



## ● Real Estate Activities - Quarterly Report Ending December 31, 2009

### Summary & Accomplishments

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This report provides an update on real estate activities for the period October through December 2009.

Thirty eight transactions were executed during this reporting period. These transactions included allowing several compatible secondary land uses by others, relinquishments of temporary entry and construction easements along the San Diego No. 6 North Reach Project, Metropolitan's acquisition of property rights for the installation of the Perris Valley Pipeline, and other miscellaneous property procedures.

As part of a District-wide effort, staff within the Real Property Development and Management Group prepared and submitted a funding proposal to the California Energy Commission's Municipal and Commercial Building Targeted Measure Retrofit Program for the amount of \$2.5 million. Monies made available under this program are also funded within the federal American Recovery and Reinvestment Act. If awarded, the funds will supplement Metropolitan's proposed plans to retrofit its Headquarters Building and associated subterranean parking structure with improved energy efficient lighting and occupancy sensors. The award could also be used to fund the proposed redesign and installation of more modern energy efficient lighting at the Sunset parking structure and auto repair shop, as well as the Soto Street maintenance facility to reduce annual energy use over the life of the new systems.

Metropolitan intends to acquire the reversionary interest in properties that were conveyed from the federal government, through the Act of June 18, 1932, to Metropolitan. This is a complementary step to protect Metropolitan's property interests in desert areas located in Riverside and San Bernardino counties. Staff is in the process of listing properties required for Metropolitan's long term operations (i.e., land needed to maintain the Colorado River Aqueduct or associated facilities) and will identify desirable properties to better meet Metropolitan's operational or business needs. Metropolitan's Legal Department has suggested that the remaining reversionary interests could be acquired either by exchange or acquisition pursuant to the authority of the Federal Land Policy and Management Act of 1976. The expected result is Metropolitan will, after almost 80 years, control the land rights associated with the Colorado River Aqueduct and pumping plants.

Request for Qualifications (RFQ) No. 926 soliciting qualifications for real property planning and related services in land use planning, environmental planning, and financial analysis related to real property disposition closed in November. Responses have been evaluated and a recommendation to prequalify firms is pending.

RFQ No. 928 soliciting qualifications from individuals or teams with an interest in developing property owned by Metropolitan located at Wheeler Avenue and Arrow Highway Property in La Verne closed in December. Responses have been evaluated and a recommendation to prequalify firms is pending.

RFQ 932 for renewable energy development on Metropolitan properties was advertised on December 21, 2009. Statements of Qualifications are due January 27, 2010.

Recommendations resulting from these RFQs will be brought to the Real Property and Asset Management (RPAM) Committee for action in early 2010.

# Board Report (Real Estate Activities – Quarterly Report Ending December 31, 2009)

## **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 and other rights or administrative proceeding 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 issued to others to use Metropolitan-owned land
Attachment 5	Deeds granted to others that provide for compatible uses of Metropolitan-owned land or disposal of surplus property

## **Detailed Report**

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### **Diamond Valley Lake Alternative Land Use Scenarios**

Staff continued to explore potential land uses for Diamond Valley Lake (DVL) properties such as solar farms and light manufacturing, and possible options and partnerships for the DVL Visitor Center, including a proposed sustainability institute. Information obtained through these efforts was presented to the January 26, 2010, RPAM Committee meeting to receive feedback and direction from the Committee. Staff will return to the RPAM Committee within 120 days regarding the viability of the sustainability institute.

### **Diamond Valley Lake Recreation Infrastructure**

Grand Pacific Contractors completed all work on the DVL boat ramp extension, approximately 90 days ahead of schedule. The DVL boat ramp reopened to the public on December 20, 2009 after the required curing period and several pre-opening events. Events held before the public opening included a December 12 charity tournament sponsored by Valley-Wide Recreation and Park District and National Bass West, and a week of fishing and boating access for existing launch annual pass holders.

During the months of October, November and December, a total of 11,000 lbs. of rainbow trout were planted into DVL by Mt. Lassen Trout, Inc. The bi-weekly plants are fully funded with Fishing Access Permit funds.

### **Diamond Valley Lake Visitor Center**

In November, Metropolitan's Board of Directors held a retreat and met one day at the DVL Visitor Center. During the retreat, the Board members took a boat excursion on the lake and enjoyed dinner served at the Hiram W. Wadsworth Pumping Plant.

Special events held at the Visitor Center in the month of December included monthly meetings of both the Soroptimist Club of Hemet/San Jacinto and the Hemet-San Jacinto Action Group. On the same day of the meeting, the Soroptimist Club also held its annual holiday fundraiser at the Visitor Center. At the Hemet-San Jacinto Action Group meeting, Metropolitan staff gave a presentation on the proposed sustainability institute. Members of The Hemet-San Jacinto Action Group include local business and community leaders.

The DVL Visitor Center, in conjunction with the Western Science Center and in collaboration with Valley-Wide Park and Recreation District and the DVL Marina, opened its doors to the community to usher in an "Old Fashioned Holiday". Visitors toured the DVL Visitor Center, explored the museum, took pictures with Santa, made holiday crafts and were entertained by choirs and dance groups.

The Riverside County peace officers held a motorcycle ride honoring fallen officers. They stopped at the Viewpoint at DVL during the ride for a presentation about DVL. The officers then continued their ride to Lake Skinner where they enjoyed a catered lunch in the day use area.

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Staff continues to operate the DVL Visitor Center. DVL Visitor Center and Viewpoint statistics during October through December 2009 include:

Program	Number of Visitors October 2009	Number of Visitors November 2009	Number of Visitors December 2009	Total Visitors October to December 2009
Visitor Center	1,342	1,419	784	3,545
Viewpoint	2,815	1,635	877	5,327
Field Trips	326	386	537	1,249
Tours and Inspection Trips	260	123	20	403
Special Events	0	48	998	1,046
<b>TOTAL</b>	<b>4,743</b>	<b>3,611</b>	<b>3,216</b>	<b>11,570</b>

### Requests Received for Secondary Uses

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

During the fourth quarter of fiscal year 2008/09, there were four requests for a long-term leases and license (exceeding one year) as shown on [Attachment 1](#). Leases and licenses are generally considered on property owned by Metropolitan that is 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. Metropolitan generally uses a license in circumstances that require direct and discretionary ability for Metropolitan to take immediate possession of the property for operations, business, or security needs, or where it is essential to have interruptible control to the property. A license, by definition, provides a limited privilege to carry out a defined activity on the land. The activity must be compatible with Metropolitan's primary use, and the license terms protect against any misuse of the property by the licensee. The licensee must accept Metropolitan's paramount rights. Metropolitan does not convey any estate or interest in the land. A license is typically revocable at the will of the licensor (in this case Metropolitan), is not assignable, and typically provides fewer rights to the licensed party than a lease.

First Solar, Inc. is requesting transmission line crossings over a portion of Metropolitan's Colorado River Aqueduct right-of-way near Metropolitan's Eagle Mountain Pumping Plant right-of-way to serve two proposed large-scale solar power projects. The Office of Statewide Health Planning and Development (OSHPD) is requesting four additional parking spaces on parking level P-2 at Metropolitan's Headquarters Building. Solar Reserve is requesting entry onto a portion of Metropolitan's Colorado River Aqueduct right-of-way to perform feasibility studies for a proposed transmission line crossing. Sunesys, Inc. is requesting a license to construct an underground fiber optic communication transmission line. This transmission line will facilitate a high fiber speed computer network for the Riverside County Office of Education.

Metropolitan's standard leasing terms and conditions, required by the MWD Administrative Code or affirmed 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 or regulatory conditions or permits; c) Metropolitan has unconditional right to enter and inspect the property; d) No hazardous substances allowed; e) 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 (except for leases with public entities or for telecommunications purposes); h) Lessee responsible for maintenance; i) Lessee pays all applicable fees, costs, and taxes, e.g. business and possessory taxes; j) Lessee indemnifies Metropolitan and provides hold-harmless clause and/or provides liability

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insurance; k) Any improvements provided by the tenant/lessee require prior written Metropolitan approval; and, l) Compliance is required for local, state, federal statutes and ordinances. An administrative processing fee paid by the requestor/applicant is generally required.

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

**Attachment 2** is a listing of the recent requests for easements and other durable property interests or administrative proceedings (for example, quitclaims). The easement requests are considered on properties that are not categorized as surplus due to underlying Metropolitan pipelines or operational needs. There were four requests for infrastructure improvements including access, traffic signals, roads and utilities.

### **Completed Transactions**

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

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

Four permanent easements were acquired for the Perris Valley Pipeline Project. Three of the easements are for access to the pipeline for maintenance and repair purposes and one easement is for a service connection site to connect to Western Municipal Water District's future pumping station.

A telecommunications site license was acquired for the relocation of radio equipment from the Santa Rosa Plateau location to InSite Towers Edom Hill site in Riverside. This radio equipment will enhance Metropolitan's two-way radio coverage in the Palm Desert area.

A Right of Entry Permit was acquired from the State of California, Department of Parks and Recreation in connection with the Diemer Plant North Access Road Project.

#### **Leases and Permits Granted**

Nine transactions were executed and issued during this reporting period (see **Attachment 4**). These instruments allow others a compatible secondary use of Metropolitan-owned land. The agreements include six entry permits, one entry permit amendment, one license, and one lease all of which conform to criteria affirmed by Metropolitan's Board.

Staff executed four short term permits for filming and parking. These included one permit at Metropolitan's Headquarters Building for the filming of scenes for the television series "Monk", one permit at Metropolitan's Joseph Jensen Water Treatment Plant for the filming of scenes for the television series "Dollhouse", and one permit at DVL for the filming of an Allstate Insurance television commercial. One permit was issued to allow for parking in conjunction with an event taking place at the Union Station terminal.

An entry permit issued to Canyon Crossings Corporate Center was amended to extend the term allowing ingress, egress, parking, street improvements, landscaping and utilities across a portion of the Box Springs Feeder right-of-way and provides for compatible construction activities in conjunction with an adjacent development. The adjacent site development is currently on hold, however, Canyon Crossings continues to perform site maintenance under the terms of the entry permit

ICF Jones and Stokes was issued an entry permit to access portions of the Lake Mathews Multiple Species Reserve area to conduct biological studies to assess and evaluate the suitability of trail alignment for Riverside County Parks.

A license was granted to the City of Los Angeles to allow access over Metropolitan's Foothill Feeder right-of-way in Magazine Canyon near the Joseph Jensen Water Treatment Plant. Los Angeles Department of Water and Power is using this route to access their adjacent property during repairs and construction of the second Los Angeles Aqueduct.

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The Office of Statewide Health Planning and Development (OSHPD) was granted a lease to allow use of four additional parking spaces on parking level P-2 at Metropolitan's Headquarters Building. OSHPD's office lease allows for seven parking spaces, therefore, this brings OSHPD's total parking spaces to eleven.

An entry permit was issued to Southern California Edison Company which allows access to conduct surface and subsurface geotechnical investigations to facilitate construction of electrical poles, conduits, subsurface conduits and an electrical substation located at Metropolitan's Robert B. Diemer Water Treatment Plant.

### **Deeds Granted to Others**

**Attachment 5** lists twenty one quitclaim deeds and one slope easement granted to others by Metropolitan during this reporting period. The San Diego Pipeline No.6 North Reach Project required the acquisition of numerous Temporary Construction Easements (TCE) for construction of the pipeline. Upon completion of the construction of the pipeline, the TCEs which were not still needed for environmental remediation were quitclaimed to the respective property owners. In November 2009, environmental clearance was given and the remaining 20 TCEs were quitclaimed to the respective property owners. Ace Anaheim Building, LLC, Andrew C. Edwards, Managing Member, granted a permanent pipeline easement to Metropolitan for a portion of the Orange County Feeder in Anaheim. This easement was needed to facilitate relocation of Metropolitan's pipeline to accommodate a private construction project. When the pipeline relocation is completed and operating, Metropolitan will quitclaim the existing pipeline easement area to Ace Anaheim Building, LLC. A slope easement was granted to the State of California Department of Transportation to construct, grade and maintain slopes as related to State Highway 62 Widening Project on a portion of Metropolitan's Colorado River Aqueduct right-of-way located near Earp, California.

### **Right-of-Way Protection**

Staff is continuing efforts to develop strategic right-of-way protection and conservation by updating policies, and enlisting further measures to reduce risk.

### **Metropolitan Headquarters Building**

Metropolitan's Headquarters Building (Headquarters Building) has received silver certification for Leadership in Energy and Environmental Design (LEED). The LEED rating system helps building owners and operators measure operations, improvements, and maintenance with the goal of maximizing operational efficiency while minimizing environmental impacts. There are only eleven buildings in city of Los Angeles with LEED certification.

The Headquarters Building received Energy Star certification for 2009. Energy Star is a joint program of the United States Environmental Protection Agency and the United States Department of Energy helping to save money and protect the environment through energy efficient products and practices. This strategic approach to energy management and conservation produces savings to both the environment and in the efficient operation of a facility.

Approximately 150 scheduled maintenance procedures were completed within the Headquarters Building in December. Examples of preventative maintenance include cleaning, replacing, adjusting and lubricating mechanical equipment and systems; and, checking pumps for vibration and overheating.

The area on the second floor occupied by the Office of Statewide Health Planning & Development was painted per the terms of the lease agreement.

Effective June 1, 2009, the City of Los Angeles amended Section 27.33.19 of the Los Angeles Municipal Code (Emergency Planning and Evacuation Requirements for High-Rise Buildings) to provide for additional emergency and evacuation requirements for high-rise buildings. This ordinance requires that all high-rise buildings have a certified fire safety director and a certified assistant fire safety director on premises. In addition, all floor wardens and their alternates must be certified. This certification program is monitored by the Los Angeles Fire Department and involves online training and a written test. Members of Metropolitan's fire safety staff in the affected roles are currently completing the certifications.

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During this reporting period, there were 154 special events held in the Headquarters Building. These special events are those activities sponsored by entities other than Metropolitan.

### **Annexations**

The Executive Officers of San Diego, Riverside and Ventura Local Agency Formation Commission issued four Certificate of Completion documents. Each document certifies completion of annexations to the member agency and Metropolitan and the recording date became the effective date of the annexations. Erreca Annexation was recorded September 4, 2009 adding 22.70 acres to San Diego County Water Authority in San Diego County. Annexation Nos. 87 and 93 were recorded in Ventura County December 28, 2009, adding 11.58 and 1.79 acres respectively to Calleguas Municipal Water District. The 102nd Fringe Area annexation was recorded on December 22, 2009, in Riverside County adding 40.68 acres to Eastern Municipal Water District. The total annexation fee collected totaled \$301,190.39 for this quarter with a commitment to serve less than 30 acre feet per year.

Two annexation submittals were withdrawn before action by the Executive Officers of Riverside Local Agency Formation Commission. The 82nd Fringe Area annexation within Eastern Municipal Water District known as Calvary Chapel of Murrieta was withdrawn pending environmental action by Riverside County. The 43rd Fringe Area annexation within Western Municipal Water District was affected by the current economic climate. If water is needed, then the owners can reapply as outlined in the Metropolitan Administrative Code Section 3100.

### **Goals**

- Evaluate Statement of Qualifications for solar farm development on Metropolitan's non-operational property in response to RFQ 932
- Finalize selection and obtain required Board approval for on-call consulting agreements under RFQ 926 and a developer for the Arrow Highway Property under RFQ 928
- Advertise RFQs for a recreational vehicle park developer and a long-term marina operator, as well as a Request for Information for an operator for the proposed sustainability institute
- Finalize selection of qualified firms from the responses to RFQ 914 for as-needed real estate and related services

### **Upcoming Board Items**

- Overview of potential land uses for the DVL property and options for the DVL Visitor Center
- RPDM budget presentation
- Present Board action item regarding staff recommendation to surplus excess residential property in Yorba Linda near the Robert B. Diemer Water Treatment Plant

**Requests for Long Term Leases and Licenses by Others  
During 2nd Quarter of FY 2009/10  
October 1, 2009 through December 31, 2009**

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

First Solar, Inc. (RL 3046)	Private	TBD	License	TBD	TBD <sup>(1)</sup>	Y	First Solar, in collaboration with Southern California Edison Company (SCE) is requesting power transmission line crossings over portions of Metropolitan's Colorado River Aqueduct right-of-way. First Solar is proposing to build two large-scale solar power projects anticipated to generate 550 megawatts of electricity (estimated to serve 170,000 homes). The requested power pole line crossings will connect their proposed solar power plant to SCE's switchyard located near Metropolitan's Eagle Mountain Pumping Plant.
Office of Statewide Health Planning and Development (OSHPD) (RL 3035)	Public	n/a <sup>(2)</sup>	Lease	20 months	\$500	Y	OSHPD is requesting use of four additional parking spaces on parking level P-2 at Metropolitan's Headquarters Building
Solar Reserve (RL 3065)	Private	TBD	License	TBD	TBD <sup>(1)</sup>	Y	Solar Reserve is requesting entry onto a portion of Metropolitan's Colorado River Aqueduct right-of-way to perform feasibility studies for the conveyance of power generated at the First Solar's solar power project site to a proposed interconnection point near Metropolitan's Iron Mountain substation. Proposed transmission line would cross a portion of Metropolitan's Colorado River Aqueduct right-of-way.
Sunesys, Inc. (RL 3062)	Private	0.04842	License	5 years	\$2,050	Y	Sunesys is requesting to construct an underground fiber optic communication transmission line crossing a portion of the Colorado River Aqueduct right-of-way. This transmission line will facilitate a high speed computer network for the Riverside County Office of Education.

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

none							
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**Agricultural**

none							
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TBD = To be Determined

n/a = Not Applicable

<sup>(1)</sup> Market rent is based on appraisal plus processing fee

<sup>(2)</sup> Use of four parking spaces at Metropolitan's Headquarters Building

**Requests for Easements by Others  
During 2nd Quarter of FY 2009/10  
October 1, 2009 through December 31, 2009**

GRANTEE NAME	ENTITY TYPE	ACREAGE	TYPE	TERM	FEE	STANDARD CONDITIONS MET (Y/N)	COMMENTS
<b>Infrastructure Improvements (fencing, utilities, access)</b>							
Inland Empire Utilities Agency (IEUA) (RL 3069)	Public	0.321 acre	Easement	Permanent	n/a <sup>(1)</sup>	Y	IEUA is requesting access to operate and maintain Service Connection CB-20 that will deliver water from Metropolitan's Rialto Pipeline
Inland Empire Utilities Agency (IEUA) (RL 3070)	Public	0.068 acre	Easement	Permanent	n/a <sup>(1)</sup>	Y	IEUA is requesting access to operate and maintain Service Connection CB-14 that will deliver water from Metropolitan's Rialto Pipeline
Riverside, County of (RL 3049)	Public	0.073 acre	Easement	Permanent	\$7,900	Y	County is requesting a permanent road and utility easement which will widen El Sobrante Road and benefit Western Municipal Water District's operations center expansion. Property is in close proximity to Lake Mathews.
Riverside, County of (RL 3060)	Public	0.064 acre	Easement	Permanent	\$2,100	Y	County is requesting a permanent easement for a traffic signal which will provide traffic control signalization to Western Municipal Water District's operations center expansion. Property is in close proximity to Lake Mathews.
Southern California Edison (SCE) (RL 3079)	Private	TBD	Easement	Permanent	\$0 <sup>(2)</sup>	Y	SCE is requesting a permanent easement to construct and maintain the electrical infrastructure required to supply power to the ozone generation plant located at Robert B. Diemer Water Treatment Plant
<b>Parking and Other Compatible Improvements (e.g. slopes, drainage, buffer)</b>							
none							

**TBD = To be Determined**

**n/a = Not Applicable**

<sup>(1)</sup> Fee for property rights included in service connection agreement and consistent with Metropolitan's support of the Chino Basin Facilities Improvement Project. This connection will be used to recharge the groundwater basin.

<sup>(2)</sup> This easement is necessary to provide utility service to the ozone generation plant located at Robert B. Diemer Water Treatment Plant and is being provided by this agency at the request of Metropolitan



**Deeds, Grants and Leases Accepted  
During 2nd Quarter of FY 2009/10  
October 1, 2009 through December 31, 2009**

GRANTOR	ACREAGE	TYPE	TERM	USE	RECORDING DATE	COSTS
Ace Anaheim Building, LLC, Andrew C. Edwards, Managing Member	0.147 acre	Easement	Permanent	Pipeline easement for a portion of the Orange County Feeder in Anaheim to accommodate a construction project	12//3/09	\$0 <sup>(1)</sup>
California, State of, Department of Parks and Recreation	0.7492 acre	Entry Permit	Temporary <sup>(2)</sup>	To allow entry for construction of the north access road to B. Diemer Water Treatment Plant	Executed on 11/9/2009 <sup>(3)</sup>	n/a <sup>(4)</sup>
InSite Towers, LLC, a Delaware limited liability company	n/a <sup>(5)</sup>	Telecom Site License	Two years	MWD to install, maintain, operate radio equipment on InSite Towers Telecom Site	n/a <sup>(3)</sup>	\$1,300 per month
LNR CPI MERIDIAN BTS 223, LLC, a California limited liability company	0.153 acre	Easement	Permanent	Ingress and egress for Perris Valley Pipeline	12/24/2009	n/a <sup>(6)</sup>
LNR CPI MERIDIAN BTS 223, LLC, a California limited liability company	0.486 acre	Easement	Permanent	Ingress and egress for Perris Valley Pipeline	12/24/2009	n/a <sup>(6)</sup>
LNR Riverside II LLC, a California limited liability company	0.1993 acre	Easement	Permanent	Pipeline service connection to Perris Valley Pipeline	12/24/2009	\$580,000 <sup>(6)</sup>
LNR Riverside II LLC, a California limited liability company	0.729 acre	Easement	Permanent	Ingress and egress to Perris Valley Pipeline	12/24/2009	n/a <sup>(6)</sup>

**TBD = To be Determined**

**n/a = Not Applicable**

<sup>(1)</sup> Exchange of easements to accommodate construction project. When the pipeline relocation is completed and operating, Metropolitan will quitclaim the existing pipeline easement area to Ace Anaheim Building, LLC

<sup>(2)</sup> In effect until an Agreement and Grant of Easement is executed for the proposed road pursuant to provisions contained in the Easement Exchange Agreement dated November 16, 2009

<sup>(3)</sup> Agreement will not be recorded

<sup>(4)</sup> Permit is within the intent of the Memorandum of Understanding dated November 16, 2007, no further consideration is due for the rights granted by this Permit

<sup>(5)</sup> Renting rack space for radio equipment on an existing tower

<sup>(6)</sup> Combined cost to Metropolitan for four easements totaled \$580,000

**Leases and Permits Issued  
During 2nd Quarter of FY 2009/10  
October 1, 2009 through December 31, 2009**

LESSEE	ENTITY TYPE	ACREAGE	TYPE	TERM	USE	FEE/RENT	FREQUENCY
Canyon Crossings Corporate Center (RL 2309)	Private	2.0 acres	Amendment No. 5 to Entry Permit	1 year	Extension to term to allow ingress, egress, parking, street improvements, landscaping and utilities across a portion of the Box Springs Feeder right-of-way and provides for compatible construction activities in conjunction with an adjacent development. Adjacent development project is currently on hold; Canyon Crossings continues to perform site maintenance under terms of entry permit.	\$2,500	One Time
Gerber, Elizabeth (RL 3051)	Private	n/a <sup>(1)</sup>	Entry Permit	1 day	Allows use of 55 parking spaces at Metropolitan's Headquarters Building for an event held at Union Station	\$1,160 <sup>(2)</sup>	One Time
ICF Jones and Stokes (RL 3033)	Private	n/a <sup>(3)</sup>	Entry Permit	1 year	Allows access onto portions of Lake Mathews Multiple Species Reserve area to conduct biological studies to assess and evaluate the suitability of trail alignments for Riverside County Parks	\$0 <sup>(4)</sup>	n/a
Imperial Woodpecker, LLC (RL 3067)	Private	n/a <sup>(5)</sup>	Entry Permit	1 day	Allows use of the east dam and dirt lot at Diamond Valley Lake to film an Allstate Insurance television commercial	\$13,000 <sup>(6)</sup>	One Time
Los Angeles, City of (RL 2965)	Public	0.767 acre	License	1 year <sup>(7)</sup>	Allows access over Metropolitan's Foothill Feeder right-of-way in Magazine Canyon near the Joseph Jensen Water Treatment Plant. Los Angeles Department of Water and Power is using this route to access their adjacent property during construction of a second Los Angeles Aqueduct improvements	\$4,100 <sup>(8)</sup>	Annual
Office of Statewide Health Planning and Development (RL 3035)	Public	n/a <sup>(9)</sup>	Lease	20 months	Allows use of four additional parking spaces on parking level P-2 at Metropolitan's Headquarters Building	\$500	Monthly
Southern California Edison Company (RL 3054)	Private	Approximately 1.0 acre	Entry Permit	1 year	Allows access to conduct surface and subsurface geotechnical investigations to facilitate construction of electrical poles, conduits, subsurface conduits and an electrical substation located at Metropolitan's Robert B. Diemer Water Treatment Plant	\$0 <sup>(10)</sup>	n/a
Twentieth Century Fox Television (RL 3061)	Private	n/a <sup>(11)</sup>	Entry Permit	4 days	Allows use of the contactor tunnel 1, ozone basement, and surrounding areas at the Joseph Jensen Water Treatment Plant in Granada Hills to film scenes for the television series "Dollhouse"	\$39,900 <sup>(6)</sup>	One Time
Universal Network Television, LLC (RL 3055)	Private	n/a <sup>(12)</sup>	Entry Permit	1 day	Allows use of the courtyard patio and portions of the first floor at Metropolitan's Headquarters Building to film scenes for the television series "Monk"	\$10,000 <sup>(6)</sup>	One Time

**TBD = To be Determined**

**n/a = Not Applicable**

<sup>(1)</sup> Temporary use of 55 parking spaces at Metropolitan's Headquarters Building

<sup>(2)</sup> Fee includes a \$500 security deposit

**Leases and Permits Issued  
During 2nd Quarter of FY 2009/10  
October 1, 2009 through December 31, 2009**

LESSEE	ENTITY TYPE	ACREAGE	TYPE	TERM	USE	FEE/RENT	FREQUENCY
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<sup>(3)</sup> Intermittent visits on portions throughout the reserve area

<sup>(4)</sup> Mutual benefit of Metropolitan's receipt of on-site investigative studies and reports

<sup>(5)</sup> Use of the portions of the east dam at Diamond Valley Lake to film a 1940 Packard on the top of the east dam and to film other scenes on a dirt lot located near Searl Parkway and Angler Avenue

<sup>(6)</sup> Fee includes a \$5,000 security deposit

<sup>(7)</sup> Term allows for year-to-year renewals not to exceed a total of five years

<sup>(8)</sup> First year fee of \$4,100 includes a one-time processing fee of \$1,500 and annual rent of \$2,600. Renewal fees will increase by 5% annually.

<sup>(9)</sup> Use of four parking spaces at Metropolitan's Headquarters Building

<sup>(10)</sup> This entry permit is necessary to facilitate the construction of the infrastructure which will supply power to the ozone generation plant located at Robert B. Diemer Water Treatment Plant and is being provided by this agency at the request of Metropolitan

<sup>(11)</sup> Use of the contactor tunnel 1, ozone basement, parking lot at the Joseph Jensen Water Treatment Plant

<sup>(12)</sup> Use of the courtyard patio and portions of the first floor for filming at Metropolitan's Headquarters Building. Also included use of the perimeter roadway for truck parking.

**Deeds Granted**  
**During 2nd Quarter of FY 2009/10**  
**October 1, 2009 through December 31, 2009**

GRANTEE	ACREAGE	TYPE	TERM	USE	DOCUMENT RECORDING DATE	FEE/RENT	FREQUENCY
California, State of, Department of Transportation (RL 3007)	0.043 acre	Easement	Permanent	Construct, grade and maintain slopes as related to State Highway 62 Widening Project on a portion of Metropolitan's Colorado River Aqueduct right-of-way located near Earp, California	TBD <sup>(1)</sup>	\$4,400	One Time
TWA-Anaheim Limited Partnership, a Michigan Limited Partnership(RL 3045)	0.17 acre	Quitclaim	Permanent	Quitclaim an existing permanent pipeline easement in exchange for a new permanent pipeline easement already in place	12/22/2009	\$0 <sup>(2)</sup>	n/a
Barlow, Steve and Marie A., Husband and Wife Trustees for The Barlow Family Trust	0.547 acre	Quitclaim	n/a	Relinquishment of property rights back to property owner. These rights were acquired through a temporary access easement in connection with the San Diego Pipeline No. 6 North Reach Project.	11/19/2009	\$0 <sup>(3)</sup>	n/a
Boldt, John N. and Tammie L.	1.109 acres	Quitclaim	n/a	Relinquishment of property rights back to property owner. These rights were acquired through a temporary access easement in connection with the San Diego Pipeline No. 6 North Reach Project.	11/19/2009	\$0 <sup>(3)</sup>	n/a
Chase, Margaret E., Successor Trustee of the Chase Family 1995 Trust under Declaration of Trust dated August 18, 1995	4.283 acres	Quitclaim	n/a	Relinquishment of property rights back to property owner. These rights were acquired through a temporary access easement in connection with the San Diego Pipeline No. 6 North Reach Project.	11/19/2009	\$0 <sup>(3)</sup>	n/a
Conde, Donald J. and Julie K., Husband and Wife as Joint Tenants	0.613 acre	Quitclaim	n/a	Relinquishment of property rights back to property owner. These rights were acquired through a temporary access easement in connection with the San Diego Pipeline No. 6 North Reach Project.	11/19/2009	\$0 <sup>(3)</sup>	n/a
First Bank, Successor Trustee of the Tamara T. Rand Trust FOB Rochelle Rand, under the Tamara T. Rand Revocable Trust dated September 4, 1974	7.728 acres	Quitclaim	n/a	Relinquishment of property rights back to property owner. These rights were acquired through a temporary access easement in connection with the San Diego Pipeline No. 6 North Reach Project.	11/19/2009	\$0 <sup>(3)</sup>	n/a
Groomer, Dennis W. and Rachel H., Husband and Wife as joint tenants	1.045 acres	Quitclaim	n/a	Relinquishment of property rights back to property owner. These rights were acquired through a temporary access easement in connection with the San Diego Pipeline No. 6 North Reach Project.	11/19/2009	\$0 <sup>(3)</sup>	n/a
Leslie, Thomas, An Unmarried Man	0.161 acre	Quitclaim	n/a	Relinquishment of property rights back to property owner. These rights were acquired through a temporary access easement in connection with the San Diego Pipeline No. 6 North Reach Project.	11/19/2009	\$0 <sup>(3)</sup>	n/a
Mais, William R. and Ruth M. as Co-Trustees of the William R. Mais and Ruth Mais Family Trust, dated October 25, 1996	11.201 acres	Quitclaim	n/a	Relinquishment of property rights back to property owner. These rights were acquired through a temporary access easement in connection with the San Diego Pipeline No. 6 North Reach Project.	11/19/2009	\$0 <sup>(3)</sup>	n/a

**Deeds Granted**  
**During 2nd Quarter of FY 2009/10**  
**October 1, 2009 through December 31, 2009**

GRANTEE	ACREAGE	TYPE	TERM	USE	DOCUMENT RECORDING DATE	FEE/RENT	FREQUENCY
Makepeace, Fred Gene and Veronica Lee, Husband and Wife	0.670 acre	Quitclaim	n/a	Relinquishment of property rights back to property owner. These rights were acquired through a temporary access easement in connection with the San Diego Pipeline No. 6 North Reach Project.	11/19/2009	\$0 <sup>(3)</sup>	n/a
Morrin, Robert Ronald and Kathleen Veronica	1.174 acres	Quitclaim	n/a	Relinquishment of property rights back to property owner. These rights were acquired through a temporary access easement in connection with the San Diego Pipeline No. 6 North Reach Project.	11/19/2009	\$0 <sup>(3)</sup>	n/a
Northern Trust Bank of California, N.A., Successor Trustee of the Tamara T. Rand Revocable Trust	7.728 acres	Quitclaim	n/a	Relinquishment of property rights back to property owner. These rights were acquired through a temporary access easement in connection with the San Diego Pipeline No. 6 North Reach Project.	11/19/2009	\$0 <sup>(3)</sup>	n/a
Rancho 42, a California Limited Partnership	5.713 acres	Quitclaim	n/a	Relinquishment of property rights back to property owner. These rights were acquired through a temporary access easement in connection with the San Diego Pipeline No. 6 North Reach Project.	11/19/2009	\$0 <sup>(3)</sup>	n/a
Rand, Phillip R.	7.728 acres	Quitclaim	n/a	Relinquishment of property rights back to property owner. These rights were acquired through a temporary access easement in connection with the San Diego Pipeline No. 6 North Reach Project.	11/19/2009	\$0 <sup>(3)</sup>	n/a
Rashwan, Gamal Eldian, a single man	1.194 acres	Quitclaim	n/a	Relinquishment of property rights back to property owner. These rights were acquired through a temporary access easement in connection with the San Diego Pipeline No. 6 North Reach Project.	11/19/2009	\$0 <sup>(3)</sup>	n/a
Rotellini, Juan Carlos as Trustee of the Currado Trust, dated July 28, 1997	4.676 acres	Quitclaim	n/a	Relinquishment of property rights back to property owner. These rights were acquired through a temporary access easement in connection with the San Diego Pipeline No. 6 North Reach Project.	11/19/2009	\$0 <sup>(3)</sup>	n/a
Therrien, Gary Paul and Theresa C.	1.325 acres	Quitclaim	n/a	Relinquishment of property rights back to property owner. These rights were acquired through a temporary access easement in connection with the San Diego Pipeline No. 6 North Reach Project.	11/19/2009	\$0 <sup>(3)</sup>	n/a
Van Roekel, Gordon B. and Maurice C. as Trustee of the Van Roekel Living Trust, Dated April 21, 1989	4.438 acres	Quitclaim	n/a	Relinquishment of property rights back to property owner. These rights were acquired through a temporary access easement in connection with the San Diego Pipeline No. 6 North Reach Project.	11/19/2009	\$0 <sup>(3)</sup>	n/a
Wilkinson, Arlene	1.392 acres	Quitclaim	n/a	Relinquishment of property rights back to property owner. These rights were acquired through a temporary access easement in connection with the San Diego Pipeline No. 6 North Reach Project.	11/19/2009	\$0 <sup>(3)</sup>	n/a

**Deeds Granted**  
**During 2nd Quarter of FY 2009/10**  
**October 1, 2009 through December 31, 2009**

GRANTEE	ACREAGE	TYPE	TERM	USE	DOCUMENT RECORDING DATE	FEE/RENT	FREQUENCY
Wine County Properties, LLC	1.791 acres	Quitclaim	n/a	Relinquishment of property rights back to property owner. These rights were acquired through a temporary access easement in connection with the San Diego Pipeline No. 6 North Reach Project.	11/19/2009	\$0 <sup>(3)</sup>	n/a
Zhang, Xiangkai and Dara	13.283 acres	Quitclaim	n/a	Relinquishment of property rights back to property owner. These rights were acquired through a temporary access easement in connection with the San Diego Pipeline No. 6 North Reach Project.	11/19/2009	\$0 <sup>(3)</sup>	n/a

**n/a = Not Applicable**

<sup>(1)</sup> Document has been executed by Metropolitan and transmitted to the requestor for acceptance and recording

<sup>(2)</sup> This completed a transaction to exchange equivalent pipeline easements. The new permanent easement has been recorded.

<sup>(3)</sup> Metropolitan is no longer in need of temporary access easement. Paperwork being recorded to complete the transaction. No additional payment required.