

ORIGINAL

Decision No. 77273

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

In the matter of the application of)	
Peerless Stages, Inc., a Corporation)	
and the Department of Public Works)	Application No. 51901
of the State of California to authorize)	Filed May 14, 1970
Peerless Stages, Inc. to transfer)	
certain of its operative property to the)	
Department of Public Works of the)	
State of California for public use,)	
namely State Highway purposes.)	

O P I N I O N

Peerless Stages, Incorporated requests an order of the Commission authorizing it to sell and transfer to the Department of Public Works of the State of California real property on which the company's Oakland offices, shop and bus parking facilities are located.

Said real property is described as follows:

PARCEL NO. 1 (Oakland Office Property)

All that real property in the City of Oakland, County of Alameda, State of California, described as: COMMENCING at the southwesterly corner of that parcel of land described in the deed recorded August 9, 1962, in Reel 651, Image 180 of Official Records of Alameda County; thence along the southerly line of said parcel, N.78°59'06"E., 99.63 feet to the westerly line of San Pablo Avenue; thence along last said line S.13°15'34"E., 8.50 feet; thence S.70°55'11"W., 61.39 feet; thence along a tangent curve to the left with a radius of 164.00 feet, through an angle of 31°15'50", an arc length of 30.49 feet to the south-easterly line of Castro Street; thence along last said line N.27°24'36"E., 67.18 feet to the point of commencement.

CONTAINING 2,141 square feet, more or less.
This conveyance is made for the purposes of a freeway and adjacent frontage road and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights, including access rights, appurtenant to grantor's remaining property in and to said freeway, provided, however, that such remaining property shall abut upon and have access to said frontage road which will be connected to the freeway only at such points as may be established by public authority.
The bearings and distances used in the above description are on the California Coordinate System, Zone 3. Multiply the above distances by 1.0000720 to obtain ground level distances.

PARCEL NO. 2 (Oakland Shop Property)

All that real property in the City of Oakland, County of Alameda, State of California, described as:
BEGINNING at a point on the northwestern line of Castro Street distant thereon north $26^{\circ}15'$ east 100 feet from the northeastern line of 20th Street; and running thence north $63^{\circ}45'$ west 104.97 feet; thence north $26^{\circ}15'$ east 61.39 feet to the most western corner of the parcel of land secondly described in the deed by American Trust Company to Joseph Held, dated July 24, 1936, recorded August 13, 1936 in Book 3347 of Official Records of Alameda County, page 286, Series No. GG/42499; thence along the western line of said Held parcel north $1^{\circ}16'$ east 50.90 feet to the southern line of 21st Street; thence along the last mentioned line north $75^{\circ}37'$ east 166.65 feet to said line of Castro Street; thence along the last mentioned line south $26^{\circ}15'$ west 216.06 feet to the point of beginning.

The property is being condemned for State highway purposes, the offering prices being \$63,929 for Parcel No. 1 and \$141,384 for Parcel No. 2. The carrier reports that it has made satisfactory arrangements for moving its shop facilities to adjoining property. It appears that property remaining after condemnation will be adequate for satisfactory office facilities.

After consideration the Commission finds that the sale and transfer of real property as proposed in this proceeding would 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 granted shall not be construed as a finding of the value of the property authorized to be sold and transferred.

O R D E R

IT IS ORDERED that Peerless Stages, Incorporated may sell and transfer to the Department of Public Works of the State of California the real property described in this proceeding, the price to be not less than \$205,313.

The effective date of this order is the date hereof.

Dated at San Francisco, California,
this 22nd day of MAY, 1970.

William S. Jones, Jr.
President

August
J. P. ...

Vernon L. Stinson
Commissioners

Commissioner Thomas Moran, being necessarily absent, did not participate in the disposition of this proceeding.