



Project No: PM 1168-2

Project Name: Amendment to Quitclaim Deed with OCPOA at Katella Training Facility

Project Location: 1900 W. Katella, Orange

**REAL PROPERTY CONVEYANCE QUESTIONNAIRE
FOR AMENDMENT TO QUITCLAIM DEED
WITH ORANGE COUNTY PEACE OFFICERS ASSOCIATION, INC.
AT KATELLA TRAINING FACILITY
1900 WEST KATELLA AVENUE, ORANGE**

1. What property interest is being considered for conveyance (e.g., fee, lease, license, easement)?

This is the Second Amendment to Quitclaim Deed at 1900 W. Katella Avenue in Orange with Orange County Peace Officers Association (OCPOA).

- a) Why is this property being considered for lease, license, sale or other conveyance?

The original Quitclaim Deed from 1962 included within its conditions of dedication a requirement that the Facility be available for civilian shooters at reasonable times. However, due to changing societal conditions regarding law enforcement and recent armed/ambushed attacks on police officers, continued public access to the Facility was deemed to be an unreasonable risk to law enforcement personnel who train and qualify at the Facility. Consequently, the OCPOA and the County First Amended the Quitclaim Deed by eliminating the condition that dedicated public access to the Facility.

The original Quitclaim Deed further provides that before making any major changes to the Facility or Operations, the County is to notify OCPOA of such proposed changes and allow OCPOA to make any recommendations. The proposed Second Amendment to Quitclaim Deed and Memorandum of Understanding reflect that the County has notified OCPOA of renovating the range in the main building, and that OCPOA recommends that the Sheriff provide OCPOA with approximately 400 sf for storage space for their Store, and approximately 460 sf for their Records storage, for a total additional 860 sf approximately of storage space to be located adjacent to OCPOA’s existing Store. Said additional space will be at no cost to OCPOA.

- b) How and who identified this property as a potential conveyance?

The OC Sheriff-Coroner has been operating the County-owned property known as the Katella Training Facility located at 1900 West Katella Avenue in the City of Orange (“**Facility**”) and offsets operating costs by licensing the Facility to other local governments for peace officer training.

- c) What factors are key in recommending this property for conveyance?

Amending the Quitclaim Deed will honor OCPOA’s recommendation for additional storage space adjoining their Store.

- d) How does the proposed conveyance fit into the County’s/District’s strategic or general plan?

The County’s Strategic Initiatives are as follows:

- Promoting a Healthy Community.
- Building for the Future of Our Community.
- Protecting Our Community:



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The OCPOA and County's continued use of the Facility under the Amended Quitclaim Deed supports all three Strategic Initiatives, because the both Parties increase their levels of training at the Facility resulting in greater efficiencies and effectiveness in these areas:

1. Assure disaster preparedness and prompt emergency response.
2. Reduce crime and recidivism.
3. Promote a fair and equitable criminal justice system.

e) What are the short and long term anticipated uses of the property?

The Facility will continue to be used in the short and long term as a training facility for the OC Sheriff-Coroner and any of its users, along with OCPOA meeting the needs of its members.

f) Are there any limitations on the use of the property in the conveyance documents?

Yes, the County is required to provide OCPOA with classroom, store, office and storage space within the Facility, otherwise, if this provision is not honored, then the Quitclaim Deed allows OCPOA reversionary rights to the property.

2. What analysis has been performed as to whether to convey the proposed real property interest?

This is an existing Quitclaim Deed with First Amendment, and transacting the proposed Second Amendment to Quitclaim Deed will meet the requirements of the Deed, whereby OCPOA issued the Sheriff recommendations for an additional 860 sf approximately of storage space. This additional storage space allows the County continued operation for its use in training Sheriff, along with OCPOA continuing its operations and serving its members.

a) Have there been any internally or externally prepared reports regarding this property conveyance?

No.

b) Who performed the analysis?

OC Sheriff Real Estate staff.

c) Provide details about the analysis and cost/benefit comparison.

In the proposed Second Amendment to Quitclaim Deed provides that OCPOA has the right to make recommendations for any major changes to the Facility. The Sheriff is willing to provide the additional 860 sf of approximate storage space to be included within the Sheriff's renovation of the range, and at no cost to OCPOA.

3. How was the conveyance price, or lease/license rent, determined?

Not applicable.



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a) Who performed the appraisal or market study and what certifications do they possess?

Not applicable.

b) How does the price/rent compare with comparable properties?

Not applicable.

c) Does the setting of the price/rent follow industry standards and best practices?

Not applicable.

d) 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.

County will provide the following at the Facility:

- Repairs and maintenance to a majority of the Facility.
- All utilities.
- All janitorial.

Orange County Peace Officers Association will provide the following at the Facility:

- Contribute to repairs and maintenance to the classroom, store, office and storage space.

4. What additional post-conveyance remodeling or upgrade costs will be needed for the property to meet its intended use?

Not applicable to the proposed Second Amendment, as the storage space being provided to OCPOA will be included within the Sheriff's range renovation project.

a) Will any of the upgrades be required to meet County, ADA, or other standards and requirements?

The range renovation project performed by the County will meet all required standards.

b) Include estimates of the costs.

Not applicable to the proposed Second Amendment, as the storage space being provided to OCPOA will be included within the Sheriff's range renovation project.

c) What entity will be responsible for the costs?

Not applicable to the proposed Second Amendment, as the storage space being provided to OCPOA will be included within the Sheriff's range renovation project, which is at County cost, and not OCPOA's cost.



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5. Can the County terminate the sale/easement, lease/license?

Not applicable.

a) What would be necessary to terminate the agreement and when can it be terminated?

Not applicable.

b) Are there penalties to terminate the sale/easement, lease/license?

Not applicable.

6. What entity will be responsible for the payment(s)?

Not applicable to the proposed Second Amendment, as the storage space being provided to OCPOA will be included within the Sheriff's range renovation project.

a) How will the funds received be used or applied?

Not applicable.

b) What fund number will the funds from the conveyance ultimately be deposited into?

Not applicable.

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.

Not Applicable.

d) If restricted funds might be created or supplemented, has County Counsel advised that the destination fund for the payment(s) is properly restricted?

Not Applicable.

7. Does the proposed sale/easement, lease/license agreement comply with the CEO Real Estate standard language?

The Second Amendment to Quitclaim Deed uses specific wording for this Facility.

a) List any modified clauses and reasons for modification.

Not applicable.

8. If this is a lease, is it a straight lease, an operating lease, a lease with an option to purchase, or a capital lease (see details below)?



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This Section is not applicable as the County has deeded rights from the Amendment to Quitclaim Deed.

Capital Lease Determination: At the inception of any *potential* capital lease, it is important to contact the Auditor-Controller's Capital Asset Unit for further guidance to ensure proper classification and accounting for the lease occurs. There are specialized accounting rules and required forms for capital leases. See further details in the County's Accounting Manual, Policy No. FA-1: *Accounting for Lease Purchases (Capital Leases)*, located on the intranet. For accounting purposes only, a capital lease exists if ANY one (1) of the following four (4) criteria is met:

- i) Lease transfers ownership to another party by the end of the term.
- ii) Lease contains an option for the other party to purchase the property by the end of the term for a price lower than the expected fair market value of the property? (For example \$1 or \$1,000, and based on this option price, for accounting purposes only, the ultimate purchase of the property is deemed reasonably assured at the inception of the lease.)
- iii) Lease term is equal to 75% or more of the remaining estimated useful life of the leased property.*
- iv) Present value of the minimum lease payments is equal to 90% or more of the fair value of the property at the inception of the lease.*

*Criteria iii) and iv) do not apply if the lease term begins in the last 25% of a property's estimated useful life.

To validate whether a lease is a capital lease for accounting purposes, please contact the Auditor-Controller's Capital Asset Unit at capitalassets@ac.ocgov.com .