

**Real Property Conveyance Questionnaire for ASR # 23-001161  
OC Parks conveyance of a 13.84 acre parcel to the City of Mission Viejo**

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?  
***This conveyance is part of a property exchange with the City of Mission Viejo to facilitate the City's expansion of Lower Curtis Park.***
  - b) How and who identified this property as a potential conveyance?  
***The City of Mission Viejo.***
  - c) What factors are key in recommending this property for conveyance?  
***This property exchange between the County and the City of Mission Viejo will facilitate the expansion of City's Lower Robert A. Curtis Park. The proposed project will allow this park to accommodate additional sports fields and/or general use areas.***
  - 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?  
***This property will continue to be used for Park purposes only. The County will reserve a non-exclusive easement for ingress and egress across the Property for the purpose of maintaining existing trail connectivity through the property.***
  - f) Are there any limitations on the use of the property in the conveyance documents?  
***Yes. This property will continue to be used for Park purposes only.***
  
2. What analysis has been performed as to whether to convey the proposed real property interest?  
***The County property is located within the boundaries of the Southern Subregion Habitat Conservation Plan ("HCP"). The City worked with U.S. Fish and Wildlife Service (USFWS) to determine the amount and location of the land to be exchanged and the steps that would be necessary to allow the exchange. USFWS determined that a minor amendment ("Minor Amendment") to adjust the boundaries of the HCP would be required and approved the size and location of the exchanged parcels.***
  - a) Have there been any internally or externally prepared reports regarding this property conveyance?  
***Minor Amendment to the Habitat Conservation Plan (HCP).***
  - b) Who performed the analysis?  
***City of Mission Viejo and U.S. Fish and Wildlife Service (USFWS)***
  - 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?  
***County Valuation Staff, MAI , SRA, AI-GRS, R/W-AC***
  - 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**
- 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.  
**Any maintenance requirements or costs will be the sole responsibility of the City of Mission Viejo upon recordation of the Quitclaim Deed.**
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?  
**No, however, any change in the use of the Property shall necessitate Grantee following County procedures for Park Abandonment, as found in Orange County Codified Ordinance Section 2-5-301.**
- 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)? **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**