



• Quarterly Report July - September 2017

Summary

This report provides an update on real estate activities for the period July 1, 2017 through September 30, 2017. During this reporting period, eleven transactions were executed including compatible secondary use requests for maintenance, access, construction, operations, and office space, and acquisition of property for access, maintenance, 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 Grants, and Leases Accepted by Metropolitan

[Attachment 1](#) lists seven agreements that were accepted.

An entry permit was acquired from the Irvine Community Development company for ingress and egress to the Allen McColloch Pipeline located at Portola Springs, to access an underground electric service line and above ground service cabinet.

A permanent easement was acquired from the Irvine Ranch Water District (IRWD) for additional access to Metropolitan's pressure reducing structure on the Allen McColloch Pipeline within the IRWD's Baker Water Treatment plant in Lake Forest.

A 3-year sublease was acquired from Hooman Enterprises, Inc. for storage of steel liner pipes and contractor workspace as part of the Second Lower Feeder PCCP relining project.

A 10-month license was acquired from Sares-Regis Group for access, construction staging, and contractor workspace as part of the Second Lower Feeder PCCP relining project.

A permanent easement was acquired from the cities of Long Beach and Los Angeles to protect Metropolitan's pipeline right of way for the Palos Verdes Feeder, after the vacation of Butte Street in Los Angeles.

A 28-year following easement was acquired as part of an exchange for quitclaiming an existing following easement as requested by landowners, Gloria J. Stroschein and Debra Lou Keenan, Co-Trustees, in the Palo

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Verde Irrigation District in Imperial County. The exchange was necessitated due to the landowners selling their property.

A permanent road easement was acquired from D. Thompson Properties LLC for ingress and egress to the Upper Feeder Pipeline alignment in conjunction with the development of their commercial property.

Leases and Permits Granted

Four transactions were executed and issued during this reporting period (see [Attachment 2](#)). These documents allow others a compatible secondary use of Metropolitan-owned land. The agreements include two entry permits, one lease and one lease amendment, all of which conform to Administrative Code provisions established by Metropolitan's Board.

An entry permit was amended and issued to the United States of America Navy to allow access for surface and subsurface soil and groundwater sampling.

An entry permit was issued to Department of Forestry and Fire Protection to grant access for purposes of controlled burns in the Lake Mathews area.

A lease was issued to New Cingular Wireless PCS, LLC to allow construction, maintenance, and operation of telecommunication facilities.

An agriculture lease amendment was executed to allow continued farming by D&L Farms on 5,084 acres of Bacon Island.

Deeds Granted to Others

[Attachment 3](#) lists no agreements during this reporting period.

**Deeds, Grants and Leases Accepted
During 1st Quarter of FY 2017/18
July 1, 2017 through September 30, 2017**

GRANTOR	ACREAGE	TYPE	TERM	USE	RECORDING DATE	FEES
Irvine Community Development Company	0.01	Entry Permit	69 days	Allows ingress and egress to the Allen McColloch Pipeline in and underground electrical service line and above ground service cabinet.	n/a ⁽¹⁾	\$0 ⁽²⁾
Irvine Ranch Water District	0.405	Easement	Permanent	Allows additional access to Metropolitan's pressure reducing structure on the Allen McColloch Pipeline.	9/29/2017	\$2,000
Hooman Enterprises, Inc.	4.27	Sublease	3 years	Allows for storage of steel liner pipes and contractor workspace as part of the Second Lower Feeder PCCP relining project.	8/24/2017	\$2,176,154 (\$58,000/mo w/ 3% fixed increases)
Sares-Regis Group	0.193	License	10 months	Allows access, construction staging, and contractor workspace as part of the Second Lower Feeder PCCP relining project.	n/a ⁽³⁾	\$0 ⁽⁴⁾
Long Beach and Los Angeles City	0.40 and two driveways	Easement	Permanent	To protect Metropolitan's pipeline easement rights on the Palos Verdes Feeder.	n/a ⁽¹⁾	\$497,837
Gloria J. Stroschein and Debra Lou Keenan	68 water toll acres	Easement	28 years	An exchange for quitclaiming an existing following easement in the Palo Verde Irrigation District of Imperial County. The exchange was necessitated due to the landowners selling their property.	8/22/2017	\$917 ⁽⁵⁾
D. Thompson Properties, LLC	0.128	Easement	Permanent	Ingress and egress to the Upper Feeder Pipeline alignment in conjunction with the development of their commercial property.	7/27/2017	\$0

TBD = To be Determined

n/a = Not Applicable



⁽¹⁾ Recording not required

⁽²⁾ No compensation required by the property owner

⁽³⁾ Agreement executed, recordation pending confirmation by legal counsel

⁽⁴⁾ No compensation due to the mutual benefits derived by both parties

⁽⁵⁾ Payment for escrow fees

**Leases and Permits Issued
During 1st Quarter of FY 2017/18
July 1, 2017 through September 30, 2017**

LESSEE	ENTITY TYPE	ACREAGE	TYPE	TERM	USE	FEE/RENT	FREQUENCY
United States of America Navy	Public	8.201.0	Entry Permit	14 years	Allows access for surface and subsurface soil and groundwater sampling	\$0 ⁽¹⁾	n/a
Department of Forestry and Fire Protection	Public	963.0	Entry Permit	3 years	Allows access for purposes of controlled burns in the Lake Mathews area.	\$0 ⁽¹⁾	n/a
New Cingular Wireless	Private	0.276	Lease	5 years	Allows construction, maintenance and operation of telecommunication facilities.	\$2,050	Monthly
D&L Farms	Private	5084.0	Lease	6 months	Allows continued farming.	**	Annual

TBD = To be Determined

n/a = Not Applicable

⁽¹⁾ No compensation due to the mutual benefits derived by both parties.

** Crop year 2016 (Outstanding Rent) = \$95,235.01

** Crop year 2017 = \$25,420 plus 15% Share Crop Rent (to be determined)

Deeds Granted
During 1st Quarter of FY 2017/18
July 1, 2017 through September 30, 2017

GRANTEE	ACREAGE	TYPE	TERM	USE	DOCUMENT RECORDING DATE	FEE/RENT	FREQUENCY

TBD = To be Determined

n/a = Not Applicable