

**Real Property Conveyance Questionnaire\* for ASR #20-001239  
OC Parks conveyance of a Portion of APN 439-051-14 to Buck Johns**

1. What property interest is being considered for conveyance (e.g. fee, lease, license, easement)?  
**Fee**
  - a) Why is this property being considered for lease, license, sale or other conveyance?  
**To allow the Buck Johns to regain ownership of a portion of APN 439-051-14, that was previously acquired by the County for the University Drive extension, which has been cancelled.**
  - b) How and who identified this property as a potential conveyance?  
**Buck Johns**
  - c) What factors are key in recommending this property for conveyance?
  - d) How does the proposed conveyance fit into the County's/District's strategic or general plan?  
**This project conforms to the County's General Plan.**
  - e) What are the short and long term anticipated uses of the property?  
**Private ownership**
  - f) Are there any limitations on the use of the property in the conveyance documents?  
**There is a Use Restriction from The Irvine Company that they have agreed to remove. Execution of the necessary documents are in process.**
2. What analysis has been performed as to whether to convey the proposed real property interest?  
**N/A**
  - a) Have there been any internally or externally prepared reports regarding this property conveyance?  
**No.**
  - b) Who performed the analysis?  
**N/A**
  - c) Provide details about the analysis and cost/benefit comparison.  
**N/A**
3. How was the conveyance price, or lease/license rent, determined?  
**The conveyance amount was based on an appraisal that was performed by Steve Calandra, MAI. The report was also reviewed by the County's selected review appraiser, Peter Finnerty, MAI, of Pacific Real Estate Consultants, who found the appraisal to be acceptable for use by the County of Orange.**
  - a) Who performed the appraisal or market study and what certifications do they possess?  
**Steve Calandra, MAI**
  - b) How does the price/rent compare with comparable properties?  
**It is comparable.**
  - c) Does the setting of the price/rent follow industry standards and best practices? **Yes.**

- e) What are the specific maintenance requirements and other costs within the agreement and who is responsible? Provide an estimate of the costs to the County/District if applicable.  
***The County will not be responsible for maintenance post-conveyance.***
4. What additional post-conveyance remodeling or upgrade costs will be needed for the property to meet its intended use? **None.**
- a) Will any of the upgrades be required to meet County, ADA, or other standards and requirements? **N/A**
- b) Include estimates of the costs. **N/A**
- c) What entity will be responsible for the costs? **N/A**
5. Can the County terminate the sale/easement, lease/license? **No.**
- a) What would be necessary to terminate the agreement and when can it be terminated?  
**N/A**
- b) Are there penalties to terminate the sale/easement, lease/license? **N/A**
6. What entity will be responsible for the payment(s)?  
**Buck Johns**
- a) How will the funds received be used or applied?  
**Revenue from the easement will be deposited into OC Parks primary operating fund, which is utilized to support OC Parks operations.**
- b) What fund number will the funds from the conveyance ultimately be deposited into?  
**OC Parks Fund 405.**
- c) If restricted funds might be created or supplemented, check with the Auditor Controller's General Accounting Unit and Counsel if you have questions about whether restricted funds are involved.)  
**N/A**
- d) If restricted funds might be created or supplemented, has County Counsel advised that the destination fund for the payment(s) is properly restricted.  
**N/A**
7. Does the proposed sale/easement, lease/license agreement comply with the CEO Real Estate standard language? **Yes.**
- a) List any modified clauses and reasons for modification. **None.**
8. If this is a lease, is it a straight lease, an operating agreement, a lease with an option to purchase, or a capital lease (see details below)? **N/A**