

Decision No. 11350.

BEFORE THE RAILROAD COMMISSION OF THE STATE OF CALIFORNIA

In the Matter of the Application )  
of VAN NUYS INVESTMENT COMPANY, )  
ANNIS VAN NUYS SCHWEPPE and KATE )  
VAN NUYS PAGE for authority to )  
sell the water system known as )  
VAN NUYS WATER SYSTEM, to SAN )  
GABRIEL COUNTY WATER DISTRICT. )

Application No. 8444.

Gibson, Dunn & Crutcher, by S. M.  
Haskins, for Van Nuys Water System.

G. A. Bell, for San Gabriel County  
Water District.

BY THE COMMISSION:

O P I N I O N

The Van Nuys Investment Company, Annis Van Nuys Schweppe and Kate Van Nuys Page, owners of the Van Nuys Water System, a public utility serving water for domestic and irrigation purposes in and in the vicinity of San Gabriel, Los Angeles County, apply to this Commission for authority to sell that public utility water system to the San Gabriel County Water District, a water district organized in the County of Los Angeles, under the provisions of an act of the Legislature of the State of California entitled: "An Act to provide for the incorporation and organization and management of county water districts, and to provide for the acquisition of water rights or construction thereby of water works, and for the acquisition of all property necessary therefor, and also provide for the distribution and

sale of water by said district" (approved June 10, 1913, as amended). The San Gabriel County Water District through its officers joins in the application.

A public hearing was held in the above entitled matter at Los Angeles before Examiner Williams, of which proper publication was made and all interested parties given an opportunity to be present and be heard.

It appears that the San Gabriel County Water District proposes to purchase the entire plant of Van Nuys Water System and serve water, not only to all the territory and consumers now served by the Van Nuys Water System, but also to considerable other territory in the vicinity. The agreed purchase price is \$83,000.

No one appeared to protest the granting of the application, and it appears that the interests of the water users on the system will be as well if not better served if such transfer is authorized.

#### O R D E R

Proper application having been made, hearing having been held and the matter being ready for decision,

IT IS HEREBY ORDERED that the Van Nuys Investment Company, Annis Van Nuys Schweppe and Kate Van Nuys Page be and they are hereby authorized to sell and convey to the San Gabriel County Water District a certain water distributing system known as the Van Nuys Water System, together with lands and other property pertaining thereto, more particularly described in Exhibit A, attached hereto and made a part hereof, upon the following conditions and none other:

1. The consideration given for the transfer herein authorized shall not be urged before this Commission or any other public body as a finding of value of said property for rate fixing or any purpose other than the transfer herein authorized.

2. The authority herein granted shall apply only to such transfer as may have been made on or before March 1st, 1923, and a certified copy of the instrument of conveyance shall be filed with the Commission by Van Nuys Investment Company, Annis Van Nuys Schweppe and Kate Van Nuys Page within thirty (30) days from the date on which it is executed.
3. Within ten (10) days from the date on which Van Nuys Investment Company, Annis Van Nuys Schweppe and Kate Van Nuys Page actually relinquish control and possession of the property herein authorized to be transferred, they shall file with the Railroad Commission a certified statement indicating the date on which such control and possession was relinquished.

Dated at San Francisco, California, this 13<sup>th</sup> day  
of December, 1922.

W. H. Brundage

Livingston Martin

Charles H. Howes

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Commissioners.

EXHIBIT "A"

A description of the property known as the Van Nuys Water System, to be conveyed by Van Nuys Investment Company, Annis Van Nuys Schweppe and Kate Van Nuys Page to San Gabriel County Water District.

PARCEL NO. I. That portion of Lot 1, Tract No. 1216, as per map recorded in Book 18 of Maps at page 32, records of County of Los Angeles, California, and more particularly described as follows, to-wit:

Beginning at a 2" iron pipe set in the Westerly line of said Lot 1, at a point N. 7° 09' E. 249.88 feet from the most Westerly corner of said Lot 1 and running thence from said point of beginning, S. 82° 51' E. 40 feet to a 2" iron pipe; then S. 82° 13' 30" E. 319.80 feet to a 2" iron pipe; thence N. 82° 51' 30" E. 151.40 feet to a 2" iron pipe set in the Easterly line of said Lot 1 at a point which is N. 13° 28' W. 67.41 feet from the most Easterly corner thereof; thence along the Easterly line of said Lot 1, N. 13° 28' W. 434.30 feet to the Southerly line of a 20 foot strip of land lying along the Northerly side of said Lot 1; thence along a line 20 feet at right angles Southerly from and parallel to the Northerly line of said Lot 1, S. 75° 18' 30" W. 380.88 feet to the Westerly line of said Lot 1 and at a point S. 7° 09' W. 21.54 feet from the Northwest corner of said Lot 1; thence along the Westerly line of said Lot 1, S. 7° 09' W. 298.86 feet to the place of commencement, containing 3.793 acres of land more or less.

TOGETHER WITH the improvements thereon consisting of

One (1) Frame Building known as Pump House of Plant 65;

one (1) Frame Building known as Pump House of Plant 127;

One (1) Frame Building known as Pump House of Plant 14;

One (1) Frame Building known as Pump House of Plant No. 36;

One (1) Frame Building known as Barn and Garage Building.

PARCEL II. That portion of Lot 3, Tract No. 1216, as per map recorded in Book 18 of Maps at page 32, records of Los Angeles County, and more particularly described as follows, to-wit:

Beginning at a point in the Southerly line of said Lot 3, Tract No. 1216, at a point which is S. 88° 39' W. 20.09 feet from the Southeast corner of said Lot 3, and running thence N. 3° 56' E. along a line 20 feet West at right angles from and parallel to the Easterly line of said Lot 3, 207.59 feet to a point; thence S. 88° 39' W. 158.66 feet to a point; thence S. 2° 47' E. 206.77 feet to the Southerly line of said Lot 3; thence N. 88° 39' E. 134.37 feet to the point of beginning, containing 0.695 acres, more or less;

TOGETHER WITH the wooden covered, concrete reservoir and its appurtenances, situated thereon.

PARCEL III. That portion of Lot 1, Tract No. 1216, as per map recorded in Book 18 of Maps at page 32, records of Los Angeles County, and more particularly described as follows, to-wit:

Beginning at the Northwestern corner of said Lot 1, and running thence along the Northerly line of said Lot 1, N. 75° 18' 30" E. 373.29 feet to the Northeast corner of said Lot 1; thence S. 13° 28' E. 20 feet; thence along a line 20 feet at right angles Southerly from and parallel to the Northerly line of said Lot 1, S. 75° 18' 30" W. 380.88 feet to the Westerly line of said Lot 1 and a point S. 7° 09' W. 21.54 feet from the Northwest corner of said Lot 1; thence N. 7° 09' E. 21.54 feet to the point of beginning, containing 0.171 acres of land, more or less.

PARCEL NO. IV. An easement for a right of way 12.50 feet in width through Lots 1, 2 and 3 in Tract No. 1216, as per map recorded in Book 18 of Maps at page 32, records of Los Angeles County, and more particularly described as follows, to-wit:

A strip of land 12.50 feet in width and lying and being six and 25/100 (6.25) feet on each side of the following described center line, to-wit: Beginning at a point which is N. 13° 28' W. 67.41 feet and S. 82° 51' 30" W. 151.40 feet and N. 82° 13' 30" W. 22.84 feet from the most Easterly corner of said Lot 1 of said Tract No. 1216, and running thence from said point of beginning S. 11° 52½' E. 300.68 feet to a point; thence S. 8° 05' E. 1499.44 feet to a point; thence S. 12° 26' E. 260.15 feet to a point; thence S. 7° 56' E. 184.85 feet to a point in the north line of reservoir site and which point is N. 3° 56' E. 207.59 feet and S. 88° 39' W. 41.95 feet from the Southeast corner of said Lot 3, Tract 1216, excepting from the foregoing any portion thereof crossing Huntington Drive and the Monrovia Branch of the Pacific Electric Railway.

PARCEL V. An easement for a right of way ten feet in width through Lots 1 and 2 of Tract No.1216, as per map recorded in Book 18 of Maps at page 32, records of Los Angeles County, more particularly described as follows, to-wit:

A strip of land 10 feet in width, lying and being five feet on each side of the following described center line, to-wit:

Beginning at a point which is N. 7° 09' E. 249.88 feet and S. 82° 51' E. 40 feet and S. 82° 13' 30" E. 34.10 feet from the Southwest corner of said Lot 1, Tract No.1216, and running thence from said point of beginning S. 51° 52' 30" E. 206.60 feet to a point; thence S. 41° 04' 30" E. 234.15 feet to the tunnel.

The easements for rights of way described as Parcels IV and V are subject to certain conditions set out in applicant's Exhibit No.5, filed with this Commission December 1, 1922, at the hearing in the above entitled proceeding.

Pumps, pumping plants and personal property situated upon the above described real property, or used in connection with the operation of the said Van Nuys Water System, and more particularly described as follows, to-wit:

- (1) That certain pumping plant, known and designated as "Plant No.65", situated on Lot 1 of Tract 1216 in the City of San Marino, County of Los Angeles, State of California, which includes 15 inch Layne & Bowler four stage Turbine pump, connecting leather belt, and the 50 H.P. 440 Volt, Type C.S., Westinghouse Motor, including Starter Box and Switch.
- (2) That certain Pumping Plant, known and designated as "Plant No.127", situated on Lot 1 of Tract 1216 in the City of San Marino, County of Los Angeles, and State of California, which includes one 12 inch Layne & Bowler Multi-stage Turbine Centrifugal Pump, connecting Belt, and the 20 H.P., 440 Volt, three phase, Westinghouse Motor, including Starter Box and Switch.
- (3) That certain Pumping Plant, known and designated as Plant No.14", situated on Lot 1 of Tract 1216 in the City of San Marino, County of Los Angeles and State of California, which includes one 50 H.P., 440 Volt, Westinghouse Motor and Starter Box, and one 10x12 Ingersoll Rand Air Compressor.

- (4) All of the Domestic and Irrigation Water Transmission and Distributing System known as the "Van Nuys Water System" in the Cities of San Marino, San Gabriel, East San Gabriel and the territory immediately adjacent thereto, including all mains, gates, service pipes, meters, meter boxes and covers, fish traps, and fittings of every nature, kind and description; together with the right, title and interest of the parties of the first part to all rights of ways, easements and franchises used in the operation and maintenance of said pipes, pipelines and services in the above described territory.
- (5) One Ford Motor, Model "T" Roadster, converted truck body, Motor No.309172, year 1919.
- (6) One Express Body Oldsmobile, 3/4 ton Truck Car No.14399, Motor No.16490, year 1920.

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