

## • Real Estate Activities – Quarterly Report Ending June 30, 2008

### Summary

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This report provides an update on real estate activities for the period April through June 2008 for the Metropolitan Water District of Southern California (Metropolitan)

### Attachments

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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 or publicly-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

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#### Requests Received for Secondary Uses

##### Requests for Long Term Leases and Licenses

During the fourth quarter of fiscal year 2007/2008, there were seven requests for long-term leases or licenses greater than one year as shown on [Attachment 1](#) and described below. The attachment is divided into categories based on request types (e.g. infrastructure improvements, parking and landscaping or agricultural). Leases are generally considered on Metropolitan-owned properties that are not appropriate to be declared surplus due to underlying Metropolitan pipelines or operational needs. Leasing provides an opportunity to defray operations and maintenance costs. Fees and rents to be charged are determined during the appraisal process, which occurs after all the operational and technical issues are addressed, maps and exhibits are prepared, and the general terms, limitations, and conditions have been agreed upon. These fees and rents require a current market appraisal and may take into consideration any mutual benefits that Metropolitan may receive from the lease or license.

One long-term lease request is from Hanson-Heidelberg Cement Group to temporarily relocate their existing office and other operational facilities onto Metropolitan's property located in Eagle Valley near Lake Mathews in order to expand their existing mining operations on their property. A long-term lease request was received from New Cingular Wireless PCS, to move their existing facilities from Black Metal Mountain Site I to Black Metal Mountain Site II. Southern California Edison Company (SCE) is requesting to expand their switch rack facilities and yard area to accommodate interconnection of Blythe Energy 230kV generation interties (gen-tie) line. SCE will also relocate their control panel from inside the Julian Hinds Pumping Plant control room to a shelter located within this expanded area. Los Angeles Infrastructure Academy is requesting a lease for office space and parking at Metropolitan's Union Station Headquarters Building. The Academy is supported by the Los Angeles Mayor's Office in partnership with schools and public agencies and is designed to provide hands-on real life experiences, career preparation and job placement in industries that provide water, energy and infrastructure in our communities. A request has been received from Los Angeles San Gabriel River Watershed Council to amend their existing lease at Union Station Headquarters Building to expand their current area and extend the lease term. The Magnon Companies is requesting a long-term lease for temporary access and secondary parking, not required by code, over a portion of Metropolitan's Box Springs Feeder right-of-way to serve an adjacent development located near the intersection of Sycamore Canyon Boulevard and Eastridge Avenue in the City of Riverside. The MWD Federal Credit Union is requesting a 5-year lease at the Union Station Headquarters Building for the

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operation of a credit union to serve its members. The lease area requested consists of 2,177 rental square feet and ten parking spaces on parking level P-2.

Metropolitan's standard terms and conditions as approved by the Board include: a) Metropolitan holds paramount rights to use the property; b) Lease provides only secondary uses and is not required by Lessee for primary conditions or permits; c) Metropolitan has unconditional right to enter and inspect the Property; d) No hazardous substances allowed; e) Compensation and rent based on market appraisal; f) Term length less than ten years or identified in board report; g) cancellation clause for one year or less; h) Lessee responsible for maintenance; i) Lessee pays all applicable taxes, e.g. business and possessory taxes; j) Lessee indemnifies Metropolitan and provides hold-harmless clause and/or provides liability insurance; k) Any tenant provided improvements require prior written Metropolitan approval; and l) Compliance required for local, state, federal statutes and ordinances. A minimum administrative fee is also a condition.

### **Requests for Fee and Easements**

**Attachment 2** is a listing of 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 other compatible improvements, etc.). These requests are considered on properties that are not categorized as surplus due to underlying Metropolitan pipelines or operational needs. There are five requests for infrastructure improvements; this includes three easement requests from public agencies and two easement requests from private entities.

IDS Real Estate Group is requesting an easement for secondary driveway access across a portion of the Foothill Feeder – Rialto Pipeline right-of-way in the County of San Bernardino. A request was received from Irvine Ranch Water District for access, construction and maintenance of temporary supporting structures on various Metropolitan parcels. This easement is needed in preparation for the shutdown at Robert B. Diemer Water Treatment Plant which is scheduled October through December of 2010 and for ten additional days during 2011. The City of Los Angeles is requesting an easement for public street improvements along Balboa Boulevard near the Joseph Jensen Water Treatment Plant in the City of Granada Hills. There is an easement request from Gilbert and Irene Rodriguez for ingress and egress for road and utilities across a portion of the Foothill Feeder – Rialto Pipeline right-of way in the City of Rancho Cucamonga. This deed is being granted to perfect rights and designate a specific road area. The Rodriguez's currently hold a reservation for access over the entire parcel and this will be quitclaimed back to Metropolitan at the time the other easement is granted. The City of Santa Ana is seeking to acquire in fee a portion of the Orange County Feeder right-of-way for public road widening and sidewalk purposes. The City of Santa Ana owns the fee to the parcels located to the north and south of Metropolitan's fee parcel and Metropolitan has a permanent easement within those parcels. Metropolitan will retain a permanent easement to allow for the operation and maintenance of Metropolitan's facilities. All these easements conform to the standard terms and conditions established by Metropolitan's Administrative Code.

### **Completed Transactions**

#### **Deeds and Grants Accepted by Metropolitan**

Three transactions were executed during this reporting period. **Attachment 3** is a listing of these transactions.

One permanent easement was acquired for construction of the South Reach of the Perris Valley Pipeline.

Two license agreements for a telecommunications site were completed. These agreements are for a telecommunication facility and supplemental agreement for access to the Oat Mountain site. Oat Mountain is located near the City of Northridge and is the highest peak of the Santa Susana Mountains overlooking the San Fernando Valley to the south and southeast. This site will improve Metropolitan's two-way radio coverage in its West Valley service area.

Two service area annexations were completed this quarter. The 90<sup>th</sup> and 91<sup>st</sup> Fringe areas were annexed to Metropolitan and to Calleguas Municipal Water District consisting of 23 acres and 340.9 acres respectively with a combined annexation fee of \$1,305,543.62.

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### **Leases and Permits Granted**

Fourteen transactions were executed and conveyed during this reporting period (see [Attachment 4](#)). These instruments allow others a compatible secondary use of Metropolitan-owned land. The agreements included five entry permits, one entry permit amendment, three leases, four licenses, and one license amendment. These agreements also conform to criteria adopted by Metropolitan's Board.

A consent letter was sent to Riverside County Animal Services to allow access and use of Metropolitan's Thousand Palms Canyon Road (also known as Fan Hill Road) for the purpose of helping to remove potential risks to public health and safety created by the presence of feral and stray dogs.

### **Deeds Granted to Others**

[Attachment 5](#) lists four permanent easements that were granted by Metropolitan during this reporting period. These permanent easements were granted to the City of Fontana for various road and utilities crossings and emergency access.

### **Additional Accomplishments**

- Received and responded to multiple external requests for secondary uses of Metropolitan-owned land, weed abatement notices and encroachment reports.

### **Goals**

- Continue to identify and acquire necessary right-of-way for operations and capital projects
- Continue to evaluate Metropolitan's real property holdings for future operational uses, surplus and disposition
- Continue to develop strategic right-of-way protection and maintenance procedures
- Continue to consider and facilitate appropriate future third-party uses of Metropolitan's real property
- Continue to ensure compliance with agreement terms for required insurance and rental/fee payments for leases, licenses and entry permits as part of 2007-2008 performance measures
- Develop standard fee schedule for issuance of permits and similar land transactions

**Requests for Long Term Leases and Licenses by Others  
During 4th Quarter of FY 2007/08  
April 1, 2008 through June 30, 2008**

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

Hanson-Heidelberg Cement Group (RL 2890)	Private	TBD	Lease	40 years <sup>(1)</sup>	TBD <sup>(2)</sup>	Y	Expansion onto Metropolitan's Eagle Valley ownership near Lake Mathews of Hanson's existing operational facilities for mining and earthwork purposes currently located on neighboring parcel.
New Cingular Wireless PCS, LLC (RL 2906)	Private	TBD	Lease	20 years <sup>(3)</sup>	TBD <sup>(2)</sup>	Y	New Cingular requesting to move its equipment from Black Metal Mountain Site I to Black Metal Mountain Site II
Southern California Edison Company (SCE) (RL 2622)	Private	0.7 acre	License	9 years <sup>(4)</sup>	\$4,800/year <sup>(5)</sup>	Y	SCE requesting to re-size switch rack facilities and expand yard area to accommodate interconnection of Blythe Energy 230kV generation intertie (gen-tie) line. SCE's control panel will be relocated from inside the Julian Hinds Pumping Plant control room to a shelter in the yard area.

**Parking and Other Compatible Improvements (vegetation, erosion control, groundcover)**

Los Angeles Infrastructure Academy (RL 2929)	Non-Profit <sup>(6)</sup>	1,288 RSF <sup>(7)</sup>	Lease	1-1/2 years <sup>(8)</sup>	\$1 per month <sup>(9)</sup>	Y <sup>(10)</sup>	Request from Los Angeles Infrastructure Academy to use office space at Metropolitan's Union Station Headquarters Building. The agreement provides for nine cubicles of office space (1,288 RSF) on the 4th floor wing and four parking spaces on parking level P-2.
Los Angeles San Gabriel River Watershed Council (LASGRWC) (RL 2069)	Non-Profit <sup>(11)</sup>	Between 1,921 RSF and 2,227 RSF <sup>(7)</sup>	Lease	TBD <sup>(12)</sup>	TBD <sup>(12)</sup>	Y	Request by LASGRWC to amend current office lease at Metropolitan's Union Station Headquarters building. LASGRWC is requesting a lease term extension and expansion of leased area from 11 cubicles up to 14 cubicles.
Magnon Companies (RL 2823)	Private	1.2 acres	Lease	20 years <sup>(13)</sup>	\$17,400 annual	Y	Request from Magnon for temporary access and secondary parking not required by local occupancy codes, over a portion of Metropolitan's Box Springs Feeder right-of-way for an adjacent industrial development located near the intersection of Sycamore Canyon Blvd. and Eastridge Avenue in the City of Riverside
MWD Federal Credit Union (MWDFCU) (RL 2896)	Non-Profit <sup>(14)</sup>	2,177 RSF <sup>(7)</sup>	Lease	5 Years	\$1 per month <sup>(15)</sup>	N <sup>(10)(15)</sup>	MWDFCU requesting use of space at Metropolitan's Union Station Headquarters Building for the operation of a credit union. The agreement provides for 2,177 RSF of office space on the second floor and includes 10 parking spaces on parking level P-2.

**Agricultural**

None							
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**TBD = To be Determined**

<sup>(1)</sup> Initial term requested is 20 years with two 10-year mutually agreed upon options to renew; total term is 40 years

<sup>(2)</sup> Market rent is based on appraisal, plus standard \$1,500 processing fee

**Requests for Long Term Leases and Licenses by Others  
During 4th Quarter of FY 2007/08  
April 1, 2008 through June 30, 2008**

- <sup>(3)</sup> Initial term of 10 years with two 5-year mutually agreed upon options to renew; total term is 20 years
- <sup>(4)</sup> Same terms as Supplemental Facilities Agreement which is linked with existing 1987 Service and Interchange Agreement that terminates September 30, 2017
- <sup>(5)</sup> First year rent is \$4,800 with annual increases of 3% or Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W), whichever is greater. Processing fee of \$2,500 is being charged.
- <sup>(6)</sup> Non-profit organization pursuant to IRS Code Section 501(c)(3)  
This is a new program being launched by the Los Angeles Mayor's Office in partnership with schools and public agencies and is designed to provide hands-on real life experiences, career preparation and job placement opportunities in industries that provide water, energy and infrastructure in our communities
- <sup>(7)</sup> RSF = Rental Square Feet  
Rental Square Feet (RSF) is the amount of space this is used in calculating rental payments. Usable Square Feet (USF) is the actual space occupied. Typically, the RSF is larger than USF due to the proportionate share of building services such as lobbies and other common areas in the building
- <sup>(8)</sup> Requested term is August 15, 2008 through February 14, 2010
- <sup>(9)</sup> Mutual benefits include the public education, outreach and workforce development given in supporting this program which is being initiated by the Los Angeles Mayor's Office
- <sup>(10)</sup> Alternative methodology for establishing rental rate based on 2007 study of downtown office rent market conditions and economic trends
- <sup>(11)</sup> Non-profit organization pursuant to IRS Code Section 501(C)(3)
- <sup>(12)</sup> The beneficial factors and mutual benefits to MWD and LASGRWC will be taken into consideration when determining the term and rent  
The visions of both organizations are similar and include providing high quality water, effectively managing water resources, being environmentally and economically aware, and promoting sustainability
- <sup>(13)</sup> Initial term of 5 years plus three 5-year mutually agreed upon options to renew; total term is 20 years  
If Metropolitan determines that it will require the continuous use of the Property in excess of three hundred sixty-five (365) calendar days, Metropolitan shall have the right to terminate this Lease upon one hundred eighty (180) days prior written notice to Lessee
- <sup>(14)</sup> The MWD Federal Credit Union was established in 1956 and operates as a non-profit federally chartered credit union
- <sup>(15)</sup> The MWD Federal Credit Union has been a long-term occupant in Metropolitan's headquarters facilities and provides financial services to its members that include Metropolitan staff, retirees, and family members

**Requests for Fee and Easements by Others  
During 4th Quarter of FY 2007/08  
April 1, 2008 through June 30, 2008**

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

IDS Real Estate Group (RL 2877)	Private	TBD	Easement	Permanent	TBD <sup>(1)</sup>	Y	IDS seeking secondary driveway access across Foothill Feeder - Rialto Pipeline right-of-way in San Bernardino County
Irvine Ranch Water District (IRWD) (RL 2882)	Public	TBD	Easement	Temporary	TBD <sup>(1)</sup>	Y	IRWD requests access, construction and maintenance of temporary supporting structures on various Metropolitan parcels in preparation for shutdown of Robert B. Diemer Water Treatment Plant scheduled in October through December of 2010 and for 10 additional days during 2011
Los Angeles, City of (RL 2914)	Public	0.058 acre	Easement	Permanent	TBD <sup>(1)</sup>	Y	City of Los Angeles is proposing public street improvements along Balboa Boulevard near the Joseph Jensen Water Treatment Plant in the City of Granada Hills which will require use of a portion of Metropolitan's right-of-way
Rodriguez, Gilbert and Irene (RL 2915)	Private	0.157 acre	Easement	Permanent	\$0 <sup>(2)</sup>	Y	Rodriguez's hold reserved rights for ingress and egress for road and utilities across a portion of the Foothill Feeder - Rialto Pipeline right-of-way in the City of Rancho Cucamonga
Santa Ana, City of (RL 2738)	Public	0.03 acre	Fee	Permanent	TBD <sup>(1)</sup>	Y	Request from City of Santa Ana to purchase a portion of Metropolitan's Orange County Feeder right-of-way for public road widening and sidewalk purposes. This small parcel cannot be independently developed <sup>(3)</sup>

**Parking and Other Compatible Improvements (e.g. slopes, drainage, buffer)**

None							
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**TBD = To be Determined**

<sup>(1)</sup> Market fee is based on appraisal, plus standard \$1,500 processing fee

<sup>(2)</sup> This deed is being executed to perfect rights and designate a specific road area. Gilbert and Irene Rodriguez hold a reservation for access in a grant deed to Metropolitan recorded on April 27, 1972 in Book 7918, Page 492 of the official records of San Bernardino County

<sup>(3)</sup> City of Santa Ana owns the parcels located to the north and south of Metropolitan's parcel. The request has been modified for Santa Ana to purchase Metropolitan's parcel in fee with Metropolitan retaining a permanent easement. The permanent easement will allow for operation and maintenance of Metropolitan's existing facilities.

**Deeds, Grants and Leases Accepted  
During 4th Quarter of FY 2007/08  
April 1, 2008 through June 30, 2008**

GRANTOR	ACREAGE	TYPE	TERM	USE	RECORDING DATE	COSTS
Christensen, Guy, et al.	0.197 acres	Permanent Easement	Permanent	Perris Valley Pipeline	4/24/2008	\$33,000
Southern California Gas Company	n/a <sup>(1)</sup>	License Agreement	5 years	Telecommunications site located at Oat Mountain near the city of Northridge	n/a <sup>(2)</sup>	\$900 per month
Southern California Gas Company	n/a <sup>(3)</sup>	Road Access License Agreement	5 years	Access to Oat Mountain telecommunications site located near the city of Northridge	n/a <sup>(2)</sup>	\$300 per year

<sup>(1)</sup> Metropolitan is leasing antenna and rack space in a telecommunications facility

<sup>(2)</sup> These telecommunication licenses and related access agreements will not be recorded

<sup>(3)</sup> Supplemental license agreement is required to provide for Metropolitan's access to the Oat Mountain telecommunications site because access is over a private road with restricted users

**Leases and Permits Granted  
During 4th Quarter of FY 2007/08  
April 1, 2008 through June 30, 2008**

LESSEE	ENTITY TYPE	ACREAGE	TYPE	TERM	USE	FEE/RENT	FREQUENCY
California, State of, Department of Water Resources (RL 2415)	Public	8.54 acres	Amendment to Entry Permit	1 year	Extending the term to perform environmental and archeological studies along a portion of the Inland Feeder right-of-way	\$0	(1) n/a
C.H.J. Incorporated (RL 2858)	Private	2.24 acres	Entry Permit	1 year	Allow access for survey and geotechnical investigations, including test borings, for the study and design of a proposed County of Riverside fire station and related facilities to be located near Metropolitan's Lake Mathews Reservoir and Western Municipal Water District's office facilities	\$0	(1) n/a
Daniel Productions (RL 2891)	Private	n/a (2)	Entry Permit	1 day	Filming at Diamond Valley Lake East Marina Boat Launch Ramp of still photography shots to be included in a Lexus dealer's brochure	\$10,000	(3) One Time
Industrial Parkway LLC (RL 2851)	Private	1.80 acres	License	Year-to-Year	Allows for landscaping purposes over a portion of the Foothill Feeder Rialto Pipeline right-of-way	\$366	Annually
MWD Federal Credit Union (RL 2896)	Non-Profit (4)	2,177 RSF (5)	Lease	5 Years	Use of space at Metropolitan's Union Station Headquarters building for the operation of a credit union. The agreement provides for 2,177 square feet of office space on the second floor and includes ten parking spaces on parking level P-2.	\$1	(6) Monthly
Orange County Water District (RL 2832)	Public	0.729 acre	License	Year-to-Year (7)	Allow grading on a reach along the Orange County Feeder right-of-way within the Santiago Creek to help to improve groundwater recharge within the creek (8)	\$1,200	Annually
Rolling Hills Covenant Church, Inc. (RL 1882)	Private	2.32 acres	Lease	Year-to-Year	Allows secondary parking, landscaping, lighting and utilities, not required by local occupancy codes, in conjunction with facility located on property adjacent to Metropolitan's Palos Verdes Reservoir. This lease consolidated and updated the terms and conditions of two existing leases.	\$1,500	Monthly
San Diego Zoological Society (RL 2908)	Public	0.61 acre	Entry Permit	2 months	Access to Metropolitan's Robert A. Skinner Water Treatment Plant and the Lake Skinner areas to study and collect a sampling of Stephen's kangaroo rats ( <i>Dipodomys stephensi</i> )	\$0	(1) n/a
Santa Clarita, City of (RL 2356)	Public	1.0 acre	License	Year-to-Year	Access and maintenance of pepper trees bordering a section of Metropolitan's Foothill Feeder right-of-way	\$0	(9) n/a
Steven Petrarca Events (RL 2894)	Private	n/a (10)	Entry Permit	One day	Use of parking areas at 700 North Alameda Street for an event held at Union Station	\$1,460	(11) One Time
Time-Warner Cable Company (RL 2805)	Private	0.269 acre	Lease	Year-to-Year	Secondary parking not required by local occupancy codes, located along a portion of Metropolitan's Second Lower Feeder right-of-way in the City of Anaheim near Loma Linda Avenue	\$10,000	Annually
Unavco, Inc. (RL 2168) (12)	Private	100 sq. ft.	Amendment to License	Year-to-Year	Installation of a strainmeter to monitor earth movement. This meter is located at Eagle Rock Emergency Control Center.	\$0	(13) n/a
United States of America Navy (RL 2407)	Public	8.204 acres	Entry Permit	Year-to-Year (14)	Extension of temporary access permit for surface and subsurface soil testing and supporting work at Morris Reservoir (15)	\$0	(15) n/a

LESSEE	ENTITY TYPE	ACREAGE	TYPE	TERM	USE	FEE/RENT		FREQUENCY
Upland, City of (RL 2837)	Public	0.60 acre	License	Year-to-Year	Allows secondary parking, access and landscaping, not required by local occupancy codes, in conjunction with a proposed fire station located on property adjacent to Metropolitan's Foothill Feeder Rialto Pipeline right-of-way	\$0	(16)	n/a

**n/a = Not Applicable**

<sup>(1)</sup> Mutual benefit of Metropolitan's receipt of on-site investigative studies and reports

<sup>(2)</sup> Filming occurred at various areas of the Diamond Valley Lake East Marina Boat Launch Ramp

<sup>(3)</sup> Includes a \$5,000 security deposit

<sup>(4)</sup> The MWD Federal Credit Union was established in 1956 and operates as a non-profit federally chartered credit union

<sup>(5)</sup> RSF = Rental Square Feet  
 Rental Square Feet (RSF) is the amount of space this is used in calculating rental payments. Usable Square Feet (USF) is the actual space occupied. Typically, the RSF is larger than USF due to the proportionate share of building services such as lobbies and other common areas in the building

<sup>(6)</sup> The MWD Federal Credit Union has been a long-term occupant in Metropolitan's headquarters facilities and provides services to its members that include Metropolitan staff, retirees, and family members

<sup>(7)</sup> Term not to exceed April 30, 2011

<sup>(8)</sup> Santiago Creek is a tributary of the Santa Ana River in Orange County. The creek drains about 100.6 square miles of mostly undeveloped land and currently flows in an unlined flood control channel, which is usually dry.

<sup>(9)</sup> Mutual benefits include City's responsibility for all costs to maintain the trees, estimated at \$50,000 per year. The trees provide a natural visual buffer between the adjacent properties and Metropolitan's right-of-way

<sup>(10)</sup> Use of 80 parking spaces at Union Station Headquarters Building

<sup>(11)</sup> Includes a \$500 security deposit

<sup>(12)</sup> UNAVCO is an acronym for University Navstar Consortium. NAVSTAR is the technical name for the equipment and network of Global Positioning Satellites (GPS) available for worldwide measurements. UNAVCO has provided GPS hardware to universities doing various global research studies. UNAVCO is a member governed non-profit corporation.

<sup>(13)</sup> Metropolitan receives a substantial benefit due to this agreement as UNAVCO shares the real time satellite and seismic data with Metropolitan's surveying, dam monitoring and engineering staff. This agreement covers 16 locations on Metropolitan's property, which includes one strainmeter and 16 Global Positioning Satellites (GPS) sites.

<sup>(14)</sup> Term not to exceed May 31, 2011

<sup>(15)</sup> This site was previously leased to United State of America, Department of Defense (U.S. Navy) for naval ordnance propulsion testing. This access permit helps to resolve an outstanding issue as the U.S. Navy completes testing and remediation in order to transfer the property to Los Angeles County Public Works pursuant to a 1977 agreement between MWD and Los Angeles County. Concurrently, the Los Angeles County of Public Works has two working projects at Morris Dam: Concurrently, the Los Angeles County Department of Public Works has two working projects at Morris Dam: (i) the Morris Dam Inlet/Outlet Rehabilitation Project for the bulk asbestos, lead metal, lead-based paint, limited hexavalent chromium, and poly-chlorinated biphenyls survey, and (ii) the Finalization of the Initial Study/Mitigated Negative Declaration for the Morris Dam Water Supply Enhancement Project.

<sup>(16)</sup> Mutual benefits include City's security and maintenance of parcel that help to defray a portion of Metropolitan's Operations & Maintenance costs

**Deeds Granted**  
**During 4th Quarter of FY 2007/08**  
**April 1, 2008 through June 30, 2008**

GRANTEE	ACREAGE	TYPE	TERM	USE	DOCUMENT RECORDING DATE	FEE/RENT	FREQUENCY
Fontana, City of (RL 2323)	0.316 acre	Easement	Permanent	Road and utilities crossing the Etiwanda Pipeline right-of-way to service an adjacent development	4/24/2008	\$17,000	One Time
Fontana, City of (RL 2448)	2.91 acres	Easement	Permanent	Road and utilities crossing the Foothill Feeder Rialto Pipeline right-of-way to service an adjacent development	4/24/2008	\$144,000	One Time
Fontana, City of (RL 2454)	2.282 acres	Easement	Permanent	Public street and utilities crossing the Rialto Pipeline near Duncan Canyon Road to serve the Coyote Canyon residential development	4/24/2008	\$113,500	One Time
Fontana, City of (RL 2465)	0.0134 acre	Easement	Permanent	Emergency access crossing the Rialto Pipeline right-of-way to service an adjacent development	4/24/2008	\$2,250	One Time

**Total**                      **\$276,750**