

ORIGINAL

Decision No. ~~41287~~

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

In the Matter of the Application of
Associated Telephone Company, Ltd.
and The Pacific Telephone and Tele-
graph Company for an Order authori-
zing them to exchange certain Parcels
of Real Property in the City of Santa
Barbara.

Application No. 29116

OPINION AND ORDER

This is an application for an order of the Public Utilities Commission authorizing Associated Telephone Company, Ltd. and The Pacific Telephone and Telegraph Company to exchange certain parcels of land in the City of Santa Barbara.

Associated Telephone Company, Ltd. owns a portion of Block 176 in said city located at the corner of Chapala Street and Canon Perdido Street, approximately 219.18' by 274.50' in dimension, with the exception of two parcels, fronting on Chapala, Street, which are owned by The Pacific Telephone and Telegraph Company. The parcels owned by the latter company are surrounded on three sides by the property owned by Associated Telephone Company, Ltd.

In order that the property held by Associated Telephone Company, Ltd. will be in one contiguous piece, and therefore more usable, arrangements have been made whereby The Pacific Telephone and Telegraph Company will convey to Associated Telephone Company, Ltd. that parcel of land, referred to as Parcel No. 1, being a tract 150' by 40' in dimension and will receive in exchange a parcel of land in the same block, referred to as Parcel No. 2, being a tract 150' by 40' in dimension. A sketch of the block showing the two parcels to be exchanged is attached to the application as Exhibit "B". The two parcels are of identical size and

each is alleged to have a present value of \$35,000.

The property owned by Associated Telephone Company, Ltd. in Block 176 has been used by it in its general telephone business and includes buildings for central office, engineering, storage, garage and other purposes. The two parcels now owned by The Pacific Telephone and Telegraph Company have been held by it for use in connection with its long distance telephone line facilities. The company now proposes to erect a building to house equipment necessary for these operations.

The Commission has considered this application and is of the opinion that a public hearing is not necessary and that the request of applicants should be granted, as herein provided, therefore,

IT IS HEREBY ORDERED as follows:-

1. The Pacific Telephone and Telegraph Company, after the effective date hereof and on or before June 30, 1948, may convey to Associated Telephone Company, Ltd. the real property located in Block 176, City of Santa Barbara, County of Santa Barbara, State of California, described as follows:-

"Beginning at a point on the southwesterly line of Chapala Street, distant thereon 164.50 feet southeasterly from the most northerly corner of Block 176 in the City of Santa Barbara, County of Santa Barbara, State of California, according to the official map thereof; thence southeasterly along said street line 40 feet to a point; thence at right angles southwesterly 150 feet to a point distant 204.50 feet from the southeasterly line of Canon Perdido Street, measured at right angles thereto, said point being on the southwesterly line of the tract of land described in the deed to The Pacific Telephone and Telegraph Company; dated March 14, 1929 and recorded in Book 130, at Page 181, of Official Records of said County; thence at right angles northwesterly 40 feet along southwesterly line of said tract; thence at right angles northeasterly 150 feet along the northwesterly line of above mentioned tract to the point of beginning.

"The land herein described being further described as the northwesterly 40 feet of the tract of land described in the deed to The Pacific Telephone and Telegraph Company, dated March 14, 1929 and recorded in Book 180, at Page 181, of Official Records of County of Santa Barbara, State of California."

2. Associated Telephone Company, Ltd. after the effective date hereof and on or before June 30, 1948, may convey to The Pacific Telephone and Telegraph Company the real property located in Block 176, City of Santa Barbara, County of Santa Barbara, State of California, described as follows:

"(A) That portion of Block 176 in the City of Santa Barbara, County of Santa Barbara, State of California, according to official map thereof, described as follows:

"Beginning at a point on the southwesterly line of Chapala Street, distant thereon 234.50 feet southeasterly from the most northerly corner of said block; thence southeasterly along said street line 30 feet to a point; thence at right angles southwesterly 135 feet to a point distant 264.50 feet from the southeasterly line of Canon Perdido Street, measured at right angles thereto; thence south 86° 30' west, along the northerly line of the tract of land described in the deed to Pacific-Southwest Trust & Savings Bank, dated November 13, 1925 and recorded in Book 81, at Page 421, of Official Records of said county, 20 feet, more or less, to intersect a line drawn parallel to and distant 150 feet from said line of Chapala Street; thence north 48° 30' west, parallel with said last mentioned line, 15 feet to the most southerly corner of the tract of land described in the deed to The Pacific Telephone and Telegraph Company, dated March 14, 1929 and recorded in Book 180, at Page 181, of Official Records of said county; thence northeasterly along the southeasterly line of said last mentioned tract 150 feet to the point of beginning.

"(B) Beginning at a point on the southwesterly line of Chapala Street, distant thereon southeasterly 264.50 feet from the northerly corner of said block; thence at right angles southwesterly parallel with the southeasterly line of Canon Perdido Street 135 feet to a point; thence westerly 20 feet more or less, to a point distant southwesterly 150 feet from said line of Chapala Street, measured at right angles thereto and 249.50 feet from the said line of Canon Perdido Street, measured at right angles thereto; thence southeasterly, parallel to and distant 150 feet from the southwesterly line of Chapala

Street, 25 feet more or less, to a point on the northwesterly line of the tract of land formerly of Joseph Brobeck; thence at right angles north-easterly along the northwest line of said Brobeck tract of land, 150 feet to a point on said line of Chapala Street; thence at right angles north-westerly along said last mentioned street line, 10 feet to the point of beginning."

3. The authority herein granted shall not be construed to be a finding of the value of the properties herein authorized to be transferred.

4. The authority herein granted will become effective twenty days from the date hereof.

Dated at San Francisco, California, this 9th day of March, 1948.

R. J. [Signature]
Justus F. [Signature]
[Signature]
[Signature]
[Signature]
Commissioners