

MINUTE ITEM

4/28/69

41. PROPOSED OIL AND GAS LEASE, STATE LAND AND RESERVED MINERAL INTEREST, NORWALK AREA, COUNTY OF LOS ANGELES - W.O. 7159.

After consideration of Calendar Item 51 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION AUTHORIZES THE OFFERING OF 13 PARCELS OF STATE LAND AND RESERVED MINERAL INTEREST IN LOS ANGELES COUNTY FOR OIL AND GAS LEASE, PURSUANT TO DIVISION 6 OF THE PUBLIC RESOURCES CODE.

THE LEASE AWARD IS TO BE MADE TO THE QUALIFIED BIDDER OFFERING THE HIGHEST CASH-BONUS PAYMENT IN CONSIDERATION OF THE ISSUANCE OF AN OIL AND GAS LEASE.

THE BID-LEASE FORM TO BE USED FOR THE PARCELS SHALL BE THE FORM ON FILE IN THE OFFICES OF THE COMMISSION IDENTIFIED AS EXHIBIT "I" (W.O. 7159), AND BY REFERENCE MADE A PART HEREOF. THE LEASE RENTAL IS TO BE \$60 PER ACRE PER YEAR, AND THE DRILLING TERM IS TO BE THREE YEARS.

THE PARCELS PROPOSED TO BE OFFERED, DESIGNATED AS W.O. 7159, ARE DESCRIBED IN EXHIBIT "A" ATTACHED AND HEREBY MADE A PART HEREOF.

Attachment

Calendar Item 51 (7 pages)

CALENDAR ITEM

4/69
W.O. 7159

51.

PROPOSED OIL AND GAS LEASE

LOCATION: Norwalk Area, County of Los Angeles.

TYPE OF LAND: State land and reserved mineral interest.

NOTICE OF CONSIDERATION AUTHORIZED:
Not required.

OTHER PERTINENT INFORMATION:

No drilling will be conducted on the parcels.
Drillsites are available outside of the parcels.
Surface owners have been notified and no objections received.

IT IS RECOMMENDED THAT THE COMMISSION AUTHORIZE THE OFFERING OF 13 PARCELS OF STATE LAND AND RESERVED MINERAL INTEREST IN LOS ANGELES COUNTY FOR OIL AND GAS LEASE, PURSUANT TO DIVISION 6 OF THE PUBLIC RESOURCES CODE.

THE LEASE AWARD IS TO BE MADE TO THE QUALIFIED BIDDER OFFERING THE HIGHEST CASH-BONUS PAYMENT IN CONSIDERATION OF THE ISSUANCE OF AN OIL AND GAS LEASE.

THE BID-LEASE FORM TO BE USED FOR THE PARCELS SHALL BE THE FORM ON FILE IN THE OFFICES OF THE COMMISSION IDENTIFIED AS EXHIBIT "I" (W.O. 7159), AND BY REFERENCE MADE A PART HEREOF. THE LEASE RENTAL IS TO BE \$60 PER ACRE PER YEAR, AND THE DRILLING TERM IS TO BE THREE YEARS.

THE PARCELS PROPOSED TO BE OFFERED, DESIGNATED AS W.O. 7159, ARE DESCRIBED IN EXHIBIT "A" ATTACHED AND HEREBY MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

(W.O. 7159)

That portion of the subsurface lying below the depth of five hundred feet (500') in the following described parcels:

Parcel 1

All that certain real property being a portion of Lot 4, in Section 18, Township 3 South, Range 11 West, in the Rancho Santa Gertrudes, in the City of Norwalk, County of Los Angeles, State of California, as per map recorded in Book 1 at Page 502 of Miscellaneous Records on file in the Office of the County Recorder of said County, described as follows:

Beginning at a point on the westerly line and 30 feet southerly of the Northwest corner of said Lot 4; thence along a line parallel to, and 30 feet southerly, measured at right angles to the North line of said Lot 4, North $89^{\circ} 45' 30''$ East, 641.45 feet; thence leaving said parallel line, South $0^{\circ} 25' 50''$ East, 1114 feet, more or less, to the northerly boundary of that 6.83 acre parcel of land conveyed to the Norwalk-La Mirada City School District from the State of California by Deed dated January 12, 1960; thence along said northerly boundary, North $55^{\circ} 24' 18''$ West, 41.58 feet to the beginning of a tangent curve, concave southerly and having a radius of 300.00 feet; thence westerly along said curve an arc distance of 183.39 feet; thence South $89^{\circ} 34' 10''$ West 435.27 feet, more or less, to a point on the westerly line of said Lot 4; thence along said westerly line North $0^{\circ} 25' 50''$ West, 1037.36 feet to the point of beginning,

Parcel 2

That portion of Lot 1V in Section 18, Township 3 South, Range 11 West, in the Rancho Santa Gertrudes Subdivided for the Santa Gertrudes Land Association, in the City of Norwalk, County of Los Angeles, State of California, as shown on map recorded in Book 1, Page 502 of Miscellaneous Records, in the office of the Recorder of said County, within the following described boundaries:

Commencing at the intersection of the centerline of Volunteer Avenue with the centerline of Imperial Highway, as said centerlines are shown on map of Tract No. 21167, recorded in Book 553, Page 2 of Maps, in the office of said recorder; thence South $0^{\circ} 22' 23''$ East at right angles to said centerline of Imperial Highway 50.00 feet to a point in the southerly line of the northerly 50 feet of said lot, said point being the beginning of a curve concave to the West, tangent to said last mentioned course and having a radius of 1000 feet, said point also being the true point of beginning; thence southerly along said curve 348.16 feet to the beginning of a reverse curve concave to the East, tangent to a line parallel with and 27 feet easterly, measured at right angles, from the easterly line of Lot 222 Tract No. 15205, as shown on map recorded in Book 354, Pages 11 to 14 inclusive, of said Maps, and having a radius of 1000 feet; thence southerly along said reverse curve 614.99 feet to said parallel line; thence South $15^{\circ} 39' 40''$ East along said parallel line 267.04 feet to the most northerly line in the northerly boundary of said last mentioned Tract; thence South $74^{\circ} 20' 20''$ West along said most

northerly line and its westerly prolongation 203.75 feet to the most easterly corner of that certain parcel of land described as Parcel 1 in Deed to the City of Norwalk, for public road and highway purposes, recorded as Document No. 3214, on October 3, 1962, in Book D-1777, Page 249, of Official Records, in the office of said Recorder; thence westerly along the northerly boundary of said certain parcel of land 147.46 feet to the easterly line of that certain parcel of land described in Deed to the City of Norwalk, recorded as Document No. 4904, on July 25, 1963, in Book D-2118, Page 20 of said Official Records; thence North $0^{\circ} 34' 30''$ West along said last mentioned easterly line 1222.89 feet to said southerly line; thence North $89^{\circ} 37' 37''$ East along said southerly line 356.94 feet to said true point of beginning,

Parcel 3

All that certain real property being a portion of Lot IV in Section 18, Township 3 South, Range 11 West in the Rancho Santa Gertrudes, in the City of Norwalk, County of Los Angeles, State of California, as per map recorded in Book 1, Page 502 of

Miscellaneous Records on file in the office of the Recorder of said County, described as follows:

Beginning at the Northeast corner of the land conveyed to the City of Norwalk from the State of California by Deed dated September 2, 1960, recorded in Book D-988, Pages 75 and 76 of Deeds in the office of the Recorder of said County; this being the true point of beginning; thence South along the easterly line of said property 1114.76 + feet to a point in the northerly line of the land conveyed to the Norwalk-La Mirada City School District from the State of California by Deed dated January 12, 1960; thence South $55^{\circ} 21' 03''$ East along said northerly line 189.85 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 300.00 feet; thence continuing along said curve through a central angle of $7^{\circ} 10' 04''$, an arc length of 37.53 feet to a point on a non-tangent line bearing North $0^{\circ} 25' 50''$ West; thence North $0^{\circ} 25' 50''$ West along said non-tangent line 1242.85 feet to a line parallel with and 30 feet southerly of the North line of said Section 18; thence South $89^{\circ} 45' 30''$ West 187.35 feet to the point of beginning,

Parcel 4

The North 100 feet of the West 1130 feet of the South half of Southwest quarter of Northwest quarter of Section 17, Township 3 South, Range 11 West, San Bernardino Meridian, in the Rancho Los Coyotes, County of Los Angeles, State of California,

EXCEPT the West 30 feet as "reserved" for roads, railroads and ditches in the Deed from Alfred Robinson, trustee, recorded in Book 21, Page 165 of Deeds, records of said County, all reservations in which Deed (together with like reservations in other Deeds executed by said The Stearns Ranchos Company or by Alfred Robinson, trustee, its predecessor in interest), not theretofore released or conveyed, were quitclaimed to the County of Los Angeles by The Stearns Ranchos Company, a corporation, by Deed dated May 17, 1918, recorded in Book 6678, Page 217 of Deeds, Records of said County,

ALSO EXCEPT the interest in any portion of said land as may be included in the 60 foot strip of land conveyed to the County of Los Angeles by Deed recorded in Book 6283, Page 341 of Deeds,

Parcel 5

The Northwest quarter of the Southeast quarter of Section 17, Township 3 South, Range 11 West, San Bernardino Base and Meridian, in the Rancho Los Coyotes, in the City of Santa Fe Springs, County of Los Angeles, State of California, as shown on a map recorded in Book 41819, Pages 141 et seq. of Official Records in the office of the County Recorder of said County,

Parcel 6

The North one-half of the Southwest quarter of the Northwest quarter of Section 17, Township 3 South, Range 11 West, S.B.B. & M., in the Rancho Los Coyotes, in the County of Los Angeles, State of California,

EXCEPT THEREFROM the West 30 feet included in public road,

Parcel 7

The North one-half of the Southeast quarter of the Northwest quarter of Section 17, Township 3 South, Range 11 West, S.B.B. & M., in the Rancho Los Coyotes, in the County of Los Angeles, State of California,

EXCEPT THEREFROM all that portion lying northeasterly of the southwesterly line of the right of way of the Atchison, Topeka and Santa Fe Railway Company,

ALSO EXCEPTING from said Parcel 7, a strip of land 25.00 feet in width being all that portion of the Southeast quarter of the Northwest quarter of said Section 17, lying between the southwesterly line of the 100 foot right of way of the Atchison, Topeka and Santa Fe Railway Company, as conveyed by Deed recorded May 21, 1888, in Book 448, Page 17 of Deeds, and a line concentric and parallel and radially and normally distant 25.00 feet southwesterly therefrom as granted to the Atchison, Topeka and Santa Fe Railway Company by Deed recorded in Book 19531, Page 301 of Official Records,

Parcel 8

The Southeast quarter of the southeast quarter of Section Seven (7), Township Three (3) South, Range Eleven (11) West, in the Rancho Santa Gertrudes, as per map recorded in Book 1, Page 502, Miscellaneous Records of said County,

Parcel 9

That portion of Lot 1V in The Rancho Santa Gertrudes, in the City of Norwalk, County of Los Angeles and State of California as per map recorded in Book 1, Page 502 of Miscellaneous Records on file in the office of the County Recorder of said County, described as follows:

Beginning at a point in the southerly line of said Lot 1V that is distant South 74° 25' 45" West 76.81 feet from the most easterly northwesterly corner of Tract No. 15205, recorded in Book 354, Pages 11 to 14 of Maps on file in said County Recorder's Office, said point being in a curve, concave northerly and having a radius of 300.00 feet, a radial line from said point of beginning.

bears North 0° 44' 10" West; thence westerly along said curve, an arc distance of 184.99 feet; thence North 55° 24' 18" West 232.65 feet to the beginning of a tangent curve, concave southerly and having a radius of 300.00 feet; thence westerly along said last mentioned curve an arc distance of 183.39 feet; thence South 89° 34' 10" West 435.27 feet, more or less, to a point in the westerly line of said Lot 1V; thence along said westerly line South 0° 25' 50" East 505.12 feet, more or less, to the Southwest corner of said Lot 1V; thence North 74° 25' 45" East 1006.70 feet, more or less, to the point of beginning,

Parcel 10

That portion of Lot 1 in Section 17, Township 3 South, Range 11 West, in the Rancho Santa Gertrudes, in the County of Los Angeles, State of California, as shown on Map recorded in Book 1, Page 502 of Miscellaneous Records, in the office of the County Recorder of said County, bounded as follows:

On the East by the East line of said Lot 1; on the North by the South line of the strip of land (now part of Imperial Highway), secondly described in the Deed to the County of Los Angeles, recorded on May 4, 1933, as Instrument No. 721 in Book 12091, Page 347, of Official Records, in said office of the County Recorder; and on the West by the northeasterly line of the right-of-way of the Southern California Railway Company (now Atchison, Topeka and Santa Fe Railroad), as described in the Deed recorded in Book 345, Page 106 of Deeds, in said office of the County Recorder, containing 0.99 acres more or less,

Parcel 11

That portion of the Northeast quarter of the Southwest quarter of Section 17, Township 3 South, Range 11 West, in the Rancho Los Coyotes in the City of Norwalk, County of Los Angeles, State of California as shown upon a map recorded in Book 41819, Page 141 et seq., of Official Records in the office of the County Recorder of said County, lying easterly of the easterly line of Tract No. 21975, as per map recorded in Book 598, Pages 82 to 85 inclusive of Maps, in the office of the County Recorder of said County,

EXCEPT THEREFROM that portion of said land included within the lines of the land described in the Deed to the Norwalk-LaMirada City School District, recorded on July 10, 1959 as Instrument No. 2001, in Book D-532, Page 697 of Official Records, in the office of the County Recorder of said County,

Parcel 12

The northerly 690 feet of that portion of the Northeast quarter of the Southwest quarter of Section 17, Township 3 South, Range 11 West, in the Rancho Los Coyotes, in the City of Norwalk, County of Los Angeles, State of California as shown upon a map recorded in Book 41819, Page 141 et seq., of Official Records, in the office of the County Recorder of said County, lying easterly of the easterly line of Tract No. 21975, as per map recorded in Book 598, Pages 82 to 85 inclusive of Maps, in the office of the County Recorder of said County,

EXCEPT the North 15 feet of that portion of said land within the West half of the North-east quarter of said Southwest quarter thereof, reserved for roads, railroads and ditches in Deeds recorded November 20, 1883 in Book 112, Page 404 of Deeds, and as quitclaimed to the County of Los Angeles by the Stearns Ranchos Company, a corporation, by Deed recorded June 10, 1918 in Book 6678, Page 217 of Deeds,

Parcel 13

Lot One (1) in Section Seventeen (17) and Lots Four (4) and Five (5) in Section Eighteen (18), Township Three (3) South, Range Eleven (11) West, S.B.M., as per map of Rancho Santa Gertrudes subdivided for Santa Gertrudes Land Association by Hoffman Brothers, recorded in Book 1, Page 502, Miscellaneous Records of said County.

EXCEPT THEREFROM for roads, railroads, ditches and water courses, a strip of land thirty (30) feet wide, along, adjoining and each side of the Section lines, as reserved in a Deed recorded in Book 19, Page 506 of Deeds,

ALSO EXCEPTING that portion thereof included in the right of way of the Southern California Railway Company, as described in Deed recorded in Book 345, Page 106 of Deeds,

ALSO EXCEPTING that portion of Lot 1 in Section 17, Township 3 South, Range 11 West, in the Rancho Santa Gertrudes, in the County of Los Angeles, State of California, as shown on map recorded in Book 1, Page 502 of Miscellaneous Records, in the office of the County Recorder of said County, described previously herein as Parcel 10,

ALSO EXCEPTING all that certain real property being a portion of Lot 4, in Section 18, Township 3 South, Range 11 West, in the Rancho Santa Gertrudes, in the City of Norwalk, County of Los Angeles, State of California, as per map recorded in Book 1 at Page 502 of Miscellaneous Records on file in the office of the County Recorder of said County, described previously herein as Parcel 1,

ALSO EXCEPTING all that certain real property being a portion of Lot 1V in Section 18, Township 3 South, Range 11 West, in the Rancho Santa Gertrudes, in the City of Norwalk, County of Los Angeles, State of California as per a map recorded in Book 1, Page 502 of Miscellaneous Records on file in the office of the Recorder of said County, described previously herein as Parcel 3

ALSO EXCEPTING that portion of Lot 1V in Section 18, Township 3 South, Range 11 West in the Rancho Santa Gertrudes Subdivided for the Santa Gertrudes Land Association, in the City of Norwalk, County of Los Angeles, State of California, as shown on Map recorded in Book 1, Page 502 of Miscellaneous Records, in the office of the Recorder of said County, described previously herein as Parcel 2,

ALSO EXCEPTING that portion of Lot 1V in the Rancho Santa Gertrudes, in the City of Norwalk, County of Los Angeles and State of California, as per map recorded in Book 1, Page 502 of Miscellaneous Records, on file in the Office of the County Recorder of said County, described previously herein as Parcel 9,

ALSO EXCEPTING all that certain real property being a portion of Lot 1 in Section 17, in Township 3 South, Range 11 West, in the Rancho Santa Gertrudes, in the City of Norwalk, County of Los Angeles, State of California, as per map recorded in Book 1, at Page 502 of Miscellaneous Records, on file in the office of the County Recorder of said County, described as follows:

Commencing at a point on the North line of said Lot 1, as shown on Map recorded in Book 1, Page 502 of Miscellaneous Records, in the Office of the County Recorder of said County, said point situate North $89^{\circ} 23' 00''$ East, 591.23 feet from the Northwest corner of said Section 17; thence South $0^{\circ} 16' 20''$ East 30.00 feet to the point of beginning of this description; thence North $89^{\circ} 23' 00''$ East, parallel with and 30.00 feet, measured at right angles southerly

from the North line of said Lot 1, 453.29 feet to the westerly line of the 100 foot wide right of way of the Southern California Railway Company, now The Atchison, Topeka and Santa Fe Railway Company, as described in Deed recorded in Book 345 at Page 106 of Deeds; thence southeasterly along the westerly line of said right of way, 550 feet, more or less, to the southerly boundary of said Rancho Santa Gertrudes; thence along said Rancho line, South $74^{\circ} 25' 45''$ West, 727.83 feet, more or less, to a point, said point situate North $74^{\circ} 25' 45''$ East, 581.85 feet from the Southwest corner of Lot 1 of said Section 17; thence from said point, North $0^{\circ} 16' 20''$ West, 675.77 feet to the point of beginning,

ALSO EXCEPTING all that certain real property being a portion of Lot 1, in Section 17, in Township 3 South, Range 11 West, in the Rancho Santa Gertrudes, in the City of Norwalk, County of Los Angeles, State of California, as per map recorded in Book 1 at Page 502 of Miscellaneous Records on file in the office of the County Recorder of said County, described as follows:

Commencing at a point on the North line of said Lot 1, as shown on map recorded in Book 1, Page 502 of Miscellaneous Records, in the office of the County Recorder of said County, said point situate North $89^{\circ} 23' 00''$ East, 538.03 feet from the Northwest corner of said Section 17; thence South $0^{\circ} 37' 00''$ East 30.00 feet to the point of beginning of this description; thence South $0^{\circ} 37' 00''$ East, 679.93 feet to the southerly boundary of said Rancho Santa Gertrudes; thence along said Rancho line, North $74^{\circ} 29' 10''$ East, 724.51 feet to the westerly line of 100 foot wide right-of-way of the Southern California Railway Company, now the Atchison, Topeka and Santa Fe Railway Company, as described in Deed recorded in Book 345 at Page 106 of Deeds; thence northwesterly along the westerly line of said right-of-way through a central angle of $9^{\circ} 26' 33''$, a distance of 547.83 feet to a point situate 30 feet, measured at right angles southerly from the North line of said Lot 1; thence along a line parallel with and 30.00 feet measured at right angles southerly from the North line of said Lot 1, a distance of 464.09 feet to the point of beginning,

The above-described Parcels contain 236.5 Acres more or less.

It is understood and agreed that the leased land shall include the subsurface lying below said depth of Five Hundred (500) feet from the surface under the immediately contiguous portions of any streets, alleys, roads or other public rights of way or easements within or contiguous to said described surface, but only to the extent of the State's right, title and interest therein; responsibility for determination of said right, title and interest of the State thereto and for avoidance of infringement on the rights of third parties shall rest with Lessee.