

LEM

Decision No. 18139.

BEFORE THE RAILROAD COMMISSION OF THE STATE OF CALIFORNIA

In the Matter of the Application of
PACIFIC ELECTRIC RAILWAY COMPANY,
to sell its Redondo Beach resort
property in the City of Redondo Beach,
County of Los Angeles, State of Cal-
ifornia, not necessary or useful in
the performance of its duty to the
public.

ORIGINAL

Application No. 13549

Frank Karr, for applicant.

BY THE COMMISSION:

ORDER

Pacific Electric Railway Company asks permission to sell, for \$1,500,000.00, certain real property, hereinafter described, which is located in the City of Redondo Beach and which applicant alleges is not used or useful in the performance of its railroad operations or of its duties to the public.

The application shows that the company has entered into an agreement, dated September 30, 1926, with T.R. Gardiner to convey the property to a corporation to be organized by him for the aforesaid sum of \$1,500,000.00 with interest on deferred payments at the rate of six percent per annum, payment to be made as follows:-

\$100,000. within ninety days after receipt by the new corporation of permit from the Commissioner of Corporations of California to sell its securities.

\$100,000. six months after taking possession of the property.

\$1,300,000. in equal annual installments thereafter extending over a period of ten years.

The agreement provides that when the principal has been reduced to \$1,000,000.00 the railway company will give a deed to the purchaser for the property and will take back a first mortgage to

run for the balance of the ten year period.

It appears that the new corporation referred to has been organized under the name of Redondo Land and Improvement Company and has received a permit from the Commissioner of Corporations to sell its securities.

Applicant also desires authority to quitclaim a fifteen foot strip of land described in a deed to Southern California Railway Company recorded in Book 1053, page 304 of Deeds, Los Angeles County Records.

The property which the company asks permission to sell consists of about twenty-one(21) acres of applicant's resort and ocean-front land in the City of Redondo. In the 1920 valuation of the Pacific Electric Railway Company properties by the engineering department some of the properties which applicant asks permission to sell were classified as operative property. At present none of the property is used in the conduct of applicant's transportation business.

We are of the opinion that applicant is receiving a reasonable price for the properties, that a public hearing on this matter is not necessary and that the company's requests should be granted as herein provided, therefore,

IT IS HEREBY ORDERED that Pacific Electric Railway Company be, and it herein is, authorized to quitclaim a fifteen foot strip of land described in a deed to Southern California Railway Company recorded in Book 1053, page 304 of Deeds, Los Angeles County Records, and sell to T.R.Gardiner or his assigns for \$1,800,000.00, subject to the terms of the agreement dated September 30, 1926(Exhibit A) the following described property;-(other than property transferred by quitclaim deed):

Parcel 1. That portion of Block 214 and those portions of Lot 1 to 30 inclusive, in Block 213 of the Townsite of Redondo Beach, in the City of Redondo Beach, County of Los Angeles, State of California, as per Map recorded in Book 39, Page 1, et seq., Miscellaneous Records of said County and that portion of the Rancho San Pedro, in said City, County and State, described as a whole as follows:

Beginning at the Southwesterly corner of Lot 1, of the Knob Hill Tract, as shown on Map recorded in Book 5, Page 73 of Maps, Records of said County; thence Northerly along the Westerly line of said Knob Hill Tract to the Southwesterly corner of Lot 20, said Knob Hill Tract; thence Westerly along the Westerly prolongation of the Southerly line of said last mentioned Lot 20, 46 feet; thence Northerly in a direct line to the Southwesterly corner of Lot 21, in Block 213 of said Townsite of Redondo Beach; thence Northerly along the Westerly line of said Block 213 to the Northwesterly corner of Lot 41, said Block 213; thence Northeasterly in a direct line to the intersection of a straight line drawn from the Northwesterly corner of said lot 41 to the Southwesterly corner of Lot 9 in Block 215 of Redondo Beach, as shown on Map recorded in Book 72, Page 70 Miscellaneous Records of said County, with a line which is parallel with and 15 feet Westerly, measured at right angles, from the Westerly line and prolongations thereof of Lots 6 to 9 inclusive, said Block 215; thence Northerly along said parallel line to the Westerly line of said Block 215; thence Northerly along said last mentioned Westerly line to the Northwesterly corner of Lot 1, said Block 215; thence North $1^{\circ} 21'$ East, along the Westerly line of the land conveyed to E.B.Ainsworth by Deed recorded in Book 3026, Page 92 of Deeds, Records of said County 10.26 feet to the Northwesterly corner thereof; thence North $78^{\circ} 24'$ East, along the Northerly line of the land so conveyed to E.B.Ainsworth 52.50 feet, to an angle point therein; thence North $0^{\circ} 24'$ West, along the Westerly line of the land described in Deed to the City of Redondo Beach, recorded in Book 3421, Page 65 of Deeds, Records of said County, 68.18 feet to the Northwesterly corner thereof; thence Westerly and Northerly along the Southerly and Westerly lines of the Redondo Hotel Tract, as shown on Map recorded in Book 9, Page 38 of Maps, records of said County, to the Easterly prolongation of the Southerly line of the 60 foot right of way conveyed to the Redondo Beach Railway Company, by Deed recorded in Book 511, Page 56 of Deeds, Records of said County; thence Westerly along said Easterly prolongation and Southerly line and the Westerly prolongation of the Southerly line of the land so conveyed to the Redondo Beach Railway Company to the mean high tide line of the Pacific Ocean; thence Southerly along said mean high tide line to the Southerly line of said Rancho San Pedro; thence Easterly along said last mentioned Southerly line to the point of beginning.

Except therefrom that portion thereof included within the 15 foot right of way to Wharf No. 2 as described in Deed to the Redondo Railway Company recorded in Book 1322, Page 12 of Deeds, Records of said County.

Parcel 2. That portion of the Rancho San Pedro in the City of Redondo Beach, County of Los Angeles, State of California, described as follows:-

Beginning at the Southwesterly corner of the 60 foot right of way conveyed to the Redondo Beach Railway Company by Deed recorded in Book 511, Page 56 of Deeds, Records of said County; thence Northerly along the Westerly line thereof 4 feet; thence Northerly along

