



# Real Estate Activities Quarterly Report 3rd Quarter FY 2014/15

Real Property & Asset Management Committee  
Item 5a  
May 12, 2015

# Accomplishments

- Completed 32 real property related transactions
- Completed appraisal reviews for 9 temporary construction easements needed as part of the Etiwanda Pipeline North Liner Repair project and for properties that may be utilized for increased efficiency of operations at the F. E. Weymouth Water Treatment Plant
- Completed 5 cost studies for the Orange County Feeder Relining Repair Project

# Accomplishments (cont.)

- Prepared the annual update to Metropolitan's dam inundation report which is used as part of Metropolitan's insurance underwriting
- Conducted 15 tours for potential filming activities at Joseph Jensen Water Treatment Plant, Metropolitan Headquarters Building and Sunset Garage

# Accomplishments (cont.)

- Assisted External Affairs with on-water tours of Diamond Valley Lake in conjunction with filming for a San Diego television station and for an NBC4 I-Team investigative producer preparing a story on the effects of Delta seismic activity on southern California
- The seasonal flower trail located in the Multi-Species Reserve and accessed through the DVL Marina opened on February 7
- Three picnic tables were added along the trail courtesy of a local Hemet Eagle Scout project

# Accomplishments (cont.)

- Continued to work with Legal and Engineering Services to assure that Metropolitan has appropriate access for repair projects and appropriate rights for existing and proposed facilities within the Right of Way and Infrastructure Protection Program

# Deeds and Grants Accepted by Metropolitan

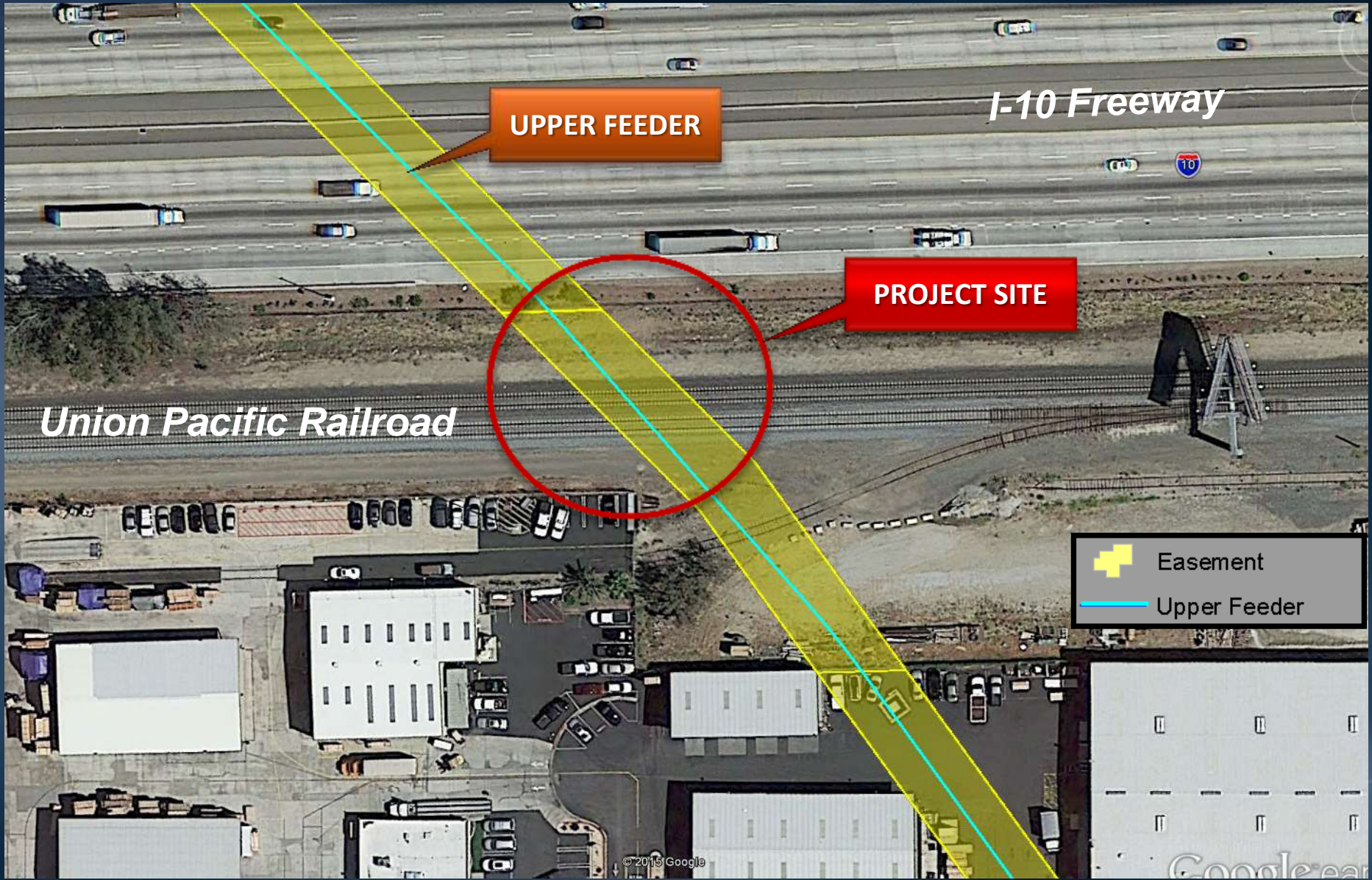
- Acquired four property rights
  - Permanent Easement(1), Agreement and Grant of Easement (1), Consent Letter (1), Entry Permit Amendment (1)

# Consent Letter – Federal Aviation Administration

- Allows for a crane to enter air space near the flight path for Ontario International Airport in conjunction with the Upper Feeder Encasement Project
- Cost –\$0; Grantor did not request compensation



# Federal Aviation Administration





# Amendment to Entry Permit – Worthington Investment Company et al and William L. David

- Allows for extension of term for access onto an adjacent property to perform seismic retrofit for the Upper Feeder located in Jurupa Valley in Riverside County
- Acreage – 4.25 acres
- Cost – \$0; Grantor did not request compensation

# Worthington Investment Company et. al. and William L. Davis



# Leases and Permits Granted

- Processed 23 secondary use transactions
  - Leases (8), Licenses (3), License Amendment (1), Entry Permits (7), Encroachment and Removal Agreements (2), Letters of Consent (2)
- Contained language that is protective of Metropolitan's paramount right to use the property to conduct its core business

# Entry Permit - CBS Television Studios

- Allows use of parking at Metropolitan's Sunset Garage on Alpine Street in connection with a nearby filming of its television series "NCIS"
- Term - 2 days
- Compensation - \$6,600



# CBS Television Studios



# Lease – Parsons Brinckerhoff, Inc.

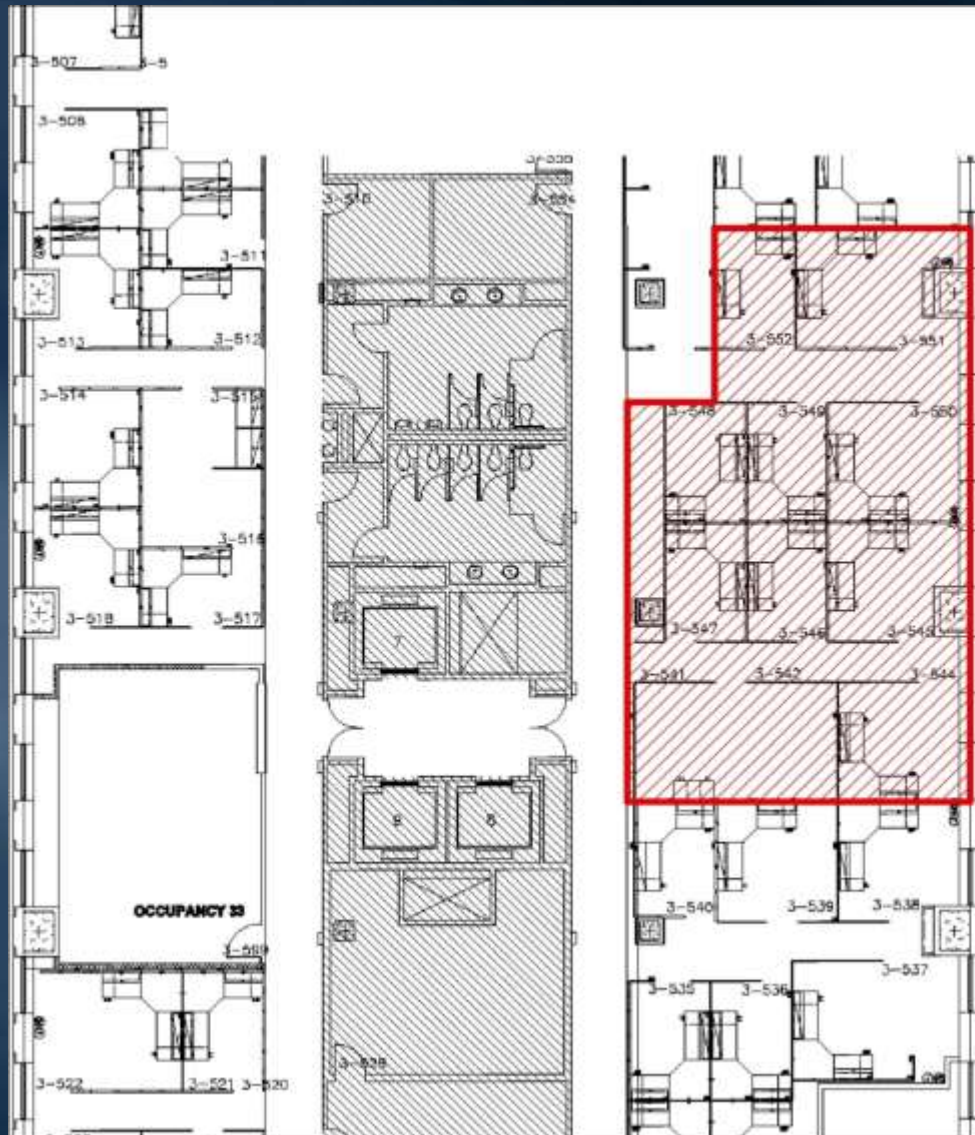
- Allows use of office space on the third floor low rise at the Metropolitan Headquarters Building
- Term - 8 months
- 1,920 square feet (10 cubicles)
- Compensation - \$4,224/month



# General Location Map



# Parsons Brinckerhoff, Inc.



Parsons Brinckerhoff, Inc.  
Rentable: 1,920 sq. ft.  
Usable: 1,762 sq. ft.

**Lease to Parsons Brinckerhoff, Inc.**  
**MWD Parcel MWDHQ-01-100**  
**Use: Office Space**  
**Area: 1,920 sq. ft.**



# License – Sunnylands Broadcasting

- Allows access to property along the Colorado River Aqueduct right of way in the county of Riverside to facilitate an offsite radio communications project on adjacent land owned by the Bureau of Land Management
- Term - 3 years
- 16 acres
- Compensation - \$4,000

# Sunnylands Broadcasting



# Entry Permit – Turner Broadcasting System

- Allows for filming at Joseph Jensen Water Treatment Plant of scenes for the television series “The Last Ship”
- Use of pipe gallery 7-8 in module 2, ozone contactor cooling water strainer room and gravel lot
- Term - 5 days
- Total Compensation - \$23,692



# Turner Broadcasting System



Entry Permit to Turner Broadcasting System  
Joseph Jensen Water Treatment Plant  
Use: Filming



# Entry Permit – U.S. Departments of Navy and Army

- Allows a military training boat-lift exercise on the water at Diamond Valley Lake
- Exercise consisted of launching Navy boats onto the lake with Army helicopters working in the air space above
- Term - 4 days

# U.S. Departments of Navy and Army



# U.S. Departments of Navy and Army





# Deeds Granted to Others

- Granted five agreements
  - Quitclaim (1), Permanent easements (4)
- Contained language that is protective of Metropolitan's paramount right to use the property to conduct its core business

# Permanent Easement – County of Riverside

- Allows for a public road and utility purposes over and across a portion of Metropolitan's San Diego Aqueduct Canal right of way near Lake Skinner
- 0.75 acre
- Total Compensation – \$33,500

# County of Riverside

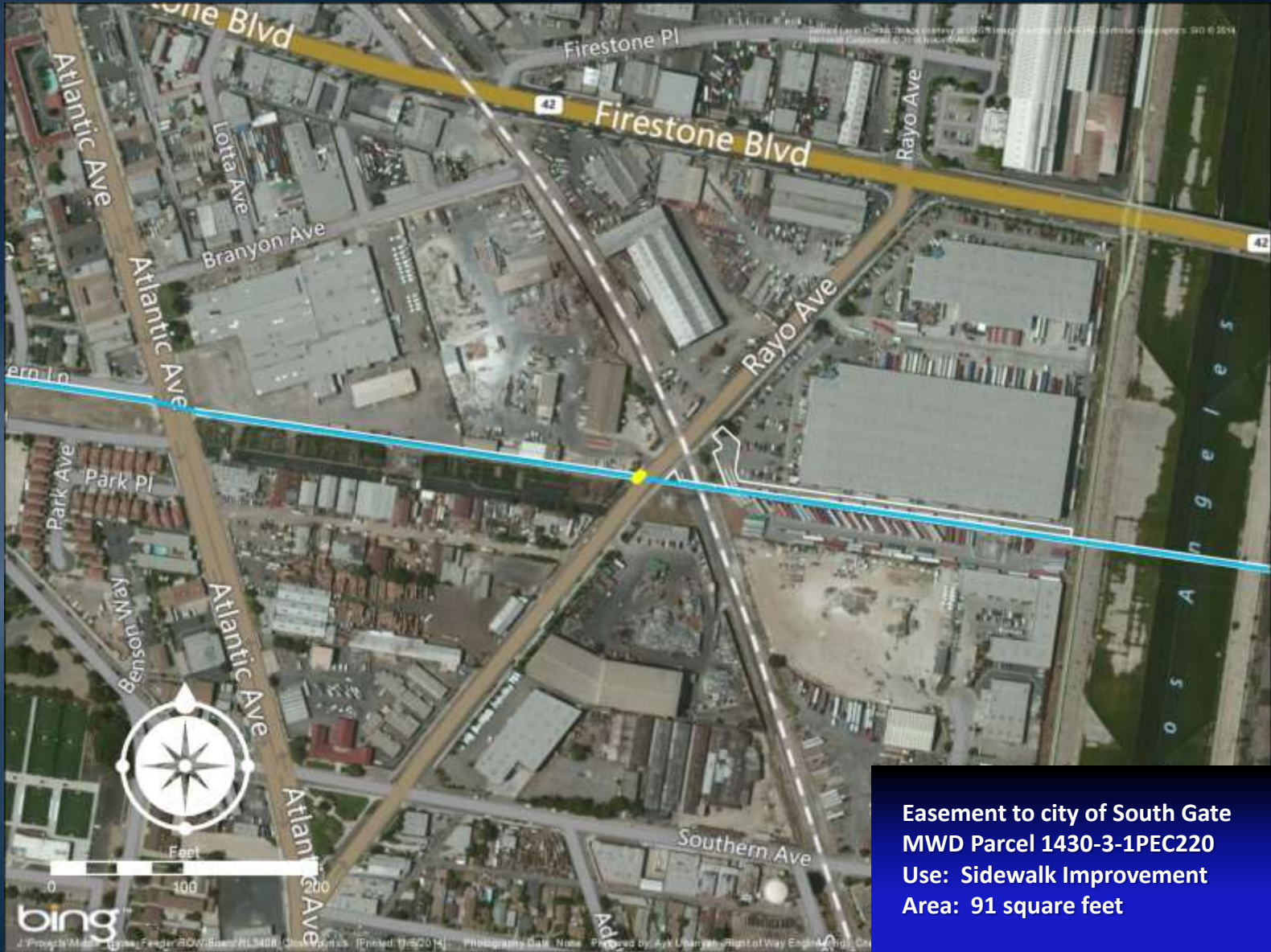




# Permanent Easement – City of South Gate

- Allows for sidewalk improvement purposes over and across a portion of the Middle Cross Feeder
- 91 square feet
- Total Compensation – \$7,000

# Site Map – City of South Gate



**Easement to city of South Gate  
MWD Parcel 1430-3-1PEC220  
Use: Sidewalk Improvement  
Area: 91 square feet**



# Site Map – City of South Gate





# Accomplishments – 2014

- Completed 77 real property related transactions
  - Deeds and Grants Accepted by Metropolitan (22)
    - Permanent Easements (2), Entry Permits (12), Quitclaims (2), License Amendments (1), Consents (5)
  - Leases and Permits Granted (46)
    - Leases (5), Lease Amendments (6), Lease Assignments (1) Licenses (2), Entry Permits (27), Entry Permit Amendments (4), Agreements (1)
  - Deeds Granted to Others (9)
    - Permanent Easements (6), Easement Assignments (1), Quitclaims (1), Grant Deeds (1)

# Accomplishments – 2014 (cont.)

- Cost studies:
  - Completed a cost study on two properties that may be utilized for increased efficiency of operations of Metropolitan's F. E. Weymouth Water Treatment Plant
  - Completed a cost study to perfect Metropolitan's rights on a potential permanent easement from the Los Angeles County Flood Control District located at a portion of the Second Lower Feeder

# Accomplishments – 2014 (cont.)

- Completed a cost study in support of the Etiwanda Pipeline Repair Project.
  - This study provided a range of value for 16 properties for two different temporary easement scenarios per property
- Reviewed a cost study prepared by an outside consultant in conjunction with the Right of Way and Infrastructure Protection Program.
  - The cost study provided a range of value for 22 project sites for permanent and temporary easements



# Accomplishments – 2014 (cont.)

- Completed a report on market trends related to the Palo Verde Valley Fallowing Program
- Provided property research support to Engineering Services related to the maintenance of the drainage channels near Metropolitan's Perris Bypass Pipeline



# Accomplishments – 2013

- Completed 70 real property related transactions
  - Deeds and Grants Accepted by Metropolitan (18)
    - Permanent Easements (2), Entry Permits (7), Temporary Easements (1), Licenses (2), Leases (2) Lease Amendments (2), Consents (2)
  - Leases and Permits Granted (44)
    - Leases (6), Lease Amendments (6), Licenses (2), Entry Permits (19), Entry Permit Amendments (7), License Amendments (2), Consents (2)
  - Deeds Granted to Others (8)
    - Permanent Easements (5), Grant Deeds (2), License Amendments (1)



# Metropolitan's Standard Leasing Terms and Conditions

- Metropolitan retains paramount right to use the property
- Lease provides only secondary uses and is not required by Lessee for primary or regulatory conditions or permits
- Metropolitan has unconditional right to enter and inspect the property
- No hazardous substances allowed
- Rent based on a market appraisal

# Metropolitan's Standard Leasing Terms and Conditions (cont.)

- Cancellation clause for one year or less (except for leases with public entities or for telecommunications purposes)
- Lessee responsible for maintenance
- Lessee pays all applicable fees, costs, and taxes, e.g. business and possessory taxes
- Lessee to maintain insurance, indemnification, defend, and hold harmless provisions protecting Metropolitan against liability

# Metropolitan's Standard Leasing Terms and Conditions (cont.)

- Any improvements provided by the tenant/lessee require prior written Metropolitan approval
- Compliance is required with all local, state, and federal laws
- An administrative processing fee paid by the requestor/applicant is generally required
- Term length greater than five years requires Board approval



# Lease – Parsons Brinckerhoff, Inc.

- Allows use of office space on the third floor low rise at the Metropolitan Headquarters Building
- Term - 8 months
- 1,028 square feet
- Compensation - \$2,210/month plus 4 parking spaces at \$125 each
- Language is protective of Metropolitan's paramount right to use property to conduct its core business

# Parsons Brinckerhoff, Inc.



**MWD  
HEADQUARTERS  
BUILDING**

Parsons Brinckerhoff, Inc.  
Location: 3rd Floor Low Rise  
1,028 sq.ft. rentable  
per modified BOMA

Lease to Parsons Brinckerhoff, Inc.  
MWD Parcel MWDHQ-01-100  
Use: Office Space  
Area: 1,028 sq. ft.