

Decision No. 37278

BEFORE THE RAILROAD COMMISSION OF THE STATE OF CALIFORNIA

ORIGINAL

In the Matter of the Application of ASSOCIATED TELEPHONE COMPANY, LTD., for an Order authorizing it to sell certain real property in the City of Long Beach.

Application No. 26272

BY THE COMMISSION:

OPINION AND ORDER

In this application, Associated Telephone Company, Ltd. asks permission to sell to Ralph A. Ingram and Helen Ingram, husband and wife, for \$4,000, Lots 39 to 43, both inclusive of Block 9, Tract No. 5630, as per map recorded in Book 60, pages 65 and 66 of Maps and Records of Los Angeles County, subject to an easement as described in the proposed title grant deed filed as Exhibit "A" in this proceeding.

This parcel of real property, located in the City of Long Beach, has not been used by the applicant for some time past and is not now used or useful in its telephone business, except that applicant's cables extend underground under the westerly six feet of the easterly twenty-six feet of said Lots 39 to 43 inclusive. The buyers have agreed to grant applicant an easement described in said Exhibit "A" for the construction, maintenance, and operation of its underground facilities.

A copy of the Agreement of Sale is filed in this application as Exhibit "2."

Applicant states in its application that it obtained an appraisal of the property by an independent real estate appraiser under date of April 6, 1944, which showed the market value of said Lots 39 to 43 inclusive, subject to an easement, to be \$3,500.

The Commission has considered applicant's request and is of the opinion that this is not a matter in which a public hearing is necessary and that this

application should be granted subject to the provisions of this Opinion and Order. However, the action taken herein shall not be construed to be a finding of value for any purpose other than the proceeding herein involved.

THEREFORE, IT IS ORDERED:

(1) That Associated Telephone Company, Ltd. be, and it is hereby authorized to sell on or before October 31, 1944, to Ralph A. Ingram and Helen Ingram, husband and wife, the parcel of real property described in Exhibit "A" on file in this application, said sale to be made in accordance with the terms of the agreement on file as Exhibit "2" in this application.

(2) That within sixty (60) days after the sale of said properties, Associated Telephone Company, Ltd. shall file with the Railroad Commission a copy of the deed transferring the title to said properties.

(3) That within sixty (60) days after the sale of said properties, Associated Telephone Company, Ltd. shall file with the Railroad Commission, a copy of the book entries reflecting the sale of said properties.

(4) That the authority herein granted will become effective upon the date hereof.

Dated at Los Angeles, California, this 16th day of August 1944.

Richard Kachse ✓
Hughes J. Green
Francis D. Henderson ✓
Francis D. Henderson ✓
Walter D. Powell
Commissioners