

Exhibit C

PR45A-151
Wieder Regional Park
(Interpretive Center)

OPTION AGREEMENT AND LEASE SUMMARY

OPTION AGREEMENT

COUNTY

County of Orange

OPTIONEE

Bolsa Chica Conservancy, a California 501(c)(3) non-profit corporation

OPTION

To obtain a lease to construct and operate an interpretive and education facility.

TERM

Three years with two one-year extensions

CONDITIONS

This option may not be exercised until the following terms and conditions have been met:

- A. Conceptual Development Plans. Optionee shall submit to the Director of OC Parks the following:
- (1) A detailed site plan of the Premises showing proposed improvements for the Premises;
 - (2) Conceptual grading and drainage plans;
 - (3) Conceptual building plans including floor plans, building elevations on each side showing building height from adjacent grade, exterior colors and materials;
 - (4) A list of Green Building Standards that will be incorporated into the design and operation of the building;
 - (5) A preliminary cost estimate of the improvements;
 - (6) A preliminary estimate of the construction schedule for completion of the improvements.

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- B. CEQA Compliance/Permit Approval. Optionee shall submit plans for compliance with the California Environmental Quality Act and approval of a CDP.
- C. Construction Contract Documents. Optionee shall submit to the Director of OC Parks "Construction Contract Documents" and contractor costs estimates for the improvements.
- D. Plan Check. Optionee shall submit plans to the building department for plan check and pay required fees.
- E. Operating Plan. Optionee shall submit an Operating Plan to the Director of OC Parks for approval of Optionee's proposed plan for operating the facility.
- F. Other Requirements. Optionee shall submit the following to the Director of OC Parks:
 - (1) Evidence of ability to finance the cost of improvements.
 - (2) Evidence of insurance which fully complies with the terms of the Lease.
 - (3) Evidence that the proposed development is in conformance with the General Development Plan of the City of Huntington Beach.
 - (4) Exhibit of the leased premises during the operating period of the Lease for inclusion in the Lease.

LEASE

TENANT

Bolsa Chica Conservancy, a California 501(c)(3) non-profit corporation

PREMISES

A portion of Harriett Wieder Regional Park

PURPOSE

Tenant's requirement to fund and construct an interpretive center and then operate an interpretive and education facility within the interpretive center. Programs and activities shall be operated such that substantial public benefit in the form of enhanced knowledge, awareness and understanding of the environment is derived.

USE

Tenant's use of the Premises shall be to develop, construct and operate an interpretive and education facility in furtherance of the Purpose. The Premises shall be operated and administered in accordance with the Operating Plan approved by the Director of OC Parks.

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TERM

Thirty years

RENT

In consideration for funding, constructing and operating the interpretive center facility, the Lease shall be rent-free.

OWNERSHIP OF IMPROVEMENTS AND TRADE FIXTURES

Upon completion, all improvements, facilities and trade fixtures shall become the property of the County.

UTILITIES

Upon acceptance of the buildings and improvements by County, County shall be responsible for the payment of utilities services to the Premises.

MAINTENANCE OBLIGATIONS OF TENANT

Tenant shall comply with all applicable laws, ordinances and regulations pertaining to health, building, safety and fire prevention. Tenant shall adhere to and implement Best Management Practices to assure that pollutants do not enter the municipal storm drains or directly impact receiving waters.

MAINTENANCE OBLIGATIONS OF COUNTY

Upon acceptance of the improvements, County shall assume and be responsible for all maintenance and repair of the facilities.

INSURANCE

Tenant shall at all times maintain the following insurance coverage:

<u>Coverage</u>	<u>Limit</u>
Comprehensive General Liability	\$1,000,000
Automobile Liability	\$1,000,000
Fire and Extended Coverage (during construction)	90% of replacement cost
Workers' Compensation	Statutory

ASSIGNING, SUBLETTING, AND ENCUMBERING

County approval required.

HAZARDOUS MATERIALS

Tenant shall be responsible for prevention, removal, cleanup, and restoration resulting from contamination of the Premises by hazardous materials.

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ATTACHMENTS TO LEASE

- I. General Conditions
- II. Exhibit "A" – Legal Description
- III. Exhibit "B" – Parcel Map
- IV. Exhibit "C" – Premises (Operating Period)