

**REQUEST FOR PROPOSALS
TO DEVELOP THE
ST. VINCENT'S PRIORITY
HOUSING SITE**



St. Vincent's Drive
San Rafael, California, 94903

**INITIAL RESPONSE DEADLINE:
MARCH 21, 2025**

RFP Email Address:
StVincentRFP@CatholicCharitiesSF.org

RFP Website:
CatholicCharitiesSF.org/housing-site

REQUEST SUMMARY

Purpose. Catholic Charities CYO of the Archdiocese of San Francisco (“Catholic Charities” or “CCSF”) is seeking a residential developer to develop an approximately 54-acre prime, vacant site in southeastern Marin County, off the St. Vincent’s Drive exit of Highway 101, which local government has targeted for development of at least 680 residential units.

Catholic Charities seeks a developer (or development partnership) who—

- Is committed to building a high-quality residential project consistent with the history and legacy of the Site that will help meet the area’s diverse housing needs
- Will provide a market-rate return on the land, in the form of annual lease payments/land sale proceeds
- Brings all the following minimum demonstrated capabilities:
 - ✓ Financial resources for all aspects of this project
 - ✓ Extensive experience developing major residential sites in Northern California
 - ✓ Skills, track record, and approach necessary to work cooperatively with local government and community stakeholders to bring this project to fruition

Catholic Charities’ interest in this development is not simply that of a land seller. CCSF owns all the land surrounding the proposed development site—where it operates several mission-driven programs and has worked for more than 170 years to preserve the property’s immense natural beauty and legacy of service. Catholic Charities intends to continue its stewardship of this very special place.

Site Background. Catholic Charities has owned several hundred acres of land in unincorporated Marin County, commonly known as the St. Vincent’s property, since 1853. While the property—currently comprising 770 acres in 8 separate parcels—is largely undeveloped, CCSF owns and operates approximately 152,000 square feet of commercial, religious, and educational buildings onsite, including St. Vincent’s School for Boys (established in 1853).

Consistent with its mission of service, Catholic Charities has long desired to develop part of the St. Vincent’s property to help address the Bay Area’s critical housing shortage. Recently, and in recognition of the significant opportunity this site represents, both the County of Marin (the “County”) and the Association of Bay Area Governments identified a portion of the property as a priority site for housing development. The County’s 2023-2031 Housing Element provided for development of 34 acres subject to residential density of 20 units/acre, or 680 total units. The process to develop these units will be largely subject to a ministerial approval process assuming compliance with various County requirements, including the requirement to reserve at least 20% of units for “lower income households” earning no more than 80% of area median income.

Recently, Catholic Charities completed a lot line adjustment to clearly delineate the parcel to be developed (the “St. Vincent’s Priority Housing Site” or simply the “Site”). The Site is located in a “High Resource” area according to the California Tax Credit Allocation Committee (“TCAC”) and a Difficult to Develop Area (but not a Qualified Census Tract) according to HUD. Catholic Charities is now requesting proposals from qualified developers to develop housing on the Site.

PROPOSAL REQUIREMENTS AND TIMELINE

The selection process will be divided into two phases. In Phase 1, developers will submit a proposal which includes the following required information:

- ✓ **Cover Letter**
- ✓ **Developer Profile**
 - Firm Overview
 - Relevant Development Experience
 - Proposed Development Team
 - Portfolio and Pipeline Data
 - Financial Strength
- ✓ **Short-Form Project Profile**
 - Overview
 - Entitlements Strategy
 - Community Engagement Strategy
 - General Site Layout
 - Basic Pro Forma Financials
- ✓ **Proposed Transaction Terms**
 - Land Offer/Payment Structure
 - Land Use/Control
 - CCSF Professional Expenses
 - CCSF Partnership Opportunities
 - Other Key Terms

After developers submit this Phase 1 proposal, CCSF will narrow the field to a shortlist of developers who will have an additional 30 days to prepare a Phase 2 proposal which contains references and additional project-specific details to be discussed during the interview process.

The following pages contain detailed information about the Site, CCSF’s objectives and selection criteria, and the RFP requirements and process. The overall timeline for developer selection is detailed below and further explained in §7 of this RFP.

Date	Event
Friday, January 10, 2025	RFP Issued
Friday, January 10, 2025	Developers Begin Submitting Contact Info via Email*
Monday, January 13, 2025	Developer Q&A Period Begins
	Site Visits Begin (Scheduling described in §7.C)
Monday, March 10, 2025	Developer Q&A Period Ends
	Site Visits End
Friday, March 21, 2025	Phase 1 Response Deadline: Proposals Due by 11:59 p.m. (Pacific)
Monday, March 24, 2025	CCSF Follow-up Inquiries Begin
Friday, April 4, 2025	CCSF Follow-up Inquiries End
Friday, April 11, 2025	Finalists Notified
Friday, May 9, 2025	Phase 2 Response Deadline: Proposals Due by 11:59 p.m. (Pacific)**
Monday, May 19, 2025 (week of)	Developer Interviews**
Monday, June 2, 2025	Developer Selected and Earnest Money Deposit
Thursday, July 31, 2025	Development Agreement Finalized

*Developers who wish to be included in further communications about this process, including answers to questions from other developers, must submit their contact information to CCSF’s RFP-specific email address, stvincentrfp@catholiccharitiessf.org. No additional emails will be sent to the original distribution list.

**Phase 2 response with additional project-specific information and developer interviews is only required for finalists

CONTENTS

1. General Site Characteristics.....5
 A. Parcel Location and Boundaries5
 B. Adjacent Property and Uses.....5
 C. Surrounding Community6
 2. Zoning and Regulatory Considerations8
 A. Priority Housing Site8
 B. Zoning and Streamlined Approval.....9
 C. Affordability Requirements and Goals10
 3. Site Due Diligence.....12
 A. Title.....12
 B. Flood and Seismic12
 C. Environmental12
 D. Infrastructure13
 4. Site History and Legacy.....14
 5. About Catholic Charities.....16
 6. Development Objectives and Selection Criteria.....17
 7. RFP Process and Submission Details.....19
 A. Form of Response and Method of Submission19
 B. Question & Answer Period.....19
 C. Site Visits19
 D. Follow-up Inquiries, Finalist Notifications, Phase 2 Proposals, and Interviews19
 E. Proposal Scoring and Developer Selection19
 F. Negotiations and Development Agreement.....20
 8. Proposal Requirements20

Attachments

- 1. Site Map
- 2. Preliminary Title Report
- 3. Plume Map, Final Site Cleanup Requirements Order, Recent Correspondence
- 4. Proposal Evaluation Scorecard

1. GENERAL SITE CHARACTERISTICS

The St. Vincent's Priority Housing Site is located in unincorporated Marin County, California, approximately 3 miles north of Marin Center along Highway 101, just east of the St. Vincent's Drive exit (#457). The recently created parcel is surrounded by Catholic Charities-owned land and is part of the broader Marinwood/Lucas Valley community, an area in need of and well suited for additional housing development.

A. PARCEL LOCATION AND BOUNDARIES

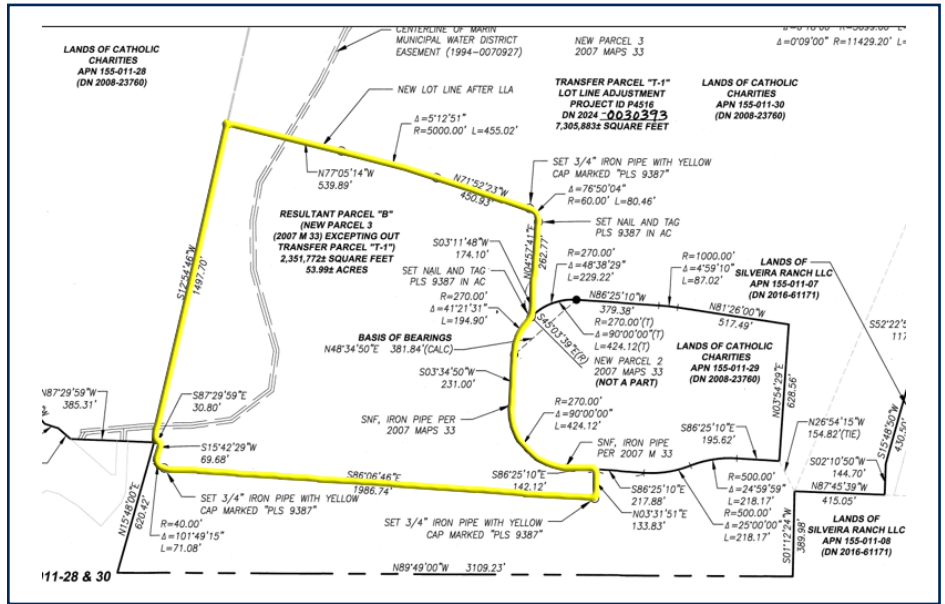
The Site (shown as Resultant Parcel "B" in the map below) is an approximately 54-acre parcel located among 770 acres of land held by Catholic Charities. The Site was created via a lot line adjustment completed on November 24, 2024. The new assessor's parcel number associated with the Site is 155-011-30. The Site is transected by a portion of St. Vincent's Drive, which runs east to southwest across the parcel.

See [Attachment 1](#) for the full site map prepared in connection with the recent lot line adjustment.

The Site is located in a "High Resource" area according to the California Tax Credit Allocation Committee ("TCAC") and a Difficult to Develop Area (but not a Qualified Census Tract) according to HUD.

B. ADJACENT PROPERTY AND USES

The Site is surrounded by largely undeveloped property that Catholic Charities has owned for more than 170 years. To the west, land with rolling hills provides a visual and sound barrier between the Site and Highway 101. Beyond the hills to the north and northeast of the Site are the equestrian center, baseball field, and residential facilities used by St. Vincent's School for Boys. To the east is the historic campus located at 1 St. Vincent's Drive, which is home to Queen of the Holy Rosary Chapel; buildings housing various educational uses; and administrative buildings for Catholic Charities. CCSF is also working to preserve hundreds of acres of green space and wetland habitat between the eastern border of the St. Vincent's campus and San Pablo Bay. To the south of the Site, Miller Creek, several small ponds, and CCSF-owned green space separate the Site from Silveria Ranch.



C. SURROUNDING COMMUNITY

The St. Vincent’s Priority Housing Site is located in Marin County, which is immediately north of San Francisco, across the Golden Gate Bridge. The County encompasses 606 square miles and is home to 257,774 residents. Most of the population lives along the County’s urban east side, primarily in the County’s 11 incorporated cities and towns. The City of San Rafael is the County seat.

The 2021 median household income was \$149,600, 1.7 times the median household income for California as a whole. Marin County has one of the highest median household incomes among California’s 58 counties. While Marin is a wealthy county overall, it is also home to populations impacted by the high cost of living. According to the Insight Center, the cost of basic expenses rose by 16% between 2018 and 2021. The Insight Center also reported that 37% of households in the County did not get paid enough compared to the cost of living, despite recent increases to minimum wage. The high cost of living in Marin County, in conjunction with the continued rising costs of other basic necessities, has resulted in the inability of many working families to meet their basic housing, food, and childcare needs.

The following information is from publicly available sources. No recent market study is available.

Local Demographics

As noted above, the Site is part of the Marinwood/Lucas Valley community. With nearly 7,000 people, this community is one of the most populous areas within unincorporated Marin County. Indeed, there are approximately 116,000 people living within 5 miles of the Site.

Age. The median age in Marinwood/Lucas Valley is 47.8. The two largest age groups are residents aged 45-65 and residents under 18. This is consistent with data on the primary household type in the area, which is married-couple families. There is also a significant population of residents 65 and over.

Household Type and Size. The vast majority of households in Marinwood/Lucas Valley are married couples with or without children. The average household size is 2.33 people for renter-occupied households and 2.43 people for owner-occupied households.

Employment. The Marin County resident workforce is predominantly composed of professional workers. Over 93% of the County’s residents age 25 or older have at least a high school diploma, compared with about 83% statewide; 60% in this same age group have a bachelor’s degree or higher in the County (33% in the State). These higher-than-average educational levels directly correlate with a low poverty rate of 7.2% in the County compared with 13% statewide. Over 30% of the unincorporated County’s working population is employed in Health and Educational Services industries, and the most common occupations of unincorporated Marin residents are in the Management, Business, Science, and Arts professions.

The following are the top employers in the County as of 2023:

- BioMarin Pharmaceutical
- County of Marin
- San Quentin State Prison
- Marin General Hospital
- San Rafael City Schools
- Kaiser Permanente
- Novato Unified School District
- Glassdoor
- Marin Community Clinics
- Marin County Office of Education

Catholic Charities strongly suggests developers consult the County’s Housing Element¹ (particularly Chapters 1 and 2) for a wealth of information about local demographics, household composition, and housing affordability.

Marinwood/Lucas Valley Age Distribution	
Under 18	24.2%
18-24	4.9%
25-44	17.1%
45-65	31.1%
65+	22.7%
Total	6,686
Median Age	47.8

Marinwood/Lucas Valley Age Household Type	
Married-Couple Family	60.4%
Male Householder, No Spouse Present	3.5%
Female Householder, No Spouse Present	9.2%
Single-Person Households	20.9%
Other Households	6.0%
Total	2,412
Median Age	47.8

¹ Housing Element Update 6th Cycle 2023-2031, https://www.marincounty.org/-/media/files/departments/cd/housing/housing-element/2024-2032-he-docs/certified-housing-element/clean-version/20232031_marincountyhousingelement.pdf?la=en

Housing Market

For-Sale. According to Zillow, as of November 30, 2024, the median home value in the neighborhood (defined as the 94903 ZIP code), was \$1.25 million (up 0.2% year-over-year). The median price for condos was \$617,000, down from a 5-year high of \$663,000 in July 2022. The dearth of new-construction units currently on the market or recently sold makes gauging new-condo sale prices difficult.

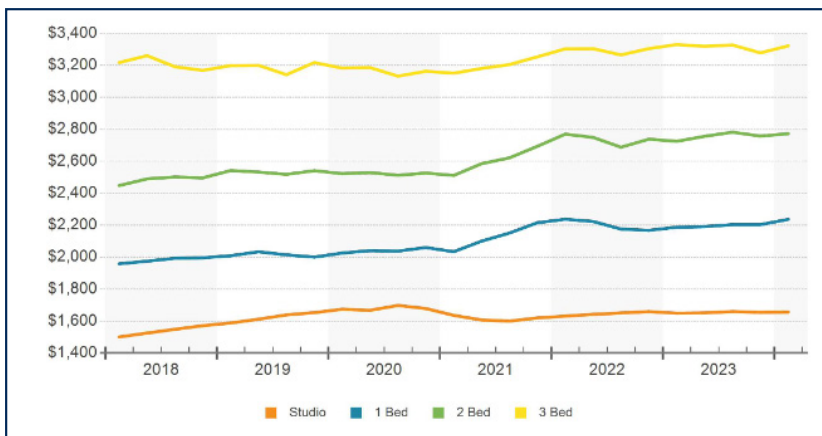
Rental. According to CoStar, the St. Vincent's Priority Housing Site is part of the San Rafael/Larkspur multifamily submarket. The total submarket comprises roughly 9,800 units of inventory in the area shown at right. Rents in this submarket have increased 0.7% in the past 12 months and are currently around \$2,500/month. The current vacancy rate of 4.3% is unchanged from this time last year. CoStar's estimated cap rate for the submarket has averaged 4.9% over the past three years. The charts below show historical vacancy rates and market rents by bedroom, as well as projected rent growth, for the market.



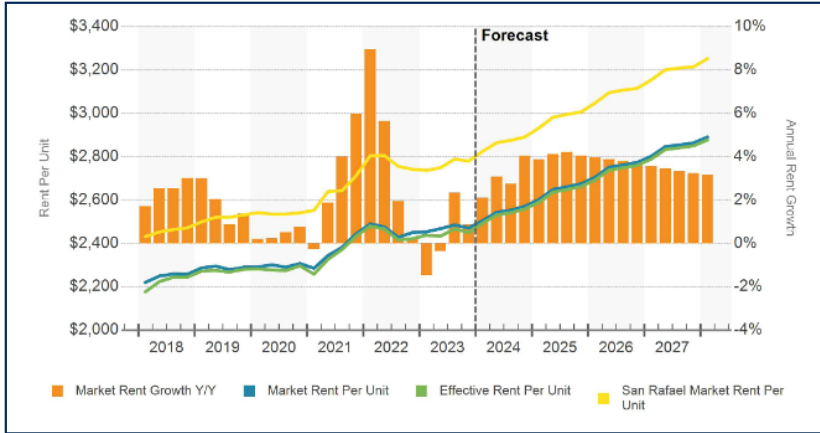
SAN RAFAEL/LARKSPUR VACANCY BY BEDROOM, 2018-2024



SAN RAFAEL/LARKSPUR ASKING RENT BY BEDROOM, 2018-2024



SAN RAFAEL/LARKSPUR MARKET RENT PER UNIT & RENT GROWTH, 2018-2028



Nearby Amenities

The following amenities are all within a 5-mile radius of the Site:

Grocery Stores	Marinwood Market (0.5 mi.), Safeway (2.6 mi., 3.5 mi.), Mi Rancho Market (2.7 mi.), Scotty’s Market (2.8 mi.), Santa Venetia Market (4 mi.)
Schools	Silveira Elementary (1 mi.), Miller Creek Middle (1 mi.), Terra Linda High (3 mi.), Vallecito Elementary (3.5 mi.), Lucas Valley Elementary (3.6 mi.)
Transportation	Highway 101 Exit #457 (2,000 ft.), Golden Gate Transit #57 Bus Stop (0.6 mi.), Marin Transit Stop (0.7 mi.), Marin Civic Center SMART Train Stop (3.4 mi.)
Healthcare/ Pharmacies	Kaiser Permanente Park Pharmacy (1.7 mi.), Marin Wellness Pharmacy (2.2 mi.), Walgreens Pharmacy (2.6 mi.), MarinHealth Medical Center (3.1 mi.), Kaiser Permanente San Rafael Medical Center (3.1 mi.)
Retail	Rocket Convenience Store (0.4 mi.), Northgate Shopping Center (2.7 mi.), Hamilton Marketplace (3.4 mi.)
Recreation	Marinwood Parklet (0.8 mi.), Russom Memorial Park (1.9 mi.), Lucas Valley Park (2.1 mi.), Northgate Library (3 mi.)

2. ZONING AND REGULATORY CONSIDERATIONS

Both the County and the Association of Bay Area Governments (“ABAG”) have identified the Site as a priority site for housing development. As a result, code-compliant development on the Site will benefit greatly from a streamlined approval process, including ministerial approval and reduced requirements under the California Environmental Quality Act (“CEQA”). Any housing project on the Site will likely be subject to affordability requirements imposed by state law and the County’s Inclusionary Housing Standards as well as affordability goals contained in the County’s Housing Element.

The information provided below is the result of careful review of the documents described and several discussions with County housing department and planning personnel. However, as with all the important background information in this RFP, CCSF encourages and expects prospective developers to independently verify this information before formulating their proposals.

A. PRIORITY HOUSING SITE

Since 1969, the State of California has required each local government to plan for its share of the state’s housing needs for people of all income levels. Through the Regional Housing Needs Allocation (“RHNA”) process, every local jurisdiction is assigned several housing units representing its share of the state’s housing needs for an eight-year period. In the 9-county San Francisco Bay Area, state Housing Element Law (Government Code §§65580 et seq.) requires the Association of Bay Area Governments to develop a methodology for distributing the Bay Area’s portion of the state housing needs to local governments within the region.

On December 16, 2021, the ABAG Executive Board adopted the 2023-2031 RHNA for the Bay Area.² In that plan, unincorporated Marin County saw a 19x increase in the 2023-2031 RHNA allocation over the 2014-2022 allocation: from 185 units to 3,569 units.² The required income distribution among those units was as follows: 1,100 very low-income, 634 low-income, 512 moderate-income, and 1,323 above moderate-income units. State law requires the County to adopt a housing element to accommodate this RHNA.

As part of its 2023-2031 Housing Element, adopted in January 2023, the County created an inventory of sites suitable for housing development which identified a total of 3,235 potential units at a combination of vacant sites, underutilized residential sites, underutilized nonresidential sites, County and public sites, religious institution sites, and school sites (the “Sites Inventory”). Many of these sites were rezoned/upzoned concurrent with Housing Element adoption or shortly thereafter. The St. Vincent’s Priority Site was part of this inventory and was upzoned to accommodate a significant amount of new housing (See §2.B below for details).

In addition to being targeted for housing development in the Sites Inventory, the St. Vincent’s Priority Housing Site was designated a “Priority Site” by ABAG in November 2023.³ Priority Sites are locally identified, regionally significant places that will offer homes affordable to people of all incomes, backgrounds, and abilities. Sites include or are nearby essential services, green space, and frequent public transit. ABAG’s Priority Sites Program provides various types of technical assistance and funding for Priority Sites. According to ABAG, these sites will also be included in the update to Plan Bay Area 2050, known as Plan Bay Area 2050+, and will be considered for additional funding for infrastructure, housing, and planning. The Site has already received technical assistance under the Priority Sites program and may be eligible for additional assistance as it becomes available.

B. ZONING AND STREAMLINED APPROVAL

Zoning for the St. Vincent’s Priority Housing Site is determined by the Marin County Development Code contained in Title 22 of the County’s General Ordinances (the “Development Code”). The Site’s underlying zoning is A2 (Agriculture, Limited) District.

However, as described above, the Site was upzoned as part of the County’s Housing Element process. Specifically, the County added a Housing Overlay Designation (“HOD”) Combining District to the Site’s zoning, which is a supplemental designation that encourages housing at key locations. The following excerpt from §22.14.090 of the Development Code, summarizes important information related to the HOD District:

- A. Purpose.** *The HOD combining district allows housing development at a density described in table 2-12 below and offers ministerial review for housing development projects. The combining district is supplemental to the underlying zoning, which remains unchanged. This approach allows compact development and encourages housing on key sites.*
- B. Applicability.** *This chapter shall apply to housing development projects on all properties identified in table 2-12 below.*
- C. Allowable Uses.** *Housing development projects are permitted ministerially in an HOD combining district through application of the Form Based combining district, Form Based Code, and Housing Development Regulation Compliance Review. Other types of projects are subject to the requirements of the land use tables for the underlying zoning district.*
- D. Ministerial Review.** *The Form Based combining district may be applied to housing development projects on any HOD site. Housing development projects under the Form Based combining district are subject to a Housing Development Regulation Compliance Review and must conform with the standards of the Form Based Code as specified in Section 22.14.100.*
- E. Location, Density, and Development Standards.** *The HOD combining district applies to the sites listed in table 2-12 below, which also specifies the required transect zones that must be applied under the Form Based Code, and the maximum density and number of primary dwelling units for the acreage under the HOD district on the site. While a specific minimum number of units is not required on an HOD site, housing development projects on HOD sites must be clustered to achieve at least the minimum residential density per acre required by Table 2-12.*

² Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031, https://abag.ca.gov/sites/default/files/documents/2022-04/Final_RHNA_Methodology_Report_2023-2031_March2022_Update.pdf

³ <https://abag.ca.gov/our-work/land-use/priority-sites>.

Table 2-12 of that code section identifies the St. Vincent’s site as an HOD site and sets a density of 20 units per acre on no more than 34 acres, creating a maximum unit count of 680 units.

Streamlined Approval Process. Pursuant to California Government Code Section 65583.2, housing developments on land in the Sites Inventory (such as the St. Vincent’s Priority Site) benefit from a streamlined approval process so long as certain affordability requirements are met (See §2.C below) and *no land subdivision is proposed*. Such projects are subject to:

- by-right approval via a ministerial process,
- exemption from compliance with CEQA, and
- design review based solely on objective standards (i.e., the form-based code described above).

Given the significant time and cost savings associated with such a streamlined approval process, CCSF expects developers will design their project proposals to be compliant with the density, affordability, and code requirements described above and avoid further subdivision of the Site.

Senate Bill 4 (Affordable Housing on Faith Lands Act of 2023). CCSF understands that California’s SB 4 may also be useful in securing “by-right” approval and other benefits for development of the Site (albeit at the cost of additional requirements specific to that legislation). Development proposals should specify whether developers intend to rely on SB 4.

C. AFFORDABILITY REQUIREMENTS AND GOALS

The Site is subject to both affordability requirements and goals as described below.

Affordability Requirements

There are two layers of affordability requirements as follows:

Streamlined Approval Requirements. To utilize the streamlined approval process described above, a project must reserve at least 20% of units for “lower income households” earning no more than 80% of area median income (“AMI”), or \$133,840 annually as of 2023. Thus, on a 680-unit project, 136 units must be reserved for households at or below 80% of AMI. Developers should consult the applicable Development Code sections and/or contact County planning officials to confirm how such units must be dispersed throughout their proposed development. In the absence of such confirmation, developers should assume below-market units are dispersed proportionally throughout all residential buildings.

Inclusionary Requirements. In addition, the project must meet the County’s new Inclusionary Housing Standards (Development Code §22.22.090, as amended by Ordinance No. 3798 on September 19, 2023), the requirements of which can be summarized as follows:

Marin County Inclusionary Housing Standards, Buildings with 30+ Units			
	Option #1 (20% of Total)		Option #2 (20% of Total)
Rental Projects	15% Very Low-Income Units (50% AMI) + 5% Moderate-Income Units (100% AMI) OR 5% in Lieu fee*		10% Very Low-Income Units (50% AMI) + 5% Low-Income Units (65% AMI) + 5% Moderate-Income Units (100% AMI)
Ownership Projects	5% Low-Income Units (65% AMI) + 10% Moderate-Income Units (100% AMI) + 5% Middle-Income Units (135% AMI)		
50% AMI = \$83,650	65% AMI = \$108,745	100% AMI = 167,300	135% AMI = 225,855

*Choosing the in-lieu fee option would not qualify the project for streamlined approval.

Meeting Both Requirements. Naturally, units meeting either test can be counted toward meeting the other. Following are examples of how these two requirements could be met for a 680-unit project developed on the Site.

Minimum Affordability Requirements for the Site, Sample 680-Unit Development				
Project Type	% of Total Units	# of Total Units	AMI Levels	Max. Ann. Income
100% Rental*	10%	68	50%	\$83,650
	5%	34	65%	\$108,745
	5%	34	80%**	\$133,840
	80%	544	Market	N/A
100% Ownership	5%	34	65%	\$108,745
	15%	102	80%**	\$133,840
	80%	544	Market	N/A
50% Rental* 50% Ownership	5%	34	50%	\$83,650
	5%	34	65%	\$108,745
	10%	68	80%**	\$133,840
	80%	544	Market	N/A

*Assumes Inclusionary Housing Option #2 **Limited to 80% AMI based on Streamlined Approval Requirements

Additional Affordability Goal

Beyond the requirements described above, the County's Housing Element has set an affordability goal for the Site to help meet the County's RHNA goals.⁴ Specifically, the Housing Element sets a goal of 440 units at or below 80% of AMI. That is, the County's goal for the Site is to produce 304 additional units restricted at 80% of AMI (i.e., beyond the minimum 136 needed for streamlined approval and inclusionary requirements).

Because this Site represents a very significant opportunity for the County to help meet RHNA goals, County housing trust fund monies (and/or funds from potential regional resources such as the Bay Area Housing Finance Authority) may be available to help cover part or all of the affordability gap on these additional units. A selected developer may, for example, seek streamlined approval with the minimum number of units at or below 80% of AMI and then request public gap funds to help provide the additional restricted units contemplated in the Housing Element.

Catholic Charities views substantial compliance with the RHNA goal as a priority for the Site and seeks a development partner for whom this is an important objective. In particular, potential respondents are asked to outline ways they would seek to meet or exceed this additional goal, and how they would propose to do so while minimizing adverse financial impact on Catholic Charities. Where developer financing plans assume use of public funds (such as the housing trust fund monies described above), developers should discuss in detail the likelihood of receiving such funds (including track record of securing similar funds and any basis for believing public funds will be available for this specific project) and their options for financing the project should these funds not be awarded.

Density Bonuses

CCSF recognizes that, simply by complying with the minimum affordability requirements applicable to the Site, a project would be automatically eligible for state and local density bonuses that could significantly increase the number of units developed on the Site. However, CCSF has serious concerns about the suitability of the Site for more than 680 units, as viewed by both CCSF (given its remaining adjacent land uses) and the broader community. Respondents should therefore assume a base-case development of no more than 680 units.

Developers may, however, provide additional scenarios including more units so long as they discuss how potential negative impacts of additional density would be addressed and how additional units would change the land price. Developers should also describe any proposed use of density bonuses to secure variances, as well as their track record of securing State density bonus incentives on previous projects.

⁴ See, e.g., Table H-4.6.

3. SITE DUE DILIGENCE

Catholic Charities is providing the information in this section based on what is known to those preparing this RFP at the time its issuance, and their assessment of the types of information prospective developers may want to know when considering such an opportunity. CCSF provides no representations/warranties as to the accuracy or completeness of this information and assumes no responsibility for updating such information based on any subsequent findings. CCSF encourages and expects prospective developers to conduct their own thorough due diligence investigation to determine the suitability of the Site for the developments they propose.

A. TITLE

As described above, the Site and surrounding acreage have been held by CCSF and predecessor organizations for more than 170 years. Changes to the ownership entity over the years have largely been the result of consolidation or reorganization of entities affiliated with the Archdiocese of San Francisco. The current owner of record is Catholic Charities CYO of the Archdiocese of San Francisco. A preliminary title report prepared in connection with the recent lot line adjustment is included as [Attachment 2](#).

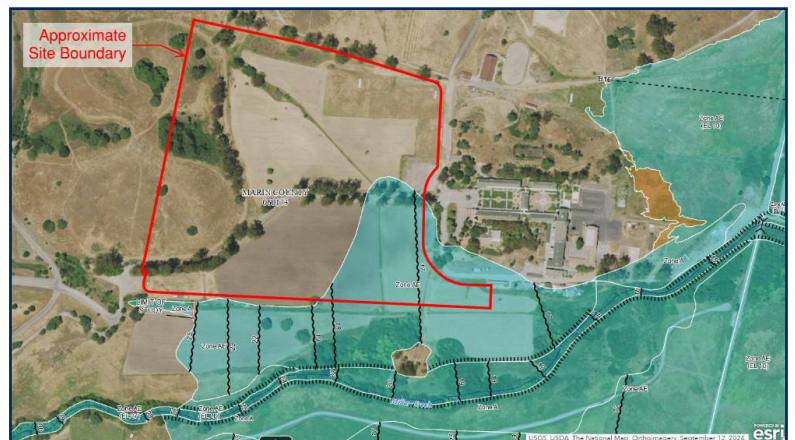
There are a number of easements affecting the St. Vincent’s School for Boys and adjacent parcels (including the St. Vincent’s Priority Housing Site) in favor of Pacific Gas and Electric Company, Las Galinas Valley Sanitary District, and Marin Municipal Water District. These easements pertain to the location of, and access to, public utilities on the property. Additionally, the State of California has an easement for public trust purposes of commerce, navigation, fisheries, water-oriented recreation, and preservation.

CCSF has no reason to believe that any of these easements significantly impact the utility or marketability of the Site for its intended purpose but, in any case, encourages developers to review the preliminary title documentation and other materials relevant to title matters.

B. FLOOD AND SEISMIC

Based on FEMA flood zone information, CCSF’s land holdings surrounding St. Vincent’s are generally situated in Flood Zones X and AE. Zone X is defined as a moderate-risk area between the limits of the base flood and the 0.2-percent-annual-chance (i.e., 500-year) flood plain; flood insurance is generally not required by law in this zone. Zone AE is a Special Flood Hazard Area subject to inundation by a 1-percent-annual-chance flood event, for which flood insurance is required by law. As shown below, the boundaries of the St. Vincent’s Priority Housing Site have been drawn to largely avoid the Zone AE Special Flood Hazard Area.

According to government geological evaluations, the entire San Francisco Bay Area is located in a seismic zone. No active faults, however, are known to exist on the Site. To the extent that similar seismic conditions generally affect competitive properties, no adverse impact on the Site is expected. The Site is not located in an Alquist Priolo Special Studies Zone.



C. ENVIRONMENTAL

The St. Vincent’s Priority Housing Site is a long-held greenfield property that has been utilized primarily for agricultural purposes. There are, however, two environmental issues which Catholic Charities would like to highlight for potential developers:

Wetlands and Conservation. As shown in [Attachment 1](#), CCSF's land around the St. Vincent's campus is dotted with wetlands and related setbacks/mitigation areas. The borders of the St. Vincent's Priority Housing Site were drawn to avoid as many of these wetland areas as possible in order to maximize developable space. While the Site's total area is 53.99 acres, an estimated 46.21 acres of that area are developable after accounting for easements, setbacks, mitigation areas, and the like.

Catholic Charities is planning to develop a mitigation and/or conservation bank on 469.5 acres of diked former tidelands located east of the St. Vincent's campus. This will help ensure much of the land east of the Site will be preserved in its natural state for future generations. As this land is not immediately adjacent to the Site, CCSF does not expect any impacts on development of the Site.

Marinwood Plaza PCE Plume. Approximately 2,000 feet to the west of the St. Vincent's Priority Housing Site, across Highway 101 in Marinwood Plaza, the former location of Prosperity Cleaners has been identified as a source of environmental contamination. Prosperity Cleaners used the dry-cleaning chemical tetrachloroethene ("PCE") in its daily operations and conducted dry cleaning at the Marinwood site for approximately 15 years, from 1990 to 2005. In August 2007, a discharge of PCE to soil and groundwater from dry-cleaning operations was documented during a Phase II environmental assessment at the Marinwood site.

This discharge was reported to the Regional Water Quality Control Board ("RWQCB") in January 2008, which required the property owner to conduct environmental investigations in and around Marinwood Plaza. These investigations documented two contaminant source areas: one beneath the former Prosperity Cleaners building where the dry-cleaning machinery was previously located and another along the eastern boundary of the Marinwood site adjacent to the southbound onramp to Highway 101. The PCE groundwater plume extends 2,900 feet downgradient and impacts agricultural lands owned by the Silveira Ranch and Catholic Charities, including a portion of the St. Vincent's Priority Housing Site.

After several years of studies and initial mitigation measures, a Final Site Cleanup Requirements Order was issued in 2020 and amended as recently as 2022. See [Attachment 3](#) for a map showing the approximate location of the contamination, the 2022 amended order, and correspondence CCSF has recently received from the RWQCB.

For more information on this issue, consult the public documents available on the RWQCB website: <https://www.waterboards.ca.gov/sanfranciscobay/>.

D. INFRASTRUCTURE

The St. Vincent's school campus is currently served by all hard and soft infrastructure necessary to function as currently utilized. However, infrastructure-related demand from current uses is modest compared to what will be required to serve 680+ additional housing units. Developers must have the experience, skill, and financial strength necessary to upgrade and augment various types of existing infrastructure to serve the new development.

Transportation. As described above, the St. Vincent's Priority Housing Site benefits from its proximity to major highway infrastructure, SMART train stations, and Golden Gate Transit bus stops. However, upgrades to existing transportation infrastructure will be necessary. The half mile of existing road connecting the St. Vincent's school campus to public streets is two lanes wide. This road, which already becomes congested during peak pick-up and drop-off hours at the campus, will likely need to be expanded to accommodate the additional vehicle traffic associated with a new large residential development. Similarly, bike paths, pedestrian paths/sidewalks, traffic calming and control infrastructure on nearby public streets, and expanded bus service will all need to be considered. As traffic congestion has been a principal concern raised by neighborhood residents in response to previous development plans, a well-designed, well-funded, and community-backed transportation plan will be key to ensuring the success of any new development on the Site. Developers should propose a scope, funding strategy, construction phasing, and community outreach strategy for the transportation improvements (which may include moderate public funding) to serve the new development.

Utilities. The St. Vincent’s campus is currently served by electric, gas, water, sewer, telephone, and broadband internet infrastructure. Connecting the St. Vincent’s Priority Housing Site to these services will require upgrades of varying complexity and cost. For example, discussions with the water district, indicated that there’s likely sufficient water capacity to serve the Site with little strain on existing infrastructure. Water district personnel also indicated that it would be relatively inexpensive to implement a recycled water (“purple pipe”) system onsite given the Site’s proximity to the plant and current underutilization of the service. In the case of sewer infrastructure, while much of the local system has been upgraded in recent years, the older 21” downstream pipes are likely undersized to deal with the additional demand associated with a new large residential development. While this issue is on the sewer district’s fix-it list, no work is currently underway and future development on the Site will likely require close coordination and negotiation with the sewer district.

In any event, developers are expected to conduct their own assessment of offsite utility impacts and to propose a plan to ensure any proposed development will be served by adequate utilities. Ideally, such plans would also target design solutions that will improve sitewide resilience to the impacts of climate change (e.g., sustainable energy and water management solutions, maximizing site permeability, and elevating critical facilities above future anticipated flood elevations).

Public Services. Over the years, concerns of undue strain on local public services have slowed or halted many residential developments around the Site. A prime example is concerns over stress on the Miller Creek School District that could result from adding hundreds of new families to the area without significantly increasing school-related funding. CCSF expects any development of the Site will require a robust community engagement strategy, close coordination with officials at the local school district and other local public service districts, and the skill to build support for the project by addressing these types of concerns. Consequently, developers should discuss any relevant experience with community engagement in Marin County or other Bay Area counties as part of their proposal.

4. SITE HISTORY AND LEGACY

On his deathbed in 1853, wealthy landowner Timothy Murphy bequeathed to the Catholic Church 317 acres of land in modern-day Marin County he had owned since California was a territory of Mexico. But this bequest was subject to one important condition: The land would revert to Murphy’s heirs unless a school was operating on the premises within two years of his death. Upon learning of Murphy’s bequest—and determined to improve the lives of children orphaned by a recent cholera epidemic—a small group of nuns from the Sisters of Charity of St. Vincent de Paul agreed to build and operate an orphanage and school on the property.



The sisters raised the funds necessary to construct the first building onsite and were able to open what would initially be known as “St. Vincent’s Orphan Asylum of San Francisco,” just ten days before the land would have reverted to Murphy’s heirs. By the end of 1855, there were 28 orphans living at the site and another 40 attending school from farms nearby.

Over the next 80 years, St. Vincent’s grew substantially in terms of facilities, attendance, and programs. Classroom buildings, dormitories, stables, sports fields, orchards, gardens, courtyards, a dining hall, and an auditorium were all built during this period. By the early 1900s, 500 boys called St. Vincent’s home, and the curriculum included a 34-piece band and football and baseball teams. In the 1920s, St. Vincent’s completed

a major building effort, producing Italian Renaissance-Mission style buildings, including the 400-seat Queen of the Holy Rosary Chapel which remains the campus' most recognizable and cherished landmark today.

In recognition of its robust religious, intellectual, and social programs, the campus was renamed "St. Vincent's School for Boys" in the 1930s. Facilities continued to improve over the next few decades with the addition of a gymnasium and swimming pool and expansion of the school's agricultural holdings and related programming. By the mid-1950s, hundreds of acres were under cultivation and care, with 50 cows, 110 steers, 150 hogs, and about 2,000 chickens providing sustenance to the boys and staff of 55. In 1958, the school was recognized as a California State Historical Landmark (Marker #630).

By the late 1960s, St. Vincent's began to shift focus toward helping children in need of more intensive services. The school gradually transformed into a multi-service center for children with acute emotional and learning challenges. The group living program was reorganized and revitalized, treatment services redesigned and expanded, and a comprehensive recreation program developed. In 1975, new residential homes, which are still in use today, were constructed north of the main campus to provide a family-style living environment.

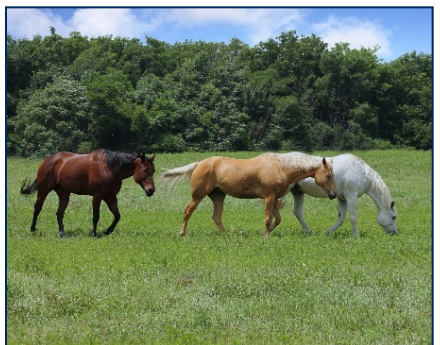
ST. VINCENT'S TODAY

Following the COVID-19 pandemic, St. Vincent's transitioned to a group home shelter for boys seeking reunification with family members and sponsors. Our care of traumatized boys remains integral to our mission of caring for the most vulnerable members of our community, and the school's historic 770-acre campus continues to offer a bucolic, safe, and peaceful environment. St. Vincent's boys live in one of four houses, grouped by age, in a home-like setting and are supervised 24/7.

While living at St. Vincent's, boys receive evidence-based therapeutic interventions to foster healing and learn skill building. The program also provides educational resources and services to ensure the boys return to a healthy and safe home environment where they can continue to thrive. Treatment includes rehabilitative and therapeutic services.



St. Vincent's School for Boys is also the only residential program in Northern California offering innovative equestrian therapy as a treatment modality. The campus is home to horses, chickens, goats, and two barn cats and is uniquely suited for the equestrian program. Boys arriving at St. Vincent's often struggle to connect with or trust others. Animals have an extraordinary way of reaching children, particularly those who have experienced deep pain associated with betrayals and trauma. Equestrian activities are supervised by trained, PATH-certified equestrian practitioners. Boys groom the horses, care for them, and ride them on guided trails throughout the campus.



5. ABOUT CATHOLIC CHARITIES

Catholic Charities is one of the largest, most comprehensive human services agencies in Northern California, reaching more than 70,000 people annually in San Francisco, San Mateo, and Marin Counties. We are an integral part of our communities and play a role in keeping our neighborhoods diverse, productive, safe, and healthy through more than 30 programs and social justice advocacy.

We create lasting solutions to the most pressing challenges—homelessness, inequality, aging in isolation, generational poverty, HIV/AIDS, and immigration to name a few. Tough issues we face with determination, grit, tenacity, and collaborative problem-solving with those we serve. Our results change lives.

Since its inception, Catholic Charities has reached out to all people in need regardless of religion, race, creed, or gender. In fact, the majority of our clients and employees are not Catholic. Our clients represent all of us: individuals, families, children, adults, and seniors. We welcome everyone with compassion, understanding, and respect.



Mission

Founded in 1853 and rooted in our faith traditions of charity and justice, Catholic Charities supports families, aging and disabled adults, and youth through social service and opportunities for healthy growth and development.



Vision

Catholic Charities is committed to changing lives in our parishes and the communities we serve; Promoting a fulfilling and supportive workplace; Involving the community in carrying out our mission.



Values

Respect
Compassion
Accountability

OUR HISTORY

For 170 years we have served our community, no matter what the crisis. Here are some significant dates in our agency's history:

 1853	 1920	 1985	 1989	 2017	 2020
We opened St. Vincent's School for Boys as an orphanage during the aftermath of the Gold Rush, wars, and other crises in California.	Children orphaned as a result of the influenza pandemic were housed and cared for.	People sick and dying during the AIDS epidemic were treated with compassion and dignity.	San Franciscans were sheltered and cared for after the Loma Prieta earthquake.	Hundreds of neighbors and first responders found relief during these devastating wildfires.	Thousands of individuals and families are being fed, housed, and supported during COVID.

OUR FAITH

Catholic Charities was founded and thrives today on the social teachings of the Catholic Church. Though associated with the San Francisco Archdiocese, we operate independently as a separate 501(c)(3) nonprofit organization. We do not directly contribute to or receive funds from the church.

OUR IMPACT

From an individual to a program to our agency, Catholic Charities sets goals for improvement, knowing the impact on each individual has much larger implications. City-, county-, and state-wide statistics about the populations we serve drive our commitment to each person that walks through our doors.

OUR RELATIONSHIP TO THE ARCHDIOCESE OF SAN FRANCISCO

Catholic Charities San Francisco was founded more than 170 years ago to meet social service needs of our Bay Area community and is dedicated to families and reducing poverty by serving people of all races, religions, cultures, and beliefs. We share our message of peace and hope to a world in need through our mission-driven staff and partner organizations across San Francisco, Marin, and San Mateo counties. Our values remain compassion, accountability, and respect. We have been serving the most vulnerable in our community continuously since 1853. Today, while we operate as a completely separate entity, the Archbishop is the Chairperson of our Board.

For more information about Catholic Charities, visit our website: <https://catholiccharitiessf.org/>.

6. DEVELOPMENT OBJECTIVES AND SELECTION CRITERIA

The purpose of this RFP is to select a developer who is willing and able to (1) secure the St. Vincent's Priority Housing Site on terms financially favorable to Catholic Charities and (2) plan, entitle, and execute a residential project that is financially feasible and is consistent with: local regulations and housing goals, the history and legacy of the Site, the mission and values of CCSF, and preservation of the natural environment.

While CCSF expects the development plan to comply with the affordability requirements and further the affordability goals described in §2 above, we do not intend to otherwise prescribe a particular unit type (i.e., rental versus for-sale), affordability levels/mix, or populations to be served. Also, while CCSF is dedicated to maintaining the integrity of the Site over time and ensuring positive relations with the selected developer and the eventual owners and residents, we do not seek to exert unreasonable control over the development process or the project's long-term operations. Instead, we welcome opportunities to participate as an advisor, good neighbor, and (should the need arise) a service provider.

After careful consideration and much discussion, Catholic Charities has assembled a list of its 6 major objectives for the development, as well as selection criteria to help ensure developers and project proposals further these objectives. **The objectives and related criteria are as follows:**

OBJECTIVE #1: Select a developer and development proposal with a very high probability for success

- ✓ Experienced developer with strong track record
 - ✓ Financially strong/financeable developer
 - ✓ Feasible development and infrastructure plan
 - ✓ Feasible financing plan
 - ✓ Feasible entitlement plan
 - ✓ Feasible community outreach plan
-

OBJECTIVE #2: Provide upfront/ongoing financial support for CCSF consistent with the market value of the site

- ✓ Provides highly competitive overall compensation package for the Site
 - ✓ Provides substantial upfront compensation
 - ✓ Provides additional ongoing compensation as appropriate
-

OBJECTIVE #3: Protect the legacy of the Site

- ✓ Protects the surrounding natural environment
 - ✓ Conserves natural resources and energy
 - ✓ Consistent with the character of the Site and existing uses
 - ✓ Fosters good will with neighbors and the broader community
 - ✓ Consistent with Site's overall identity and history
 - ✓ Ensures these criteria continue to be met in the long term
-

OBJECTIVE #4: Provide housing consistent with CCSF's mission and values

- ✓ Provides the levels and mix of affordability the community needs
 - ✓ Helps meet the range of housing needs in Marin County
 - ✓ Promotes health and wellness
 - ✓ Provides services appropriate for the population served
-

OBJECTIVE #5: Ensure the long-term viability of St. Vincent's School for Boys

- ✓ Helps provide ongoing financial support for the School
 - ✓ Minimizes impediments to School operations
 - ✓ Enhances the educational and therapeutic environment
-

OBJECTIVE #6: Maintain a strong long-term relationship between the project and CCSF

- ✓ Creates opportunities for ongoing dialogue and cooperation between developer and CCSF
 - ✓ Creates opportunities for positive interaction between residents and CCSF, its programs
-

We have also developed a list of metrics to help gauge the extent to which proposals meet these criteria. All objectives, criteria, and related metrics are described in the Proposal Evaluation Scorecard shown in [Attachment 4](#).

7. RFP PROCESS AND SUBMISSION DETAILS

The following covers the RFP process from issuance to selection to development agreement, including formatting and submission details. **Developers who wish to be included in further communications about this process, including answers to questions from other developers, must submit their contact information to stvincenrfrp@catholiccharitiessf.org (the “RFP Email Address”). No additional emails will be sent to the original distribution list. This RFP is also available on CCSF’s website: catholiccharitiessf.org/housing-site.**

A. FORM OF RESPONSE AND METHOD OF SUBMISSION

The selection process will be divided into two phases. In Phase 1, developers will submit a proposal which includes the following sections: (A) Cover Letter, (B) Developer Profile, (C) Short-Form Project Profile, and (D) Proposed Transaction Terms. After developers submit this Phase 1 proposal, CCSF will narrow the field to a shortlist of developers who will have approximately 30 days to prepare a Phase 2 proposal which contains references and additional project-specific details to be discussed during the interview process.

Both the Phase 1 and Phase 2 responses should be compiled into searchable PDFs with section/subsection lettering and titles that match the proposal requirements in §8 below. Developers should endeavor to limit the length of their responses in each phase to 35 pages. This RFP is designed to elicit all information considered essential to evaluating each proposal. There is no intent to limit the content of the responses. Developers may include such additional information as may be appropriate, or offer alternative proposals, but should not exclude any information required in §8.

All Phase 1 responses must be submitted via email to stvincenrfrp@catholiccharitiessf.org by 11:59 p.m. (Pacific Time) on Friday, March 21, 2025.

For finalists, all Phase 2 responses must be submitted via email to stvincenrfrp@catholiccharitiessf.org by 11:59 p.m. (Pacific Time) on Friday, May 9, 2025.

B. QUESTION & ANSWER PERIOD

Through March 10, 2025, developers may submit questions about this RFP and/or schedule informal discussions with CCSF’s staff and/or advisors via the RFP Email Address. Answers to generally applicable questions will be sent via email to all developers who submitted their contact information to CCSF as described above.

C. SITE VISITS

Catholic Charities is available to host site visits for developers prior to the Phase 1 response deadline. Developers may schedule a site visit via the following link:

<https://doodle.com/sign-up-sheet/participate/c08c3d75-7537-4b81-8c67-4a091eece7a5/select>

CCSF will be available to host additional site visits for finalists completing a Phase 2 proposal as requested.

D. FOLLOW-UP INQUIRIES, FINALIST NOTIFICATIONS, PHASE 2 PROPOSALS, AND INTERVIEWS

In the weeks following Phase 1 proposal submission, CCSF staff and advisors may reach out to developers via email to clarify terms and conditions in proposals. They will also reach out to a shortlist of developers to notify them that they are finalists in the selection process and invite them to submit a Phase 2 proposal within 30 days. Follow-up interviews with the Selection Committee will occur 1-2 weeks after Phase 2 proposals are received (currently expected to occur the week of May 19, 2025).

E. PROPOSAL SCORING AND DEVELOPER SELECTION

Developer proposals will be reviewed by a committee composed of Catholic Charities staff, Board members, financial advisors/consultants, and legal counsel and scored using the Proposal Evaluation Scorecard shown in [Attachment 4](#). Based on the development objectives and selection criteria described in §6 above, this scorecard assigns possible point values for each criterion and identifies various metrics to help gauge the extent to which proposals meet that criterion. The committee will assign preliminary scores during review of the Phase 1 proposals and final scores following, and in light of, the Phase 2 submissions and interviews.

F. NEGOTIATIONS AND DEVELOPMENT AGREEMENT

Catholic Charities is eager to move forward with the project as soon as possible. Immediately following selection, CCSF will reach out to the developer to kick off due diligence and negotiate collection of an earnest money deposit. The goal is to negotiate and finalize comprehensive term sheets within 30 days of developer selection and to execute a final development agreement 30-60 days thereafter.

8. PROPOSAL REQUIREMENTS

As described in §7 above, the selection process is divided into two phases, with only finalists submitting the information required for Phase 2.

For each selection phase, sections of the proposal should be labeled consistent with the section/subsection lettering and titles below to make it clear all required information has been included in the proposal. The content of each major section should, at a minimum, provide all the following information (important notes shown in *blue italics*):

PHASE 1 PROPOSALS (DUE MARCH 21, 2025, FOR ALL RESPONDENTS)

A. COVER LETTER

- Development team description and structure
 - ★ *Include an organizational chart if necessary.*
- Summary of proposal and any important highlights
- Contact information for primary developer entity
- Signature by authorized representative of primary developer entity

B. DEVELOPER PROFILE

For each developer entity, provide:

1. Firm Overview

- History of firm
- Biographies of principals
- Statement of mission/values
- Summary of other relevant qualifications for this work

2. Relevant Development Experience

- Experience with projects of similar size and scope, particularly in Marin County
 - ★ *Include project names, locations, unit counts, and total development costs.*
 - ★ *Highlight any housing projects that utilized by-right or ministerial processes for entitlements.*
 - ★ *Highlight any projects involving significant historic or natural resource preservation.*
- Experience with below-market rate and affordable housing development
 - ★ *In addition to the project-specific information required above, include affordability mix/levels and subsidy sources (e.g., LIHTC, HOME, CDBG, Section 8, California state sources).*
- Experience with community engagement, particularly in Marin County
 - ★ *Include the names of any local groups or officials with whom you've successfully engaged/negotiated.*
- Experience with infrastructure-heavy projects
 - ★ *Include project names, locations, unit counts, description of infrastructure work, and total development costs.*
 - ★ *Highlight any projects involving work with Caltrans or local agencies on improving road infrastructure (e.g., freeway on/off ramps).*
 - ★ *Highlight any projects involving significant expansion of water/sewer capacity.*

3. Proposed Development Team

- Key staff members, including the proposed main point of contact, and percentage of their time to be allocated to the project
 - ★ *Include biographies as an attachment.*
- Development consultants or key subcontractors, if known
- Architect or short list of architect candidates
- General contractor or short list of contractor candidates
- Property manager, if identified
- Other important team members and third-party professionals

4. Portfolio and Pipeline Data

For each of the following (and where applicable) include project name, location, type (i.e., residential, commercial, office, industrial), unit count, affordability mix/levels, and total development cost:

- Real estate owned
- Real estate developed, past 10 years
- Projects currently in development
- Development pipeline, next 3 years

5. Financial Strength

- List of guarantors for proposed financing
- Narrative on financial strength, including developer’s ability to secure the proposed financing and any funds available to cover pre-development costs and unforeseen challenges during development
- Developer calculations of net worth, liquidity, and other relevant metrics
- 3 years of financial statements (preferably audited) for developer and guarantors, including notes to assist with interpretation (if necessary)
- List of key banking relationships for predevelopment funding, construction debt, and permanent debt as well as funding amounts over the past 5 years
- List of key LIHTC investors (if applicable) and funding amounts over the past 5 years
- List of ongoing litigation or litigation within the past 5 years, if applicable

C. SHORT-FORM PROJECT PROFILE

1. Overview

- Type of housing proposed (e.g., rental, ownership, etc.)
- Target demographic/population set-aside
 - ★ *Explain why this particular demographic is being targeted.*
- Unit count and type (i.e., bedroom/bathroom mix)
 - ★ *Note that CCSF has serious concerns about the Site’s ability to support more than 680 units. Developers should assume a base-case development of no more than 680 units. Developers may provide alternative scenarios with additional units (thus showing additional benefits to CCSF) but should be aware that proposals with substantially more than 680 units will be viewed less favorably. If such alternative scenarios are presented, developers should explain in detail why the alternative is preferable and/or necessary.*
- Affordability plan, including unit count by AMI level
 - ★ *While the County’s Inclusionary Housing Standards set minimum affordability levels (See §2.C above), CCSF is committed to helping the County achieve the affordable housing goals described in the Housing Element (i.e., 440 units at or below 80% of AMI). We view substantial compliance with this goal as a priority for any housing developed on the Site and, all other factors being equal, will favor proposals that help meet this goal.*
- List of any services provided to enhance resident health, wellness, or quality of life

2. Entitlements Strategy

- Use of the streamlined approval process
 - ★ *CCSF expects developers will design their project proposals to be compliant with the density, affordability, and code requirements described in §2 above to take advantage of the streamlined approval process. If the project will not take advantage of this process, explain the rationale.*
- Project's compliance (or lack of) with the County's Form-Based Code
 - ★ *List any proposed use of SB 4 or the state density bonus.*
 - ★ *List any deviations from County building standards or discretionary approvals expected and the strategy for dealing with them.*

3. Community Engagement Strategy

- Plans to engage with and develop support among public officials and agencies (e.g., policymakers, County staff, and public service districts)
 - ★ *CCSF is particularly interested in developers' plans to build support among the relevant state and local representatives and the local school district.*
- Plans to engage community groups
 - ★ *If known, highlight the specific community groups that should be consulted, their likely concerns with the project, and any strategies to address/mitigate those concerns and garner support.*

4. General Site Layout

- Locations of buildings, sidewalks, roads, common space, landscaping, parking, and other key project elements (including basic site drawings)
- Discussion of structures' potential impacts on views/shading of existing buildings
- Location of outdoor amenities (e.g., playgrounds, courtyards, biking/walking trails)
 - ★ *Highlight any common uses/space that could be shared with St. Vincent's School for Boys, the CCSF campus, or the broader community.*

5. Basic Pro Forma Financials

- Sources and uses
 - ★ *Include short-term/long term debt and related terms (i.e., assumed rates, amortization, coverage requirements), equity, proposed gap funding, and public sources (e.g., LIHTC, HOME, CDBG, Section 8, California state sources).*
- High-level development budget, including hard and soft costs, plus infrastructure-related costs
 - ★ *Identify source of estimates (e.g., consultation with general contractor, budget from recent similar project)*
 - ★ *Provide detail on scope of infrastructure work in the budget and whether this is a best-case, average, or worst-case estimate of the work required.*
- Operating budget/sale price analysis
 - ★ *Include detailed income assumptions for each rental unit type, particularly any income-restricted units.*
 - ★ *Identify source of estimates.*

D. PROPOSED TRANSACTION TERMS

1. Land Offer/Payment Structure. Developers should describe all relevant terms of their land disposition offer. Given CCSF's interest in an ongoing income stream and desire to protect the Site's legacy, we envision a developer acquiring the Site subject to a long-term (e.g., 99-year) ground lease; however, we will entertain other structures to the extent that they are more advantageous to Catholic Charities.

At a minimum, all ground lease offers should identify any upfront payment, annual payment, term, extension provisions, and annual payment escalation. As Catholic Charities would strongly prefer a ground lease structure with a substantial at-closing payment, such structures will have an advantage in the selection process.

Ground lease proposals should provide a net present value calculation, including all underlying assumptions. All offers should describe the basis for the land valuation underlying the offer.

2. **Land Use/Control.** As described above, a ground lease structure is CCSF's preferred means of ensuring the use of the Site remains consistent with the selection criteria in the long term. Developers should discuss their willingness to enter into a ground lease with reasonable and customary land use restrictions. Developers who are not proposing a ground lease structure should propose an alternative means for CCSF to exercise the desired long-term oversight.
3. **CCSF Professional Expenses.** Catholic Charities and its professional team (lawyers, accountants, financial advisors, surveyors, title agents, etc.) have put a significant amount of effort into preparing for this RFP, and we anticipate a similar amount of effort will be necessary to negotiate and finalize a developer agreement and complete the land disposition process. Proposals that help provide the funds necessary to cover CCSF's reasonable and customary advisory, legal, and other professional expenses between developer selection and land disposition will have an advantage in the selection process. Such proposals should specify any proposed limitations (e.g., specific types of expenses covered, caps) on such funding.
4. **CCSF Partnership Opportunities.** Developers proposing a structure involving 501(c)(3) ownership should describe any interest in partnering with Catholic Charities for that purpose.
5. **Other Support for St. Vincent's School for Boys.** Understanding that one of Catholic Charities' key objectives is to ensure the long-term viability and quality of St. Vincent's School for Boys, developers should describe any additional incentives/support (one-time or ongoing, financial or otherwise) they could offer to help achieve this objective.
6. **Other Important Terms and Conditions.** Developers should outline any other important financial/legal terms and conditions related to their proposal.

PHASE 2 PROPOSALS (DUE MAY 9, 2025, FOR FINALISTS ONLY)

E. ADDITIONAL PROJECT-SPECIFIC INFORMATION

1. Additional Pro Forma Detail

- Detailed development budget, including basis for cost estimates
- Long-term (e.g., 20-year) cash flows and exit analysis
- Discussion of any lender/investor conversations to date and, if available, any term sheets or LOI

2. Additional Design Detail

- Detailed urban design plan, including information demonstrating the developer has considered circulation, waste management, roads, street lights, utilities, green spaces, etc., and how all those elements fit together in a unified plan
- Description of building typology and materials
- Descriptions of proposed architecture/building design (including massing diagrams and conceptual drawings)
 - ★ *Highlight any ways in which building design is consistent with/compliments the existing historic structures on the St. Vincent's campus.*
 - ★ *Include axonometric projections and view corridors, where possible.*
- List of any proposed green features (e.g., solar, high-efficiency fixtures, recycled water) or proposed certifications (e.g., LEED) and any solutions that will improve site-wide resilience to the impacts of climate change (e.g., sustainable energy and water management solutions, maximizing site permeability, and elevating critical facilities above future anticipated flood elevations)
 - ★ *Highlight any ways in which these features exceed local building requirements.*
- List of unit square footage and features/amenities by unit type

3. Environmental Protection/Conservation Strategy

- Strategy for protecting the wetlands and the property's other unique natural features during pre-development and construction
- Long-term conservation strategy
 - ★ *Highlight any ways in which the project's conservation-related focus/features will compliment CCSF's wetlands conservation efforts described in §3.C above.*

4. Infrastructure Plans

With respect to the following infrastructure elements, briefly describe general plans and highlight any anticipated challenges and proposed solutions:

- Roads, sidewalks, and interfaces with public ways
- Expansion of existing public resources (e.g., bus/train service)
- Electric/gas utilities
- Water/sewer services
- Phone/internet services
- School district capacity
 - ★ *Include estimates of school-aged children that may enroll in the local school district.*

5. CCSF Relationship

- Proposed relationship and dialogue with CCSF throughout the development process
- Plan to avoid/mitigate disruptions to St. Vincent’s campus operations (e.g., noise, dust, traffic jams on the access road) during construction (i.e., logistics plan, project phasing plan, etc.)
- List of opportunities for ongoing communication and collaboration with CCSF (e.g., neighborhood/stakeholders council)
- Description of any interest in retaining CCSF to provide services at the project

6. Project Marketing

- Proposed name(s)
- Proposed branding/marketing themes
 - ★ *Note any ways in which branding will highlight the St. Vincent’s legacy.*

7. Project Timeline

- Overall phasing plan for the project
- A draft master project schedule including key proposed dates related the following processes/milestones (by phase, if applicable):

— Site due diligence	— Financing (including any CDLAC/TCAC/Gap source timing)
— Development agreement	— Site preparation
— Land disposition	— Construction
— Entitlements	— Lease-up/sales
— Outreach	— Stabilization
	— Refinancing/investor exits

F. REFERENCES

For each of the following types of references, provide the firm name, contact person (including title), and contact person’s phone number and email address:

- Financial references, including at least one recent lender
- Construction references, including at least one general contractor on a recent project
- Recent partners, especially non-profit/charitable organizations

**Attachment 1:
Site Map**

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 13TH DAY OF NOVEMBER, 2024

TRACY W. PARK, PLS 8176 COUNTY SURVEYOR

LOREN KEITH VINCENT, PLS 8248 DEPUTY COUNTY SURVEYOR



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF THE CATHOLIC CHARITIES CYO OF ARCHDIOCESE OF SAN FRANCISCO.

JOSH WÖDLING, PLS 9387



RECORDER'S STATEMENT

FILED THIS 14th DAY OF NOVEMBER, 2024 AT 11:57 AM.

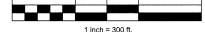
IN BOOK 2024 OF MAPS AT PAGE 159 AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

SERIAL NO. 2024-0030392 FEE \$84.

SHELLY SCOTT COUNTY RECORDER, Eileen Seo DEPUTY COUNTY SURVEYOR



Graphic Scale (in feet)



LEGEND

- BOUNDARY ADJACENT, BOUNDARY TIES, CENTERLINE, TOTAL, REFERENCE MAP OR DEED, SET 3/4" IRON PIPE WITH YELLOW PLASTIC CAPS MARKED PLS 9387 OR AS NOTED, FOUND 3/4" IRON PIPE WITH YELLOW CAP RCE 27577

REFERENCES

- (1) 2007 MAPS 33, (2) 2024-0030392

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS N48°34'50"E BETWEEN TWO FOUND 3/4" IRON PIPES WITH YELLOW CAPS RCE 27577 PER [1].

NOTES

- 1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. 2. FIELD SURVEYING WAS PERFORMED IN JULY AND AUGUST OF 2024. 3. THIS MAP IS BEING FIELD PER 8762 (B)(5) OF THE PROFESSIONAL LAND SURVEYORS' ACT TO MONUMENT THE NEW CONFIGURATION OF THIS LOT LINE ADJUSTMENT FOR FUTURE RETRACEMENT. 4. OTHER EASEMENTS EXIST BEYOND WHAT IS SHOWN HEREON THAT ARE NOT PLOTTED ON THIS MAP. MINOR EASEMENT PLOTTED TO SHOW ACCESS REMAINS TO MINOR TANK PARCEL. 5. BEARINGS AND DISTANCE SHOWN ARE A REFERENCE TO [1] UNLESS NOTED OTHERWISE.

CSW ST 2

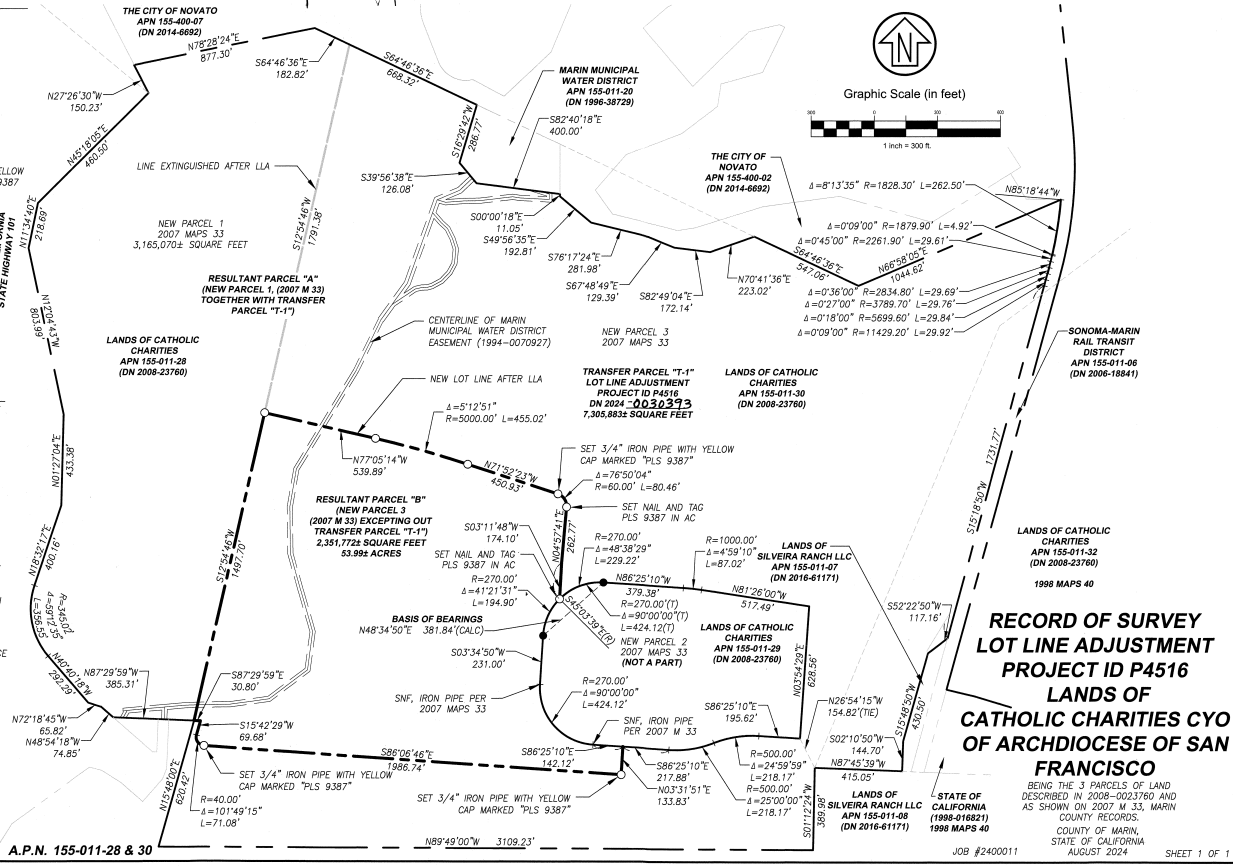
CSW/Stuber-Stroeh Engineering Group, Inc.

Civil & Structural Engineers - Surveying & Mapping - Environmental Planning - Land Planning - Construction Management

504 Redwood Blvd, Suite 310, Novato, CA 94947

tel: 415.883.9850, fax: 415.883.9835

http://www.cswst2.com



RECORD OF SURVEY LOT LINE ADJUSTMENT PROJECT ID P4516 LANDS OF CATHOLIC CHARITIES CYO OF ARCHDIOCESE OF SAN FRANCISCO

BEING THE 3 PARCELS OF LAND DESCRIBED IN 2008-0023760 AND AS SHOWN ON 2007 M 33, MARIN COUNTY RECORDS. COUNTY OF MARIN, STATE OF CALIFORNIA AUGUST 2024

A.P.N. 155-011-28 & 30

JOB #2400011 SHEET 1 OF 1

**Attachment 2:
Preliminary
Title Report**



Catholic Charities

MARIN ♦ SAN FRANCISCO ♦ SAN MATEO



First American Title

First American Title Company

4750 Willow Road, Suite 275

Pleasanton, CA 94588

California Department of Insurance License No. 151

Escrow Officer: Diane Burton
Phone: (925)738-4050
Fax No.: (866)648-7806
E-Mail: dburton@firstam.com

Title Officer: Kimberly Speer
Phone: (925)356-7195
Fax No.: (714)689-4257
E-Mail: kspeer@firstam.com

E-Mail Loan Documents to: Lenders please contact the Escrow Officer for email address for sending loan documents.

Buyer: Civic Property Group, Inc.
Owner: Catholic Charities Cyo of the Archdiocese of San Francisco
Property: 1 Saint Vincents Drive, (APN:155-011-30)
San Rafael, CA 94903

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

CLTA Preliminary Report Form
(Rev. 11/06)

Order Number: 0131-624676ala
Page Number: 2

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of April 12, 2021 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA Extended Loan Policy - 2006

ALTA Extended Owner Policy - 2006

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

CATHOLIC CHARITIES CYO OF THE ARCHDIOCESE OF SAN FRANCISCO, A CALIFORNIA NONPROFIT CORPORATION

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2021-2022, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. An easement for a line of poles and wires and gas mains or pipes and incidental purposes in the document recorded August 1, 1928 as [Book 149, Page 454](#) of Official Records.

The location of the easement cannot be determined from record information.

4. Terms and Provisions of a Boundary Agreement between Teresa Miller, et al and The Roman Catholic Archbishop of San Francisco, a corporation, sole, recorded August 30, 1929 in [Book 182 of Official Records at Page 317](#), Marin County Records.
5. An easement for a line of poles and wires and incidental purposes, recorded June 19, 1933 as [Book 263, Page 425](#) of Official Records.
In Favor of: Pacific Gas and Electric Company, a corporation
Affects: As described therein

The location of the easement cannot be determined from record information.

Relocation Agreement recorded March 29, 1995 as Instrument No. [95 014221](#), Marin County Records.

Said easement includes the right to trim trees along the route thereof.

6. An easement for a line of poles and wires and incidental purposes, recorded April 8, 1937 as [Book 336, Page 497](#) of Official Records.
In Favor of: Pacific Gas and Electric Company, a corporation
Affects: As described therein

The location of the easement cannot be determined from record information.

7. An easement for a line of poles and wires and incidental purposes, recorded December 7, 1937 as [Book 347, Page 411](#) of Official Records.
In Favor of: Pacific Gas and Electric Company, a corporation
Affects: As described therein

The location of the easement cannot be determined from record information.

8. An easement for a line of towers and wires and incidental purposes, recorded January 3, 1951 as [Book 676, Page 247](#) of Official Records.
In Favor of: Pacific Gas and Electric Company, a corporation
Affects: As described therein

The location of the easement cannot be determined from record information.

Said easement includes the right to trim trees along the route thereof.

9. An easement for Sanitary Sewer and incidental purposes in the document recorded September 22, 1955 as [Book 973, Page 281](#) of Official Records.
10. An easement for a gas pipeline and incidental purposes, recorded May 13, 1958 as [Book 1189, Page 135](#) of Official Records.
In Favor of: Pacific Gas and Electric Company, a corporation
Affects: As described therein

Relocation Agreement, recorded July 10, 1959 in [Book 1293 of Official Records at Page 567](#), Marin County Records.

Relocation Agreement, recorded November 3, 1961 in [Book 1512 of Official Records at Page 618](#), Marin County Records.

The location of the easement cannot be determined from record information.

11. Intentionally Deleted

12. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway or roadway, as contained in the document recorded October 27, 1960 as [Book 1410, Page 76](#) of Official Records.
13. Abutter's rights of ingress and egress to or from the street or highway have been relinquished in the document recorded November 3, 1965 as [Book 1996, Page 266](#) of Official Records.

The location of the easement cannot be determined from record information.

14. An easement for Sanitary Sewer Lines and incidental purposes, recorded November 23, 1966 as [Book 2094, Page 133](#) of Official Records.
In Favor of: Las Gallinas Valley Sanitary District
Affects: As described therein

The location of the easement cannot be determined from record information.

15. An easement for pole and wire line communication and incidental purposes, recorded January 27, 1967 as [Book 2105, Page 363](#) of Official Records.
In Favor of: Pacific Gas and Electric Company, a California Corporation
Affects: As described therein

The location of the easement cannot be determined from record information.

Said easement includes the right to trim trees along the route thereof.

Terms and provisions contained in the above document.

16. An easement for Sanitary Sewer and incidental purposes, recorded January 3, 1969 as [Book 2265, Page 557](#) of Official Records.
In Favor of: Las Gallinas Valley Sanitary District
Affects: As described therein

The location of the easement cannot be determined from record information.

17. The rights of the owners of the property lying to the North of said land, as disclosed by a fence upon the Record of Survey filed for record February 26, 1973 in [book 11 of Surveys, at Page 70](#), Marin County Records.

18. Matters contained in an unrecorded "Agreement" dated October 9, 1973, executed by and between The St. Vincent's Roman Catholic Orphan Asylum of San Francisco for Boys, a California Corporation and Marin Valley Inc., doing business as Marin Valley Mobile Country Club, pertaining to drainage purposes, as attached to that certain "Agreement" dated November 19, 1973 by and between The St. Vincent's Roman Catholic Orphan Asylum of San Francisco for Boys, City of Novato and Marin County Flood Control and Water Conservation District
Recorded: January 15, 1974
In [Book 2757, of Official Records at Page 86](#), Marin County Records.

Supplemental provisions as created in the "Agreement" dated March 12, 1998 by and between The Catholic Youth Organization of the Archdiocese of San Francisco and the State of California acting by and through the State Lands Commission, recorded March 18, 1998 as Instrument No. [98 016822](#), Marin County Records.

NOTE: If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

19. An easement for Public Utility and Access and incidental purposes, recorded October 4, 1994 as Instrument No. [94 070927](#) of Official Records.
In Favor of: Marin Municipal Water District, a public corporation
Affects: As described therein

Terms and provisions contained in the above document.

20. The terms and provisions contained in the document entitled Boundary Line Agreement and Deed, executed by and between The Catholic Youth Organization of the Archdiocese of San Francisco, a corporation and Paul Sade and Eleanor Sade, Trustees, recorded July 18, 1996, as Instrument No. [96 38730](#) of Official Records.

Reference is hereby made to the public record for full particulars.

NOTE: If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

21. An easement to construct, reconstruct, install, inspect, maintain, replace, remove and use facilities and ingress thereto and egress therefrom and incidental purposes, recorded October 3, 1996 as Instrument No. [96 053930](#) of Official Records.
In Favor of: Pacific Gas and Electric Company, a California Corporation
Affects: As described therein

The location of the easement cannot be determined from record information.

22. The terms and provisions contained in the document entitled Agreement for the Settlement of a Title Dispute in the County of Marin Between The Catholic Youth Organization of The Archdiocese of San Francisco, Inc., a California not for profit corporation and The California State Lands Commission, executed by and between State of California acting by and through State Lands Commission and Catholic Youth Organization of the Archdiocese of San Francisco, a not for profit corporation, recorded March 18, 1998, as Instrument No. [98 016816](#) of Official Records.

Reference is hereby made to the public record for full particulars.

NOTE: If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

23. Notice of pendency of action recorded June 2, 1998 as Instrument No. [1998-0037588](#) of Official Records.

Court: Superior Court of the State of California in and for the County of Marin
Case No.: 173598
Plaintiff: Catholic Youth Organization of the Archdiocese of San Francisco, a California not-for-profit corporation
Defendant: State of California, State Lands Commission
Purpose: a real property claim

24. An unrecorded lease dated June 30, 1994, executed by The Catholic Youth Organization of the Archdiocese of San Francisco, a California nonprofit corporation, formerly named Youth Activities of the Archdiocese of San Francisco as lessor and Smart SMR of California, Inc., a Delaware corporation, doing business as Nextel Communications as lessee, as disclosed by a Memorandum of Standard Lease Agreement recorded August 17, 1998 as Instrument No. [1998 0057633](#) of Official Records.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.

25. Matters contained in that certain document entitled "Resolution No. 2001-1741 A Resolution of Acceptance of Surface Water and Storm Water Discharges From the United State Real Property Also Known as The Hamilton Airfield Real Property" dated January 30, 2002, executed by Las Gallinas Valley Sanitary District
Recorded: February 26, 2002
as Instrument No. [2002 14827](#), Marin County Records.

Which document, among other things, contains or provides for conditions pertaining to closing a slide gate on a drainage canal increasing the storm water runoff to the St. Vincent's Pump Station and the ongoing maintenance thereof.

Reference is hereby made to the public record for full particulars.

NOTE: If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

26. A deed of trust to secure an original indebtedness of \$6,500,000.00 recorded December 01, 2008 as INSTRUMENT NO. [2008-0053151](#) OF OFFICIAL RECORDS.
Dated: November 14, 2008
Trustor: CATHOLIC CHARITIES CYO OF THE ARCHDIOCESE OF SAN FRANCISCO, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION
Trustee: ROMAN CATHOLIC ARCHBISHOP OF SAN FRANCISCO A CORPORATION SOLE
Beneficiary: THE ROMAN CATHOLIC ARCHBISHOP OF SAN FRANCISCO, A CORPORATION SOLE

Affects: The land and other property.

- a. If this deed of trust is to be eliminated in the policy or policies contemplated by this report/commitment, the company will require the following for review prior to the recordation of any documents or the issuance of any policy of title insurance:
- i. Original note and deed of trust.
 - ii. Payoff demand statement signed by all present beneficiaries.
 - iii. Request for reconveyance or substitution of trustee and full reconveyance must be signed by all present beneficiaries and must be notarized by a First American approved notary.
- b. If the payoff demand statement or the request for reconveyance is to be signed by a servicer, we will also require a full copy of the loan servicing agreement executed by all present beneficiaries.
- c. If any of the beneficial interest is presently held by trustees under a trust agreement, we will require a certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
27. The Terms, Provisions and Easement(s) contained in the document entitled "TEMPORARY EASEMENT DEED" recorded AUGUST 24, 2010 as INSTRUMENT NO. [2010-0041042](#) of Official Records.

28. An unrecorded lease dated JULY 28, 2010, executed by CATHOLIC CHARITIES CYO OF THE ARCHDIOCESE OF SAN FRANCISCO, A CALIFORNIA NONPROFIT CORPORATION as lessor and GTE MOBILNET OF CALIFORNIA LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, D/B/A VERIZON WIRELESS, BY CELLCO PARTNERSHIP, ITS GENERAL PARTNER as lessee, as disclosed by a MEMORANDUM OF COMMUNICATIONS LEASE AGREEMENT recorded AUGUST 24, 2010 as INSTRUMENT NO. [2010-0041043](#) of Official Records.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.

29. The lack of a right of access to and from the land.
30. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.
31. Water rights, claims or title to water, whether or not shown by the Public Records.
32. Any claim that any portion of the land is below the ordinary high water mark where it was located prior to any artificial or avulsive changes in the location of the shoreline or riverbank.
33. Any rights, interests, or easements in favor of the public, which exist or are claimed to exist over any portion of said land covered by water, including a public right of access to the water.
34. Any claim that any portion of the land is or was formerly tidelands or submerged lands.
35. Rights of parties in possession.
36. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

Prior to the issuance of any policy of title insurance, the Company will require:

37. With respect to CATHOLIC CHARITIES CYO OF THE ARCHDIOCESE OF SAN FRANCISCO, a California Nonprofit corporation:
- a. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.
 - b. A certified copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
 - c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.
38. An ALTA/NSPS survey of recent date which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. General and special taxes and assessments for the fiscal year 2020-2021.

First Installment:	\$\$45,811.29, PAID
Penalty:	\$0.00
Second Installment:	\$\$45,811.29, PAID
Penalty:	\$0.00
Tax Rate Area:	060-006
A. P. No.:	155-011-30

2. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) Commercial Structure known as 1 Saint Vincents Drive, San Rafael, California.
3. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

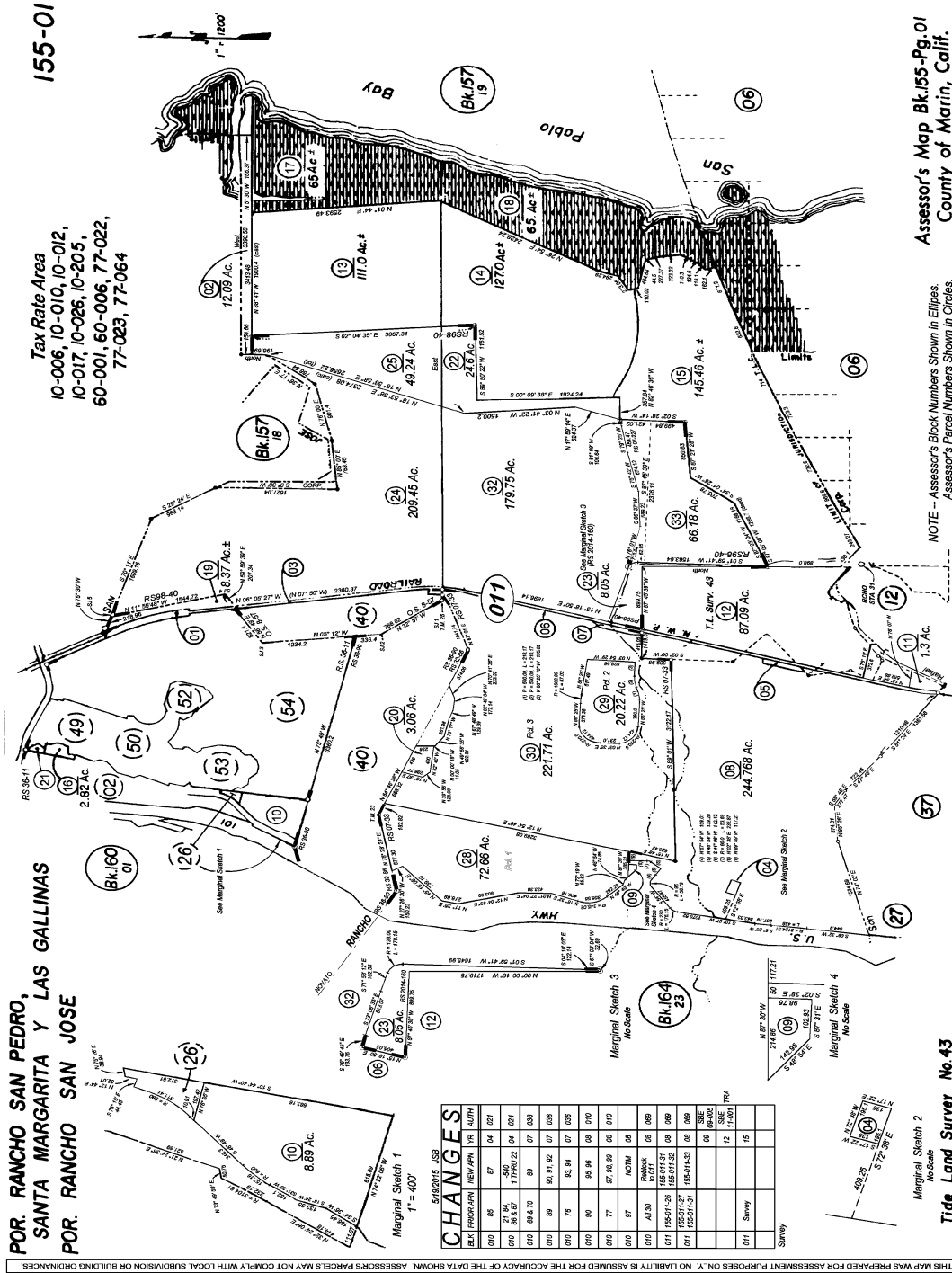
The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Marin, State of California, described as follows:

NEW PARCEL THREE AS SHOWN UPON THAT CERTAIN SURVEY ENTITLED, "RECORD OF SURVEY LOT LINE ADJUSTMENT LANDS OF THE CATHOLIC YOUTH ORGANIZATION OF THE ARCHDIOCESE OF SAN FRANCISCO, DOC. NO. [94-068567](#) & CERTIFICATE OF COMPLIANCE DOC. NO. [2007-007509](#)", FILED FOR RECORD FEBRUARY 7, 2007 IN [VOLUME 2007 OF SURVEYS AT PAGE 33](#), MARIN COUNTY RECORDS.

APN: 155-011-30



**FOR RANCHO SAN PEDRO,
 SANTA MARGARITA Y LAS GALLINAS
 FOR RANCHO SAN JOSE**

Tax Rate Area
 10-006, 10-010, 10-012,
 10-017, 10-026, 10-205,
 60-001, 60-006, 77-022,
 77-023, 77-064

155-01

Assessor's Map Bk. 155-Pg. 01
 County of Marin, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

Tide Land Survey No. 43

CHANGES

BK/AC	PROCD	APP	REMARKS	YR	AUTH
010	86	87	84	821	
010	51	54	54	54	
010	89	87	1798	02	04
010	89	87	09	07	038
010	89	84	81	82	07
010	78	81	84	07	038
010	80	84	86	08	010
010	77	87	86	89	08
010	87	88	88	08	090
011	180	171	182	187	187
011	180	171	182	187	187
011	180	171	182	187	187
011	180	171	182	187	187
011	180	171	182	187	187

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSORS PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

CLTA STANDARD COVERAGE POLICY – 1990
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public, records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;

- d. improvements on the Land;
- e. land division; and
- f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

- 2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
 - 3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
 - 4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
 - 5. Failure to pay value for Your Title.
 - 6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.
- This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
- 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
 - 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
 - 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$5,000

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- 1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

- 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of: [The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the

Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2021

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.



For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of **personal information** we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

Notice of Sale. We have not sold the **personal information** of California residents in the past 12 months.

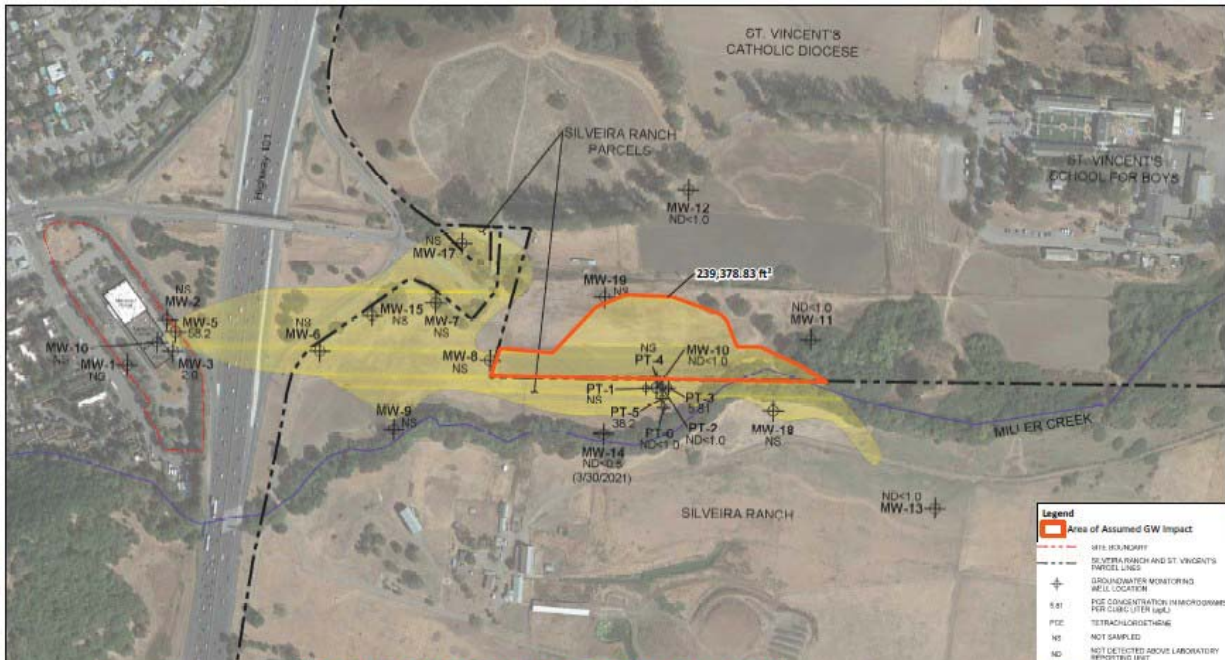
Notice of Disclosure. To learn more about the categories of **personal information** we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

**Attachment 3:
Plume Map, Final Site
Cleanup Requirements
Order, Recent
Correspondence**



Catholic Charities

MARIN ♦ SAN FRANCISCO ♦ SAN MATEO



Notes: Background Imagery source - Figure 4.2: Summary of PCE Concentrations in Groundwater - Quarter 1 2021, RMD Environmental Solutions (April 2021).			SAFETY FIRST	CLIENT: Selman Greteman, LLP	Site Layout
				PROJECT: 187 Macwood Avenue, San Rafael, CA PROJECT NUMBER: 001-1-001-001	

MAP OF THE PLUME

PLUME ¹ AREA		
	SF	%
Site	13,703,539	
Plume ¹	239,379	1.7%

Notes:

1. Area of assumed ground water impact in dark orange, the Plume. Terraphase Engineering study dated April 2021.

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION**

ORDER R2-2022-0022

**AMENDMENT OF FINAL SITE CLEANUP REQUIREMENTS
(ORDER R2-2020-0025) for:**

**MARINWOOD PLAZA, LLC
HOYTT ENTERPRISES, INC.**

for the property located at:

*187 MARINWOOD AVENUE
MARINWOOD, MARIN COUNTY*

The California Regional Water Quality Control Board, San Francisco Bay Region (hereinafter Regional Water Board), finds that:

- 1. Regional Water Board Orders:** The Regional Water Board adopted Final Site Cleanup Requirements Order R2-2020-0025 (2020 Order) for the Site (Marin County assessor parcel numbers 164-471-64, 164-471-65, 164-471-69, and 164-471-70) on September 9, 2020. The 2020 Order requires Marinwood Plaza, LLC and Hoytt Enterprises, Inc. (jointly, the Discharger) to implement, among other things, remedial actions.
- 2. Reasons for Amendment:** Provision D.12 of the 2020 Order authorizes the periodic review and revision of the order when necessary. Amendment of the 2020 Order is needed to update the status of remedial actions and to establish deadlines and clarify requirements for onsite soil vapor remediation, as explained below:
 - a) **Updated Status of Remedial Actions:** Finding 11 of the 2020 Order discusses remedial actions that, as of the adoption date of the 2020 Order, were not implemented. The status of the remedial actions is updated as follows:
 - **Soil Vapor/Indoor Air (Finding 11.a):** The additional excavation and treatment proposed in *Remedial Action Plan (RAP) Addendum #4*, which was submitted January 3, 2019, and approved on April 3, 2019, had not been implemented at the time the 2020 Order was adopted. These remedial actions have still not been implemented.
 - **Groundwater Cleanup (Finding 11.c):** Treatment of the full groundwater plume, as approved on April 23, 2018, in accordance with the *Pilot Test Implementation and Off-Site Groundwater Remediation Report* had not been implemented at the time the 2020 Order was adopted. However, since then the full groundwater plume has been treated. Treatment occurred from April to August 2021 as documented in *Groundwater Remediation Implementation Report (Parts 1 and 2)*, dated June 30 and August 31, 2021. The Assistant Executive Officer approved the *Groundwater Remediation Implementation Report (Parts 1 and 2)* on October 5, 2021.

- b) **Deadlines for Implementing Onsite Soil Vapor Remediation:** Section B.1 of the 2020 Order requires implementation of the RAP described in Finding 11 of the 2020 Order. This amendment adds a deadline of July 29, 2022, to the 2020 Order for the Discharger to implement and complete the remedial actions set forth in *RAP Addendum #4*. This deadline is consistent with the implementation schedule the Discharger submitted on April 5, 2022, in its First Quarter 2022 Progress Report.
 - c) **Deadline and Requirements for Submitting an Implementation Report for Onsite Soil Vapor Remediation:** This amendment adds a task to the 2020 Order to require the Discharger to submit a report under Water Code section 13267 documenting implementation and completion of the remedial actions set forth in *RAP Addendum #4*, and lists what must be included in the report to be acceptable. The report is needed to verify that the remediation has been completed. The burden, including costs, of the report bears a reasonable relationship to the need for the report and the benefits to be obtained from the report. The cost to prepare the report is modest and will ensure that the delayed soil vapor remediation, which has significant community interest, has been satisfactorily completed as necessary to protect human health and the environment.
3. **Reporting on Onsite Soil Vapor Remediation:** The Discharger must inform the Regional Water Board of remedial activities conducted to implement the onsite soil vapor remediation required by Section B.1 of the 2020 Order in monthly progress reports pursuant to a Water Code 13267 order issued to the Discharger on April 21, 2022. The monthly progress report due on July 30, 2022, must therefore include specific information about the following activities scheduled for July as presented in the First Quarter 2022 Progress Report: pre-excavation soil sampling, excavation, confirmation sampling (and over-excavation if needed), and backfilling.
 4. **Remediation Effectiveness Evaluation Reports:** Task 7 of the 2020 Order requires the Discharger to report on the effectiveness of the remedial actions included in the approved RAP by June 30, 2022, and every year thereafter. Therefore, the report due on June 30, 2022, must evaluate the effectiveness of remedial activities conducted to date, including groundwater treatment, and the cutoff trenches installed to prevent offsite soil vapor migration. The report due on June 30, 2023, must include an evaluation of the effectiveness of soil vapor remediation required by this amendment (in addition to the other remedial actions taken).
 5. **Human Right to Water:** Under Water Code section 106.3, the State of California's policy is that every human being has the right to safe, clean, affordable, and accessible water adequate for human consumption, cooking, and sanitary purposes. (Wat. Code, § 106.3; see also State Water Board Resolution No. 2016-0010.) The human right to water extends to all Californians, including disadvantaged individuals and groups and communities in rural and urban areas. This order promotes the human right to water by requiring discharges to meet maximum contaminant levels designed to protect human health and ensure that water is safe for domestic use.
 6. **CEQA:** This Order is exempt from the provisions of the California Environmental Quality Act (CEQA) because "CEQA applies only to projects that have the potential

for causing a significant effect on the environment.” (Cal. Code Regs., tit. 14 § 15061, subd. (b)(3).) Adoption of this Order is intended to support existing site cleanup requirements (see Finding 2) and will have no significant environmental effects.

7. **Notification:** The Regional Water Board has notified the Discharger and all interested agencies and persons of its intent under Water Code section 13304 to amend site cleanup requirements for the discharge and has provided them with an opportunity to submit written comments.
8. **Public Hearing:** The Regional Water Board, at a public meeting, heard and considered all comments pertaining to this discharge.

IT IS HEREBY ORDERED, pursuant to Water Code sections 13304 and 13267, that Final Site Cleanup Requirements Order R2-2020-0025 shall be amended as follows:

A. Section B.1 (Remedial Action Plan and Cleanup Levels; Implement Remedial Action Plan)

Replace the text “The Discharger shall implement the remedial action plan described in finding 11.” with the following:

The Discharger shall implement and complete the remedial actions set forth in RAP Addendum #4, submitted January 3, 2019, and approved on April 3, 2019, by July 29, 2022.

B. New Task 1.c

Add a new task as follows:

1.c. ONSITE SOIL VAPOR REMEDIATION IMPLEMENTATION REPORT

COMPLIANCE DATE: September 9, 2022

Submit a technical report, acceptable to the Executive Officer, describing the implementation and completion of the onsite soil vapor remediation proposed in RAP Addendum #4. At a minimum, this report shall document the implementation and completion of pre-excavation soil sampling, excavation, confirmation sampling, over-excavation as warranted, backfilling, and soil/groundwater storage and disposal. The report shall also describe these remediation activities and provide documentation that includes figures (showing excavation boundaries, depths, and soil sample locations), laboratory analytical results for samples collected, and records of waste disposal.

I do hereby certify that the foregoing is a full, true, and correct copy of an Order adopted by the California Regional Water Quality Control Board, San Francisco Bay Region, on June 8, 2022.



Thomas Mumley
Interim Executive Officer

Compliance Notice: Failure to comply with the requirements of this order may subject the Discharger to enforcement action, including but not limited to imposition of administrative civil liability under Water Code sections 13268 or 13350, or referral to the Attorney General for injunctive relief or civil or criminal liability.



GAVIN NEWSOM
GOVERNOR



YANA GARCIA
SECRETARY FOR
ENVIRONMENTAL PROTECTION

San Francisco Bay Regional Water Quality Control Board

January 29, 2024

File No 21S0053 and CRID No 2020293

Marinwood Plaza, LLC and Hoytt Enterprises, Inc.

Attn: Mr. Chou Hoytt and Mr. Craig Cooper

5812 Geary Boulevard

San Francisco, CA 94121

Sent via email to: chou@hoytt.co and craig@taperfamilyoffice.com

Subject: Requirement for Soil Vapor Evaluation for Future Redevelopment at
187 Marinwood Ave, Marinwood, Marin County

Dear Mr. Hoytt and Mr. Cooper:

Cleanup at the former Prosperity Cleaners site at 187 Marinwood Avenue, Marinwood (Property), has progressed in response to actions taken to remediate tetrachlorethylene (PCE) and its degradation byproducts at, and downgradient of, the Property. While all the cleanup goals in Site Cleanup Requirements Order R2-2020-0025 and amending Order R2-2022-0022 (collective, the Order) have not been met, concentrations are at levels where properties are often considered for redevelopment. To evaluate the suitability of the Property for residential and mixed-residential uses and to facilitate redevelopment, I hereby require [Task 12 of the Order](#) ("Soil Vapor Evaluation for Future Redevelopment") to be completed.

Based on credible plans for redevelopment and the potential for new buildings to be constructed over remaining pollution at the Property, Task 12 must be completed. Task 12 requires a work plan that proposes "methods to assess risks and threats from contaminated soil vapor to occupants of buildings planned for construction or use." It also requires a vapor intrusion evaluation and recommendations for cleanup and/or mitigation measures, as needed to protect occupants of planned redevelopment at onsite or offsite properties. In order to be approved, the work plan must include a schedule for implementing the work and for submitting a completion report that recommends cleanup and/or mitigation measures, as needed, to protect the occupants of the planned redevelopment and the occupants at existing onsite buildings and offsite properties. The work plan must be approved by me and is due **by March 29, 2024**.

If you have any questions about the preparation of this report, please contact Cleet Carlton at 510 622-2374 or cleet.carlton@waterboards.ca.gov.

Sincerely,

Eileen White, P.E.

Executive Officer

JAYNE BATTEY, CHAIR | EILEEN WHITE, EXECUTIVE OFFICER

**Attachment 4:
Proposal Evaluation
Scorecard**

ATTACHMENT 4: PROPOSAL EVALUATION SCORECARD

Objective	Selection Criteria	Metrics	Proposal Requirements Citation (From §8 of RFP)	Possible Points	Awarded Points
1. Select a Developer and Development Proposal with a Very High Probability for Success	Experienced developer with strong track record	Total years of experience, work on similar projects, local development experience, deep development bench	B.1-B.4		
	Financially strong/financeable developer	Strong net worth/liquidity, robust banking relationships	B.5		
	Feasible development and infrastructure plan	Comprehensive, code/policy-consistent	C.1-C.9		
	Feasible financing plan	Clear, achievable sources (particularly gap)	C.7		
	Feasible entitlement plan	Compliant/consistent with zoning (including inclusionary), Housing Element	C.3		
	Feasible community outreach plan	Thoughtful about whom/how to engage	C.8		
2. Provide Upfront/Ongoing Financial Support for CCSF Consistent with the Market Value of the Site	Provides highly competitive overall compensation package for the Site	Among the top offers as evidenced by NPV of payments	D.1		
	Provides substantial upfront compensation	Reimbursement for lot line adjustment, covering upfront/ongoing professional expenses through land disposition, at-closing lease payment	D.1, D.2		
	Provides additional ongoing compensation as appropriate	Inflators on ground lease payments, reasonable fees if CCSF participates as non-profit GP	D.1, D.4		
3. Protect the Legacy of the Site	Protects the surrounding natural environment	Robust mitigation/conservation plans	C.4		
	Conserves natural resources and energy	List of proposed green features (e.g., solar, high-efficiency fixtures, recycled water) or proposed certifications (e.g., LEED), particularly those beyond building requirements	C.6		
	Consistent with the character of the Site and existing uses	Appropriate unit density, height, scale, shade, views, design	C.2		
	Fosters good will with neighbors and broader community	Strong outreach plan, strong experience with outreach (particularly in Marin Co.)	B.2, C.8		
	Consistent with Site's overall identity and history	Appropriate naming/branding, service-orientation	C.1		
	Ensures these criteria continue to be met in the long term	Ground lease, LURA ensuring use as housing, etc.	D.3		

4. Provide Housing Consistent with CCSF's Mission and Values	Provides the levels and mix of affordability the community needs	Affordability consistent with Inclusionary Housing Ordinance requirements and maximizes compliance with Housing Element goals (i.e., 440 Units at or below 80% AMI)	C.1		
	Helps meet the range of housing needs in Marin County	Targeting essential workers (such as teachers) and their families, providing homeownership opportunities	C.1		
	Promotes health and wellness	Amenities consistent with long-term health and wellness (e.g., biking/walking trails)	C.1, C.2		
	Provides services appropriate for the population served	Appropriate social services plan/staffing/budget where applicable	C.1, C.2		
5. Maintain the Long-Term Viability of St. Vincent's School for Boys	Helps provide ongoing financial support for school	Endowment, philanthropic funding	D.5		
	Minimizes impediments to school operations	Explicit plan regarding traffic control, building location, etc.	C.2, C.9		
	Enhances the educational and therapeutic environment	Shared amenities	C.2		
6. Maintain a Strong Long-Term Relationship Between the Project and CCSF	Creates opportunities for ongoing dialogue and cooperation between developer and CCSF	Neighborhood council, ongoing agreements	C.9		
	Creates opportunities for positive interaction between residents and CCSF, its programs	Plan for shared/common uses and space	C.2		
Total Points					