

**ORIGINAL**

Decision No. 72270

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

In the Matter of the Application )  
of MERCHANTS ICE & COLD STORAGE )  
CO., a corporation, for )  
authorization to sell, and of )  
NORTH WATERFRONT ASSOCIATES, )  
INC., a corporation, for )  
authorization to purchase, )  
real property. )

Application No. 49207  
Filed March 15, 1967

O P I N I O N

This is an application for an order of the Commission authorizing Merchants Ice and Cold Storage Company to sell certain of its real property to North Waterfront Associates, Inc.

Merchants Ice and Cold Storage Company is a California corporation operating under the jurisdiction of this Commission under a prescriptive right as a cold storage warehouseman in the City and County of San Francisco. North Waterfront Associates, Inc. is a California corporation engaged in the nonutility business of real estate development. The former has agreed to sell to the latter for a total purchase price of \$1,100,000 certain real property located in the City and County of San Francisco, described as follows:

PARCEL ONE: BEGINNING at the point of intersection of the northerly line of Greenwich Street and the westerly line of Sansome Street; and running thence northerly along the westerly line of Sansome Street 68 feet and 9 inches; thence at a right angle westerly 91 feet and 8 inches; thence at a right angle southerly 68 feet and 9 inches to the northerly line of Greenwich Street; and thence at a right angle easterly along said line of Greenwich Street 91 feet and 8 inches to the point of beginning.

Being a portion of 50 VARA BLOCK NO. 42.

PARCEL TWO: BEGINNING at the point of intersection of the southerly line of Lombard Street with the easterly line of Montgomery Street; running thence easterly along said line of Lombard Street 412 feet and 6 inches to the westerly line of Sansome Street; thence at a right angle southerly along said line of Sansome Street 206 feet and 3 inches; thence at a right angle westerly 91 feet and 8 inches; thence at a right angle southerly 68 feet and 9 inches to the northerly line of Greenwich Street; thence at a right angle westerly along said line of Greenwich Street 320 feet and 10 inches to the easterly line of Montgomery Street; and thence at a right angle northerly along said line of Montgomery Street 275 feet to the point of beginning.

Being a part of 50 VARA BLOCK NO. 42.

PARCEL THREE: BEGINNING at the point of intersection of the northerly line of Lombard Street and the westerly line of Montgomery Street; running thence northerly along said line of Montgomery Street 103 feet and 1-1/2 inches; thence at a right angle westerly 183 feet and 4 inches to the easterly line of Winthrop Street; thence at a right angle southerly along said line of Winthrop Street 103 feet and 1-1/2 inches to the northerly line of Lombard Street; thence at a right angle easterly along said line of Lombard Street 183 feet and 4 inches to the point of beginning.

Being part of 50 VARA BLOCK NO. 59.

The warehouseman asserts that the proposed sale will be highly advantageous to it because (1) the facilities on the land to be sold are old and relatively inefficient and the real property taxes thereon are relatively high, and (2) the efficiency of operations will be increased by concentration of its activities in one square block. In this connection the application shows that the properties to be sold are no longer necessary or useful to Merchants Ice and Cold Storage Company in its public utility warehouse operations, and that the company will move goods of storers to its nearby remaining facilities at its own expense.

The Commission has considered this matter and finds that the sale and transfer of real property as proposed in this proceeding will not be adverse to the public interest. On the basis of this finding we conclude that the application should be granted. A public hearing is not necessary.

The authorization herein given is for the purpose of this proceeding only and is not to be construed as indicative of amounts to be included in proceedings for the determination of just and reasonable rates.

O R D E R

IT IS ORDERED that Merchants Ice and Cold Storage Company may sell and transfer to North Waterfront Associates, Inc. the real property described in Exhibit B, attached to the application, including the improvements thereon, in accordance with the terms, or in substantial accordance with the terms, set forth in Exhibit C, attached to the application.

The effective date of this order is the date hereof.

Dated at San Francisco, California,  
this 11<sup>th</sup> day of APRIL, 1967.

[Signature]  
President

[Signature]

[Signature]

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Commissioners