

of the lease, the Indian would, over the next 10 years, be required to pay 10 percent or more of property taxes and income taxes each year so that at the end of 10 years from the date of full development and full minimum rental payable the property would be fully taxable from a property tax standpoint. The rental would be fully taxable to the Indian the same as any other citizen of the United States. As long as trust land remains undeveloped the present exemptions would continue. Though the Indian would have the legal responsibility for paying property taxes on the developed land, this could be compensated for by additional rental he could command from the lessee.

In conjunction with this, I think a point that's been ignored is the possibility of special courses for Indians at such institutions as the College of the Desert and the University of California at Riverside through its extension courses. These could be—these courses would be specially designed to train the Indian in the handling of his own property. Completion of such a course in a satisfactory manner would free the Indian from the imposition of a conservatorship or guardianship. The conservatorship and guardianship would apply the same to Indians the same as to non-Indians. Guardianships should be required only for minors and incompetents and the conservatorships should be imposed only with care. Where guardianships and conservatorships are required a competent parent or relative where available should be appointed and if none is available then professional trustees should be appointed.

Avoiding unnecessary duplication. This has also been referred to by other witnesses. The present system has led to many duplications of authority and responsibility resulting in failure of enforcement of provisions of leases. For example, and the most recent example is that numerous bonds have been required under leases to assure payment of the rent and these bond provisions have not been enforced in some cases. This has been the responsibility of the Bureau and should have been the responsibility of the conservator and guardian as well. Failure to have adequate bonds posted and kept current has resulted in substantial losses to various Indians.

This also, I feel, is a major point, that leases should be free from Federal regulations. The entire leasing procedure should be overhauled so that the lease would not have to comply with the Code of Federal Regulations or the United States Code. The solicitor's office could review each lease to make certain that it is not unfair in any way but the Bureau should not interfere with normal lending requirements and freedom of negotiations between lessee and lessor. This lack of flexibility has discouraged many a prospective lessee.

Another major point is No. 8, sale should be encouraged, ready for development. In departing from the text, if you will look at the map, the photographic map in back of you, the area map, section 14 is next to the part outlined in red which is the proposed downtown development, and as you can see, there is very little development there other than the Spa Hotel and the Springs Apartment House and Patencio and Wilmas Building. The rest of it has remained undeveloped, and it's obviously the mainstream of development. It is certainly possible that the highest and best use of that land has been in the past and not in the future, in that the highest economic return may have been in the past and not in the future. We hope this is not the case; but this