



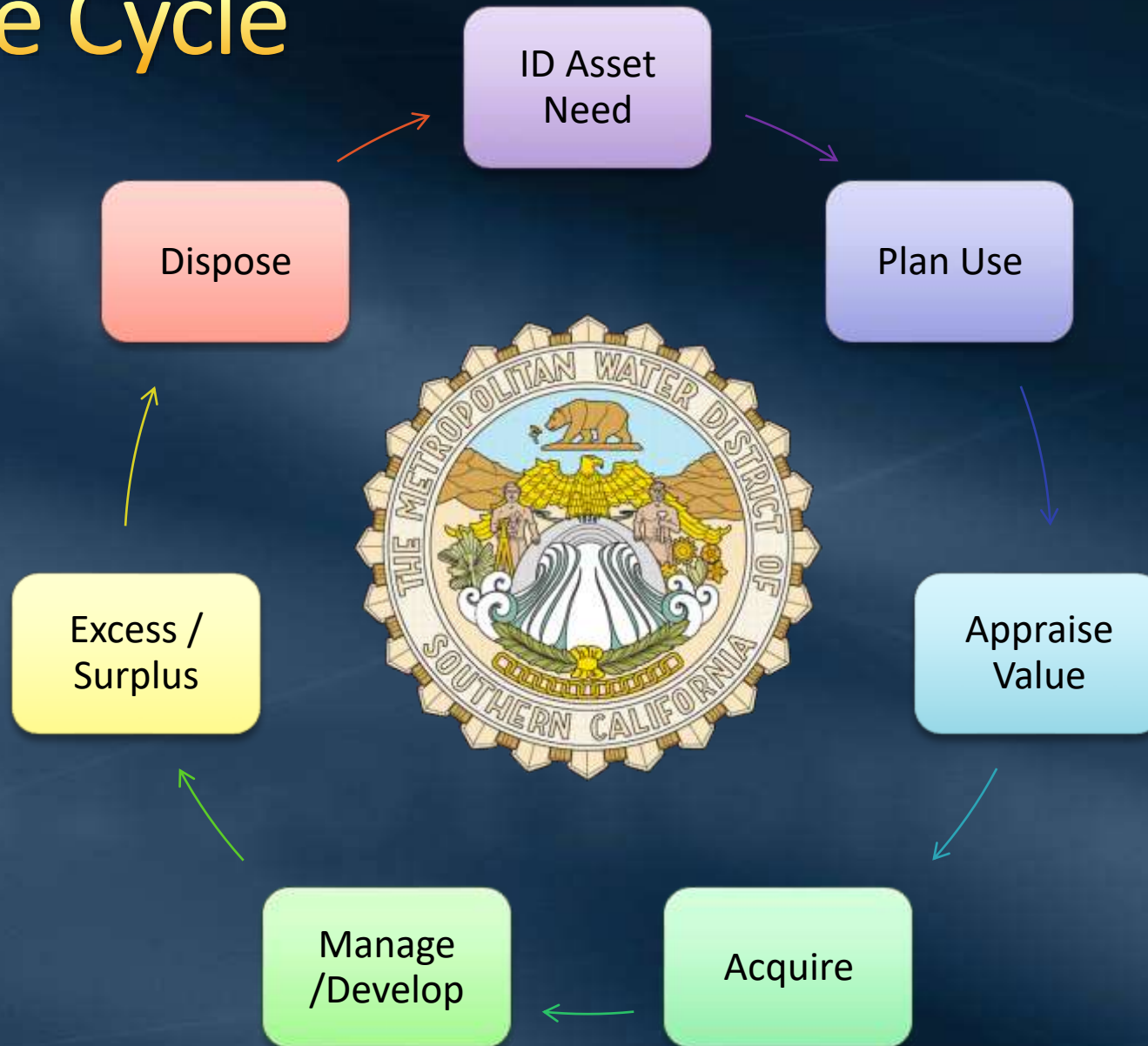
Real Property Group 2021 Highlights & New in 2022

Real Property and Asset Management Committee
January 10, 2022

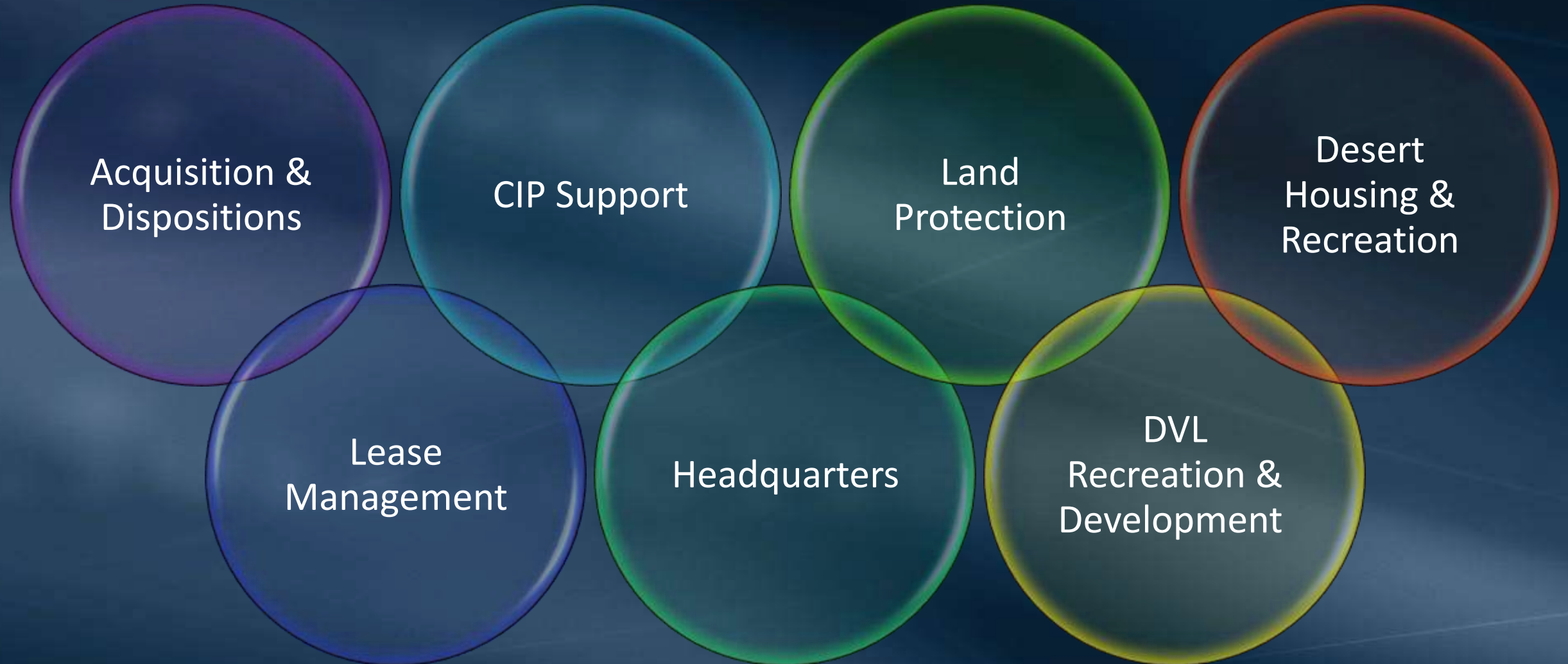
Property Portfolio

- Metropolitan has acquired over 211,000 acres in California
 - Located on 11 counties
 - Land Uses
 - ~128,000 operational acres
 - ~49,000 agricultural acres
 - ~16,000 environmental reserves acres
 - ~18,000 PVID fallowing easement acres
 - Taxes or Assessments
 - Paid if outside service area
 - Paid if not used for District purposes

Property Life Cycle



Key Contributions



Real Property Management Team

Office of the Group Manager



Acquisition, Planning & Disposition

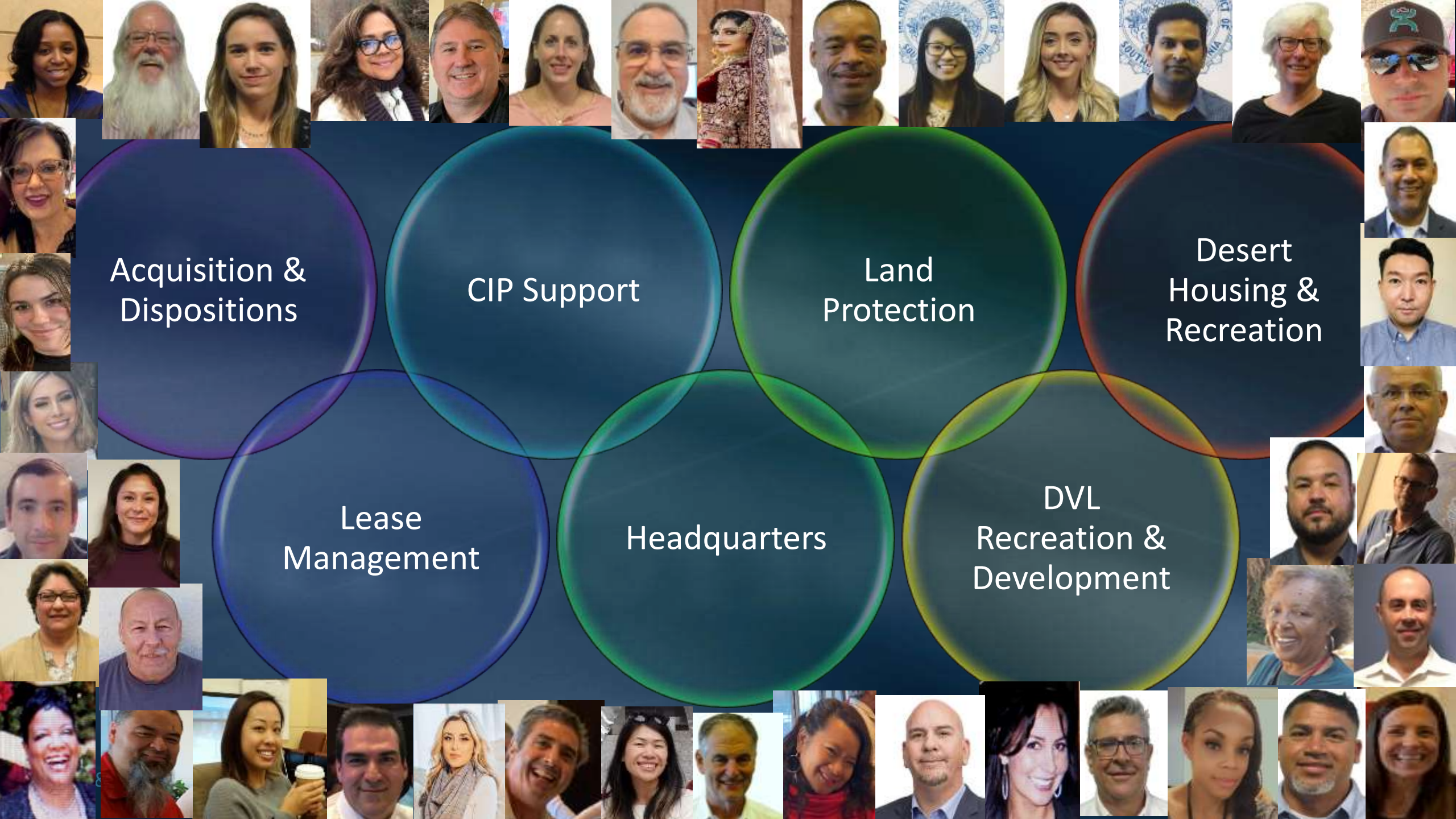
Business & Administration



Land Management & Development



Property Maintenance & Management



Acquisition &
Dispositions

CIP Support

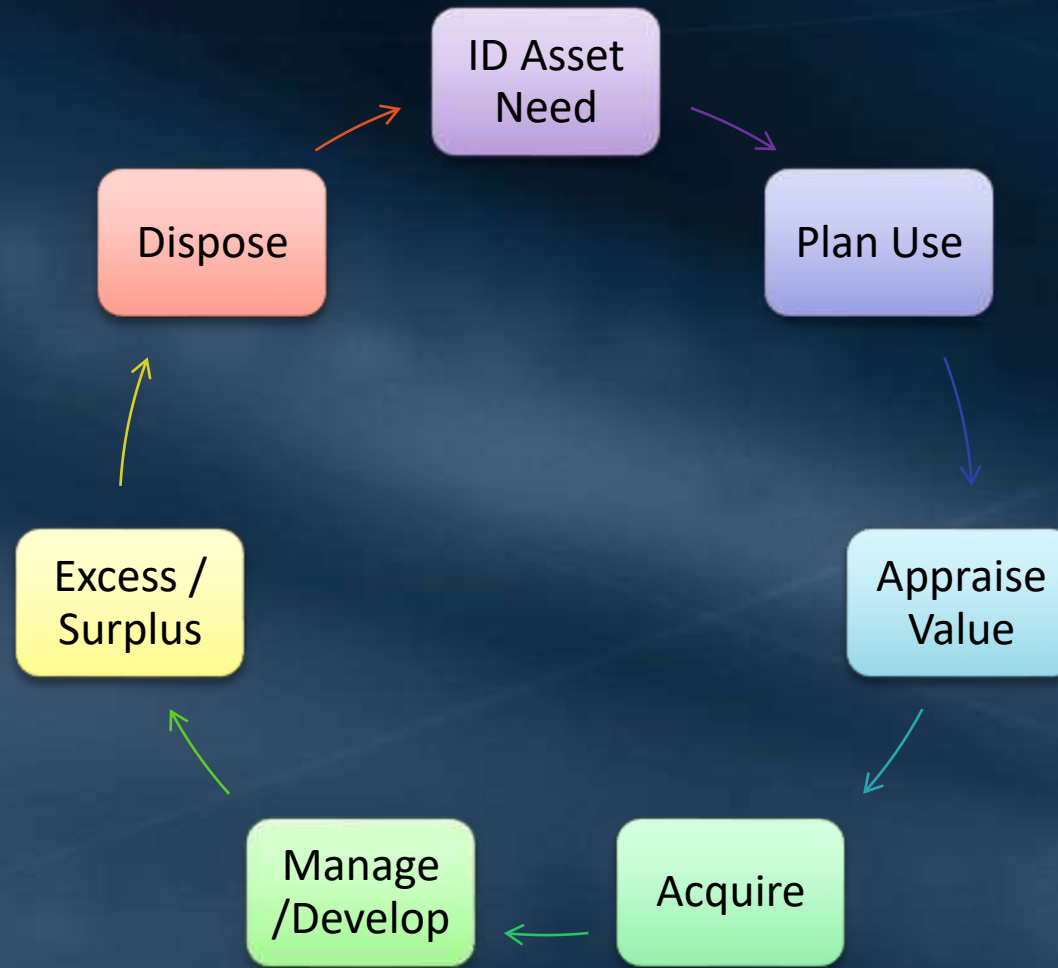
Land
Protection

Desert
Housing &
Recreation

Lease
Management

Headquarters

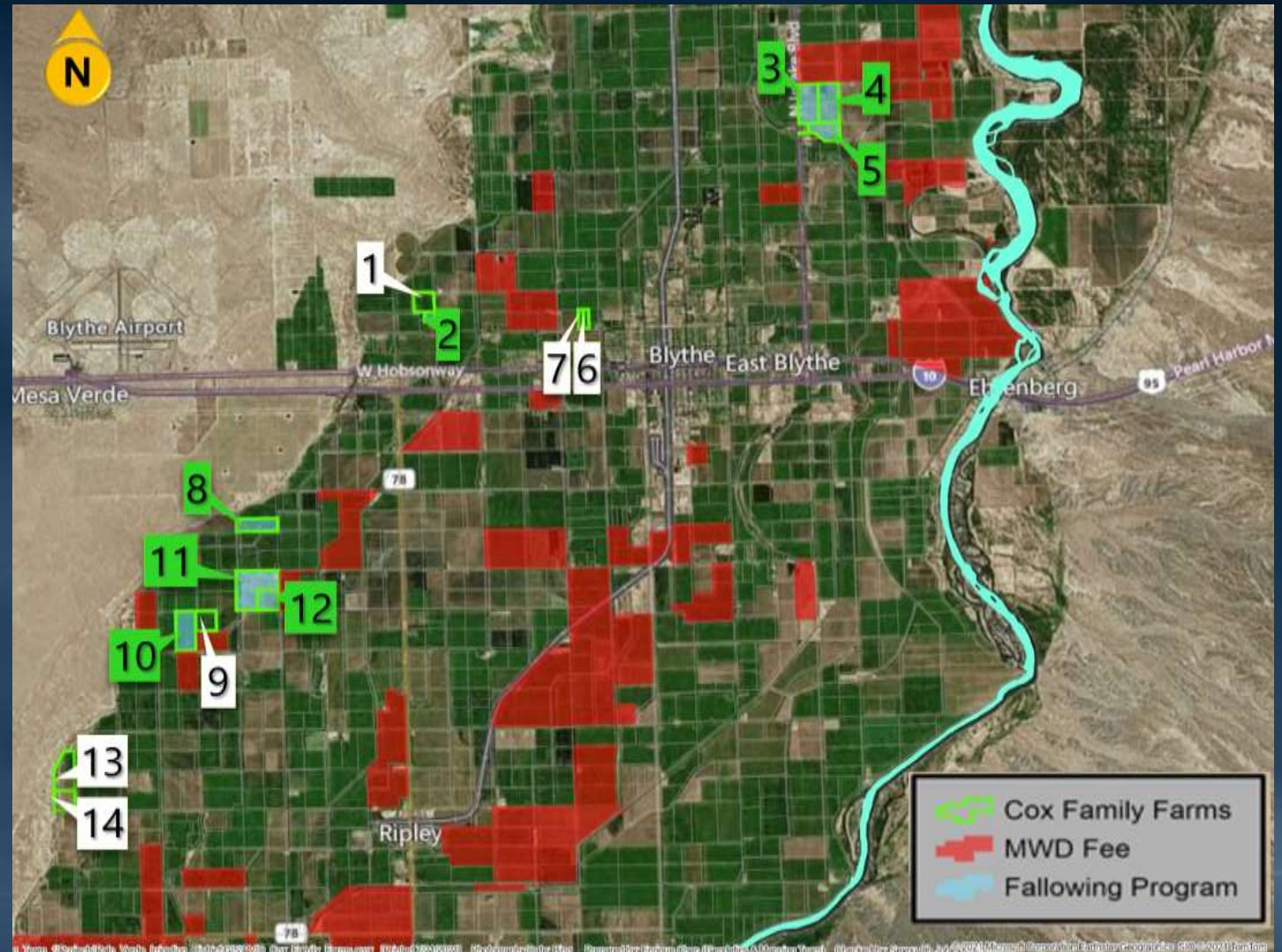
DVL
Recreation &
Development



Acquisition, Land Management, Dispositions

New Acquisition

- Multiphase acquisition negotiated in 2021
- Escrow closings scheduled in 2022
 - Adds 702 acres to the Agricultural portfolio
 - 605 acres with water right
 - Includes lease back consistent with PV leases



Land Management

- Land Protection Goals
 - Protect and secure Metropolitan's property rights and assets
 - Collaborative management efforts
 - Internal PRC, local law enforcement and the public
 - Seek secondary uses to assist with property maintenance, security and income
- Trespassing Examples
 - Private owners' costly improvements
 - Pools, foundations, landscaping
 - Temporary encampments and trash dumping

Land Management

- 2021

- Identified over 500 encroachment issues
- Developed resolution priority, procedures and budget

- 2022

- Detailed encroachment report scheduled in March 2022
- Continue to collaborate with WSO/ESG/Legal to address District-wide issues
 - Assist resolution efforts on emerging trespassing issues
 - Weed abatement
 - Ensure regulatory compliance

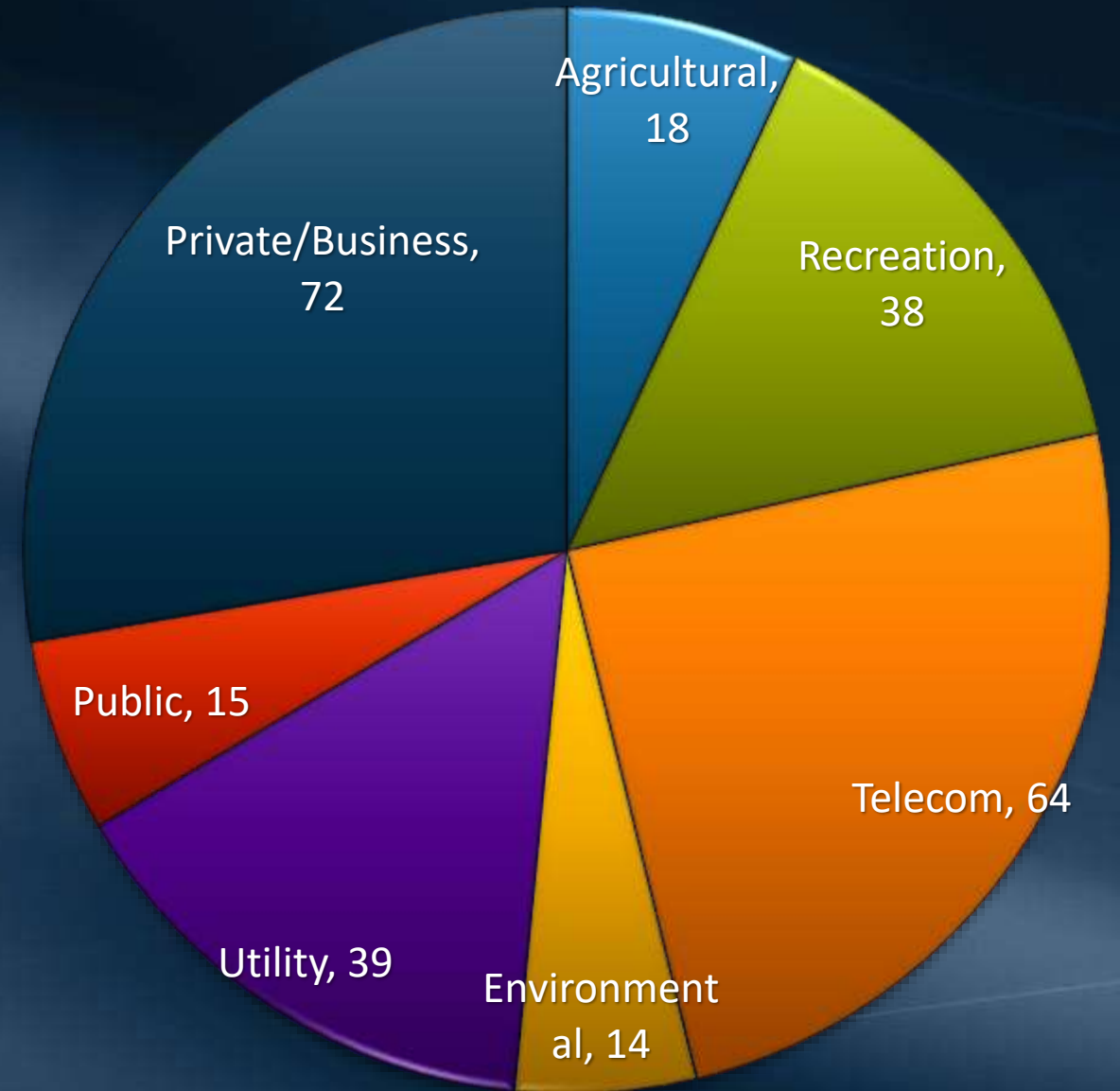
Lease Management

● 2021

- 260 lease agreements
- \$6,859,719 total income

● 2022

- 20 to Renegotiate
- New CPUC Ordinances
 - Update 12 Telecom Leases
 - Develop Telecom sites Master Plan



Agricultural Leases

- 2021 Palo Verde Valley
 - Up to an 18 Year Lease Term
 - Water conservation incentives
 - Annual rent escalations
 - Rent reappraisal
 - Tenant land management following reimbursements
 - Measurable efforts
 - Innovative farming practices
 - Healthy Soils incentives
 - Innovative capital improvement



Agricultural Leases

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● 2022 Bay Delta

- Develop lease language to reflect new BDI policies
- Opportunities to apply long-term and conditions and sustainable practices
- Focus on measurable efforts
- Development areas
 - Land subsidence
 - Carbon sequestration
 - Water conservation

2021 Dispositions



LAND FOR SALE



FEATURES AND TERMS

- Zoned Logistics Development within "The World Center Specific Plan"
- Located between two freeway on/off ramps: T Gilman Springs Road
- 0.50 mile frontage on HWY 60
- Adjacent to 1.6 million sq. ft. Skechers distribution center
- To be sold in its 'as is' condition
- Purchase price to be net of brokerage commission
- Offering subject to requirements of the State of Surplus Lands Act

The Seller makes no representations or warranties as to the potential use or fitness of this property for development and the accuracy of the information provided. Interested parties should make their own inquiries and investigations to confirm property information. Terms of sale and availability are subject to change or withdrawal without notice.

LAND FOR SALE

223± ACRES, 12 PARCELS



The Seller makes no representations or warranties as to the potential use or fitness of this property for development and the accuracy of the information provided. Interested parties should make their own inquiries and investigations to confirm property information. Terms of sale and availability are subject to change or withdrawal without notice.

LAND FOR SALE

603± ACRES, 2 PARCELS



*Not a part.

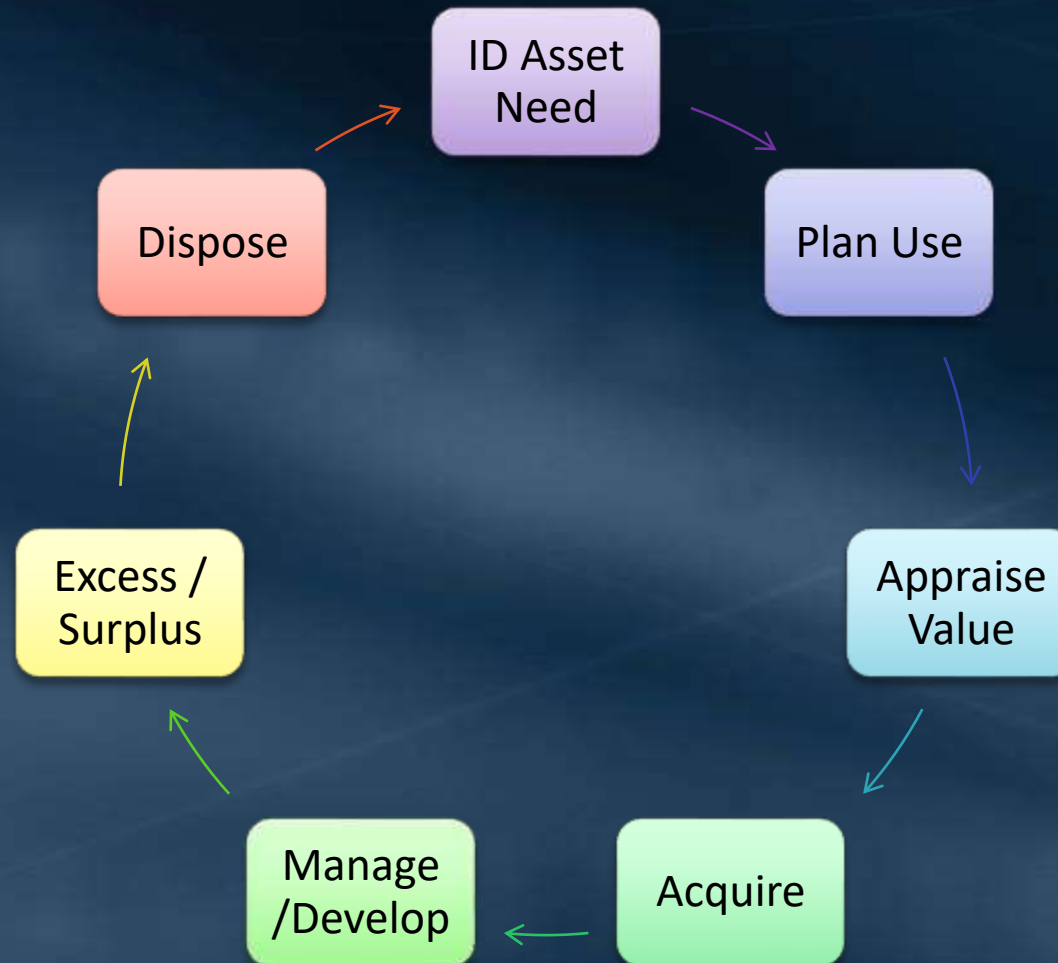
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DIAMOND VALLEY LAKE NORTH
City of Hemet
Riverside County, California

For Aerial Drone Video: <https://youtu.be/PE2oRxiUVY>

For Listing Information, please contact: **Phyvin Mok**
Real Property Group, Acquisition and Disposition Team
(213) 217-6111 | tmok@mw2o.com

Property	~Acreage	Price	Buyer
Chipps Island	243	\$972,000	DWR
Gilman Springs	132	\$11,000,000	Private
DVL 12	223	\$4,600,000	Private
DVL North EMWD	1	\$25,858	EMWD



CIP Support, Property Management & Development

Capital Improvement Project Support

- Secure short term and long term ROW
- Perform property research, inspection and use viability
- Conduct appraisals
- Negotiate, present offers, develop agreements
- Condemnation proceedings initiated at impasse

- Perris Valley I-215 Connection Project
- Right-of-Way and Infrastructure Protection Program (RWIPP)
- Prestressed Concrete Cylinder Pipeline Rehabilitation Program (PCCP)
- Orange County Feeder Relining
- Lakeview Pipeline Relining Project - Phase 2
- Lake Perris Seepage Conveyance Pipeline
- Garvey Reservoir Drainage & Erosion Improvements Project
- Etiwanda Pipeline N Liner Repair
- Headquarters Security Project
- Recycled Water Program : Alignment Investigations
- Various Drought-Related Projects

Housing Maintenance & Management

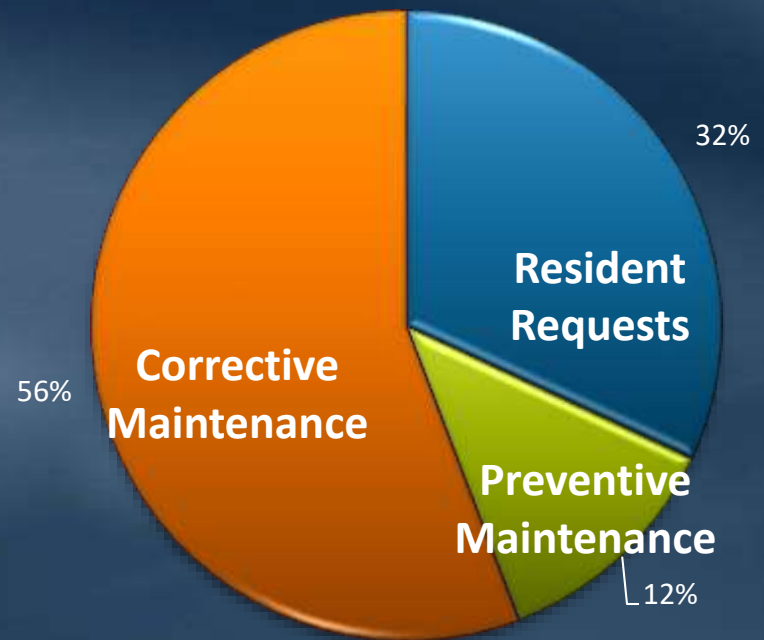
- Preparing employee housing for occupancy
- Scheduled and preventative maintenance
- Operational annual budget \$2.5M
- Dedicated staff – 1 Mgr; 1 Contract admin; 2 Property techs
- 35 Agreements at ~\$1.25M

Scope of Work	~Complete	~Cost
Install new transition trailers (Eagle Mt.)	January 2021	\$ 355K
Replace flooring on 6 houses	January 2021	\$ 110K
Replace 20 AC units	February 2021	\$ 300K
Replace egress windows at 23 houses	September 2021	\$ 220K
Eagle Mt. Domestic water temperature issue	January 2022	\$ 150k
Resident Portal	October 2021	\$ 3k

Housing Maintenance & Management

- Prepared 14 houses for Desert staff occupancy in 2021

446 Work Orders Completed



■ Resident Requested ■ Preventive Maintenance
■ Corrective Maintenance



2022 Housing Maintenance & Management

- District Housing
 - Address resident requests
 - Continue PM & CM
 - Initiate Condition Based Maintenance
- HR/RPG to negotiate Lease with BU
- Implement Desert Recreation Mgmt Plan
 - April Report on recreational facilities
 - Administration/management approach, resources/responsibility matrix, transition and budget

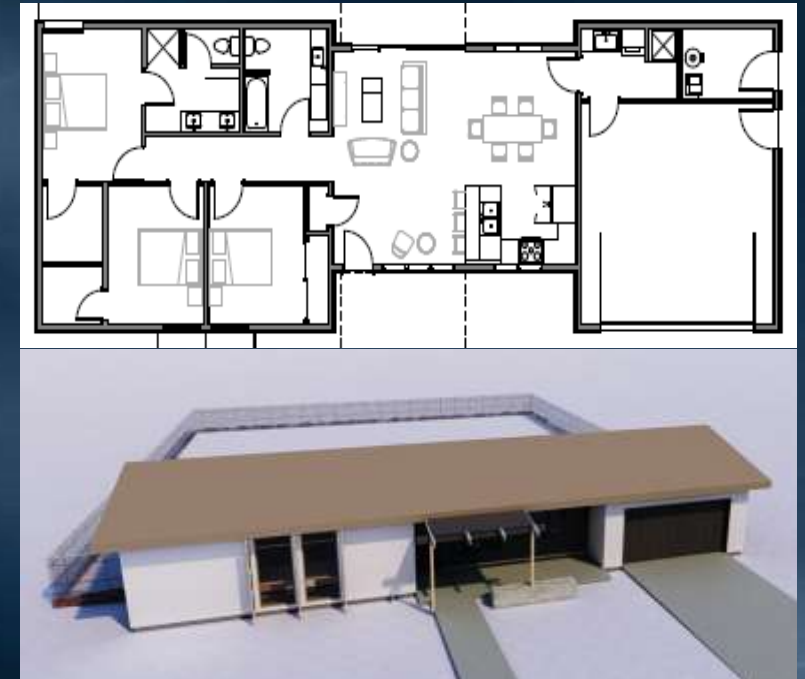


2021 Desert Housing Program

- Completed at all four pumping plants
 - Study Phase for employee housing, village enhancements, lodging and kitchen
 - Topographic surveys
 - Geotechnical investigations
- Completed at Hinds and Eagle Plant pumping plants
 - Preliminary Design for employee housing, village enhancements, lodging and kitchen
- Initiated the CEQA process at all four pumping plants
 - 18 to 24 month effort

2022 District Housing Program

- Complete Preliminary Design for housing, village enhancements and lodging & kitchen facilities for Gene & Iron Mountain pumping plants
- Perform Value Engineering (VE)
- Final design Board action request
 - 78 New employee houses
 - Village enhancements and recreational components
 - Landscaping design
 - Lodging & kitchen
- Initiate County permitting process



2021 DVL Recreation

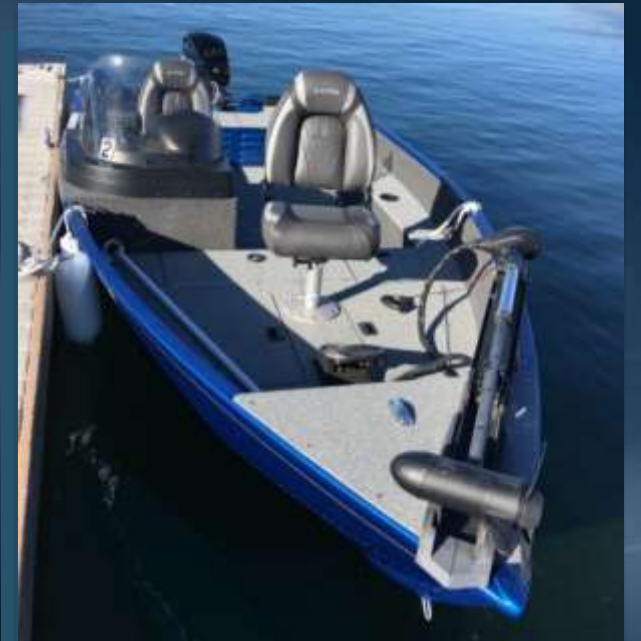
- Executed a new ten-year concession agreement with Urban Park Concessionaires
 - Secured \$750,000 Private Capital Investment
 - Expanded Recreation Amenities



RP&AM Committee



Item 7a Slide 22



January 10, 2022

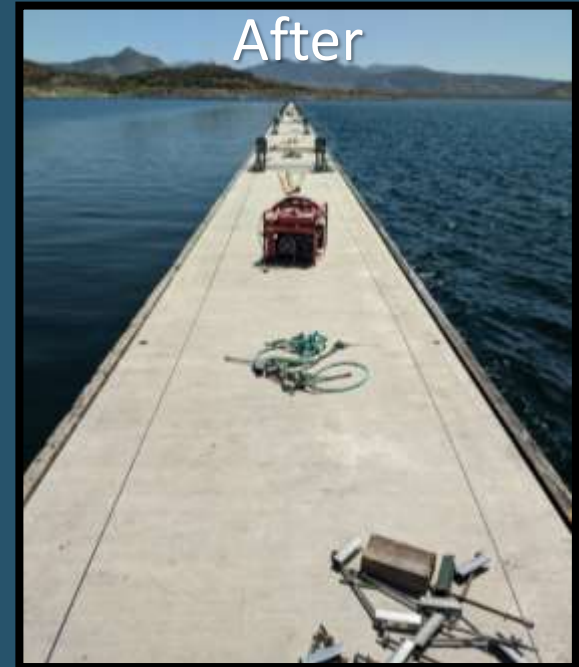
2021 DVL Recreation Improvements

- Marina
 - Refurbished Boat Docks
 - Rehabilitated Floating Wave Attenuator

Floating Attenuator – Before Repair



After



2022 DVL Recreation Improvements

- Complete San Diego Canal Trail final design
- Complete DVL Marina Utilities preliminary design
- Complete wave attenuation system design and construction
- Replace floating restrooms



2022 DVL – Identify Opportunities

- Repurpose DVL Visitor Center campus as the new Metropolitan apprentice training center
 - Decreasing number of annual visitors
 - Closed due to COVID
 - On-line education program
 - Apprentice Training Center trailer end of life
- Classrooms and admin office move-in
- CIP design funding request



Headquarters

- 2021 Partnerships
 - Continued to implement CDC guidelines
 - Low occupancy
- 2022 Partnerships, Plans & Improvements
 - Adjust to evolving CDC guidelines
 - Develop HQ re-population logistics
 - Develop long term space use and furniture replacement plans
 - Complete UV system installation
 - Complete perimeter security fencing



Headquarters Improvements

- Carpet replaced
- Conference tables and chairs replaced or refurbished
- Technology accessories



Executive Dining Room



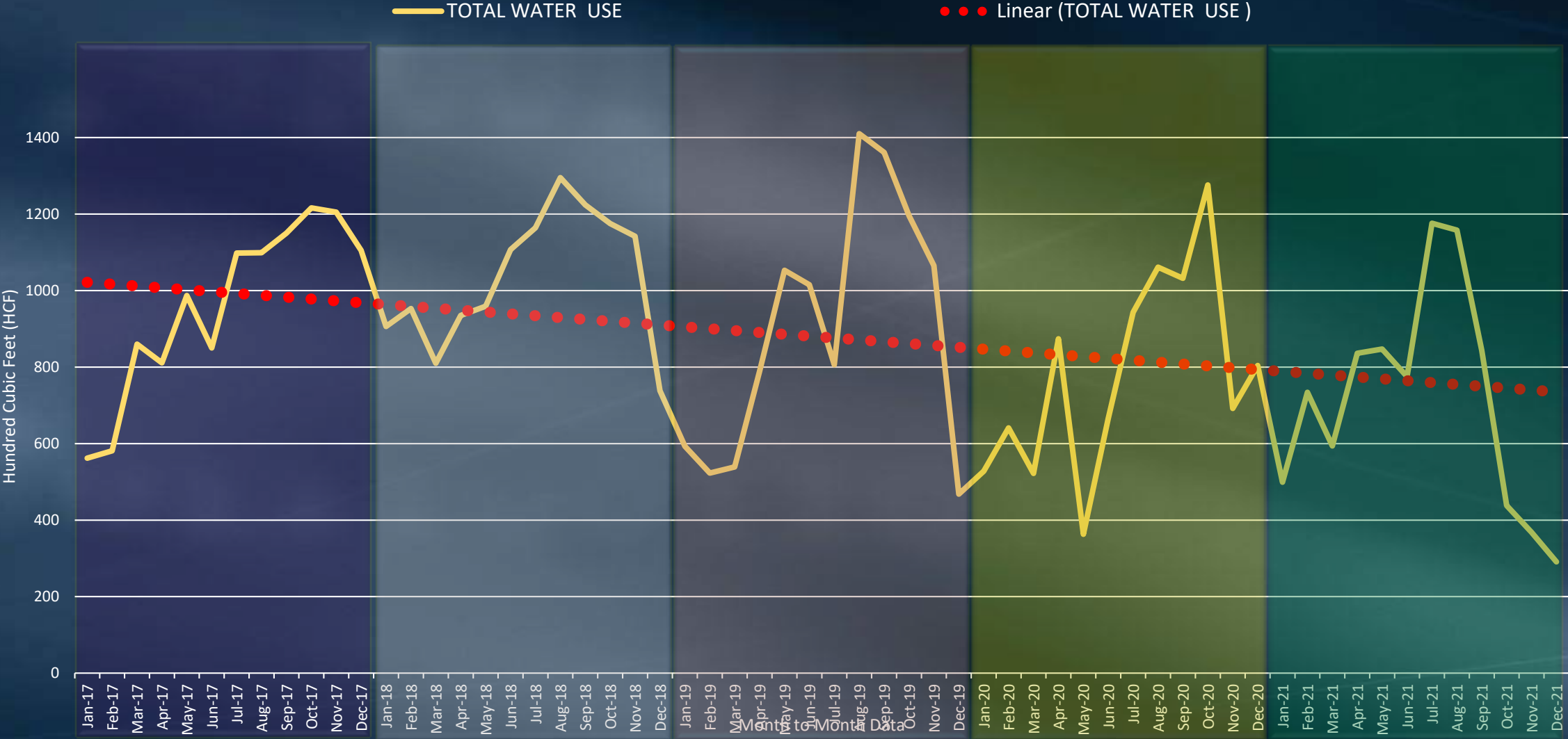
Board Room



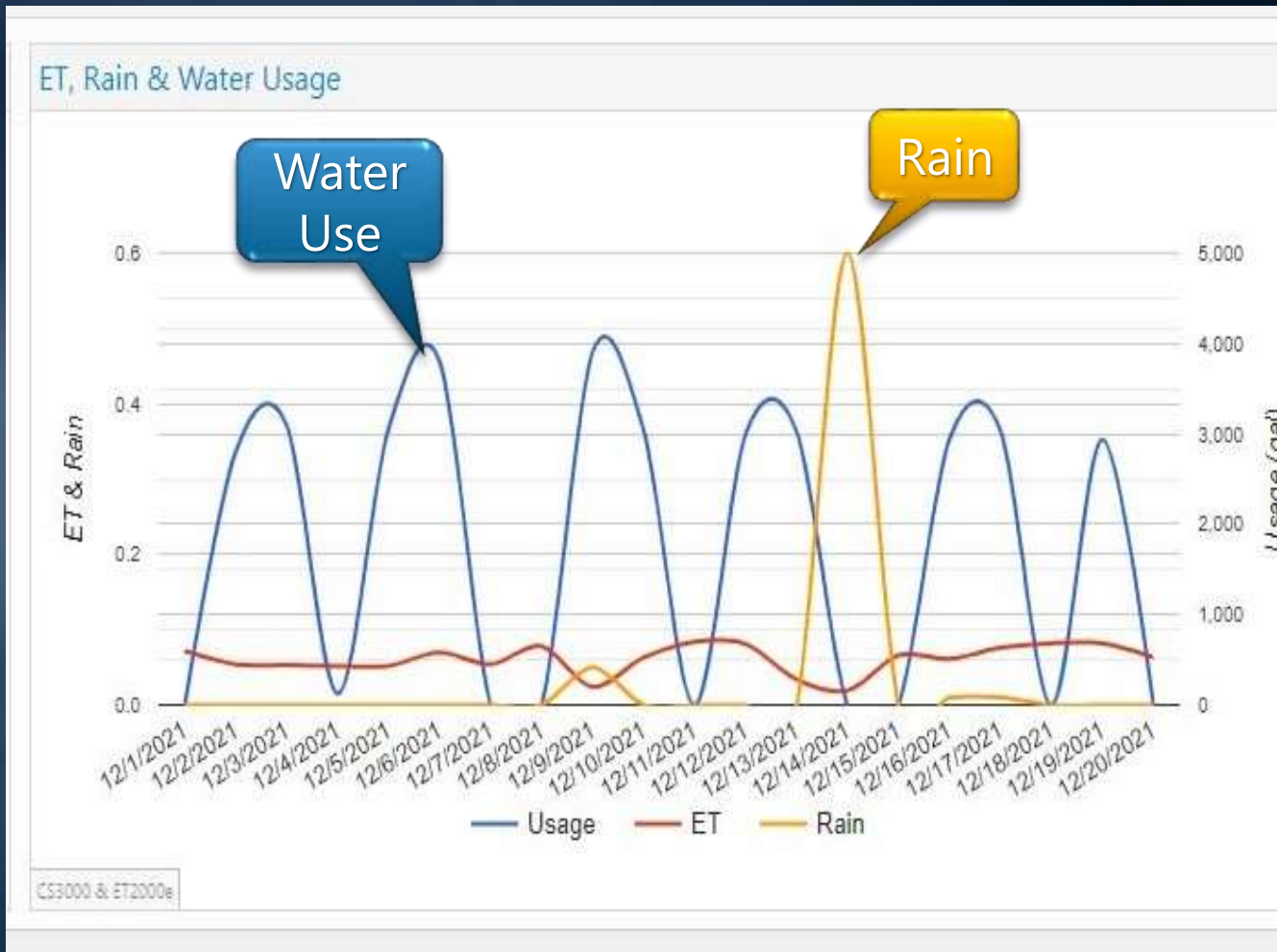
Board Committee Rooms

HQ Improvements : Water Conservation

Five-Year Indoor & Irrigation Water Use



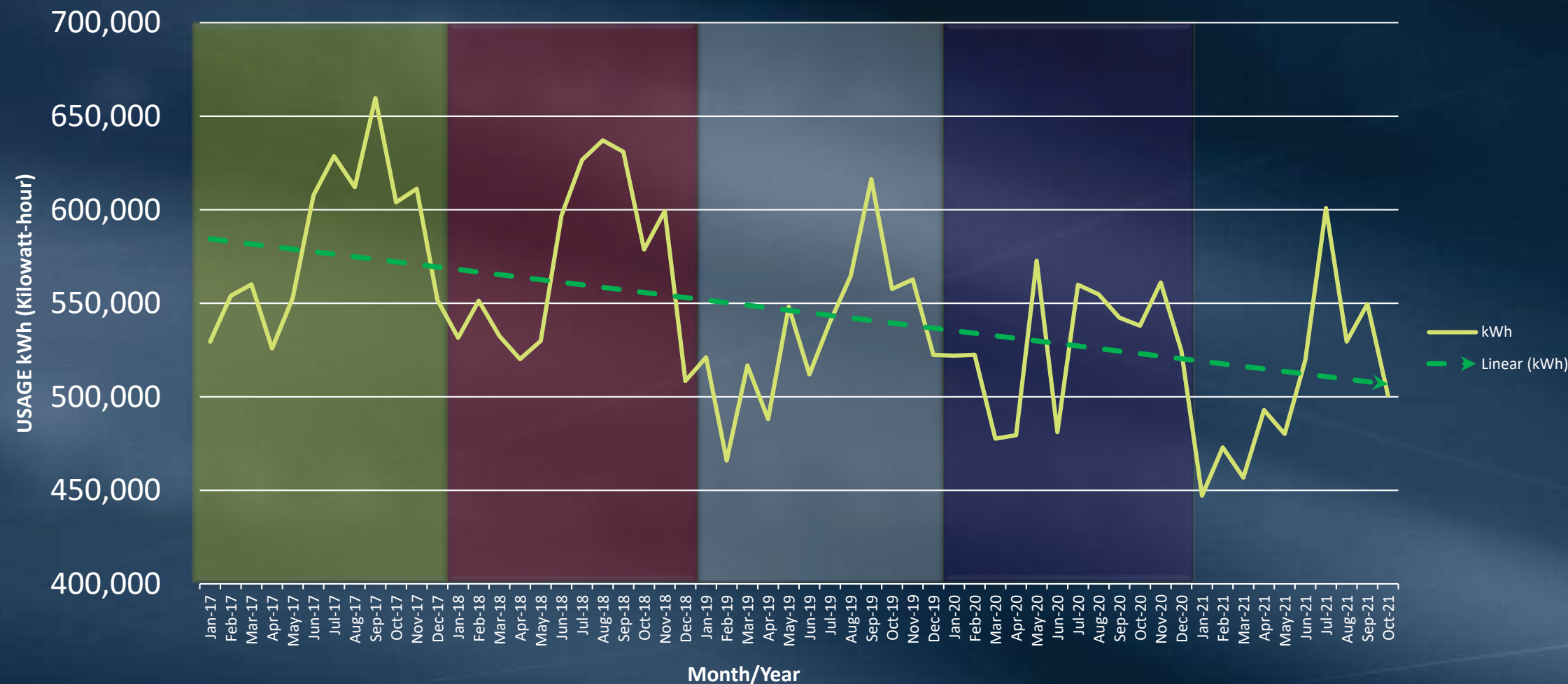
HQ Improvements : Water Conservation



New irrigation controller and updated software to reduce HQ water use and cost

HQ Improvements : Electrical Conservation

5-Year Electrical Usage



New for 2022

🟡 Waste Divergence Program

- To educate employees, patrons, partners and stakeholders
- To provide appropriate type and size waste receptacles
- To ensure proper waste disposal



Key Contributions



