

• Real Estate Activities – Quarterly Report Ending December 2005

Summary

This report provides an update on real estate activities for the period from October through December 2005.

Attachments

Attachment 1	Requests for long-term leases and licenses by others to use Metropolitan-owned land
Attachment 2	Requests for easements by others to use Metropolitan-owned land
Attachment 3	Deeds and Grants accepted by Metropolitan to use others' privately-owned real property
Attachment 4	Leases and Permits granted to others to use Metropolitan-owned land
Attachment 5	Deeds granted to others that provide for compatible uses of Metropolitan-owned land or sale of surplus property

Detailed Report

Accomplishments

Requests for Long Term Leases and Licenses

During the second quarter of fiscal year 2005/06, there were no requests for long-term leases or licenses greater than 1 year typically shown on [Attachment 1](#).

Requests for Easements

[Attachment 2](#) lists the recent requests for easements and other durable property interests. The attachment is divided into categories based on request types (e.g., infrastructure improvements, parking and landscaping, agricultural, or parks and recreation). These requests are also generally considered on properties that are not appropriate to be declared surplus due to underlying Metropolitan pipelines or operational needs. There were five easement requests, which are for infrastructure improvements. One request is from the City of Fontana for emergency access to an adjacent residential development. One request, from Newhall Land and Farming, is for construction and maintenance of a public road and one request from Red Mountain LLC is for an access roadway to a developer's residential tract. The San Bernardino Valley Municipal Water District is requesting an easement for construction of a service connection to the Inland Feeder. Western Municipal Water District is requesting an easement for its Perris Valley Feeder tie-in at H. J. Mills Water Treatment Plant. These easements conform to the standard terms and conditions as approved by the Board.

Deeds and Grants Accepted by Metropolitan

During the reporting period, 19 easements were executed for the Palo Verde Irrigation District Forbearance and Fallowing Program. These easements were for land areas totaling 3,757 Water Toll Acres. A listing of all deeds and rights accepted from others during the reporting period is included as [Attachment 3](#).

One entry permit was acquired from the City Limited Partnership for construction work to install a new manhole structure along the Orange County Feeder Pipeline.

Metropolitan received a permanent easement for pipeline and access purposes from Snow Creek Village West Partners. The easement provided improved access to Metropolitan's facilities compatible with the construction of the new mall in the City of Walnut.

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Leases and Permits Granted

Four entry permits were executed during the reporting period. One of these permits allows access onto Metropolitan's property for a local public agency. [Attachment 4](#) is a listing of these agreements, which grant others the use of Metropolitan-owned lands. These agreements conform to criteria adopted by Metropolitan's Board.

A one-year entry permit was granted to the City of Los Angeles for the installation of a power pole and electrical facilities in order to serve Metropolitan's construction at the Joseph Jensen Water Treatment Plant.

Two entry permits were granted to SC Fontana Development for access to construct a block wall adjacent to Metropolitan's property and for construction of a public road.

An entry permit was granted to Western Municipal Water District (WMWD) to allow access for potholing, temporary storage of equipment and materials and to install the Perris Valley Feeder pipeline tie-in. This connection will provide water to WMWD and Metropolitan will own the connection following installation.

Deeds Granted to Others

Metropolitan executed two grant deeds and nine easements ([see Attachment 5](#)) during this reporting period.

On November 4, 2005 Metropolitan concluded the sale of the Arroyo Seco property (29.5 acres) to the City of Pasadena.

During this reporting period, Metropolitan closed escrow on one of the surplus residential properties at Diamond Valley Lake, receiving approximately \$290,700 net after broker and escrow fees (\$305,000 selling price).

Additional Accomplishments

During this reporting period the DVL North Property (approximately 735 acres) was declared surplus by the board.

Future Goals

- Complete the disposition of the one remaining residential lot previously designated as surplus property near Diamond Valley Lake.
- Present information, appraisal, and disposition options regarding the DVL North Property.
- Continue disposition activities on previously designated surplus property located along Gavilan Road near Lake Mathews.
- Present requested annexations for Board consideration.

**Requests for Long Term Leases and License by Others
During 2nd Quarter of FY 2005/06
October 1, 2005 Through December 31, 2005**

LESSEE NAME	ENTITY TYPE	ACREAGE	TYPE	TERM (YRS)	FEE	STANDARD TERMS/CONDITIONS MET (Y/N)	COMMENTS
Infrastructure Improvements (fencing, utilities, access)							
None							
Parks and Recreation							
None							
Parking and Landscaping							
None							
Agricultural							
None							

**Requests for Easements by Others
During 2nd Quarter of FY 2005/06
October 1, 2005 Through December 31, 2005**

LESSEE NAME	ENTITY TYPE	ACREAGE	TYPE	TERM (YRS)	FEE	STANDARD TERMS/CONDITIONS MET (Y/N)	COMMENTS
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Infrastructure Improvements (fencing, utilities, access)

Fontana, City of (RL 2454)	Public	TBD	Easement	Permanent	TBD (1)	Yes	Emergency access for adjacent residential development
Newhall Land and Farming (RL 2468)	Public	TBD	Easement	Permanent	TBD (1)	Yes	Construction and maintenance of public road
Red Mountain LLC (RL 2461)	Private	TBD	Easement	Permanent	TBD (1)	Yes	For access roadway to developer's residential tract
San Bernardino Valley Municipal Water District (RL 2453)	Public	TBD	Easement	Permanent	TBD (1)	Yes	For construction and development of Inland Feeder service connection to San Bernardino Central Feeder project
Western Municipal Water District (RL 2463)	Public	0.018 acres	Easement	Permanent	\$1,500 (2)	yes	Perris Valley Feeder tie-in at H. J. Mills Water Treatment Plant

TBD = To Be Determined

(1) Market rent to be set based on appraisal in addition to \$1,500 processing fee

(2) Standard processing fee charged to member agency

**Deeds and Grants Accepted
During 2nd Quarter of FY 2005/06
October 1, 2005 Through December 31, 2005**

GRANTOR	ACREAGE	TYPE	TERM	USE	RECORDING DATE	COSTS
Billie Fae Seale	26 acres ⁽¹⁾	Easement	35 years	PVID Following	10/26/2005	\$ 41,210 ⁽²⁾
Chaffen Holdings Inc. et al	1037 acres ⁽¹⁾	Easement	35 years	PVID Following	11/18/2005	\$ 1,643,645 ⁽²⁾
Dorothy K. Jones, Trustee of Trust A created under the Jones 1984 Trust dated August 28, 1984 Trust, et al	123 acres ⁽¹⁾	Easement	35 years	PVID Following	11/3/2005	\$ 194,955 ⁽²⁾
Hull Farms, Inc	20 acres ⁽¹⁾	Easement	35 years	PVID Following	12/22/2005	\$ 31,700 ⁽²⁾
J.R. Norton	356 acres ⁽¹⁾	Easement	35 years	PVID Following	12/23/2005	\$ 564,260 ⁽²⁾
Jack Richard Williams	151 acres ⁽¹⁾	Easement	35 years	PVID Following	10/26/2005	\$ 239,335 ⁽²⁾
James H. Warne, Trustee of the James H. Warne Trust dated April 4, 1989	40 acres ⁽¹⁾	Easement	35 years	PVID Following	10/21/2005	\$ 63,400 ⁽²⁾
Kayian Enterprises	273 acres ⁽¹⁾	Easement	35 years	PVID Following	10/25/2005	\$ 432,705 ⁽²⁾
Marie A. Robinson Trustee of the Robinson Family Trust Dated July 9, 1990	294 acres ⁽¹⁾	Easement	35 years	PVID Following	12/8/2005	\$ 465,990 ⁽²⁾
Michael Edward Laub, Dorothy J. Proctor, trustee of the Dorothy J. Proctor Trust dated May 21, 1998 Rosemary Pizzo, Richard E. Laub, Robert Laub and Ruth Ottney	47 acres ⁽¹⁾	Easement	35 years	PVID Following	10/19/2005	\$ 74,495 ⁽²⁾
Morton Blythe Trust	25 acres ⁽¹⁾	Easement	35 years	PVID Following	11/9/2005	\$ 39,625 ⁽²⁾
Norman C. Lourenco and Anneli Lourenco and George C. Cauwel, Trustee of the Cauwel Family Trust Dated August 5, 2004	49 acres ⁽¹⁾	Easement	35 years	PVID Following	10/18/2005	\$ 77,665 ⁽²⁾
Robert Hull	11 acres ⁽¹⁾	Easement	35 years	PVID Following	12/22/2005	\$ 17,435 ⁽²⁾
Robinson Land Co.	78 acres ⁽¹⁾	Easement	35 years	PVID Following	11/3/2005	\$ 123,630 ⁽²⁾
Stanley Wayne Stroschein and Gloria J. Stroschein, co-trustees of the Stroschein Family Trust U/D/T February 22, 1990 et al	426 acres ⁽¹⁾	Easement	35 years	PVID Following	11/8/2005	\$ 675,210 ⁽²⁾
Triple-Will Farms, A California General Partnership	295 acres ⁽¹⁾	Easement	35 years	PVID Following	10/21/2005	\$ 467,575 ⁽²⁾
Verne Frederick Wuertz and Katherine Hammon Wuertz, Trustees of the Wuertz Family Trust dated April 15, 1982	41 acres ⁽¹⁾	Easement	35 years	PVID Following	11/6/2005	\$ 64,985 ⁽²⁾
Wayne A Stuhr and Bonavere S. Stuhr, as trustees of the Wayne Stuhr and Bonavere Stuhr Trust dated November 1, 1977	20 acres ⁽¹⁾	Easement	35 years	PVID Following	10/17/2005	\$ 34,870 ⁽²⁾
Wuertz Ranches, Inc.	445 acres ⁽¹⁾	Easement	35 years	PVID Following	10/26/2005	\$ 291,475 ⁽²⁾
CA-The City Limited Partnership	N/A ⁽³⁾	Entry Permit	41 days	Temporary Construction	N/A	\$ 1,968
Snow Creek Village West Partners	0.119 acre	Easement	Permanent	Pipeline/Access	12/9/2005	N/A ⁽⁴⁾
Total						\$ 5,546,133

(1) Following Easement Deeds acreages are calculated in Water Toll Acres. Water Toll Acres are defined as the plantable and growable area of land within a landowner's property. This water toll acre is usually less than the total land acreage.

(2) Metropolitan shall pay to Grantor an initial payment of \$3,170 for each water toll acre of Landowner's Maximum Following Commitment. Participating Grantors were given five options as to how they would receive the funds. All participants listed in this quarterly report chose Option A which is a first installment of \$1,585 per water toll acre payable at the close of escrow and the balance or second installment to be paid one calendar year after the commencement date of the program. The following easement costs reflected in this quarterly report represent amounts paid for the first installment.

(3) Portion of a parking lot (approximately 16 parking spaces) to be used during manhole installation.

(4) Acquired to mitigate impacts to Metropolitan's existing facilities. The easement will provide improved access to Metropolitan's facilities

**Leases and Permits Granted
During 2nd Quarter of FY 2005/06
October 1, 2005 Through December 31, 2005**

LESSEE	ENTITY TYPE	ACREAGE	TYPE	TERM	USE	FEE/RENT
Los Angeles, City of (RL 2553)	Public	0.01 acres	Entry Permit	1 year	Installation of power pole and electrical facilities	\$0 (1)
SC Fontana Development (RL 2187)	Private	0.1	Entry Permit	6 months	Access to construct a block wall on adjacent property	\$1,500
SC Fontana Development (RL 2425)	Private	0.2	Entry Permit	12 months	Construction of public road	\$1,500
Western Municipal Water District (RL 2433)	Public	6.5 acres	Entry Permit	9 months	Access for potholing, placement of temporary equipment & materials storage and work area, and the installation of the Perris Valley Feeder pipeline tie-in facilities	\$0 (2)

Total

\$3,000

(1) These facilities will service Metropolitan's construction of ORP and other improvements at the Joseph Jensen Water Treatment Plant.

(2) MWD will own the connection following its installation. This connection will provide emergency and supplemental water services.

Deeds Granted
During 2nd Quarter of FY 2005/06
October 1, 2005 Through December 31, 2005

GRANTEE	ACREAGE	TYPE	TERM	USE	RECORDING DATE	FEE/RENT	FREQUENCY
Dhaliwal, Hardev Singh and Sukhwinder	4.95 acres	Grant Deed	Permanent	Sale of surplus property in Hemet - MWD Parcel No. 144-1-789	11/18/2005	\$305,000	One Time
Fallbrook Public Utilities District	1300 sq. ft.	Easement	Permanent	Underground water lines	11/1/2005	\$1,500	One Time
Fontana, City of	6.076 acres	Easement	Permanent	Public street	10/28/2005	\$233,100	One Time
Los Angeles County Flood Control District	0.08 acres	Easement	Permanent	Storm drain	10/4/2005	\$1,500	One Time
Pacific Bell Telephone Company	36 sq. ft.	Easement	Permanent	Underground telephone lines and conduits	11/1/2005	\$1,500	One Time
Pasadena, City of	29.48 acres	Grant Deed	Permanent	Open space	11/4/2005	\$1,236,000	One Time
Rancho California Water District	0.16 acres	Easement	Permanent	Pipeline for water transportation	11/29/2005	\$1,000	One Time
Riverside, City of	0.28 acres	Easement	Permanent	Public street & utilities	10/4/2005	\$47,500	One Time
San Diego Gas and Electric	0.002 acres	Easement	Permanent	Electrical conduit connection	11/18/2005	\$1,500	One Time
Santa Clarita, City of	0.827 acres	Easement	Permanent	Public sewer	10/4/2005	\$61,300	One Time
Southern California Edison Company	0.007 acres	Easement	Permanent	Power pole and metering facility	11/8/2005	\$1,000	One Time
Total						\$1,890,900	