



- Quarterly Report October through December 2016

Summary

This report provides an update on real estate activities for the period October 1, 2016 through December 31, 2016. During this reporting period, eleven transactions were executed including compatible secondary use requests including maintenance, access, construction and office space, and acquisition of property for access, maintenance, and storage/laydown areas.

Purpose

Metropolitan Water District Administrative Code Section 2720: General Manager's Quarterly Reports
Metropolitan Water District Administrative Code Section 8257: Quarterly Reports

Attachments

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| Attachment 1 | Deeds and grants accepted by Metropolitan to use 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 |

Detailed Report

Completed Transactions

Deeds and Grants Accepted by Metropolitan

[Attachment 1](#) lists three real property interests that were accepted.

One permanent easement for water transportation was acquired from Wanda Beverly Hills Properties, LLC, to accommodate their new development, in exchange for quitclaiming Metropolitan's existing easement along a portion of the Santa Monica Feeder Pipeline.

One floating permanent easement for ingress and egress was granted by Englehardt Holdings, LLC, for Metropolitan to access its Rialto Pipeline. There were no costs required in exchange for giving consent of a lease assignment to Englehardt Holdings, LLC on Metropolitan property.

One lease was acquired from the California State Lands Commission for Metropolitan to operate its Bouldin Island boat dock on the Mokelumne River.

Leases and Permits Granted

Seven transactions were executed and issued during this reporting period (see [Attachment 2](#)). These documents allow compatible secondary uses of Metropolitan-owned land, while still ensuring their availability and/or primary operational use by Metropolitan. The agreements include two lease amendments, two entry permits, one entry permit amendments, and two letters of consent, all of which conform to Administrative Code provisions established by Metropolitan's Board.

An existing lease was amended to allow for an above-ground egg conveyance system assigned from McAnally Enterprises, LLC., to New Lake Farms.

An existing lease with Urban Park Concessionaires was amended to extend the term by 24 months, incorporate a 4-tier rent structure and provide a one-time loss recovery payment for facilities at Diamond Valley Lake.

Board Report (Quarterly Report October through December 2016)

An entry permit was issued to Soroptimist International San Jacinto-Hemet Valley to host a community fundraiser benefitting the San Jacinto-Hemet community.

An entry permit was issued to Western Municipal Water District for placement of a temporary trailer and demolition of an existing non-operational pump house.

An existing entry permit was amended to allow non-exclusive use of the Rialto Pipeline for construction purposes.

A two-day consent letter was granted to Leica Geosystems, Inc., to access a portion of Bouldin Island to perform a mobile-mapping demonstration, providing results to Metropolitan's Geodetics and Mapping Team.

A one-day consent letter was granted to the Audobon Society to conduct a shorebird survey on Bouldin Island.

Deeds Granted to Others

[Attachment 3](#) lists one agreement during this reporting period.

Wanda Beverly Hills Properties, LLC were granted a quitclaim in exchange for a permanent easement for water transportation.

**Deeds, Grants and Leases Accepted
During 2nd Quarter of FY 2016/17
October 1, 2016 through December 31, 2016**

GRANTOR	ACREAGE	TYPE	TERM	USE	RECORDING DATE	COSTS
Wanda Beverly Hills Properties, LLC	60 sq. ft.	Easement	Permanent	Permanent easement for water transportation acquired to accommodate Grantor's new development, in exchange for quitclaiming Metropolitan's existing easement along a portion of the Santa Monica Feeder Pipeline	9/28/2016	\$0 ⁽¹⁾
Engelhardt Holdings, LLC	0.56 acre	Easement	Permanent	Floating easement for ingress and egress to Metropolitan's Rialto Pipeline	12/9/2016	\$0 ⁽²⁾
California State Lands Commission	0.16 acre	Lease	10 years	Permits Metropolitan's Bouldin Island boat dock to be operational on the Mokelumne River	n/a	\$484 per year

TBD = To be Determined

n/a = Not Applicable

⁽¹⁾ Wanda Beverly Hills Properties, LLC agreed to pay all the escrow fees for the easement exchange.

⁽²⁾ No costs required in exchange for consent of lease assignment to the Grantor on Metropolitan's property.

**Leases and Permits Issued
During 2nd Quarter of FY 2016/17
October 1, 2016 through December 31, 2016**

LESSEE	ENTITY TYPE	ACREAGE	TYPE	TERM	USE	FEE/RENT	FREQUENCY
New Lakeview Farms (RL2494)	Private	14.655	Amendment No. 1 to Lease		Above ground egg conveyance system assigned from McAnally Enterprises, LLC., to New Lake Farms.	\$381	Monthly
Urban Park Concessionaires (RL3212)	Private	76.767	Amendment No. 5 to Lease	2 years	Operate, manage, and maintain the public Marina at Diamond Valey Lake. This amendment extends term by 24 months, incorporates a 4-tier rent structure & provides a one-time loss recovery payment.	percentage rent	Monthly
Soroptimist International San Jacinto-Hemet Valley (RL4047)	Private	2.1	Entry Permit	1 day	Host community fundraiser benefitting San Jacinto-Hemet Community organized by Soroptimist	\$0 ⁽²⁾	One Time
Western Municipal Water District (RL3415)	Public	1.57	Entry Permit	2 years	For placement of a temporary trailer and demolition of an existing non-operational pump house.	\$2,500	One Time
Kinder-Morqan (RL4033)	Private	1	Amendment No. 1 to Entry Permit	30 days	Allows the term for non-exclusive use of the Rialto Pipeline for construction purposes.	\$2610 ⁽¹⁾	One Time
Audobon CA (RL4060)	Private	6.053	Letter of Consent	1 day	To conduct an annual shorebird survey on Bouldin Island which would benefit Metropolitan in future environmental reviews.	\$0 ⁽²⁾	n/a
Leica Geosystems, Inc. (RL4055)	Private	6.053	Letter of Consent	2 days	To access a portion of Bouldin Island to perform a mobile-mapping demonstration for Metropolitan's Geodetics and Mapping Team.	\$0 ⁽²⁾	n/a

TBD = To be Determined

n/a = Not Applicable

⁽¹⁾ A refundable security fee of \$5,500 was also collected.

⁽²⁾ Fees waived due to mutual benefits.

**Deeds Granted
During 2nd Quarter of FY 2016/17
October 1, 2016 through December 31, 2016**

GRANTEE	ACREAGE	TYPE	TERM	USE	DOCUMENT RECORDING DATE	FEE/RENT	FREQUENCY
Wanda Beverly Hills Properties, LLC	0.232 acre	Quitclaim	Permanent	Water transportation in exchange for quitclaiming Metropolitan's existing easement along a portion of the Santa Monica Feeder Pipeline to accommodate Grantee's new development	9/28/2016	\$0	n/a

TBD = To be Determined

n/a = Not Applicable