

Decision No. 19056.

ORIGINAL

BEFORE THE RAILROAD COMMISSION OF THE STATE OF CALIFORNIA.

In the matter of the application for
an order authorizing the sale by
SOUTHERN PACIFIC RAILROAD COMPANY and
SOUTHERN PACIFIC COMPANY of a certain
parcel of land in the City of River-
side, County of Riverside, State of
California.

Application No. 14143.

BY THE COMMISSION:

O R D E R

Southern Pacific Railroad Company and Southern Pacific Company, filed the above entitled application with this Commission on the 13th day of October, 1927, asking for authority to convey a certain parcel of land, more particularly described hereinafter, to Julius Hess in exchange for a parcel of land owned by the Cresmer Manufacturing Company and a parcel of land owned by Theresa Hall Brown, Charlotte Hall Brown, Sara Barbara Brown and James S. Waterman. Deeds of Conveyance to be entered into by the applicants and the various interested parties are attached to the application.

The application sets forth that the Southern Pacific Company acquired the title to the parcel of land to be conveyed to Julius Hess by deed dated July 14, 1898, which is recorded upon the records of Riverside County, California, in Book 61 of Deeds, page 360; that Southern Pacific Company conveyed said parcel of land to Southern Pacific Railroad Company by deed dated November 3, 1926, which is recorded upon the records of Riverside

County, California, in Book 698 of Deeds, page 123; that the original cost of said land to the Southern Pacific Company was the sum of Three Thousand Five Hundred and One Dollars (\$3,501.00); that in the applicants' opinion the present market value of said land is Thirty Two Thousand Six Hundred and Seventy Dollars (\$32,670.00); and, that the present market value of the land to be acquired from the Cresmer Manufacturing Company, Theresa Hall Brown, et al, is Thirty One Thousand Eight Hundred and Sixteen Dollars (\$31,816.00).

The application further states that the land to be conveyed by the applicants to Julius Hess is located in the residential and business district of Riverside and is zoned against industrial development; that it is necessary for applicants to acquire additional industrial property in the vicinity of the City of Riverside, since they have developed practically all of their present industrial property; that the land to be acquired in connection with the proposed exchange is suitable for industrial development, being easily served by trackage and streets adjoining said property, making available packing house sites and locations for other industries; and, that it is no longer necessary to retain for railroad purposes of the applicants the property which is to be conveyed to Julius Hess.

The Commission is of the opinion that this is not a matter in which a public hearing is necessary; that it is not against the public interest; and, that this application should be granted subject to the conditions hereinafter specified, therefore,

IT IS HEREBY ORDERED that permission and authority be and it is hereby granted to the Southern Pacific Railroad Company

and Southern Pacific Company to sell and convey to Julius Hess that certain parcel of land described as follows:

All of Block 5, Range 8, as so designated and delineated upon that certain map entitled "Town of Riverside," as surveyed by Goldsworthy & Higbie, (recorded in the Office of the County Recorder of San Bernardino County, State of California), and being the same parcel of land conveyed by deed dated July 14, 1898, by John Bonham, a bachelor, to the Southern Pacific Company, a corporation, which deed was recorded on July 14, 1898, upon the Records of Riverside County, California, in Book 61 of Deeds, at page 360,

and as shown tinted in yellow on map (L.A.Div'n.Dwg.F-9945, Sheet No. 1, revised September 26, 1927), attached to the application, subject to the following conditions:

(1) Applicants shall, within thirty (30) days thereafter, notify this Commission, in writing, of the completion of the property transfer herein authorized.

(2) The authority herein granted shall not be construed as a determination by this Commission of the value of the property for any other purpose other than the transfer herein authorized.

(3) If said property shall not have been transferred within one year from the date of this order, the authorization herein granted shall then lapse and become void, unless further time is granted by subsequent order.

The authority herein granted shall become effective on the date hereof.

Dated at San Francisco, California, this 30th day of November, 1927.

C. A. Seamy

Leon White

Thos. J. Rutter

M. M. ...

Commissioners.