

ORIGINAL

Decision No. 52593

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

LA MIRADA BUSINESS PROPERTIES, INC.,  
 Complainant,  
 vs.  
 LA MIRADA WATER CO.,  
 Defendant.

Case No. 6129

Harvey L. Silbert and Bernard M. Silbert, for  
complainant.  
John Moore Robinson, for defendant.  
James G. Shields and Howard J. Lindenmeyer, for  
the Commission staff.

O P I N I O N

The complainant herein has been and is developing a business center located in the service area of defendant water company. As a result of its complaint, filed June 12, 1958, this Commission issued Interim Order No. 56899, dated June 24, 1958, in Case No. 6129, directing the defendant water company to furnish water to the complainant subject to the rates, rules and regulations of the said water company.

At the hearing leading to Decision No. 56899 which hearing was held on June 23, 1958, the parties indicated that they would submit, for Commission approval, a proposed lease whereby the water system, which has been installed by the complainant, would be leased to the defendant water company.

A further hearing in the matter was held on September 17, 1958, in Los Angeles, before Examiner Grant E. Syphers, at which

time a lease agreement was submitted, the parties hereto having agreed to comply with terms of said lease. During the hearing, certain changes were made in this lease and the parties were given permission to file a corrected lease subsequent to the hearing. This document has been filed and the matter is now ready for decision.

A consideration of all of the evidence adduced herein leads us to conclude and we now find that it will not be adverse to the public interest to approve the proposed lease agreement. Under the terms of this lease agreement, the La Mirada Business Properties, Inc., will lease the water system it has installed to the La Mirada Water Co. for a period of fifty years with the option on the part of the lessee to extend the term from year to year. The rental will be \$1.00 per year. The lessee is given the right to use, maintain, alter and repair this system and in the event the lessor expands its present development, the system may be expanded in connection therewith provided it meets the requirements of the Public Utilities Commission. The lessee is to supply water through meters and charge its present authorized rates.

O R D E R

A complaint as above entitled having been filed, public hearings having been held thereon, the Commission being fully advised in the premises and having made the foregoing findings of fact,

IT IS ORDERED that the La Mirada Water Co. be and it hereby is authorized to enter into a lease agreement with the La Mirada Business Properties, Inc., in the same form and content as the lease agreement now on file in this proceeding.

IT IS FURTHER ORDERED that:

1. La Mirada Water Company shall file with this Commission, within thirty days after the effective date of this order, two certified copies of the agreement as executed, together with a statement of the date on which the agreement is deemed to have become effective.

2. La Mirada Water Company shall notify this Commission of the date of termination of said agreement within thirty days after said date of termination.

3. The complaint herein be and it is hereby dismissed without prejudice.

The effective date of this order shall be twenty days after the date hereof.

Dated at San Francisco, California, this 10<sup>th</sup> day of November, 1958.

[Signature]  
President

[Signature]

[Signature]

[Signature]

[Signature]  
Commissioners