



● Real Estate Activities Quarterly Report ending September 30, 2012

Summary and Accomplishments

This report provides an update on real estate activities for the period July through September 2012.

During this reporting period:

- Fourteen transactions were executed during this reporting period, including several compatible secondary land uses by others; amendments to existing office and telecommunication leases; permits to assist in construction projects; entry permit acquisitions; and, parking permits.
- Real Property Development and Management (RPDM) staff worked collaboratively with Bay Delta Initiatives to assess potential near-term habitat restoration projects.
- Work provided through an agreement with the Cal Poly Corporation, a non-profit corporation affiliated with the Cal Poly campuses, to determine the vitality of providing non-traditional alternatives for wet and dry utilities in the Diamond Valley Lake marina area was completed and a report of recommended solutions, preliminary designs, and preliminary cost estimates for installation and maintenance was received.

Through September 2012, expenses for RPDM Group are 5 percent over budget and revenue is 21 percent over projection.

Attachments

Attachment 1	Deeds and grants accepted by Metropolitan to use others' privately-owned or publicly-owned real property
Attachment 2	Leases and permits issued to others to use Metropolitan-owned land
Attachment 3	Deeds granted to others that provide for compatible uses of Metropolitan-owned land or disposal of surplus property (none)

Detailed Report

Completed Transactions

Deeds and Grants Accepted by Metropolitan

Attachment 1 is a listing of five entry permits acquired from various entities to access property to perform closure of groundwater monitoring wells. The wells were installed to monitor groundwater levels during construction of the San Diego 6 pipeline and are now inactive. In compliance with Riverside County environmental and health ordinances, Metropolitan is closing the wells.

Leases and Permits Granted

Nine transactions were executed and issued during this reporting period (see **Attachment 2**). These instruments allow others a compatible secondary use of Metropolitan-owned land. The agreements include three lease amendments, one facility use permit, three entry permits, and two entry permit amendments all of which conform to criteria affirmed by Metropolitan's Board.

Staff executed one short-term permit for parking at Metropolitan's Headquarters Building in conjunction with a two-day event taking place at both the Union Station train terminal and Metropolitan's courtyard patio area.

American Tower Corporation was issued a five-year extension to an existing telecommunications lease at the Etiwanda Power Plant. The amendment also increased the rent.

Board Report (Real Estate Activities Quarterly Report ending September 30, 2012)

An amendment was issued to Blythe Energy, LLC to extend the term to allow access to construct the Blythe Energy 230kV Gen-Tie Line, including construction of power poles and overhead 230kV power lines for the purpose of interconnecting with Southern California Edison's switchyard facilities located at the Julian Hinds Pumping Plant.

A lease with The State of California, Department of General Services at Metropolitan's Headquarters Building was amended to extend the term, reduce the lease space, and increase the rent to market rate.

The Council for Watershed Health was issued a facility use permit allowing temporary use of one cubicle at Metropolitan's Headquarters Building to host the first United States Environmental Protection Agency Ambassador in Los Angeles.

A lease with E-Z Storage of Van Nuys was executed to amend the term and increase the rent to an existing storage lease on a portion of the Sepulveda Feeder right-of-way.

An entry permit with Eastern Municipal Water District (EMWD) was amended to extend the term to allow for continued access and on-site investigations and grading needed to perform studies in conjunction with EMWD's proposed East Diamond Valley Lake Recycled Water Storage Demonstration Project.

The City of San Jacinto was issued an entry permit to allow for access and non-invasive investigations over a portion of the Colorado River Aqueduct right of way in conjunction with the City's proposed San Jacinto River Levee Project.

Southern California Edison Company was issued an entry permit to allow for a temporary workspace and helicopter landing pad to accommodate the installation of a 500kV electrical line on property adjacent to Metropolitan's Potrero site near Beaumont.

Deeds Granted to Others

No deeds were granted during this reporting period ([Attachment 3](#)).

Right-of-Way Protection

Staff is continuing to develop strategic right-of-way protection and conservation policies, evaluate changes in right of way conditions, and assess Metropolitan's responses to reduce or remediate existing and potential future risks.

**Deeds, Grants and Leases Accepted
During 1st Quarter of FY 2012/13
July 1, 2012 through September 30, 2012**

GRANTOR	ACREAGE	TYPE	TERM	USE	RECORDING DATE	COSTS
Baker, Melvin O. and Kelly M. Baker	n/a	Entry Permit	4 months	Access to property to perform closure of groundwater monitoring wells which were installed when constructing the San Diego 6 pipeline	n/a ⁽¹⁾	\$0 ⁽²⁾
Brintz, Ronald	n/a	Entry Permit	4 months	Access to property to perform closure of groundwater monitoring wells which were installed when constructing the San Diego 6 pipeline	n/a ⁽¹⁾	\$0 ⁽²⁾
Ives-Drouillard, Natalie M.	n/a	Entry Permit	4 months	Access to property to perform closure of groundwater monitoring wells which were installed when constructing the San Diego 6 pipeline	n/a ⁽¹⁾	\$0 ⁽²⁾
Lande, David P. and Rivian	n/a	Entry Permit	4 months	Access to property to perform closure of groundwater monitoring wells which were installed when constructing the San Diego 6 pipeline	n/a ⁽¹⁾	\$0 ⁽²⁾
Resendiz, Ismael	n/a	Entry Permit	4 months	Access to property to perform closure of groundwater monitoring wells which were installed when constructing the San Diego 6 pipeline	n/a ⁽¹⁾	\$0 ⁽²⁾

TBD = To be Determined

n/a = Not Applicable

⁽¹⁾ Agreement is short term and will not be recorded

⁽²⁾ No compensation paid due to mutual benefit of removing monitoring wells

**Leases and Permits Issued
During 1st Quarter of FY 2012/13
July 1, 2012 through September 30, 2012**

LESSEE	ENTITY TYPE	ACREAGE	TYPE	TERM	USE	FEE/RENT	FREQUENCY
AltaMed Health Services Corporation (RL 3247)	Non-Profit ⁽¹⁾	n/a ⁽²⁾	Entry Permit	2 days	Allows use of the courtyard patio and parking areas at 700 N. Alameda Avenue for an event at the Union Station train terminal's south patio and Metropolitan Headquarters Building courtyard patio area	\$4,800 ⁽³⁾	One Time
American Tower Corporation (RL 1647)	Private	0.17 acre	Amendment No. 1 to Lease	5 years ⁽³⁾	Amends the term and increases the rent of an existing telecommunications lease on property located near the Etiwanda Power Plant	\$1,780	Monthly
Blythe Energy, LLC (RL 2954)	Private	TBD ⁽⁴⁾	Amendment No. 5 to Entry Permit	1 year	Extends the term to allow access to construct the Blythe Energy 230kV Gen-Tie Line, including construction of power poles and overhead 230kV power lines for the purpose of interconnecting with Southern California Edison's switchyard facilities located at the Julian Hinds Pumping Plant	\$0 ⁽⁵⁾	n/a
California, State of, Department of General Services (RL 1974)	Public	155 RSF ⁽⁶⁾	Amendment No. 1 to Lease	2 years	Amends the term, reduces the space to one cubicle, and increases the existing office lease rent to market rent for space located at the Metropolitan Headquarters Building	\$333	Monthly
Council for Watershed Health (CWH) (RL 3266)	Public	123 RSF ⁽⁶⁾	Facility Use Permit	3 months	Allows use of one cubicle at Metropolitan Headquarters Building to host a United States Environmental Protection Agency Ambassador to be placed in Los Angeles via the Urban Waters Federal Partnership Program with CWH, Metropolitan and others	\$1 ⁽⁷⁾	One Time
E-Z Storage of Van Nuys (RL 601)	Private	0.29 acre	Amendment No. 4 to Lease	Year to Year	Amends the term and increases the rent to an existing storage lease on a portion of the Sepulveda Feeder right of way	\$1,546	Monthly
Eastern Municipal Water District (EMWD) (RL 3068)	Public	48.752 acres	Amendment No. 2 to Entry Permit	4 years	Extends the term to allow for access and invasive on-site investigations and grading needed to perform studies in conjunction with EMWD's proposed East Diamond Valley Lake Recycled Water Storage Demonstration Project	\$0 ⁽⁸⁾	n/a
San Jacinto, City of (RL 3277)	Public	29.4 acres	Entry Permit	3.5 months	Allows temporary access and non-invasive investigations over a portion of the Colorado River Aqueduct right of way in conjunction with City's proposed San Jacinto River Levee Project	\$2,500	One Time
Southern California Edison Company (RL 3160)	Private	3.5 acres	Entry Permit	10 months	Allows for a temporary workspace and helicopter landing pad to accommodate the installation of a 500kV electrical line on property adjacent to Metropolitan's Potrero site near Beaumont	\$1,500	One Time

TBD = To be Determined

n/a = Not Applicable

⁽¹⁾ Non-profit organization pursuant to IRS Code Section 501

⁽²⁾ Temporary use of 75 parking spaces (first day) and 400 parking spaces (second day) at Metropolitan Headquarters Building

⁽³⁾ An additional \$500 refundable security deposit was collected and subsequently returned

⁽⁴⁾ The acreage will be determined based on requirements for construction and operation of the 230kV transmission line. The California Energy Commission (CEC), Bureau of Land Management (BLM), Metropolitan Water District and other state and federal agencies are providing permits for the components of the 230kV transmission line. The line traverses approximately 67.4 miles in southern California. Other facilities include a new 43-acre substation site, modifications to two existing substations, and an impact assessment for downstream upgrades resulting from an interconnection with

**Leases and Permits Issued
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the existing transmission system operated by Southern California Edison and others.

⁽⁵⁾ The extension of this permit is for the mutual benefit of Blythe Energy, LLC and Metropolitan. The parties to this permit require additional time to negotiate the terms of the operating permit which will supercede RL 2954.

⁽⁶⁾ RSF = Rentable Square Feet

Rentable Square Feet (RSF) is the area of a building, floor or suite used as the basis for calculating Base Rent which includes a pro-rata portion of the Building Common Area. Usable Square Feet (USF) is the actual space occupied. Typically, the RSF is larger than USF because of lessee's use of common areas in the building such as lobbies and cafeteria

⁽⁷⁾ The Council for Watershed Health collaborated with Metropolitan, Urban Waters Federal Partnership Program and others to host the first United States Environmental Protection Agency Ambassador including working with Central Basin Municipal Water District towards water revitalization resulting in mutual benefits

⁽⁸⁾ Mutual benefits of Metropolitan's receipt of on-site investigative studies and reports

**Deeds Granted
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GRANTEE	ACREAGE	TYPE	TERM	USE	DOCUMENT RECORDING DATE	FEE/RENT	FREQUENCY
None							

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