S $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 36, T. 7 N., R. 8 E., S $\frac{1}{2}$ of SE $\frac{1}{4}$ and SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 36, T. 7 N., R. 16 E., N $\frac{1}{2}$ of SE $\frac{1}{4}$, SW $\frac{1}{4}$ of SE $\frac{1}{4}$, E $\frac{1}{2}$ of SW $\frac{1}{4}$ and SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 16, T. 7 N., R. 23 E., N $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 16, T. 8 N., R. 5 E., S.B.M., containing a total of 920 acres in San Bernardino County.

Pacific Gas and Electric Company has made an offer of \$1840.00 or \$2.00 per acre. The Assessor of San Bernardino County has assessed contiguous lands at from 30¢ per acre in large parcels to \$1.25 per acre in small parcels, thus indicating an appraised value of the land of 60¢ per acre to \$2.50 per acre. An appraisal by the Commission's staff indicates that the offer as made is adequate.

All of the above described lands, which are to be used by the company for the purpose of a 34" diameter gas line from Texas, are strictly desert lands, covered with sage brush and/or cactus. None of the land is suitable for cultivation, there being no water available. The soil is rocky, no better than third rate, and the lands have no value for grazing or any other form of agriculture.