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**Bureau of Reclamation**  
**Missing Buildings**



United States Department of the Interior  
Office of Inspector General

REPORT OF INVESTIGATION

Case Title Bureau of Reclamation, Missing Buildings	Case Number PI-PI-07-0260-I
Reporting Office Washington, D.C.	Report Date May 14, 2007
Report Subject Final Report	

**SYNOPSIS**

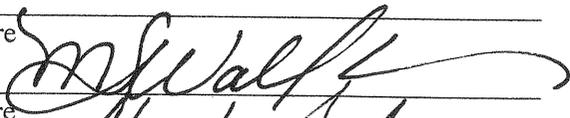
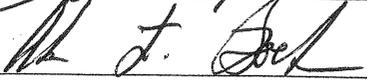
The Office of Inspector General (OIG) was requested by the Office of Secretary to investigate an allegation received from the Office of Special Counsel that 27 Bureau of Reclamation (BOR) owned buildings were unaccounted for during a 2003 inventory at the Yuma Area Office (YAO), Lower Colorado Region (LCR), Yuma, Arizona.

Our investigation determined that in January 1992, two of the 27 buildings were located at the Wellton Mohawk Irrigation & Drainage District (WMIDD) and donated to a WMIDD employee and a local church. In each instance the disposition was not lawful because WMIDD did not have title to the property. We also learned that despite indications that hazardous materials including lead paint and or asbestos were likely present there was no testing for such materials at the time of the disposition or demolition of the buildings.

It was also revealed that the remaining 25 of the 27 temporary residences located at the Coachella Valley Water District (CVWD) were demolished during the late 1980's. While CVWD had requested title to these buildings permission was denied. Disposition of these buildings was in violation of Title 18 USC 641, the CFR's, and the terms of the Operations & Management (O&M) contract Ilr-781. Due to statute of limitations, criminal prosecution is not possible. Individual administrative actions of Water District employees are not viable due to the dates of occurrence (1992 & 1985-86).

**BACKGROUND**

Construction of many of the water delivery systems throughout the United States required the Bureau of Reclamation to construct work camps to house construction employees on government owned lands.

Reporting Official/Title Megan E. Wallace, Special Agent	Signature 
Approving Official/Title Alan Boehm, Director	Signature 

Authentication Number: B4B461873634EAA4944E072F677624FC

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OI-002 (04/07)

Once these buildings, structures and facilities were constructed, they were eventually “transferred” via Operation & Maintenance (O&M) contracts to the local water districts. This transfer is not to be confused with title transfer or actual ownership of the property or real property. These O&M contracts were established and executed to serve as a mechanism for the water districts to repay the construction loans to the government, while operating and maintaining the facilities on the government’s behalf. Districts accomplished the delivery of water to commercial and residential customers within their districts.

When BOR enters into O&M contracts with local water districts to manage BOR owned property, real property, buildings or structures, the various facilities are referred to as “works.” There are two types of works: “reserved works” and “transferred works”. “Reserved works” is defined as water distribution facilities comprised of property and real property maintained physically and financially by the government. “Transferred works” is defined as facilities maintained through the transfer of the O&M responsibilities to the water districts. It is important to note that the actual transfer of title i.e. property and real property ownership, must be authorized by Congress.

### **DETAILS OF INVESTIGATION**

On March 22, 2007, The Office of Special Counsel referred a whistleblower complaint to the Secretary of the Interior for investigation (**ATTACHMENT 1**). The complainant alleged that as the result of an inventory of BOR property and real property, 27 BOR owned buildings were discovered as missing and without proper disposition and once identified not dealt with accordingly. The Office of Secretary requested the OIG to conduct the investigation. The investigation began with a review of the documentary evidence provided in the original complaint dated October 3, 2005, which also included a report of survey YAO-03-004 (**ATTACHMENT 2**).

We began our investigation began by interviewing the lead person on the project, George Kalba. Kalba confirmed that while conducting a 100% inventory of BOR property and real property for BOR’s LCR, he discovered that approximately 27 Government owned buildings were no longer present and accounted for and he deemed them “losses of a suspicious nature.” Kalba opined that these buildings may have contained hazardous materials; and, therefore, needed to be properly abated before final disposition. Furthermore, once these losses were identified, Kalba reported that BOR management was obligated to address the losses according to property management laws and regulations outlined in Title 18 USC 641, the Code of Federal Rules and Regulations (Titles 41 and 42), General Services Administration guidance (Part 102-75-Real Property Disposal) and/or the O&M contracts governing the CVWD, Ilr-781 or WMIDD, W-07-30-0021 (**ATTACHMENTS 3-6**).

When interviewed, BOR employees reported that Executive Order (EO) 13327 dated Feb. 4, 2004, mandates that while executive branch agencies conduct full-scale inventories of all government owned real property (**ATTACHMENT 7**). However, before the EO was issued, BOR only conducted an annual review of real property and site surveys approximately every three years. These annual reviews concentrated on properties located within particular geographical areas while other properties were spot checked on a rotational basis. On July 15, 2003 (**ATTACHMENT 8**) George Kalba (Kalba), BOR Regional Property Management Officer, received instructions to lead the Yuma Area Office 100% inventory.

### **Wellton Mohawk Water & Irrigation District (WMIDD)**

OIG obtained a copy of the March 26, 2007 quitclaim deed that transferred title of property and real property from BOR to WMIDD. Exhibit A-1 to this deed (**ATTACHMENT 9**) reveals that the Gila River Project (GRP) was originally authorized for construction under a finding of feasibility approved by the President on June 21, 1937. Construction for the GRP began in 1936. It was reauthorized and reduced in area to 115,000 acres by the Act of July 30, 1947. Construction of the WMIDD began in August 1949 and on May 1, 1952, water from the Colorado River was turned onto WMIDD fields for the first time. The WMIDD project was completed in approximately June 1957. According to contract W-07-30-0021, (**ATTACHMENT 6**), WMIDD took over the operation and maintenance responsibilities once construction of the waterways and water delivery systems for the Gila River Project were completed. Contract W-07-30-0021 also required WMIDD to repay the original construction loan. (**ATTACHMENT 9 & 10**), WMIDD made final payment on the note in November 1991.

**Agent's Note:** *According to public sources the Quechan Tribe has filed a motion to stay the title transfer for WMIDD.*

In July 2003, Kalba was tasked with completing the 100% inventory of BOR owned real property, which included the two buildings managed by WMIDD. Kalba has served with BOR as a Supply Specialist for approximately eight years. Kalba served as Regional Property Management Officer and team leader of the property management office during the 2003 100% property inventory (**ATTACHMENT 11**). Kalba reported that prior audits notified DOI and BOR management that, generally speaking, the BOR "did not have a good handle" on its real property inventory. Kalba further explained that prior to the 100% audit, unlike personal property, real property was not reconciled with the general ledger. In Kalba's opinion "...automatic signing for inventory occurred on an annual basis but no true physical inventory had occurred."

Kalba discovered through his work at WMIDD that there were seven buildings unaccounted for and subsequently met with WMIDD manager, George Slocum (Slocum) to discuss the discrepancies. Slocum explained why these buildings were no longer present within the district, and subsequently confirmed his explanation to Bill Flores, BOR point of contact for property matters, in a July 1, 2003 letter (**ATTACHMENT 12**). Slocum explained that one building was destroyed in the flood of 1993, and that four of the six remaining buildings were demolished due to severe termite damage and insufficient wiring. Those four buildings were subsequently replaced with steel constructed buildings. According to Kalba those new buildings were added to BOR's inventory as a result of his inspection. The remaining two (2) buildings (34-50-001-office and 34-50-0026-barracks) were donated to private parties.

An interview with BOR employee, Lesli Kirsch, (**ATTACHMENTS 13 & 14**) revealed the existence of a previous inventory conducted by the BOR Technical Services Center, Denver Colorado, titled Lower Colorado Region Historic Building Reconnaissance Survey dated January 1997. Page 9, section 3, No. 0001 of this inventory provides: "This office building at the Wellton-Mohawk Camp has been demolished and No.0026: This dormitory at the Wellton-Mohawk Camp has been demolished."

**Agent's Note:** *It is highly likely that these buildings are the same buildings Kalba identified as missing. If they were, then the BOR has known of the "disposition" of these buildings since 1997.*

According to Slocum and WMIDD archives, (**ATTACHMENT 10**) the building 34-50-001 (Building 1) was originally constructed at Dateland Air Force Base in the early 1940's and transferred to the

district as an office during the late 1940's or early 1950's. Kalba learned through Slocum (**ATTACHMENT 10 & 11**) that in or about January 1992, Building 1 was donated to a WMIDD employee, Ricardo Leyva (Leyva), who bore the cost of its removal. Kalba and his assistant Bill Solomon, Program Specialist, YAO, BOR (retired) learned of its current location, 28757 Pacific Avenue, Wellton, AZ, from Slocum. Kalba and Solomon visited the location where they photographed the building. Kalba stated that he believed it was building 34-50-001 because its size and un-reinforced masonry were consistent with that of other district buildings. The OIG investigating agent also visited the building and confirmed Kalba's and Solomon's findings.

Kalba examined documentation reflecting a work order to move the building for approximately \$5,500, and a canceled check drawn on Ricardo Leyva's account (**ATTACHMENT 15**) in the same amount payable to a building removal contractor. Kalba stated, (these documents) "Substantiate the fact that WMIDD illegally gave away government property...The guy got a house for \$5,500." Kalba speculated that the transaction could be a possible conflict of interest because Leyva was a WMIDD employee (**ATTACHMENT 11**).

According to Slocum and Kalba, (**ATTACHMENTS 10 & 11**) building 34-50-026 (Building 2) had the same origins as building 1. About January 1992, the Building 2 was donated to the First Southern Baptist Church of Wellton, located at 28802 San Jose Avenue, Wellton, AZ. According to Church personnel (**ATTACHMENT 16**) they retrofitted the building onto their existing building. It currently serves the church as classrooms. Kalba visited Building 2's location, photographed the building, and observed its similar construction to that of BOR's missing building 34-50-0026 (**ATTACHMENT 11**).

Kalba examined a copy of Church minutes dated December 1991 (**ATTACHMENT 17**). This document reflected contemporaneous notes from a Church board meeting where they were considering allocating funds (\$10,000) to move this donated building. Kalba was asked if this was sufficient documentation in order to write off the building as having been accounted for the inventory. Kalba responded, "No. Because they are taking a Federal government building and they are moving it.... not a proper way to dispose of government property....there was no abatement done....lead paint and asbestos... WMIDD was acting on their own. I would've used this as supporting documents for a report of survey but I'd still question the fact, who gave you (WMIDD) the right to give away a government building." (**ATTACHMENT 11**).

Slocum stated that after several years of attempting to use these buildings as warehouses, WMIDD determined that it was not financially or functionally feasible for the water district to continue to repair and maintain them. The buildings had broken windows, leaking roofs, and they were unsightly. Slocum asked former WMIDD manager Clyde Gould if he could designate the buildings as surplus.

According to Slocum, Gould concurred. Slocum stated that WMIDD did not have any concerns about hazardous materials at that time, and reported that it wasn't until the 2007 title transfers that WMIDD became aware that the buildings might contain lead paint or asbestos. However, at the time of this revelation, the buildings had long since been moved (**ATTACHMENT 10**).

Subsequently, WMIDD did find traces of lead paint and asbestos in some of the now abandoned homes that were built about the same time as Buildings 1 and 2. WMIDD wanted to dispose of those buildings (residences) immediately after the title transfer but, because of the hazardous materials, they had to commit to the BOR that these buildings would be destroyed according to Environmental

Protection Agency (EPA) laws and regulations (**ATTACHMENT 10**).

WMIDD's O&M contract 1-07-30-W0021, (**ATTACHMENT 6**) amendment 1 dated February 9, 1990 from the original contract dated March 4, 1952, on page 35, ¶ 9, "Keeping Works in Repair," provides that *except in emergencies, districts cannot make substantial changes to any of the works transferred to them without first obtaining the BOR Contracting Officer's (CO) written consent. The CO's opinion as to whether or not a proposed change in a works is substantial is conclusive and binding.* When asked what caused WMIDD not to comply with this contract provision, Slocum responded

Lack of familiarity and the years of similar behavior where there had been No repercussions. By the time these two buildings had been moved we'd probably taken down a half a dozen similar buildings and replaced them with much more maintainable,...valuable,...larger, ...functional buildings. Nobody had any objection...perhaps they (the BOR) weren't aware of it. We (WMIDD) were comfortable that we were making the project more valuable ...decreasing the liability...it would be an absolute admission that the paperwork is more important than anything else to have said that we should have not done it rather than do it without the paperwork. I cannot imagine not doing it. And I can imagine that it would've taken years delay to have gotten all of the paperwork for all of the buildings we replaced over a period of about 10 years or so (**ATTACHMENT 10**).

Slocum stated that once the BOR realized that these improvements had been made there was no "expostulation or expressions of dismay" with possibly the exception of record keeping issues.

Slocum further reported that the district made many improvements and replacements over the years. During the 1980's, WMIDD replaced the slow sand filters with a contemporary "back washable and chlorination system." Slocum asserted that the new system provided safer, more reliable, higher quality and quantity of potable water. Slocum neither recalled getting permission, nor getting in trouble when the BOR learned of the improvements (**ATTACHMENT 10**).

The BOR, YAO property division was unable to locate documentation supporting any modifications, improvements, additions or demolitions made by WMIDD prior to 1990. Nathan Portman, BOR Logistics Manager told us that these types of activities are most often identified during field visits or inventories. In this case, this is how Buildings 1 and 2 were discovered to be missing. Furthermore, there was no record of any repercussions, i.e. fines, penalties or written reprimands, levied by BOR against WMIDD. Portman stated that the two buildings were deemed "missing," and he said that BOR issued a letter (**ATTACHMENT 18**) to all of the water districts within the region reiterating the proper procedures for disposal of BOR owned property.

Portman reported that residential buildings of four or fewer units that they are excluded from the National Emission Standards for Hazardous Air Pollutants (NESHAP) rule for asbestos; and that an EPA memorandum dated August 2000 allows residential contractors to manage lead based paint demolition debris as household waste (**ATTACHMENT 19**).

**Coachella Valley Water District (CVWD)**

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Contract Ilr-781 dated December 22, 1947, is the contract governing the operation and maintenance of the works transferred to the Coachella Valley Water District (CVWD) and details repayment obligation of the construction loan. This contract is a supplement to the original contract dated October 15, 1934 (**ATTACHMENT 5**). According to the BOR website (**ATTACHMENT 20**), the All-American Canal System, located in the southeastern corner of California, consists of the Imperial Diversion Dam and Desilting Works, the 80-mile All-American Canal, the 123-mile Coachella Canal, and appurtenant structures. Irrigation water is diverted from the Colorado River at Imperial Dam through desilting basins into the All-American Canal on the California side and the Gila Gravity Main Canal on the Arizona side. These two canals and their branches carry water to their respective project areas, where the water is then delivered to the lands through distribution systems. The CVWD's distribution system, completed in 1949, designed and constructed by the Bureau of Reclamation, is largely underground. The system consists of gravity flow concrete pipelines, with a few small pumping plants serving the higher areas. The network of laterals totals about 495 miles.

During construction of these "works" there was a need to house the workers hired to complete the construction. The government and the district were in correspondence from 1953 through 1956 to discuss allocation of a plot of land for which to construct these residences and estimating their construction costs at approximately \$100,000 (**ATTACHMENT 21**). According to historical correspondence, once the BOR was finished using the buildings there was much debate over the disposition of the housing and whether district employees could lease from the government. Ultimately in 1956, the government agreed to transfer the O&M responsibilities of these buildings to CVWD (**ATTACHMENT 22**). This transfer did not equate to transfer of ownership.

On December 22, 1975, CVWD wrote the government seeking title to the residences so that it could dispose of the 25 residences. This request is referenced in the government's declination letter dated January 16, 1976 (**ATTACHMENT 23**), stating, "We have made an inquiry regarding this matter and find no avenue available to us that would permit transfer of title to these facilities while an obligation remains under your repayment contract." This correspondence seems to indicate CVWD's knowledge of the requirement to ask permission to make any changes, i.e. dispose of government property.

It appears that CVWD disregarded this declination and in or about 1985-1986 the residences were destroyed. According to Dan Parks of CVWD, he discovered a document pursuant to a previous BOR inquiry in March 2006. This document, dated July 1985, was an authorized work order calling for the demolition of these 25 houses, at an estimated cost of \$53,497.50 (**ATTACHMENT 24**). Parks stated that the demolitions did not happen simultaneously. Rather, district employees who were leasing the residences were permitted to stay through the lease or until such a time that other living arrangements could be made. Parks stated that his belief that neither CVWD nor BOR profited from the demolitions. Parks further stated that he could not comment as to whether the buildings contained any hazardous materials (**ATTACHMENT 25**).

When interviewed, Kalba described what he found during an agency authorized inventory with respect to the 25 residences located at the CVWD in Riverside, CA. Kalba stated that he went with Solomon and "they (the buildings) weren't there." When Kalba asked CVWD for any documentation to support the transfer or demolition of the 25 buildings, the CVWD representative said there was none. Later in the interview, Kalba indicated that CVWD did provide copies of the notices to the residents occupying the 25 homes advising them to vacate for ultimate demolition (**ATTACHMENT 11**).

Kalba stated that while he didn't find the aforementioned 25 residences, he did learn of new buildings

that were built by CVWD. For example, CVWD built a new warehouse, maintenance building, and an administration building. Kalba added these buildings to the inventory. Kalba said of his findings that CVWD was, "...very impressive site, everything was new..." (ATTACHMENT 11).

Kalba said he remained suspicious of the disappearance/lack of proper documentation for demolition of these buildings. Kalba hypothesized that since he knew these buildings could be moved and further stated that Palm Springs, within the CVWD, was "a high income area...prime real estate area..." and since he didn't find sufficient documentation for the disposal of these buildings, he concluded that perhaps they were moved much like the buildings from the WMIDD (ATTACHMENT 11).

**Agent's Note:** *The contract outlining CVWD's responsibilities is Ilr-781. In a letter dated October 11, 1995, to Tom Levy, General Manager, CVWD from Steven Hvinden, Manager, Water Administration, BOR stated in part, acknowledgement that the government was in receipt of CVWD's final payment on or about September 25, 1994. The final payment satisfied the obligation of \$13,458,562.03 pursuant to contract Ilr-781, Construction of Capacity in Diversion Dam, Main Canal and Appurtenant Structures and for the Delivery of Water, dated October 15, 1934 (ATTACHMENT 26).*

Parks stated in no uncertain terms that CVWD was aware the federal government holds title and ownership to the lands and works. Parks indicated that CVWD would probably never seek title because of the physical location of the canal. It runs along the San Andreas fault-line in Southern California which will likely suffer major damage in the future due to inevitable earthquakes (ATTACHMENT 25).

#### **POTENTIAL VIOLATIONS:**

In both instances neither water districts held title to the properties which were ultimately unlawfully disposed via demolition and donation. Both water districts admit to knowing that there is some process by which they need written permission to dispose of the buildings. Both districts were keenly aware that they did not have title to these buildings. Specifically Slocum from WMIDD stated the reason they didn't follow the rules was, "Lack of familiarity and the years of similar behavior where there had been no repercussions." As for CVWD, there was correspondence requesting title to the buildings in order to dispose of them. According to Title 18 USC 641, Public money, property or records, states, whoever embezzles, steals, purloins, or knowingly converts to his use or the use of another, or without authority, sells, conveys or disposes or any records, voucher, money, or thing of value of the United States or of any department or agency thereof, or any property made or being made under contract for the United States or any department or agency thereof be fined under this title or imprisoned not more than ten years, or both; but if the value of such property in the aggregate, combining amounts from all the counts for which the defendant is convicted in a single case, does not exceed the sum of \$1,000, he shall be fined under this title or imprisoned not more than one year, or both. In both cases, they failed to follow their respective contracts.

#### **POTENTIAL EPA VIOLATIONS:**

The matter regarding whether there were hazardous materials present during the time of the demolition and dispositions of these 27 buildings was referred to OIG-OGC for an opinion as to what were the legal disposal requirements applicable in July 1985 and January 1992 to the demolition and disposal of

Bureau of Reclamation (BOR) owned building debris that may have contained asbestos and lead? The following is in part their findings.

Since no testing was done in 1985 and no records were maintained by Coachella Valley Water District (CVWD), it is not ascertainable whether the waste streams generated during the demolition of twenty-five (25) BOR owned buildings contained friable asbestos or regulated amounts of lead. For purposes of this opinion, we assume that some asbestos and lead were present, based upon the information obtained during investigative interviews. Both asbestos and lead are regulated under the Clean Air Act if they are generated from a stationary source. Although the generation of demolition debris is not considered to be an emission from a stationary source under the Clean Air Act, when friable or non-friable asbestos materials are damaged or are likely to become damaged during demolition activities, they must be handled in accordance with the National Emission Standards for Hazardous Air Pollutants (NESHAP) applicable to asbestos. Both asbestos and lead are also classified as hazardous wastes under, the Resource Conservation and Recovery Act (RCRA). RCRA mandates strict controls over the treatment, storage, and disposal of hazardous waste. RCRA would only apply if the waste stream generated during the demolition contained regulated quantities of lead and friable asbestos.

With respect to the two (2) buildings "donated" by Wellton Mohawk Irrigation & Drainage District (WMIDD), the investigation disclosed their whereabouts. One was donated to a church; the other to a WMIDD employee. The church building may be demolished soon, and the other building is being used for habitation. Interviews revealed that these buildings are likely the type that could generate asbestos and lead contaminated waste streams if demolished (**ATTACHMENT 27**).

### **SUBJECT(S)**

Wellton-Mohawk Irrigation & Drainage District  
Coachella Valley Water District

### **DISPOSITION**

Due to statute of limitations, criminal prosecution is not possible. Administrative sanctions are equally not viable for similar reasons.

Report will be provided to Secretary Kempthorne's office for review and forwarding to the Office of Special Counsel.

### **ATTACHMENTS**

1. Letter, March 30, 2007 from Secretary Kempthorne to Inspector General Earl E. Devaney requesting assistance in an investigation.
2. Complaint package with cover letter from the Office of Special Counsel, February 21, 2007 which includes among other things the Bureau of Reclamation report of survey YAO-03-004.

3. Title 18 USC 641.
4. Code of Federal Rules and Regulations, Title 41 titled PUBLIC CONTRACTS AND PROPERTY MANAGEMENT, SUBTITLE C--FEDERAL PROPERTY MANAGEMENT REGULATIONS SYSTEM, CHAPTER 101--FEDERAL PROPERTY MANAGEMENT REGULATIONS, SUBCHAPTER H--UTILIZATION AND DISPOSAL, PART 101-47--UTILIZATION AND DISPOSAL OF REAL PROPERTY.
5. Photocopy of Operation and Maintenance contract Ilr-781, Boulder Canyon Project, All-American Canal, Coachella Valley County Water District.
6. Photocopy of Operation and Maintenance contract I-07-30-W0021, Gila Project, Supplemental and Amendatory contract between the U.S. and the Wellton-Mohawk Irrigation and Drainage District.
7. Executive Order 13327, dated February 4, 2004 title Federal Real Property Asset Management.
8. Letter/Memorandum, July 15, 2003, directing George Kalba to lead 100% 2003 inventory.
9. Quit Claim Deed dated March 26, 2007 granting title to the Wellton-Mohawk Irrigation & Drainage District from the government.
10. IAR, April 11, 2007, interview with Charles Slocum, General Manager, WMIDD.
11. IAR, April 10, 2007, interview George Kalba, BOR employee.
12. Letter, July 1, 2003, explaining disposition of buildings from WMIDD to Bill Flores, BOR, LCR, YAO.
13. IAR, April 10, 2007, interview Lesli Kirsch, BOR employee.
14. Report, January 1997, Lower Colorado Region Historic Building Reconnaissance Survey.
15. Photocopy of fax from WMIDD reflecting cancelled check in the amount of \$5,500 drawn on Richard Leyva's account dated January 9, 1992.
16. IAR, April 12, 2007, interview of Church personnel.
17. Photocopy of contemporaneous church notes dated December 1991 allocating \$10k towards the movement of the donated building.
18. BOR letter, September 3, 2004, sent to all water districts advising them of proper disposal procedures.
19. IAR, summarizing contracting questions as reported by Nathan Portman, BOR employee.
20. BOR history of CVWD as found on their website.

21. Letter March 2, 1954, discussing cost of construction of the 25 residences and who would subsidize these project costs.
22. DOI/BOR agrees to give back residences to CVWD 1956.
23. Photocopy of letter dated January 16, 1976 wherein the government declines CVWD's request for title of the residences.
24. Photocopy of a signed work order in July 1985 calling for the demolition of the 25 buildings and approximate costs would be \$53,497.50
25. IAR, May 3, 2007, Interview of Dan Parks, Assistant to the General Manager, CVWD.
- 26 Photocopy of letter from DOI/BOR dated October 11, 1995, acknowledging CVWD's final payment on or about September 25, 1994 which satisfied the total construction debt obligation \$13,458,562.03.
27. Office of Inspector General, General Counsel's Opinion.

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THE SECRETARY OF THE INTERIOR  
WASHINGTON

MAR 30 2007

The Honorable Earl E. Devaney  
Inspector General  
Department of the Interior  
1849 C Street, NW  
Washington, D.C. 20240

Dear Mr. Devaney:

On February 22, 2007, I received a letter from Special Counsel Scott J. Bloch forwarding a whistleblower disclosure to the Department of the Interior for an alleged failure to protect and account for federally owned buildings by the Bureau of Reclamation. By this letter, I am forwarding this disclosure and pertinent documents relating to the disclosure to your Office for an investigation and the preparation of a report on your findings.

The letter from Special Counsel Bloch notes that the identified whistleblower, Mr. George Kalba, an employee of BOR's Lower Colorado Region in Boulder City, Nevada, alleges, among other things, that two buildings belonging to BOR were improperly disposed of and an additional 25 buildings were demolished without prior approval as required by Federal property management regulations. The Report of Disclosures Referred for Investigation attached to the Special Counsel's letter indicates that Mr. Kalba notified the Office of Inspector General of his concerns, and that the matter was referred to BOR for review.

The Special Counsel has found a substantial likelihood that the information provided by the employee "discloses a violation of law, rule, or regulation, gross mismanagement, and a gross waste of funds." As a result, I am required by law to review, sign and submit to the Special Counsel a report that meets the five criteria set forth in 5 U.S.C. § 1213(d). I will delegate this responsibility to Mark Limbaugh, Assistant Secretary – Water and Science. Because the fifth criterion requires a description of any action taken or planned as a result of the investigation, I ask that your report address only the first four requirements and that it be provided to Assistant Secretary Limbaugh with sufficient time to enable him to determine, in consultation with your Office, the appropriate actions to be taken, if any.

The report must be submitted to the Special Counsel within 60 days of receipt of his letter, unless a limited extension of time is granted. Please provide to Assistant Secretary Limbaugh, by April 6, 2007, an estimate of how much time you require to complete your investigation and report, in order to facilitate communication with the Special Counsel regarding the final deadline and delegation of authority.

Mr. Earl E. Devaney

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If you have any questions or concerns regarding this matter, please do not hesitate to contact me or Assistant Secretary Limbaugh directly.

Sincerely,

A handwritten signature in black ink, appearing to read "Dirk Kempthorne". The signature is fluid and cursive, with a large initial "D" and a long horizontal stroke at the end.

DIRK KEMPTHORNE

Enclosure

GENERAL CORRESPONDENCE

**U.S. DEPARTMENT OF THE INTERIOR  
OFFICE OF INSPECTOR GENERAL  
Correspondence Tracking System  
Control Sheet**

Control No.: 2007-G-00108

Operator: JOANN GAUZZA

Originator: Secretary Dirk Kempthorne

Subject: Letter received from Special Counsel Scott J. Bloch Forwarding a Whistleblower Disclosure to the DOI for An Alleged Failure to Protect and Account for Federally Owned Buildings by

Receive Date: 04/02/2007

Document Date: 03/30/2007

Acknowledgment Due Date: 04/06/2007

Final Response Due Date: 04/16/2007

Acknowledgment Date:

Final Response Date:

Assignee: STEPHEN HARDGROVE - ASST. IG FOR INVESTIGATIONS

Assignment Comments:

Response Comments:

	To	Action	INIT.	DATE IN	DATE OUT
	PI -	Prepare response to	SH	4/4/07	4/4/07
R		Secretary's office by			
O		4/5 for <del>IG</del> IG sig.			
U		Assign to PI and			
T		monitor progress closely			
I					
N					
G					

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U.S. OFFICE OF SPECIAL COUNSEL  
1730 M Street, N.W., Suite 300  
Washington, D.C. 20036-4505

February 21, 2007

The Special Counsel

The Honorable Dirk Kempthorne  
Secretary  
U.S. Department of the Interior  
1849 C Street, N.W.  
Washington, D.C. 20240

Re: OSC File Nos. DI-06-2427

Dear Mr. Secretary:

Pursuant to my responsibilities as Special Counsel, I am referring to you a whistleblower disclosure that officials at the Department of the Interior (DOI), Bureau of Reclamation (BOR), have failed to protect and account for federally owned buildings. The whistleblower, George Kalba, is a General Supply Specialist with the Bureau of Reclamation, Lower Colorado Region, Boulder City, Nevada. He disclosed that, in 2003, in the course of conducting an inventory of properties owned by BOR, he discovered that 27 buildings previously existing as improvements to real property had been removed or demolished without approval. The whistleblower alleged that the improper disposal of the buildings constitutes a violation of law, rule, or regulation, gross mismanagement, and a gross waste of funds. Accordingly, I am referring this information to you for an investigation of these allegations and a report of your findings.

The U.S. Office of Special Counsel (OSC) is authorized by law to receive disclosures of information from federal employees alleging violations of law, rule, or regulation, gross mismanagement, a gross waste of funds, an abuse of authority, or a substantial and specific danger to public health or safety. 5 U.S.C. § 1213(a) and (b). As Special Counsel, if I find, on the basis of the information disclosed, that there is a substantial likelihood that one of these conditions exists, I am required to advise the appropriate agency head of my findings, and the agency head is required to conduct an investigation of the allegations and prepare a report. 5 U.S.C. § 1213(c) and (g).

Specifically, Mr. Kalba disclosed that two buildings belonging to BOR, located in Wellton, Arizona, were improperly disposed of by the local utility then in possession of the real property. One building was donated to a local church, and one was given to an employee of the utility for his business use. Mr. Kalba also reported that 25 buildings located on lots owned by BOR in Riverside, California, also in use by a local utility, were demolished without approval. He disclosed that the removal and/or demolition of government buildings, without approval or compensation to the federal government, violates federal property management regulations.

I have concluded that there is a substantial likelihood that the information that Mr. Kalba provided to OSC discloses a violation of law, rule, or regulation, gross mismanagement, and a gross waste of funds. As previously stated, I am referring this

005440

OFFICE OF SPECIAL COUNSEL  
EXECUTIVE SECRETARIAT

2007 FEB 22 AM 11:33

RECEIVED

The Honorable Dirk Kempthorne

Page 2

information to you for an investigation of these allegations and a report of your findings within 60 days of your receipt of this letter. These allegations are described in greater detail in the enclosed Report of Disclosures Referred for Investigation, and attached documents provided by the whistleblower, which are incorporated herein by reference.

By law, the report must be reviewed and signed by you personally. Should you delegate your authority to review and sign the report to the Inspector General, or any other official, the delegation must be specifically stated and must include the authority to take the actions necessary under 5 U.S.C. § 1213(d)(5). Without this information, I would hasten to add that the report may be found deficient. The requirements of the report are set forth at 5 U.S.C. § 1213(c) and (d). A summary of § 1213(d) is enclosed. As a matter of policy, OSC also requires that your investigators interview the whistleblowers as part of the agency investigation whenever the whistleblowers consent to the disclosure of their names.

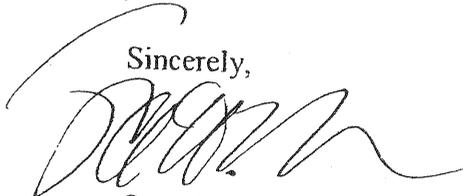
In the event it is not possible to report on the matter within the 60-day time limit under the statute, you may request in writing an extension of time not to exceed 60 days. Please be advised that an extension of time is normally not granted automatically, but only upon a showing of good cause. Accordingly, in the written request for an extension of time, please state specifically the reasons the additional time is needed. Any additional requests for an extension of time must be approved by me.

After making the determinations required by 5 U.S.C. § 1213(e)(2), copies of the report, along with any comments on the report from the whistleblower, and any comments or recommendations by this office will be sent to the President and the appropriate oversight committees in the Senate and House of Representatives. 5 U.S.C. § 1213(e)(3).

Unless classified or prohibited from release by law or by Executive Order requiring that the information be kept secret in the interest of national defense or the conduct of foreign affairs, a copy of the report and any comments will be placed in a public file in accordance with 5 U.S.C. § 1219(a).

Please refer to our file number in any correspondence on this matter. If you need further information, please contact Catherine A. McMullen, Chief, Disclosure Unit, at (202) 254-3604. I am also available for any questions you may have.

Sincerely,



Scott J. Bloch

Enclosures



**Yuma Area Office**

**Report of Survey**

**YAO-03-004**

## REPORT OF SURVEY PACKAGE

- Tab 1 Contains annotated Report of Survey Checklist for Processing Report of Surveys  
Final resolution official memorandum, if applicable  
Appeal Notice Letter or Report of Survey Findings and Determinations Memorandum
- Tab 2 Completed Report of Survey with original signature  
Reviewing Official comments, memorandum, etc. with original signature and date  
Accountable Officer comments, memorandum, etc. with original signature and date.  
Property Officer comments with original signature and date  
Survey Officer/Boards final findings and determinations with original signature and date
- Tab 3 Employee's initial statement of accident/incident, e.g. email, memorandum, etc.  
Custodial Officer's statement, if applicable  
Employee's notification memorandum letter with signed receipt acknowledgment.  
Additional information provided by the employee as a result of the notification memorandum, if applicable
- Tab 4 Witness statements  
Police reports  
Accident/incident reports  
Local law enforcement, FBI, DOI Watch notifications, etc.
- Tab 5 Survey Officer or the Board of Survey designation letter. If Survey Officer was used, include copy of Departmental waiver authorizing the use of a Survey Officer
- Tab 6 Additional Survey Officer/Board questions, request for clarification, etc.  
Custodial Officer and/or cognizant employee response(s). Copies of any additional questions/responses sent or received via email, parcel mail, express mail, etc.
- Tab 7 Movable Property Master data record and/or receiving reports, transfer documents, etc. reflecting the original acquisition or acquisition cost of the item lost, destroyed or damaged
- Tab 8 Repair/replacement estimate(s)
- Tab 9 Additional information about the incident
- Tab 10 Incident/Accident pictures
- Tab 11 Reclamation and/or state policies and/or standards, e.g. safety, construction, etc.  
Site specific standards and/or policies, e.g. safety, constructions, etc.
- Tab 12 Other pertinent information

Item #	ACTION	Responsible Party For Action	Name of Individual and Date Completed on ROS	Remarks
1	Notification of the property loss, theft or destruction. Date the Incident/Accident was first reported to the Property Office.	Cognizant employee and/or Custodial Officer	Jul 1, 2003	
2	Notification to local law enforcement offices within 24 hours after the incident was first	Local Property Officer	N/A	
3	Notification to FBI office within 24 hours after the incident was first reported.	Local Property Officer	N/A	
4	Notification to DOI_Watch Center and Denver Office (thefts, breakins and vandalism only) within 24 hours after the date the incident was first reported.	Local Property Officer	N/A	
5	Appointment of the Survey Authority. The appointment of the survey authority must be in writing	Accountable Officer	Jul 15, 2003	
6	The Board/Survey Officer should convene within 30 calendar days. This begins the ROS process and must be initiated in 30 days after date the incident/accident was first reported.	Survey Officer or Chairperson of the Board of Survey	Aug 4, 2003	
7	Notification to employee(s) being investigated related to the incident/accident. This should be done within 5 calendar days after appointment of the survey authority to advise employee(s) about the upcoming investigation.	Survey Officer or Chairperson of the Board of Survey	N/A	
8	Obtain Witness Statements, Motor Vehicle Accident Reports, associated Police reports, etc. and provide to Survey Officer or Chairperson of the Board for use investigating the incident/accident.	Local Property Officer	Aug 4, 2003 To Aug 30 2003	

9	Obtain pictures, if any and provide to Survey Officer or Chairperson of the Board for use in investigating the incident/accident.	Local Property Officer	AUG 14, 2003	
10	For damaged equipment, including vehicles/heavy equipment obtain a minimum of 2 repair estimates.	Local Property Officer	N/A	
<b>Report of Survey Signatures</b>				
11	Survey Authority reviews all information associated with the incident/accident. Survey Officer or Board of Survey documents formal "Findings and Recommendations".	Survey Authority	JAN 2, 2004	
12	Local Property Officer's review, signature and comments of Survey Authority findings and recommendations. Problems/issues noted during review must be documented in writing with a date and signature. This document shall become a part of the ROS file.	Local Property Officer		
13	Local Accountable Officer's review, signature and comments of Survey Authority findings and recommendations and Property Officer's comments. Problems/issues noted during review must be documented in writing with a date and signature. This document shall become a part of the ROS file.	Accountable Officer		
14	Reviewing Official responsible for overall review, signature and comments of Survey Authority findings and recommendations. Reviewing Official must be the next higher organizational level.	Reviewing Official		

15a	Reviewing Official notification of determination to Survey Authority:	Reviewing Official		
15a 1	Report of Survey is resubmitted to the Survey Authority for corrective	Survey Authority		
	OR			
15b	Reviewing Official Determination: Disagrees with statements by Property Officer and/or Accountable Officer.	Reviewing Official		
15b 1	Entire Report of Survey package is sent to D7911 for final survey	Regional Property Officer		
15b 2	Upon receipt of final resolution for Report of Survey package continue	Local Property Officer		
	OR			
15c	Reviewing Official has reviewed and concurs with the Survey Authority findings and recommendations. No dissenting for nonagreement comments were provided by either the Property Officer nor the Accountable	Reviewing Official		
16	Notification to employee concerning findings and recommendations (liability). Employees should be apprized of the findings and recommendations of completion of survey action.	Survey Authority		

# REPORT OF SURVEY

## SECTION A

**Part 1 (Check One)**

Property is:  
 Lost   
 Stolen   
 Damaged   
 Worn Out/  
 Unserviceable   
 Donation

**Part 2 (Check One)**

Survey will be conducted by:  
 Board of Survey (Notification Attached)  
 Board Members:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 ( ) Survey Officer

**Part 3**

Date of Loss, Theft, or Damage:  
 N/A  
 Location of Property when last  
 observed:  
 N/A  
 Name(s) of Witness(es):  
 Billy Solomon

**Part 4 (Complete for all actions)**

Report No. YAO-03-0004  
 Date: Aug. 4, 2003  
 Region: LC Region  
 Office: Yuma Area Office

**Part 5A (Attached required signed statements regarding circumstances)**

Employee Notification  
 Custodial Officer N/A  
 Cognizant Employee N/A

**Part 5B (Check applicable blocks)**

Accident Report  Other, specify: Demolition and loss of Real Property  
 Witness(es) Billy Solomon  
 Police Report \_\_\_\_\_

**Part 6 PROPERTY SUBJECT TO SURVEY**

PCN	Description (Item Name, MFR., SN., YR., ETC.)	Original Cost	Book Value	CC	Cost Code
	Buildings located in the Yuma Area Office that have been demolished or transferred.				
TOTAL VALUE:					

## SECTION B

**Part 1**  
Findings and Recommendations of the Survey Officer/Board of Survey: (Attached)

(1) Don P. Kelly 07/02/04 (2) \_\_\_\_\_ (3) \_\_\_\_\_  
 Signature Date Signature Date Signature Date

(Signature(s) of Survey Officer/Members of the Board of Survey)

**Part 2**  
 Concur  Disagree  Comments Attached  
Maria Ramirez 3/10/04  
 Property Officer Signature Date

**Part 3**  
 Concur  Disagree  Comments Attached  
[Signature] 3/11/04  
 Accountable Officer Signature Date

**Part 4**  
 Concur  Disagree  Comments Attached  
Michael J. Clayton 3/7/04  
 Reviewing Official Signature Date

**Part 5**  
 I certify that I have witnessed the destruction (reduction to scrap) of the listed property.  
 Signature of Witness \_\_\_\_\_ Date \_\_\_\_\_  
 Signature of Witness (Survey Member) \_\_\_\_\_ Date \_\_\_\_\_

## Report of Survey YAO-03-0004

### FINDINGS:

An actual physical inventory of the Lower Colorado Region's real property/buildings commenced on August 4, 2003 with the Yuma Area Office (YAO). It's difficult to state the exact date when the last actual physical inventory was conducted or even if there has ever been a physical inventory. Reason being that we have supporting documentation from Wellton-Mohawk Irrigation and Drainage District stating:

*"Four of the six nonresidential structures were demolished and replaced by steel shop-type buildings, beginning 1989, when the District's attempts to remodel them revealed serious termite damage, inadequate wiring and plumbing and disabling deficiencies in original framing."*

However, the demolished/missing buildings are reflected in the Foundation Information for Real Property Management (FIRM) as still existing in place. And, there are other instances; twenty-five houses were allegedly demolished around the 1991 to a 1992-time frame in the Coachella Valley County Water but these buildings still exist in the FIRM records.

Furthermore, three (3) buildings used by the Yuma County Water User's Association require removal from FIRM data base. Two historical buildings designated as the Quartermaster Depots were transferred to the State of Arizona via a Quitclaim Deed in March of 1999 but still to this day remain on the FIRM record. Also, there is a house once used by YCWUA that has been demolished but is still on the record.

Upon inventory of the Wellton-Mohawk District which falls under the purview of the Yuma Area Office the listed buildings were nonexistent in place. These two instances are considered as, "losses of a suspicious nature": Two buildings 3-50-0001 and 3-50-0026 were given away. Building 3-50-0001 was given to an employee of the Wellton-Mohawk District, Mr. Leyva and now serves as income property for him. Building 3-50-0026 was given to a church in the town of Wellton-Mohawk. The other buildings were allegedly demolished without the permission of the Bureau of Reclamation.

The actions included in the physical inventory process are; annotating correct building addresses and building numbers, obtaining G.P.S. coordinates (longitude/latitude), and obtaining digital photos of the buildings, identifying buildings no longer existing but still on the FIRM, and identifying existing buildings not captured on FIRM.

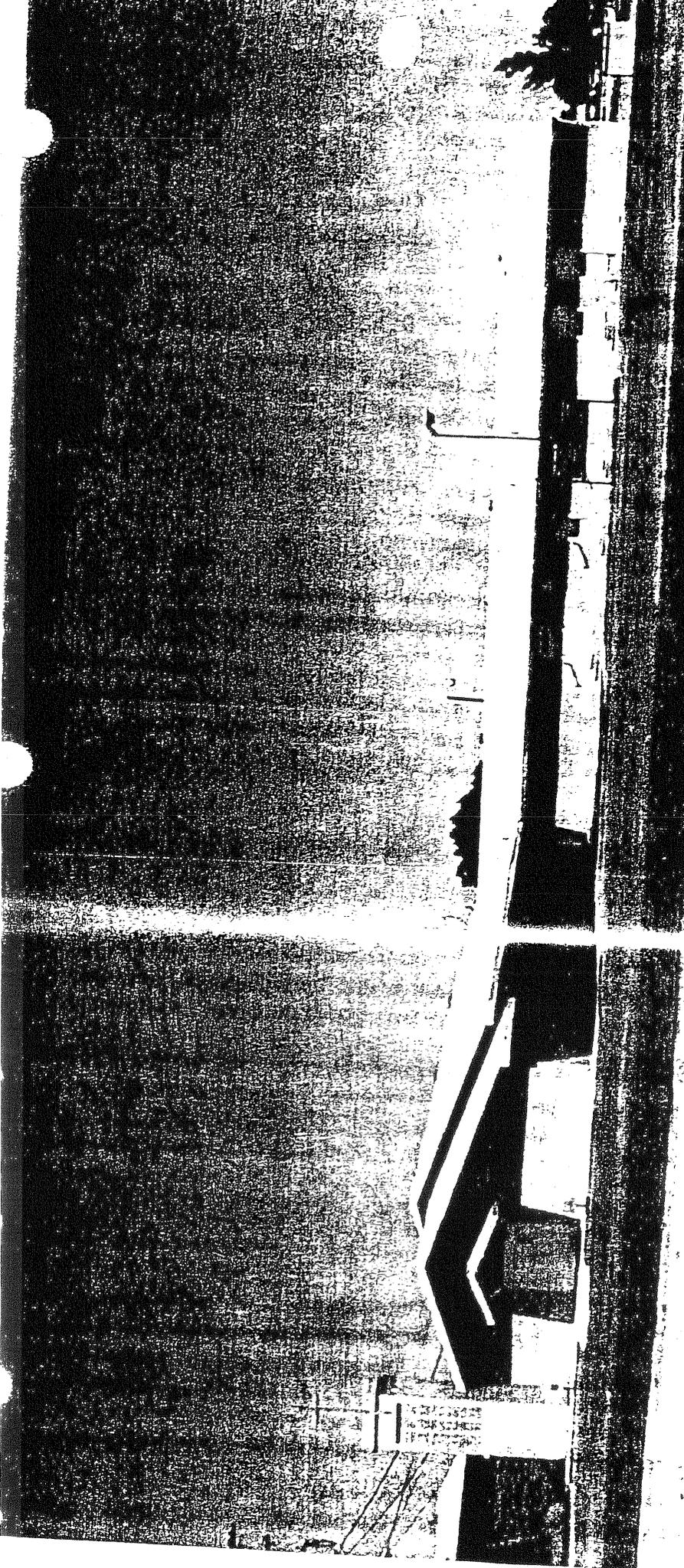
The real property inventory served two purposes, reconciliation of Lower Colorado Region's buildings, and gathering information for Report of Survey, **YAO-03-0004** on missing buildings in conjunction with the Wellton-Mohawk District title transfer. This same report of survey will also serve as supporting documentation for removing the listed buildings in the Yuma Area Office still on FIRM.

## **RECOMMENDATIONS:**

It would be presumptuous to establish any Regional real property policy on the managing and accounting of our real property/building prior to establishment of Bureau of Reclamation real property guidelines. In an email dated May 6, 2003 Debra Lange stated, "Rayleen and I are working with the Departmental staff on the real property guide that will be forthcoming in the very near future (See Tab 6)."

Normally discoveries of personal property irregularities of \$5,000 or more are reported to the Federal Bureau of Investigation (FBI) and the Office of the Inspector General (OIG) (See Tab 11). However, this Report of Survey involves real property and not personal property and since there are no real property guidelines this Survey Officer will leave it to the discretions of the Property Officer, Accountable Officer or the Reviewing Official to decide whether the discoveries need to be reported to the FBI or the OIG.

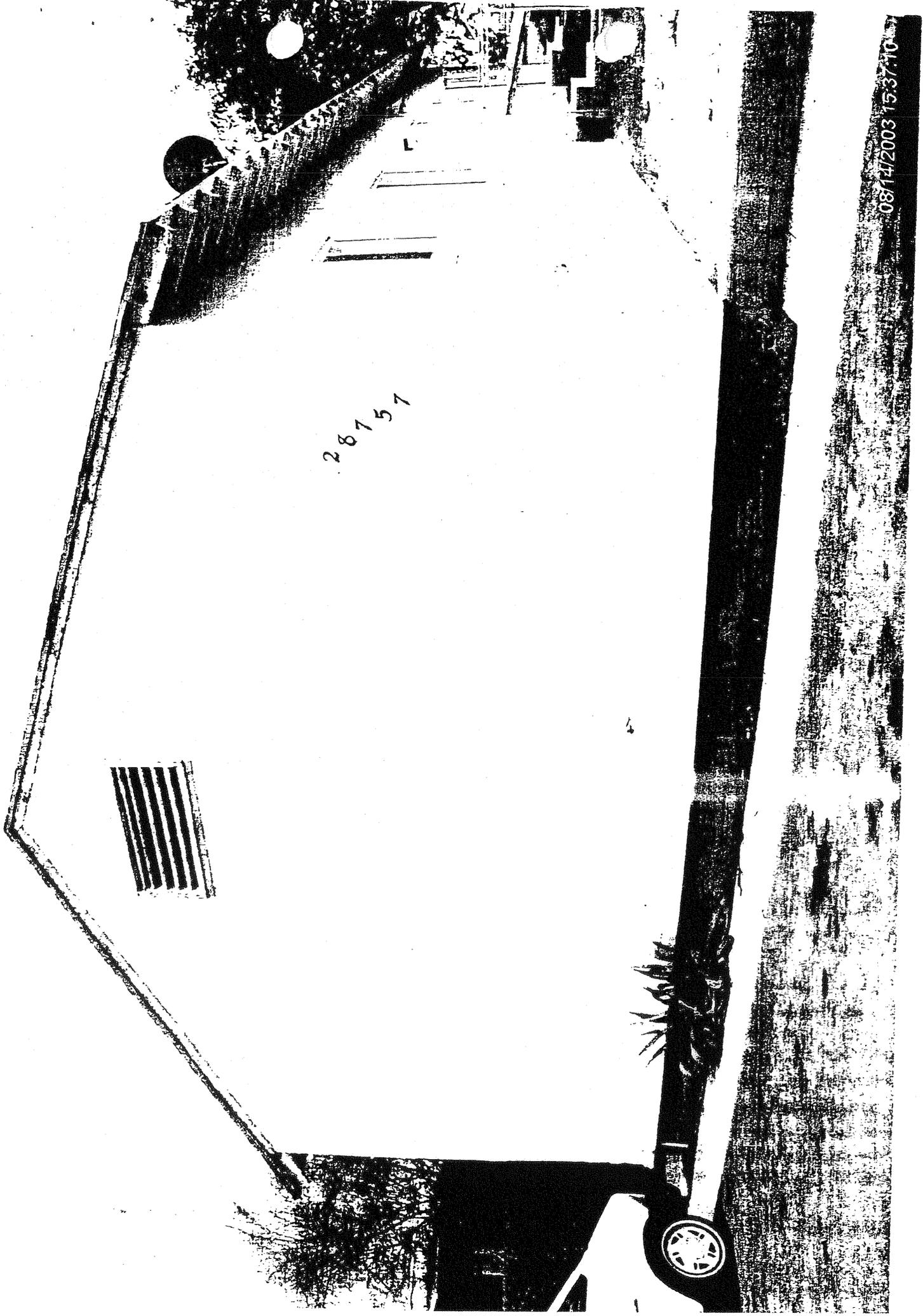
It is the final recommendation of this Survey Officer to remove the subject real property off the FIRM records in order to facilitate the Wellton-Mohawk title transfer and reconcile the Yuma Area Office building's inventory.



28 12:14PM

28757

08/14/2003 15:37:10



The following are the buildings requiring removal from the FIRM data base in order to facilitate the Wellton-Mohawk title transfer and reconcile the Yuma Area Office building's inventory:

Wellton-Mohawk Irrigation and Drainage District

<u>Property Number</u>	<u>Property Name</u>	<u>Original Cost</u>	<u>Book Value</u>
3 - 50 - 1 - 0	Wellton - Mohawk Dist. Office Bldg	\$ 14,171	\$ 133,138
3 - 50 - 26 - 0	Wellton - Mohawk Dist. Dorm. 6 bed rm. # 23	\$ 14,905	\$ 140,034
3 - 50 - 49 - 0	Wellton - Mohawk Dist. - Warehouse, # 24	\$ 15,398	\$ 144,666
3 - 50 - 51 - 0	Wellton - Mohawk Dist. Shop Bldg. # 26	\$ 30,218	\$ 283,901
3 - 50 - 52 - 0	Wellton - Mohawk Dist. Fire Truck Shelter, # 27	\$ 1,583	\$ 14,872
3 - 50 - 53 - 0	Wellton - Mohawk Dist. Pumphouse # 28	\$ 340	\$ 3,194
3 - 50 - 32 - 0	Wellton - Mohawk Dist. Ditch rider House, # 2	\$ 14,001	\$ 100,406
	<b>Total</b>	<b>\$ 90,616</b>	<b>Total \$ 820,211</b>

Coachella Valley Water District

<u>Property Number</u>	<u>Property Name</u>	<u>Original Cost</u>	<u>Book Value</u>
3 - 212 - 37 - 0	Coachella Govt Camp, House, C-17	\$ 6,226	\$ 93,394
3 - 212 - 40 - 0	Coachella Govt Camp, House, C-20	\$ 6,638	\$ 99,574
3 - 212 - 39 - 0	Coachella Govt Camp, House, C-19	\$ 6,140	\$ 92,104
3 - 212 - 38 - 0	Coachella Govt Camp, House, C-18	\$ 6,638	\$ 99,574
3 - 212 - 41 - 0	Coachella Govt Camp, House, C-21	\$ 6,140	\$ 92,104
3 - 212 - 43 - 0	Coachella Govt Camp, House, C-23	\$ 6,140	\$ 92,104
3 - 212 - 35 - 0	Coachella Govt Camp, House, C-13	\$ 6,140	\$ 92,104
3 - 212 - 25 - 0	Coachella Govt Camp, House, C-5	\$ 6,693	\$ 100,399
3 - 212 - 26 - 0	Coachella Govt Camp, House, C-6	\$ 5,922	\$ 88,833
3 - 212 - 27 - 0	Coachella Govt Camp, House, C-7	\$ 6,638	\$ 99,574
3 - 212 - 28 - 0	Coachella Govt Camp, House, C-8	\$ 6,226	\$ 93,394
3 - 212 - 29 - 0	Coachella Govt Camp, House, C-9	\$ 6,638	\$ 99,574
3 - 212 - 30 - 0	Coachella Govt Camp, House, C-10	\$ 6,140	\$ 92,104
3 - 212 - 31 - 0	Coachella Govt Camp, House, C-12	\$ 6,140	\$ 92,104
3 - 212 - 32 - 0	Coachella Govt Camp, House, C-11	\$ 6,638	\$ 99,574
3 - 212 - 24 - 0	Coachella Govt Camp, House, C-4	\$ 6,139	\$ 92,088
3 - 212 - 33 - 0	Coachella Govt Camp, House, C-14	\$ 6,638	\$ 99,574
3 - 212 - 34 - 0	Coachella Govt Camp, House, C-15	\$ 6,638	\$ 99,574
3 - 212 - 14 - 0	Coachella Govt Camp, House, C-24	\$ 6,693	\$ 100,399
3 - 212 - 15 - 0	Coachella Govt Camp, House, C-25	\$ 6,139	\$ 92,088
3 - 212 - 21 - 0	Coachella Govt Camp, House, C-1	\$ 6,637	\$ 99,559
3 - 212 - 22 - 0	Coachella Govt Camp, House, C-2	\$ 6,226	\$ 93,394
3 - 212 - 23 - 0	Coachella Govt Camp, House, C-3	\$ 6,637	\$ 99,559
3 - 212 - 42 - 0	Coachella Govt Camp, House, C-22	\$ 6,693	\$ 100,399
3 - 212 - 36 - 0	Coachella Govt Camp, House, C-16	\$ 6,638	\$ 99,574
	<b>Total</b>	<b>\$ 160,175</b>	<b>Total \$ 2,402,722.00</b>

3 - 35 - 1 - 0 Corral House YCWUA (QUITCLAIM DEED TO STATE OF AZ)  
 3 - 35 - 8 - 0 Storehouse, YCWUA (QUITCLAIM DEED TO STATE OF AZ)

3 - 35 - 4 - 0 YCWUA, House, 480 First St. Yuma, AZ \$4,770 \$90,382



# United States Department of the Interior

## BUREAU OF RECLAMATION

Yuma Area Office  
7301 Calle Agua Salada  
Yuma, Arizona 85364

IN REPLY REFER TO:

YAO-3120  
PRM-9.00

JUL 15 2003

### MEMORANDUM

To: Mr. George P. Kalba  
General Supply Specialist  
Lower Colorado Region

From: Mike Collins  
Accountable Officer  
Yuma Area Office

Subject: Appointment as Traveling Survey Officer (Officer)  
(114-60.802-3)

I hereby appoint you as Officer to conduct a survey of buildings and housing (Survey) which are part of the Gila Project located within the boundaries of the Wellton-Mohawk Irrigation and Drainage District (District), which is located 30 miles East of Yuma, Arizona.

As Officer, you will have the same authorities, responsibilities, and restrictions as a Standing Board of Survey member and will act in lieu thereof. I am requesting that the Survey be completed within 30 days from the date of your appointment. Mr. Bill Flores, Industrial Property Management Specialist, of the Yuma Area Office will be available to assist you in the data gathering process. The Survey is part of the Title Transfer process between Reclamation and the District.

If you have any questions regarding this appointment, please contact Mr. Flores, at 928-343-8157

cc: Regional Director, Boulder City, NV  
Attention: LC-3300, LC-3320

**From:** Debra Lange  
**To:** 8RegProp  
**Date:** Tue, May 6, 2003 7:36 AM  
**Subject:** Fwd: Final Real Property Policy [Virus checked]

Attached is the final real property policy. Rayleen and I are working with Departmental staff on the real property guide that will be forthcoming in the very near future.

In the near future, we may have to have a conference call to discuss this policy and necessary action items. If you have any questions, please let us know. Thanks Deb.

**CC:** Roger Molinar



# MASTER INVENTORY DETAILS REPORT

Agency: 14    Bur: 23    Prog: 0050    Reg: LC    Dist: YAO  
 Instl: 06874    GILA PROJECT    Gsa Assigned: N    Est Cur Val:

Site: 00    YUMA COUNTY, CITY YUM    County/City/State Code: 027 0620 04    Govt Owned/Leased/Trust: G

Property: 000100B	PROPERTY NAME	Type: B	BUILDING	
<u>Property Type Suffix</u>	<u>Predom Usage</u>	<u>Cong Dist Property</u>	<u>Utilization Status</u>	<u>GSA Survey Date</u>
..	10 OFFICE			
<u>Primary Facility Type</u>	<u>Agency Interest</u>	<u>Delegation</u>	<u>Hist Ind</u>	<u>Agency Survey Date</u>
15337 Welton-Mohawk A	G OWNED			

**Building Details**

<u>Net Occupiable SQFT</u>	<u>Gross SQFT</u>	<u>Condition Adequacy</u>	<u>Life Expectancy</u>	<u>Year Built</u>
	2128			1950

**Acquisition Details**

<u>Acquisition Date</u>	<u>Est Acquisition Date</u>	<u>Method Code</u>	<u>Authority Code</u>	<u>Initial Cost</u>	<u>Est Curr Value</u>
01 DEC 1950				\$14,171	\$133,138

**Property Usage Details**

<u>Usage Code</u>	<u>Org Code</u>	<u>Usage Units</u>	<u>Usage Percentage</u>
3010 OFFICE	1423 DOI-BOR	0	0



# MASTER INVENTORY DETAILS REPORT

Agcy: 14    Bur: 23    Prog: 0050    Reg: LC    Dist: YAO  
 Instl: 06874    GILA PROJECT    Gsa Assigned: N    Est Cur Val:

Site: 00    YUMA COUNTY, CITY YUM    County/City/State Code: 027 0620 04    Govt Owned/Leased/Trust: G

Property: 004900B	PROPERTY NAME	Type: B	BUILDING	
<u>Property Type Suffix</u>	<u>Predom Usage</u>	<u>Cong Dist Property</u>	<u>Utilization Status</u>	<u>GSA Survey Date</u>
**	40 STORAGE			
<u>Primary Facility Type</u>	<u>Agency Interest</u>	<u>Delegation</u>	<u>Hist Ind</u>	<u>Agcy Survey Date</u>
15337 Welton-Mohawk A	G OWNED			

**Building Details**

<u>Net Occupiable SQFT</u>	<u>Gross SQFT</u>	<u>Condition Adequacy</u>	<u>Life Expectancy</u>	<u>Year Built</u>
	3120			1950

**Acquisition Details**

<u>Acquisition Date</u>	<u>Est Acquisition Date</u>	<u>Method Code</u>	<u>Authority Code</u>	<u>Initial Cost</u>	<u>Est Curr Value</u>
01 DEC 1950				\$15,398	\$144,666

**Property Usage Details**

<u>Usage Code</u>	<u>Org Code</u>	<u>Usage Units</u>	<u>Usage Percentage</u>
3040 STORAGE	1423 DOI-BOR	0	0



Agcy: 14 Bur: 23 Prog: 0050 Reg: LC Dist: YAO  
 Inst: 06874 GILA PROJECT Gsa Assigned: N Est Cur Val:

Site: 00 YUMA COUNTY, CITY YUM County/City/State Code: 027 0620 04 Govt Owned/Leased/Trust: G

Property: 005200B PROPERTY NAME Type: B BUILDING  
Property Type Suffix Predom Usage Cong Dist Property Utilization Status GSA Survey Date  
 \*\* 60 SERVICE  
Primary Facility Type Agency Interest Delegation Hist Ind Agcy Survey Date  
 15337 Welton-Mohawk A G OWNED

**Building Details**

Net Occupiable SQFT Gross SQFT Condition Adequacy Life Expectancy Year Built  
 3200 1950

**Acquisition Details**

Acquisition Date Est Acquisition Date Method Code Authority Code Initial Cost Est Curr Value  
 01 DEC 1950 \$1,583 \$14,872

**Property Usage Details**

Usage Code Org Code Usage Units Usage Percentage  
 3060 SERVICE 1423 DOI-BOR 0 0



Agcy: 14    Bur: 23    Prog: 0050    Reg: LC    Dist: YAO  
 Instl: 06874    GILA PROJECT    Gsa Assigned: N    Est Cur Val:

Site: 00    YUMA COUNTY, CITY YUM    County/City/State Code: 027 0620 04    Govt Owned/Leased/Trust: G

Property: 003200B    PROPERTY NAME    Type: B    BUILDING  
Property Type Suffix    Predom Usage    Cong Dist Property    Utilization Status    GSA Survey Date  
 \*\*    30 HOUSING  
Primary Facility Type    Agency Interest    Delegation    Hist Ind    Agcy Survey Date  
 06336    Dome Laterals    G OWNED

**Building Details**

Net Occupiable SQFT    Gross SQFT    Condition Adequacy    Life Expectancy    Year Built  
 1100    1956

**Acquisition Details**

Acquisition Date    Est Acquisition Date    Method Code    Authority Code    Initial Cost    Est Curr Value  
 01 DEC 1956    \$14,001    \$100,406

**Property Usage Details**

Usage Code    Org Code    Usage Units    Usage Percentage  
 3030 HOUSING    1423 DOI-BOR    0    0

**MASTER INVENTORY DETAILS REPORT**

Agcy: 14    Bur: 23    Prog: 0212    Reg: LC    Dist: YAO  
 Instl: 06861    ALL-AMERICAN CANAL SYST    Gsa Assigned: N    Est Cur Val:

Site: 03    RIVERSIDE COUNTY, COAC    County/City/State Code: 065 0750 06    Govt Owned/Leased/Trust: G

Property: 003700B    **PROPERTY NAME**    Type: B    BUILDING

<u>Property Type Suffix</u>	<u>Predom Usage</u>	<u>Cong Dist Property</u>	<u>Utilization Status</u>	<u>GSA Survey Date</u>
**	30 HOUSING			
<u>Primary Facility Type</u>	<u>Agency Interest</u>	<u>Delegation</u>	<u>Hist Ind</u>	<u>Agcy Survey Date</u>
15318 Coachella Build	G OWNED			

**Building Details**

<u>Net Occupiable SQFT</u>	<u>Gross SQFT</u>	<u>Condition Adequacy</u>	<u>Life Expectancy</u>	<u>Year Built</u>
	949			1944

**Acquisition Details**

<u>Acquisition Date</u>	<u>Est Acquisition Date</u>	<u>Method Code</u>	<u>Authority Code</u>	<u>Initial Cost</u>	<u>Est Curr Value</u>
01 DEC 1944				\$6,226	\$93,394

**Property Usage Details**

<u>Usage Code</u>	<u>Org Code</u>	<u>Usage Units</u>	<u>Usage Percentage</u>
3030 HOUSING	1423 DOI-BOR	0	0

**MASTER INVENTORY DETAILS REPORT**

Agcy: 14 Bur: 23 Prog: 0212 Reg: LC Dist: YAO  
 Instl: 06861 ALL-AMERICAN CANAL SYST Gsa Assigned: N Est Cur Val:

Site: 03 RIVERSIDE COUNTY, COAC County/City/State Code: 065 0750 06 Govt Owned/Leased/Trust: G

Property: 004000B PROPERTY NAME Type: B BUILDING  
Property Type Suffix Predom Usage Cong Dist Property Utilization Status GSA Survey Date  
 \*\* 30 HOUSING  
Primary Facility Type Agency Interest Delegation Hist Ind Agcy Survey Date  
 15318 Coachella Build G OWNED

**Building Details**  
Net Occupiable SQFT Gross SQFT Condition Adequacy Life Expectancy Year Built  
 1054 1944

**Acquisition Details**  
Acquisition Date Est Acquisition Date Method Code Authority Code Initial Cost Est Curr Value  
 01 DEC 1944 \$6,638 \$99,574

**Property Usage Details**  
Usage Code Org Code Usage Units Usage Percentage  
 3030 HOUSING 1423 DOI-BOR 0 0



# MASTER INVENTORY DETAILS REPORT

Agcy: 14    Bur: 23    Prog: 0212    Reg: LC    Dist: YAO  
 Instl: 06861    ALL-AMERICAN CANAL SYST    Gsa Assigned: N    Est Cur Val:

Site: 03    RIVERSIDE COUNTY, COAC    County/City/State Code: 065 0750 06    Govt Owned/Leased/Trust: G

Property: 003800B	PROPERTY NAME	Type: B	BUILDING	
<u>Property Type Suffix</u>	<u>Predom Usage</u>	<u>Cong Dist Property</u>	<u>Utilization Status</u>	<u>GSA Survey Date</u>
**	30 HOUSING			
<u>Primary Facility Type</u>	<u>Agency Interest</u>	<u>Delegation</u>	<u>Hist Ind</u>	<u>Agcy Survey Date</u>
15318 Coachella Build	G OWNED			

**Building Details**

<u>Net Occupiable SQFT</u>	<u>Gross SQFT</u>	<u>Condition Adequacy</u>	<u>Life Expectancy</u>	<u>Year Built</u>
	1054			1944

**Acquisition Details**

<u>Acquisition Date</u>	<u>Est Acquisition Date</u>	<u>Method Code</u>	<u>Authority Code</u>	<u>Initial Cost</u>	<u>Est Curr Value</u>
01 DEC 1944				\$6,638	\$99,574

**Property Usage Details**

<u>Usage Code</u>	<u>Org Code</u>	<u>Usage Units</u>	<u>Usage Percentage</u>
3030 HOUSING	1423 DOI-BOR	0	0





# MASTER INVENTORY DETAILS REPORT

Agcy: 14    Bur: 23    Prog: 0212    Reg: LC    Dist: YAO  
 Instl: 06861    ALL-AMERICAN CANAL SYST    Gsa Assigned: N    Est Cur Val:

Site: 03    RIVERSIDE COUNTY, COAC    County/City/State Code: 065 0750 06    Govt Owned/Leased/Trust: G

Property: 003500B    **PROPERTY NAME**    Type: B    BUILDING  
Property Type Suffix    Predom Usage    Cong Dist Property    Utilization Status    GSA Survey Date  
 ..    30 HOUSING  
Primary Facility Type    Agency Interest    Delegation    Hist Ind    Agcy Survey Date  
 15318    Coachella Build    G OWNED

**Building Details**

Net Occupiable SQFT    Gross SQFT    Condition Adequacy    Life Expectancy    Year Built  
 949    1944

**Acquisition Details**

Acquisition Date    Est Acquisition Date    Method Code    Authority Code    Initial Cost    Est Curr Value  
 01 DEC 1944    \$6,140    \$92,104

**Property Usage Details**

Usage Code    Org Code    Usage Units    Usage Percentage  
 3030 HOUSING    1423 DOI-BOR    0    0

# MASTER INVENTORY DETAILS REPORT

Agcy: 14    Bur: 23    Prog: 0212    Reg: LC    Dist: YAO  
 Instl: 06861    ALL-AMERICAN CANAL SYST    Gsa Assigned: N    Est Cur Val:

Site: 03    RIVERSIDE COUNTY, COAC    County/City/State Code: 065 0750 06    Govt Owned/Leased/Trust: G

Property: 002500B    PROPERTY NAME    Type: B    BUILDING  
Property Type Suffix    Predom Usage    Cong Dist Property    Utilization Status    GSA Survey Date  
 \*\*    30 HOUSING  
Primary Facility Type    Agency Interest    Delegation    Hist Ind    Agcy Survey Date  
 15318    Coachella Build    G OWNED

**Building Details**

Net Occupiable SQFT    Gross SQFT    Condition Adequacy    Life Expectancy    Year Built  
 1054    1944

**Acquisition Details**

Acquisition Date    Est Acquisition Date    Method Code    Authority Code    Initial Cost    Est Curr Value  
 01 DEC 1944    \$6,693    \$100,399

**Property Usage Details**

Usage Code    Org Code    Usage Units    Usage Percentage  
 3030 HOUSING    1423 DOI-BOR    0    0



# MASTER INVENTORY DETAILS REPORT

Agcy: 14    Bur: 23    Prog: 0212    Reg: LC    Dist: YAO  
 Instl: 06861    ALL-AMERICAN CANAL SYST    Gsa Assigned: N    Est Cur Val:

Site: 03    RIVERSIDE COUNTY, COAC    County/City/State Code: 065 0750 06    Govt Owned/Leased/Trust: G

Property: 002700B	PROPERTY NAME	Type: B	BUILDING	
<u>Property Type Suffix</u>	<u>Predom Usage</u>	<u>Cong Dist Property</u>	<u>Utilization Status</u>	<u>GSA Survey Date</u>
**	30 HOUSING			
<u>Primary Facility Type</u>	<u>Agency Interest</u>	<u>Delegation</u>	<u>Hist Ind</u>	<u>Agcy Survey Date</u>
15318 Coachella Build	G OWNED			

**Building Details**

<u>Net Occupiable SQFT</u>	<u>Gross SQFT</u>	<u>Condition Adequacy</u>	<u>Life Expectancy</u>	<u>Year Built</u>
	1054			1944

**Acquisition Details**

<u>Acquisition Date</u>	<u>Est Acquisition Date</u>	<u>Method Code</u>	<u>Authority Code</u>	<u>Initial Cost</u>	<u>Est Curr Value</u>
01 DEC 1944				\$6,638	\$99,574

**Property Usage Details**

<u>Usage Code</u>	<u>Org Code</u>	<u>Usage Units</u>	<u>Usage Percentage</u>
3030 HOUSING	1423 DOI-BOR	0	0





# MASTER INVENTORY DETAILS REPORT

Agcy: 14    Bur: 23    Prog: 0212    Reg: LC    Dist: YAO  
 Instl: 06861    ALL-AMERICAN CANAL SYST    Gsa Assigned: N    Est Cur Val:

Site: 03    RIVERSIDE COUNTY, COAC    County/City/State Code: 065 0750 06    Govt Owned/Leased/Trust: G

Property: 003000B    PROPERTY NAME    Type: B    BUILDING  
Property Type Suffix    Predom Usage    Cong Dist Property    Utilization Status    GSA Survey Date  
 \*\*    30 HOUSING  
Primary Facility Type    Agency Interest    Delegation    Hist Ind    Agcy Survey Date  
 15318    Coachella Build    G OWNED

**Building Details**

<u>Net Occupiable SQFT</u>	<u>Gross SQFT</u>	<u>Condition Adequacy</u>	<u>Life Expectancy</u>	<u>Year Built</u>
	949			1944

**Acquisition Details**

<u>Acquisition Date</u>	<u>Est Acquisition Date</u>	<u>Method Code</u>	<u>Authority Code</u>	<u>Initial Cost</u>	<u>Est Curr Value</u>
01 DEC 1944				\$6,140	\$92,104

**Property Usage Details**

<u>Usage Code</u>	<u>Org Code</u>	<u>Usage Units</u>	<u>Usage Percentage</u>
3030 HOUSING	1423 DOI-BOR	0	0



# MASTER INVENTORY DETAILS REPORT

Agcy: 14    Bur: 23    Prog: 0212    Reg: LC    Dist: YAO  
 Instl: 06861    ALL-AMERICAN CANAL SYST    Gsa Assigned: N    Est Cur Val:

Site: 03    RIVERSIDE COUNTY, COAC    County/City/State Code: 065 0750 06    Govt Owned/Leased/Trust: G

Property: 003200B    **PROPERTY NAME**    Type: B    BUILDING

<u>Property Type Suffix</u>	<u>Predom Usage</u>	<u>Cong Dist Property</u>	<u>Utilization Status</u>	<u>GSA Survey Date</u>
**	30 HOUSING			
<u>Primary Facility Type</u>	<u>Agency Interest</u>	<u>Delegation</u>	<u>Hist Ind</u>	<u>Agcy Survey Date</u>
15318 Coachella Build	G OWNED			

**Building Details**

<u>Net Occupiable SQFT</u>	<u>Gross SQFT</u>	<u>Condition Adequacy</u>	<u>Life Expectancy</u>	<u>Year Built</u>
	1054			1944

**Acquisition Details**

<u>Acquisition Date</u>	<u>Est Acquisition Date</u>	<u>Method Code</u>	<u>Authority Code</u>	<u>Initial Cost</u>	<u>Est Curr Value</u>
01 DEC 1944				\$6,638	\$99,574

**Property Usage Details**

<u>Usage Code</u>	<u>Org Code</u>	<u>Usage Units</u>	<u>Usage Percentage</u>
3030 HOUSING	1423 DOI-BOR	0	0

**MASTER INVENTORY DETAILS REPORT**

Agy: 14    Bur: 23    Prog: 0212    Reg: LC    Dist: YAO  
 Instl: 06861    ALL-AMERICAN CANAL SYST    Gsa Assigned: N    Est Cur Val:

Site: 03    RIVERSIDE COUNTY, COAC    County/City/State Code: 065 0750 06    Govt Owned/Leased/Trust: G

Property: 002400B    **PROPERTY NAME**    Type: B    **BUILDING**  
Property Type Suffix    Predom Usage    Cong Dist Property    Utilization Status    GSA Survey Date  
 ..    30 HOUSING  
Primary Facility Type    Agency Interest    Delegation    Hist Ind    Agcy Survey Date  
 15318    Coachella Build    G OWNED

**Building Details**  
Net Occupiable SQFT    Gross SQFT    Condition Adequacy    Life Expectancy    Year Built  
 949    1944

**Acquisition Details**  
Acquisition Date    Est Acquisition Date    Method Code    Authority Code    Initial Cost    Est Curr Value  
 01 DEC 1944                                                 \$6,139       \$92,088

**Property Usage Details**  
Usage Code    Org Code    Usage Units    Usage Percentage  
 3030 HOUSING    1423 DOI-BOR    0    0

# MASTER INVENTORY DETAILS REPORT

Agcy: 14 Bur: 23 Prog: 0212 Reg: LC Dist: YAO  
 Inst: 06861 ALL-AMERICAN CANAL SYST Gsa Assigned: N Est Cur Val:

Site: 03 RIVERSIDE COUNTY, COAC County/City/State Code: 065 0750 06 Govt Owned/Leased/Trust: G

Property: 003300B PROPERTY NAME Type: B BUILDING  
Property Type Suffix Predom Usage Cong Dist Property Utilization Status GSA Survey Date  
 \*\* 30 HOUSING  
Primary Facility Type Agency Interest Delegation Hist Ind Agcy Survey Date  
 15318 Coachella Build G OWNED

**Building Details**  
Net Occupiable SQFT Gross SQFT Condition Adequacy Life Expectancy Year Built  
 1054 1944

**Acquisition Details**  
Acquisition Date Est Acquisition Date Method Code Authority Code Initial Cost Est Curr Value  
 01 DEC 1944 \$6,638 \$99,574

**Property Usage Details**  
Usage Code Org Code Usage Units Usage Percentage  
 3030 HOUSING 1423 DOI-BOR 0 0

# MASTER INVENTORY DETAILS REPORT

Agcy: 14    Bur: 23    Prog: 0212    Reg: LC    Dist: YAO  
 Instl: 06861    ALL-AMERICAN CANAL SYST    Gsa Assigned: N    Est Cur Val:

Site: 03    RIVERSIDE COUNTY, COAC    County/City/State Code: 065 0750 06    Govt Owned/Leased/Trust: G

Property: 003400B    **PROPERTY NAME**    Type: B    BUILDING  
Property Type Suffix    Predom Usage    Cong Dist Property    Utilization Status    GSA Survey Date  
 \*\*    30 HOUSING  
Primary Facility Type    Agency Interest    Delegation    Hist Ind    Agcy Survey Date  
 15318 Coachella Build    G OWNED

**Building Details**  
Net Occupiable SQFT    Gross SQFT    Condition Adequacy    Life Expectancy    Year Built  
 1054    1944

**Acquisition Details**  
Acquisition Date    Est Acquisition Date    Method Code    Authority Code    Initial Cost    Est Curr Value  
 01 DEC 1944    \$6,638    \$99,574

**Property Usage Details**  
Usage Code    Org Code    Usage Units    Usage Percentage  
 3030 HOUSING    1423 DOI-BOR    0    0

# MASTER INVENTORY DETAILS REPORT

Agcy: 14    Bur: 23    Prog: 0212    Reg: LC    Dist: YAO  
 Instl: 06861    ALL-AMERICAN CANAL SYST    Gsa Assigned: N    Est Cur Val:

Site: 03    RIVERSIDE COUNTY, COAC    County/City/State Code: 065 0750 06    Govt Owned/Leased/Trust: G

Property: 001400B	PROPERTY NAME	Type: B	BUILDING	
<u>Property Type Suffix</u>	<u>Predom Usage</u>	<u>Cong Dist Property</u>	<u>Utilization Status</u>	<u>GSA Survey Date</u>
**	30 HOUSING			
<u>Primary Facility Type</u>	<u>Agency Interest</u>	<u>Delegation</u>	<u>Hist Ind</u>	<u>Agcy Survey Date</u>
15318 Coachella Build	G OWNED			

**Building Details**

<u>Net Occupiable SQFT</u>	<u>Gross SQFT</u>	<u>Condition Adequacy</u>	<u>Life Expectancy</u>	<u>Year Built</u>
	1054			1944

**Acquisition Details**

<u>Acquisition Date</u>	<u>Est Acquisition Date</u>	<u>Method Code</u>	<u>Authority Code</u>	<u>Initial Cost</u>	<u>Est Curr Value</u>
01 DEC 1944				\$6,693	\$100,399

**Property Usage Details**

<u>Usage Code</u>	<u>Org Code</u>	<u>Usage Units</u>	<u>Usage Percentage</u>
3030 HOUSING	1423 DOI-BOR	0	0





# MASTER INVENTORY DETAILS REPORT

Agcy: 14    Bur: 23    Prog: 0212    Reg: LC    Dist: YAO  
 Instl: 06861    ALL-AMERICAN CANAL SYST    Gsa Assigned: N    Est Cur Val:

Site: 03    RIVERSIDE COUNTY, COAC    County/City/State Code: 065 0750 06    Govt Owned/Leased/Trust: G

Property: 002200B    **PROPERTY NAME**    Type: B    BUILDING  
Property Type Suffix    Predom Usage    Cong Dist Property    Utilization Status    GSA Survey Date  
 \*\*    30 HOUSING  
Primary Facility Type    Agency Interest    Delegation    Hist Ind    Agcy Survey Date  
 15318    Coachella Build    G OWNED

**Building Details**

Net Occupiable SQFT    Gross SQFT    Condition Adequacy    Life Expectancy    Year Built  
 949    1944

**Acquisition Details**

Acquisition Date    Est Acquisition Date    Method Code    Authority Code    Initial Cost    Est Curr Value  
 01 DEC 1944                                                 \$6,226    \$93,394

**Property Usage Details**

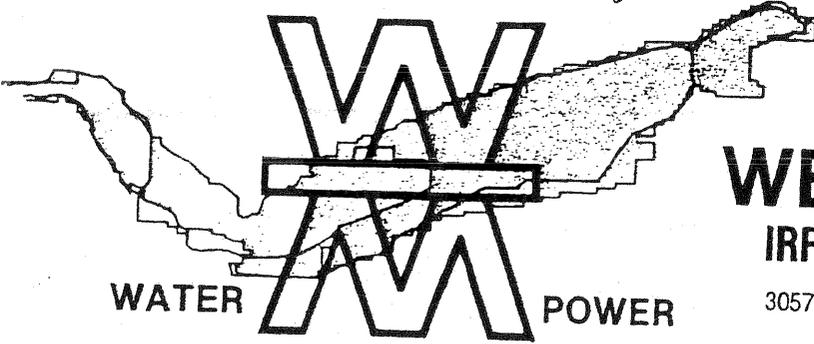
Usage Code    Org Code    Usage Units    Usage Percentage  
 3030 HOUSING    1423 DOI-BOR    0    0







WTR-4.00 - Irrigation District WMIDD



# WELLTON-MOHAWK IRRIGATION AND DRAINAGE DISTRICT

30570 WELLTON-MOHAWK DRIVE, WELLTON, ARIZONA 85356

TEL: (520) 785-3351

FAX: (520) 785-3389

1 July 2003

Mr. Bill Flores  
USBR Yuma Area Office  
7301 Calle Agua Salada  
Yuma, AZ 85364

COPY - YAO	RECEIVED - 3 2003	ACTION CODE	REPLY DATE	DATE ACTION TAKEN	DATE	INITIALS	CODE	CLASSIFICATION	PROJECT	CONTROL NO.	FOLDER I.D.	KEYWORD
					7/7	WF	3120-81					

Subject: Building Inventory (WMIDD Title Transfer Project)

Reference: USBR "REPORT OF SURVEY; YAO-03-04; PART 6"

Dear Mr. Flores:

The referenced document is a list of 9 Reclamation-built "wood frame" buildings, 7 of which were previously District utilized, but which no longer exist.

Of the 7 "missing" buildings, one was a remote and low lying residence located at the SW corner of Sec. 28-8-19. It was inundated and destroyed in the early days of the record flood of 1993.

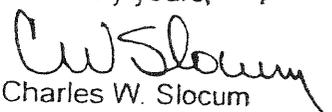
The other 6 structures were located at the District Headquarters Area, just east of the Town of Wellton, in Sec. 4-9-18. None of these were residences.

Four of the 6 non-residential structures were demolished and replaced by steel shop-type buildings, beginning in 1989, when the District's attempts to remodel them revealed serious termite damage, inadequate wiring and plumbing, and disabling deficiencies in original framing. These problems could not be corrected in a cost-effective manner. The then-current uses of these structures were the second (and in some cases, third) utilizations of facilities, many of which were considered "temporary" when built by the U. S. Army at Dateland in 1942.

The remaining two of the 6 Headquarters Area buildings had been unoccupied and unneeded since being vacated by the discontinued "Irrigation Management Service" in the early 1980's, and by the District's Power Department, when Power Operations moved into a 1988 addition to the WMIDD Main Office. The two vacant buildings were (in 1991, by others, at no cost to the District) relocated and re-erected as, 1) an addition to a local church, and 2) a multi-unit, low cost housing facility. The former sites are presently undeveloped, and contribute to the District's Headquarters Area "open space".

If additional information is required please contact the undersigned, or Mr. Bobby Smith, as necessary.

Sincerely yours,

  
Charles W. Slocum  
Manager

cc: B. E. Smith, W-M Asst. Mgr. (Administration)

DMT 1769 FILE 948

22945  
MINA TITLE & TRUST COMPANY

NOV 27 A 8 35  
Doc# 948  
Page 948

Witness my hand and official seal the day and year first said.

GLENYS E. SCHMITT

*[Signature]*  
Deputy Register

MICROFILMED 5.3  
4.a

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF RECLAMATION (RECLAMATION)

CERTIFICATE OF DISCHARGE OF REPAYMENT OBLIGATION AND  
EXEMPTION FROM ACREAGE LIMITATION AND FULL COST PRICING  
PROVISIONS OF FEDERAL RECLAMATION LAW

On March 4, 1952, Reclamation and the Wellton-Mohawk Irrigation and Drainage District (WMIDD) entered into a contract providing for construction of water delivery or drainage works, for repayment of costs, and for operation and maintenance of the works. The 1952 contract was supplemented and amended numerous times. On July 17, 1981, Reclamation and WMIDD signed the "Amendatory and Supplemental Consolidated Contract with Wellton-Mohawk Irrigation and Drainage District for Delivery of Water, Construction of Works, Repayment, and Project Power Supply", which consolidated all prior contracts into one contract (Consolidated Contract).

The Salt River Pima-Maricopa Indian Community Water Rights Settlement Act of October 20, 1988 (102 Stat. 2549) (Settlement Act), authorized the Secretary of the Interior (Secretary) to acquire the rights to 22,000 acre-feet of annual consumptive use of water from the main stream of the Colorado River in Arizona with a priority predating September 30, 1968. By contract between Reclamation and WMIDD dated February 9, 1990, WMIDD agreed to reduce its contractual entitlement to consumptively use Colorado River water by 22,000 acre-feet per year in exchange for certain consideration. Subsection 7(b) of the Settlement Act authorized the Secretary to amend WMIDD's repayment contract to discharge any repayment obligation owing by WMIDD as of May 30, 1987, and to certify that the lands in WMIDD are free from the acreage limitation and full cost pricing provisions of Federal Reclamation law on such date, provided certain prerequisite conditions have been met.

I have determined that all prerequisite conditions have been met for discharging WMIDD's repayment obligation and for relieving WMIDD from the acreage limitation and full cost pricing provisions of Federal Reclamation law. Therefore, effective on the date shown below, I am hereby (1) discharging any remaining repayment obligation owed to the United States by WMIDD under the Consolidated Contract as of May 30, 1987, and (2) certifying that the lands in WMIDD are exempt from the ownership and full cost pricing provisions of Federal Reclamation law as of May 30, 1987. The Consolidated Contract may be amended in the future without reimposing the acreage limitation and full cost pricing provisions of Federal Reclamation law on WMIDD if the amendment does not provide supplemental or additional benefits to WMIDD. Notwithstanding the issuance of this certificate, any obligation by WMIDD to pay operation and maintenance costs to the United States remains in full force and effect.

November 27, 1991  
(Date)

*[Signature]*  
Robert J. Towles  
Regional Director  
Lower Colorado Region  
Bureau of Reclamation

09/09/2003 14:35 19286277  
MAIL TO: ATTN: Jan Div

YCWJIA

OFFICIAL RECORDS OF  
YUMA COUNTY RECORDER  
SUSAN MARLER

G S A.  
450 Golden Gate Ave  
11th Floor  
San Francisco CA 94102-3400

21 Acres (8.49 Hectares) More or Less  
Quartermaster Depot, 4<sup>th</sup> Avenue  
& Colorado River, Yuma, Arizona 85364  
GSA Control No. 9-I-AZ-799



FEE #: 1999-14048

05/12/1999 12:53 PAGES: 0012  
FEES: 8.50 4.00 1.00 .00 .00  
REQ BY: AZ STATE PARKS  
REC BY: PATTY MORENO

QUITCLAIM DEED

THIS INDENTURE, made this 19<sup>th</sup> day of March, 1999, between the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services, under and pursuant to the powers and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and regulations and orders promulgated thereunder, including those established in Section 203(k)(3), historic monument purposes, GRANTOR, and ARIZONA STATE PARKS, GRANTEE.

WITNESSETH: That the said GRANTOR has remised, released and quitclaimed and by these presents does remise, release and quitclaim unto the said GRANTEE, its successors and assigns all that certain real property situated in the City of Yuma and the County of Yuma, State of Arizona, more particularly described as follows:

That portion of the tract of land designated as the Quartermaster's Depot on G.L.O. Plat approved February 2, 1875, situate in fractional Section Thirty-Five (35), Township Sixteen (16) South, Range Twenty-Two (22) East, San Bernardino Meridian, Arizona, lying East of the Easterly right-of-way boundary for United States Highway 80, together with the improvements thereon;

EXCEPTING THEREFROM:

A parcel of land as described in instrument of transfer recorded at docket 574, page 226, in the records of Yuma County, Arizona, previously conveyed to grantee; AND,

A parcel of land with water tower as described in Quitclaim Deed recorded at docket 1220, page 403, in the records of Yuma County, Arizona, previously conveyed to grantee; AND,

A parcel of land as described in Deed recorded at docket 198, page 72, in the records of Yuma County, Arizona, previously conveyed to the City of Yuma; AND,

Tract No. 1 and Tract No. 2 as designated on G.L.O. Supplemental Plat of fractional Section 35, Township Sixteen (16) South, Range Twenty-Two (22) East, San Bernardino Meridian, Arizona, approved April 9, 1914; AND,

Parcel No. 2, Parcel No. 3, and Parcel No. 4 as designated on Cadastral Survey Plat, Dependent Resurvey, and Survey of Township Sixteen (16) south Range Twenty-Two (22) East, San Bernardino Meridian, Arizona, approved April 2, 1974; AND,



United States Department of the Interior

1/15 Eotter

BUREAU OF RECLAMATION

YUMA PROJECTS OFFICE  
LOWER COLORADO REGION  
BIN 5569  
YUMA, ARIZONA 85364

IN REPLY REFER TO: 303-800

OFFICIAL FILE COPY

Date	Surname	Code
1/15	OT	10
1/15	D. Krull	

JAN 16 1976

Mr. Lowell O. Weeks  
General Manager-Chief Engineer  
Coachella Valley County Water  
District  
Post Office Box 1058  
Coachella, California 92236

subject: Buildings and Structures Inventory

Dear Mr. Weeks:

Reference is made to your letter of December 22, 1975, regarding the possible acquisition of the Government residences and buildings turned over to the Coachella Valley County Water District for care and maintenance and title remaining with the Government.

We have made an inquiry regarding this matter and find no avenue available to us that would permit transfer of title to these facilities while an obligation remains under your repayment contract.

Sincerely,

D. L. KRULL

FOR

T. H. Moser  
Project Manager

1/22/76





08/12/2003 15:36:45

DEPARTMENT OF THE INTERIOR  
**DEPARTMENTAL MANUAL**  
INTERIOR PROPERTY MANAGEMENT DIRECTIVES  
(410 DM ADDITION TO IPMD)

114-60

Personal Property Management

60.808-1

Survey Procedures

§114-60.808-1 Reports of Survey.

Surveyed property will not be removed from the property accountability records until the Reviewing Authority has approved the Report of Survey.

§114-60.808-2 Certificates of Unserviceable Property.

Property approved for destruction/reduction to scrap/cannibalism will not be removed from the property records until an approved Certificate is signed by the witness(es).

§114-60.809 Property irregularities.

Property irregularities shall be investigated by Boards of Survey/Survey Officers in accordance with the following procedures.

§114-60.809-1 Property irregularities defined.

Examples of property irregularities include:

(a) Loss of Government property in which the total is in excess of \$10,000, either in the aggregate for a single incident or for a single item.

(b) Repetitive losses of a particular type of property or recurring losses at a given location.

(c) Losses of a suspicious nature.

(d) Evidence of serious misconduct or irregularity (fraud, falsification of records, etc.)

(e) Known, suspected, or alleged fraud, waste or abuse, or misappropriation of Government property.

(f) Loss or theft of a firearm or weapon, ammunition, explosives, hazardous materials, or a controlled substance.

§114-60.809-2 Reporting theft, unauthorized use, or vandalism to law enforcement authorities.

Cases of theft, ongoing unauthorized use, or vandalism will be reported to the local or State law enforcement authorities, and where appropriate, to facility security forces. (Note: see 114-60.809-3 and 114-60.810-1(c)(2)(i) for exception)

DEPARTMENT OF THE INTERIOR  
**DEPARTMENTAL MANUAL**  
INTERIOR PROPERTY MANAGEMENT DIRECTIVES  
(410 DM ADDITION TO IPMD)

114-60

Personal Property Management

60.809-2

Survey Procedures

Additionally, all thefts and vandalism will be reported to the Federal Bureau of Investigation (FBI). The FBI may choose to conduct an active investigation only in cases where the value of the property stolen, missing, or vandalized is \$5,000 or more. Reports for items valued at less than \$5,000 will be placed in the FBI administrative files for further analysis but normally no investigation will be conducted.

§114-60.809-3 Investigation requirement.

In addition to the general requirements of Part 114-60 for survey action, 355 DM 2 requires additional investigation of property irregularities when the situation warrants. The provisions in the Departmental Manual pertaining to Office of Inspector General (OIG) investigations are in addition to Boards of Survey/Survey Officer requirements, and do not relieve property managers and Accountable Officers from ensuring that appropriate Survey actions are conducted.

§114-60.809-4 Responsibilities.

(a) Boards of Survey or Survey Officer. If, in the course of the investigation there exists evidence of property irregularities as outlined in 114-60.809-1, the findings will be referred to the head of the bureau/office or designee.

(b) Head of bureau or office. Reports forwarded with evidence of property irregularities shall be reviewed by the head of the bureau/office or designee to determine whether the case merits referral to the OIG. When it is determined that property irregularities exist, the initial findings and all of the pertinent documentation will be forwarded to the Assistant Inspector General for Investigations. A copy of each case referred to the OIG will also be provided to the Director, Office of Acquisition and Property Management, for review. No further investigations or disciplinary actions will be taken pending the outcome of the OIG review.

(c) Office of Inspector General. The OIG will:

(1) Review all Reports of Survey forwarded by bureaus and offices.

(2) Conduct investigations and provide the head of the reporting bureau/office and Director, Office of Acquisition and Property Management with the results and recommendations.

Enclosure

Requirements of 5 U.S.C. § 1213(d)

Any report required under subsection (c) shall be reviewed and signed by the head of the agency<sup>1</sup> and shall include:

- (1) a summary of the information with respect to which the investigation was initiated;
- (2) a description of the conduct of the investigation;
- (3) a summary of any evidence obtained from the investigation;
- (4) a listing of any violation or apparent violation of law, rule or regulation; and
- (5) a description of any action taken or planned as a result of the investigation, such as:
  - (A) changes in agency rules, regulations or practices;
  - (B) the restoration of any aggrieved employee;
  - (C) disciplinary action against any employee; and
  - (D) referral to the Attorney General of any evidence of criminal violation.

In addition, we are interested in learning of any dollar savings, or projected savings, and any management initiatives that may result from this review.

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<sup>1</sup> Should you decide to delegate authority to another official to review and sign the report, your delegation must be specifically stated.