

c. It is difficult for lessees to arrange financing for Indian leases.

d. The fact that some lessees have had to pay the lessors' fiduciaries and attorneys, as well as their own attorneys and brokers, is an additional encumbrance to the development of Indian lands. The Palm Canyon Country Club and Tahquitz Trailer Park leases are outstanding examples of this and necessarily involve conflicts of interests. They are discussed under Section II. C. 2., p. 32, and Section II. C. 4., p. 40, infra.

3. Decline in Estate Values

Statistical studies of 43 estates revealed the following:

a. Forty-two estates showed increases in the value of assets subject to administration by the fiduciaries. This does not mean, however, that the total holdings of the wards and conservatees increased. Fiduciaries account only for assets not under Federal trusteeship. The Indians' non-trust assets are, of course, increased when their trust lands are sold and the proceeds paid over to their fiduciaries. Thus, the total holdings of an Indian, trust and non-trust, may have declined while his non-trust assets in the hands of his fiduciary increased due to the addition of proceeds from conversions of trust property to non-trust property. In this connection it is significant that income from sale of trust lands has far exceeded ordinary income. Section II. A. 1., page 10, supra.

(1) Seventeen estates, or 40 percent, have declined in overall value during the period of fiduciary management due to