

ATTACHMENT C

Real Property Conveyance Questionnaire* for ASR #21-000688 OC Parks conveyance of a Drainage Easement to the City of Newport Beach

1. What property interest is being considered for conveyance (e.g. fee, lease, license, easement)?
An Easement.
 - a) Why is this property being considered for lease, license, sale or other conveyance?
The easement will facilitate the restoration, operation and maintenance of storm drain facilities located within OC Parks property.
 - b) How and who identified this property as a potential conveyance?
The County of Orange.
 - c) What factors are key in recommending this property for conveyance?
Required compliance with the Santa Ana Regional Water Board, consistent with the US Clean Water act. The objective being to reduce sediment and nutrient loads in the Newport Bay watershed.
 - 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?
Storm drain facilities.
 - f) Are there any limitations on the use of the property in the conveyance documents?
All future construction, excavation activities and/or maintenance plans, within the easement area, must be approved in writing by the OC Parks Director, prior to the commencement of any work.
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?
N/A
 - a) Who performed the appraisal or market study and what certifications do they possess?
N/A
 - b) How does the price/rent compare with comparable properties?
N/A
 - c) Does the setting of the price/rent follow industry standards and best practices? ***N/A***

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- 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.
Cost of the maintenance of these facilities are unknown. The City of Newport Beach will be responsible for maintenance of the drainage facilities within the easement area, at their sole cost and expense.
4. What additional post-conveyance remodeling or upgrade costs will be needed for the property to meet its intended use? **N/A**
- 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? **If the easement is no longer needed, Grantee agrees to provide County with notice and explanation why the easement is no longer needed.**
- a) What would be necessary to terminate the agreement and when can it be terminated?
A Quitclaim Deed is required within 90 days of Grantee's written notice to County. Grantee is required to restore the easement area, to the OC Parks Director's satisfaction, at no cost to County.
- b) Are there penalties to terminate the sale/easement, lease/license? **No.**
6. What entity will be responsible for the payment(s)? **N/A**
- a) How will the funds received be used or applied?
N/A
- b) What fund number will the funds from the conveyance ultimately be deposited into?
N/A
- 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**