48. SAIE OF VACANT SCHOOL LAIDS, SAN EERMARDTNO COUNTYY; STATL DEPARTMENT OF PUBLIC HORKS, DIVISION OF HIGHUAYS - S.W.O. 8323.

After consideration of Calendar Item 43 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMISSION:
(1) THYDS THAT PARCELS "A" AND " $B$ " AS SHOMN ON EXHIBIT " $A$ " ATMACHED HERETO ARD MADE A PART HEREOF, CONPATNTIVG 2.559 AND 31.978 ACRES, RESPECTIVELY, ARE NOT SUITIABLE FOR CULIIVATION WITIOUT ARTIFICIAL IRRIGATIONF AND
(2) AUTHORTZES IHE SALE OF SAID PARCELS TO THE STATE DEPARIMENP OF PUBLIC YORKS, DIVISION OF HIGHVAYS, AT THE TOTAL APPRAISED CASH ERTCE OF \$10,401, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAT RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESLERCESS, ARD ALSO SUEJECT TO THE CONDITION TIZAT THE CONVEYANOT OF SAID RARCELS IS MADE FOR THE PURPOSES OF A FREEWAY AND ADJACENTI FRUNIAGE ROADS AND IHE GRANKOR HEREBY RELEASES ARD RELTNQUUSIES TO THE GRAMEEE ANY AND ALL AKXITIER'S RIGHTS, INCLJDTNG ACCESS RIGHIS, APPURIENANT TO GRANIOR'S REMAINING PROPERTIY, IN AND TO SAID FREEMXX; PROVIDED, HOLEVER, THAT SUCH REMATNING FROPERITY ABUTYTING SAID PARCEL "A" ON THE SOUHH, AND THAT SUCH REMAINING PROPERTY ABUTMING SAID PARCEI "B" ON THE NORTH AND ON THE SOUTH, SHALL HAVE ACCESS TO THE
 AND WHICR SAID FRONTAGE ROADS WILL GE CONNECTHD TO HIE FRIEETAY ONITY AT SUCH POINTS AS MIY BE ESTABLISHED BY PUBLIC AUUHORITY. THE CONSIRUCTION OF SAID FRONTAGE ROADS MAY BE DEFERRED FOR AN INDEFINITE EERIOD OF TIME, AND SAID RENATNING PROPERTI WILL HAVE NO ACCESS III AND TO SAID FRBEETAY EXGEPY AS HEREIN PROVIDED. GRANIEE GYALE HATE NO OBLTGATYON TO PROVIDE ANY OTHER ACCESS IO SATD HEMATNING PROPERTY OR MAINHLATN TYE FRONTAGE ROAD AREAC UNTII THE FRONTAGE ROADS ARE CONSTRUCIED AND ACCEETED FOR MAINIENANCE BY A PUBLIC AGENCY.

Attachrent
Calendar Item 43 (4 pages)

APPLICANS: State Department of Public Works, Division of Highways
LOCATION: In eastern Sen Bexnardino County, approximately 31 miles easterly of Baker

APPRAISAL INFORMATION:

| Parcel No. | Acreage | Appraised Value |
| :---: | :---: | :---: |
| "A" | 2.559 | $\$ 25.00$ |
| "B" | 32.578 | $\$ 10,376.00$ |
|  |  |  |
|  | TOTAI | $\$ 10,401.00$ |

DESCRIPIIION:
Legal Description:
As in Exhibit "A" attached hereto and made a part hereof
Suitability for cultivation:
Not suitable for cultivation without artificial irrigation
Access: Parcels "A" and "B" comprise present State Highway Route Interstate 15

Tersain: Typlcel moderately sloping desert land
Highest and Best Use in the Before Condition:
Recreational Cabin sites
OITER PKRTINEME INYORMAMION:
Since this is on acquisition by an agency of State government, the usual circularization if state agencies was not accomplished in accordence with existing regulations.

At present, Parcel " $A$ " is subject to a right-of-way for highway purposes acquired by the State Division or Highways directly from the United Scates Bureau of Land Management approximately ten years prior to the passage of title to the State under the School Land Qrant. The sale of thia parcel will therefore pass to Highways ail of the Commission's right, title and Interest therein, subject to the usual statutory and constitutional reservations, the value of which hes been placed at \$25. Title tip cercel "B" is to be conveyed to the Division of Hichways subject to the usual statutory and constitutional reservationa.

Both of these acquisitions are for Preeway purposes. Therefore, in addition to the value directly attributed to sadd parcels,

## CALFMDAR ITEM 43. (CONTD.)

the Division of Highways is acquiring all access rights to the the parcels for which a value of $\$ 20$ per acre has been attributed as demages to the remaining acreage of school land within the section. The total value shown in the above tabulation includes the $\$ 20$ per acre for dameges to the remainder, and is considered fair end reasonable after a thorough appraisal and reviery by staff. The total area of school land within the section prior to the taking by Highways of Parcels "A" and "B" is described as the $S \frac{1}{2}$ ard NE $\frac{1}{4}$ containing 472.29 acres.

STAIUTORY AND OMHER RREERENCES:
a. Public Resources Code: Div. 6, Pt. 3, Chs. 1 and 2, Sec. 7301
b. Administrative Code:
c. Comnission policy:

EXHIBIMS: A. Legal description B. Location map

IT IS RECOMMENDED THAT THE COMMISSION:
(1) TIND THRT PARCEIS "A" AND "B" AS SHOWN ON EXHHLBIT "A" ATTIACHED HERETO AND MADE A PART HERDOF, CONTAINTNG 2.559 AND 31.978 ACRES, RESPECTIVELY, ARE NOI SUITABLE FOR CULTIVATION WITHOUI ARTIFICIAL IRRIGATION; AND
 WORKS, DIVISION OF HIGHWAYS, AP THE TOTAL APPRAISED CASH PRICE OF $\$ 10,401$, SUBJECT TO ALL STATUIORY AND CONSTITUUIONAL RESERVATIONS INCLUDING MINERALS AND GEDTHERMAL RESOURGES, AND ALSO SUBJECT TO THE CONDITION THAT THE CONVEYANGE OF SAID PARCELS IS MADE FOR THE PURPOSES OF A FREEWAY AND ADJACENT FRONTAGE ROADS AND THE GRANIOR HEREBY RELEASES AND RELINQUTSHES TO THE GRANHEE ANY AND ALL ABUYTEER'S RIGHTS, INOLUDING ACCESS RIGHTS, APPURTENANI TO GRANTOR'S REMAINING PROPERTY, IN AND TO SATD FRHENAY; YROVIDED, HONEVER, THAT SUCH REMAINING PROPERTY ABUTYING SAID PARCES "A" ON THE SOUTH, AND THAT SUCH REMATNING PROPERTY ABUTINNG SAID PAECEL "B" ON THE NORTH AND ON THE SOUIH, SHALC HAVE ACCESS TO THE RESPECIIVE FRONMAGE FOADS LYING MORTHERLY AND SOUTHERLY OF SAID FREEWAY, AND WHIOH SAID FRONTAGE ROADS WILL BE CONNECTED TO THE FREEWAY ONLI AT SUCH POINTS AS MAY BE ESTABEIISHED BY PUBLIC AUTHORITY. THE CONSIRUCITON OF SAID FRONTAGE ROADS MAY BE DEFERRED FOR AN INDEFINITE PERIOD OF TIME, AND SAJD KEMAINING PROPERTY WILL HAVE NO ACCESS IN AND TO SAID HREEWAY TXOEPT AS HEREIN PROVIDED. GRANNEE SHALL HAVE NO OBLIGATTON TO PROVIDE ANY OMHER ACCESS TO SALD REMAINING PROPERTY OR MADMIAIN THE FRONTAGE ROAD ABEAS UNITL THE FRONTAGE ROADS ARE CONSTRUCTED AIND ACCEPTED FOR MATNIENANCD BY A PUBLIC AGENCY.

Attachment: Eyhibit "A"

That certain real properity in the County or San Bernardino, State of Califormia, described as follows:

PARCEH "A": That portion of the Southwest Quarter of Section 16, Township 16 North, Renge 13 East, SAN BERNARDINO MERIDIAit, according to the Official Plat of the Survey and Independent Resurvey of said Township approved December 16, 1941, and accepted May 20, 1952, by the United States Department of the Interior, General Land Office, described as follows:

BEGINING at a U.S.G.L.O. Disk marking the West Quarter comer of said Section 16; thence along the Hest Ine of said Southwest Quarter, South $0^{\circ} 13^{\prime} 35^{\prime \prime}$ East 270.79 feet to a 9800 -foot radius curve, concave Southeasterly in the Southerly line of the Rightoofmay of State Radd 08-SBA-I5 (formerly VII-SBd-31-N) as shown on County Surveyor's Filed Map No. 7629.5 , on fille in the Office of the County Surfeyor of said County; thence Northeasterly along said curve, from a tangent bearing North $69^{\circ} 52^{\prime} 41^{\prime \prime}$ zast, through an angle of $5^{\circ} 19^{\prime} 58^{\prime \prime}$ a distance of 912.13 feet to thi: North IIne of said Southwest Quarter; thence along said North line, South $89^{\circ} 49^{*} 16^{\prime \prime}$ West 870.87 feet to the POINI OF BEGININGG,

PARCEL "B": That portion of the West Half of the Northeast Quarter of said Section 16, and that partion of Government Lot 2 in said Northeast Quarter of said section 16, described as a whole as follows:

BEGINNING at a point in the Fest line of said Northeast Quarter, distant along said West line South $0^{\circ} 17^{\prime} 09^{\prime \prime}$ East 2335.77 feet from a U.S.G.I.O. Brass Cap In Rock Mound marking the North quarter corner of said Section; thence North $80^{\circ} 46^{\prime} 45^{\prime \prime}$ East 532.71 feet to a point designated as " $150^{\prime \prime} \mathrm{Rt}$. $345+00$ L.L.E. Raba." on said County Surveyor's Filed Map; thence parallel with the Layout Iine of the East Roadbed (L.J.E.Rabd.) as Ghom on Filed Map, North $86^{\circ} 01^{\prime \prime} 36^{\prime \prime}$ East 2003.67 feet; thence South $81^{\circ} 15^{\prime} 18^{\prime \prime \prime}$ Kast 119.06 feet to the East line of said Section; thence along said East IIne North $0^{\circ} 17^{\prime} 25^{\prime \prime}$ East 437.21 feet to the South line of tract 38 as shown on said Official Plat of said Township; thence along the South and West lines, respectively, of said Tract 38, South $89^{\circ} 54^{\prime \prime} 29^{\prime \prime}$ West 264.16 feet to the Southwest corner or said Tracty and Noxth $0^{\circ} 06^{\prime} 26^{\prime \prime}$ Weat 168.31 leet, moxe or less, to the Northerily Right-of-Nay Ine of said State Road as shown on said County Surveyor's Filed Map; thence along said Northerly line, through the Hollowing two (2) courses:
(1) Westerly along a 6150-foot racius curve, concave Southerly, from a teingent barcing South $85^{\circ} 39^{\circ} 00^{\prime \prime}$ West, throuch an angle of $3^{\circ} 07^{\prime} 00^{\prime \prime}$ a dietame of: 334.54 feet, and
(2) South $82^{\circ} 32^{\circ} 00^{\prime \prime}$ West 2067.45 feet to said West line of said Noxtheast Quarter; thence along said West line South $0^{\circ} 17^{\prime} 09^{\prime \prime}$ East 508.0 ; feet to the FOIN OF BEGINNING.

This convcyance of Parcels "A" and " B " Is made for the purposes of a Preetray and adjacent frontage roads and the grantor hereby releases and relitquiahes to the grantee any and all aluutter's rights, including access rights, appurbenant to grantor's remaining property, in and to said freeway; provided, however, that such remaining property abutting said "arcel " $A$ " on the South,

## EXHIBIT "A" (CONMD.)

and that such remaining property abutting said Parcel "B" on the North and on the South, shall have access to the respective frontage roads lying Northeriy and Southerly of said freeway, and which said frontage roads will be connected to the freeway only at such points as nay be established by publi: authority. The construction of said frontage roads may be deferred for an indefinite period of time, and said remaining property will have no nocess in and to said freeway except as herein provided. Grantee shall have no obligation to provide any other access to said remaining property or maintain the frontage road areas until the frontage roads are constructed and accepced for maintenance by a public agency.

