

SITE LEASE

For all or a portion of the following Site:

Davidson Middle School New Construction and Modernization Project
280 Woodland Avenue
San Rafael, CA 94901

APN: 016-213-13

By and between

San Rafael City Schools
310 Nova Albion Way
San Rafael, CA 94903

And

Jeff Luchetti Construction, Inc.
70 Stony Point Rd.
Santa Rosa, CA 95401

Dated as of January 31, 2018

SITE LEASE

This site lease ("Site Lease") dated as of December 20, 2018 ("Effective Date"), is made and entered into by and between San Rafael City Schools, a school district duly organized and validly existing under the laws of the State of California, as lessor ("District"), and Jeff Luchetti Construction, Inc., a California corporation duly organized and existing under the laws of the State, as lessee ("Developer") (together, the "Parties").

RECITALS

WHEREAS, the District currently owns a parcel of land located at 280 Woodland Avenue San Rafael, CA 94901, known as Davidson Middle School, as more particularly described in **Exhibit A** and shown on **Exhibit B** attached hereto and incorporated herein by this reference ("School Site"); and

WHEREAS, the District desires to provide for the development and construction of certain work to be performed on portions of the School Site ("Project Site") and that work will include construction of improvements to be known as New Construction and Modernization Project ("Project"); and

WHEREAS, District desires to have the construction of the Project completed and to lease it back, as more particularly described in the facilities lease between the Parties dated as of the Effective Date whereby the Developer agrees to lease the Project Site back to the District and perform the work of the Project ("Facilities Lease"), which Facilities Lease is incorporated herein by this reference; and

WHEREAS, the Governing Board of the District ("Board") has determined that it is in the best interests of the District and for the common benefit of the citizens residing in the District to construct the Project by leasing the Project Site to Developer and by immediately entering into the Facilities Lease under which District will lease back the Project from Developer; and

WHEREAS, the District further determines that it has entered into this Site Lease and the Facilities Lease pursuant to Education Code section 17406 as the best available and most expeditious means for the District to satisfy its substantial need for the facilities to be provided by the Project and to accommodate and educate District students; and

WHEREAS, this Site Lease and Facilities Lease are awarded based a competitive solicitation process pursuant to Education Code section 17406 and in compliance with the required procedures and guidelines for evaluating the qualifications of proposers adopted and published by the Board to the proposer providing the best value to the school district, taking into consideration the proposer's demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required; and

WHEREAS, the selection of the Developer was conducted in a fair and impartial manner; and

WHEREAS, based on the above findings, the District is authorized under Education Code section 17406 to lease the Project Site to Developer and to have Developer develop and cause the construction of the Project thereon and lease the Project Site back to the District by means of the Facilities Lease, and the Board has duly authorized the execution and delivery of this Site Lease in order to effectuate the foregoing; and

WHEREAS, the Parties have performed all acts, conditions and things required by law to exist, to have happened, and to have been performed prior to and in connection with the execution and entering into this Site Lease, and those conditions precedent do exist, have happened, and have been performed in regular and due time, form, and manner as required by law, and the Parties hereto are now duly authorized to execute and enter into this Site Lease; and

WHEREAS, Developer as lessee is authorized and competent to lease the Project Site from District and to develop and cause the construction of the Project on the Project Site, and has duly authorized the execution and delivery of this Site Lease.

NOW, THEREFORE, in consideration of the promises and of the mutual covenants contained herein, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto do hereby agree as follows:

1. Definitions

Unless the context clearly otherwise requires, all words and phrases defined in the Facilities Lease shall have the same meaning in this Site Lease.

2. Exhibits

The following Exhibits are attached to and by reference incorporated and made a part of this Site Lease.

2.1. Exhibit A - Legal Description of the School Site: The description of the real property constituting the School Site

2.2. Exhibit B - Description of the Project Site: The map or diagram depiction of the Project Site

3. Lease of the Project Site

The District hereby leases to the Developer, and the Developer hereby leases from the District the Project Site, subject only to Permitted Encumbrances, in accordance with the provisions of this Site Lease, to have and to hold for the term of this Site Lease. This Site Lease shall only take effect if the Facilities Lease is executed by the District and Developer within three (3) days of execution of this Site Lease.

4. Leaseback of the Project Site

The Parties agree that the Project Site will be leased back to the District pursuant to the Facilities Lease for the term thereof.

5. Term

The term of this Site Lease shall commence as of the Effective Date and shall terminate on the last day of the Term of the Facilities Lease, provided the District has paid to the Developer, or its assignee, all payments which may be due under the Facilities Lease, and

provided this Site Lease has not been terminated pursuant to the termination provisions of the Facilities Lease.

6. Payment

In consideration for the lease of the Project Site by the District to the Developer and for other good and valuable consideration, the Developer shall pay One Dollar (\$1.00) to the District upon execution of this Site Lease.

7. Termination

7.1. Termination Upon Purchase of Project

If the District exercises its option to purchase the Project pursuant to the Facilities Lease, then this Site Lease shall terminate concurrently with the District's buy out and termination of the Facilities Lease.

7.2. Termination Due to Default by Developer

If Developer defaults pursuant to the provision(s) of the Facilities Lease and the District terminates the Facilities Lease pursuant to the Facilities Lease provision(s) allowing termination, then the Developer shall be deemed to be in default of this Site Lease and this Site Lease shall also terminate at the same time as the Facilities Lease.

7.3. Termination Due to Default by District

If District defaults pursuant to the provision(s) of the Facilities Lease, the Developer, or its assignee, will have the right, for the then remaining term of this Site Lease, to:

7.3.1. Take possession of the Project Site;

7.3.2. If it deems it appropriate, cause appraisal of the Project Site and a study of the then reasonable uses thereof;

7.3.3. Re-let the Project Site; and

7.3.4. Stop all Work associated with the Site Lease.

8. Title to School Site

During the term of this Site Lease, the District shall hold fee title to the School Site, including the Project Site, and nothing in this Site Lease or the Facilities Lease shall change, in any way, the District's ownership interest in the School Site.

9. Improvements

Title to all improvements made on the Project Site during the term hereof shall be held, vest and transfer pursuant to the terms of the Facilities Lease.

10. No Merger

The leaseback of the Project Site by the Developer to the District pursuant to the Facilities Lease shall not effect or result in a merger of the estates of the District in the Project Site, and the Developer shall continue to have a leasehold estate in the Project Site pursuant to this Site Lease throughout the term hereof.

11. Right of Entry

The District reserves the right for any of its duly authorized representatives to enter upon the Project Site at any reasonable time to inspect the same, provided the District follows all safety precautions required by the Developer.

12. Quiet Enjoyment

Subject to any rights the District may have under the Facilities Lease (in the absence of an Event of Default) to possession and enjoyment of the Project Site, the District hereby covenants and agrees that it will not take any action to prevent the Developer from having quiet and peaceable possession and enjoyment of the Project Site during the term hereof and will, at the request of the Developer, to the extent that it may lawfully do so, join in any legal action in which the Developer asserts its right to such possession and enjoyment.

13. Waste

The Developer agrees that at all times that it is in possession of the Project Site, it will not commit, suffer or permit any waste on the Project Site, and that it will not willfully or knowingly use or permit the use of the Project Site for any illegal purpose or act.

14. Further Assurances and Corrective Instruments

The Parties shall, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for correcting any inadequate or incorrect description of the Project Site hereby leased or intended so to be or for carrying out the expressed intention of this Site Lease and the Facilities Lease.

15. Representations of the District

The District represents, covenants and warrants to the Developer as follows:

15.1. Due Organization and Existence

The District is a school district, duly organized and existing under the Constitution and laws of the State of California.

15.2. Authorization

The District has the full power and authority to enter into, to execute and to deliver this Site Lease, and to perform all of its duties and obligations hereunder, and has duly authorized the execution of this Site Lease.

15.3. No Violations

To the best of the District's actual knowledge, neither the execution and delivery of this Site Lease nor the Facilities Lease, nor the fulfillment of or compliance with the terms and conditions hereof or thereof, nor the consummation of the transactions contemplated hereby or thereby, conflicts with or results in a breach of the terms, conditions or provisions of any restriction or any agreement or instrument to which the District is now a party or by which the District is bound, or constitutes a default under any of the foregoing, or results in the creation or imposition of any lien, charge or encumbrance whatsoever upon any of the property or assets of the District, or upon the Project Site, except Permitted Encumbrances.

15.4. CEQA Compliance

The District has complied with all assessment requirements imposed upon it by the California Environmental Quality Act (Public Resource Code Section 21000 *et seq.* ("CEQA")) in connection with the Project, and no further environmental review of the Project is necessary pursuant to CEQA before the construction of the Project may commence.

15.5. Condemnation Proceedings

15.5.1. District covenants and agrees, but only to the extent that it may lawfully do so, that so long as this Site Lease remains in effect, the District will not seek to exercise the power of eminent domain with respect to the Project so as to cause a full or partial termination of this Site Lease and the Facilities Lease.

15.5.2. If for any reason the foregoing covenant is determined to be unenforceable or in some way invalid, or if District should fail or refuse to abide by such covenant, then, to the extent they may lawfully do so, the Parties agree that the financial interest of Developer shall be as indicated in the Facilities Lease.

15.6. Use and Zoning

To the best of the District's actual knowledge, the Project Site is properly zoned for its intended purpose and the use or activities contemplated by this Site Lease will not conflict with local, state or federal law.

15.7. Taxes

To the best of the District's actual knowledge, all taxes and assessments are paid current and such taxes and assessments will continue to be paid to the extent that the District is not exempt.

16. Representations of the Developer

The Developer represents, covenants and warrants to the District as follows:

16.1. Due Organization and Existence

The Developer is a California company duly organized and existing under the laws of the State of California, has power to enter into this Site Lease and the Facilities Lease; is

possessed of full power to lease, leaseback, and hold real and personal property; and has duly authorized the execution and delivery of all of the aforesaid agreements.

16.2. Authorization

The Developer has the full power and authority to enter into, to execute and to deliver this Site Lease, and to perform all of its duties and obligations hereunder, and has duly authorized the execution of this Site Lease.

16.3. No Violations

Neither the execution and delivery of this Site Lease or the Facilities Lease, nor the fulfillment of or compliance with the terms and conditions hereof or thereof, nor the consummation of the transactions contemplated hereby or thereby, conflicts with or results in a breach of the terms, conditions or provisions of any restriction or any agreement or instrument to which the Developer is now a party or by which the Developer is bound, or constitutes a default under any of the foregoing, or results in the creation or imposition of any lien, charge or encumbrance whatsoever upon any of the property or assets of the Developer, or upon the Project Site, except for Permitted Encumbrances.

16.4. No Bankruptcy

Developer is not now nor has it ever been in bankruptcy or receivership.

16.5. No Litigation

There is no pending or, to the knowledge of Developer, threatened action or proceeding before any court or administrative agency which will materially adversely affect the ability of Developer to perform its obligations under this Site Lease or the Facilities Lease.

17. Insurance and Indemnity

The Developer and the District shall comply with the insurance requirements and the indemnity requirements as indicated in the Facilities Lease.

18. Assignment and Subleasing

This Site Lease may be assigned and/or the Project Site subleased, as a whole or in part, by the Developer only upon the prior written consent of the District to such assignment or sublease, which shall not be unreasonably withheld.

19. Restrictions on District

The District agrees that it will not mortgage, sell, encumber, assign, transfer or convey the Project Site or any portion thereof during the term of this Site Lease in any way that would interfere with or diminish Developer's interests indicated in this Site Lease.

20. Liens and Further Encumbrances

Developer agrees to keep the Project Site and every part thereof free and clear of any and all encumbrances and/or liens, including without limitation, pledges, charges, encumbrances, claims, mechanic liens and/or other liens for or arising out of or in connection with work or labor done, services performed, or materials or appliances used or furnished for or in connection with the Project Site or the Project. Pursuant to the Facilities Lease, Developer further agrees to pay promptly and fully and discharge any and all claims on which any encumbrance and/or lien may or could be based, and to save and hold District free and harmless from any and all such liens, mortgages, and claims of liens and suits or other proceedings pertaining thereto. This subsection does not apply to Permitted Encumbrances.

21. Notices

All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed to have been received five (5) days after deposit in the United States mail in registered or certified form with postage fully prepaid or one (1) business day after deposit with an overnight delivery service with proof of actual delivery:

If to District:

San Rafael City Schools
310 Nova Albion Way
San Rafael, CA 94903
Attn: Dr. Daniel Zaich, Senior Director
Capital Facilities Department

With a copy to:

Lauren M. Charneski , Esq.
Dannis Woliver Kelley
275 Battery Street, Suite 1150
San Francisco, CA 94111

If to Developer:

Jeff Luchetti Construction, Inc.
70 Stony Point Rd.
Santa Rosa, CA 95401
Attn: Jeff Luchetti, President

With a copy to:

The Developer and the District, by notice given hereunder, may designate different addresses to which subsequent notices, certificates or other communications will be sent.

22. Binding Effect

This Site Lease shall inure to the benefit of and shall be binding upon the Developer and the District and their respective successors and assigns.

23. No Additional Waiver Implied by One Waiver

In the event any agreement contained in this Site Lease should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive future compliance with any term hereof or any other breach hereunder.

24. Severability

In the event any provision of this Site Lease shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable

any other provision hereof, unless elimination of such invalid provision materially alters the rights and obligations embodied in this Site Lease or the Facilities Lease.

25. Amendments, Changes and Modifications

Except as to the termination rights of both Parties as indicated in the Facilities Lease, this Site Lease may not be amended, changed, modified, altered or terminated without the written agreement of both Parties hereto.

26. Obligations Absolute

The Developer agrees that the obligations of the Developer are absolute and unconditional and not subject to any charges or setoffs against the District whatsoever.

27. Execution in Counterparts

This Site Lease may be executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

28. Developer and District Representatives

Whenever under the provisions of this Site Lease approval by the Developer or the District is required, or the Developer or the District is required to take some action at the request of the other, such approval or such request shall be given for the Developer by the Developer Representative and for the District by the District Representative, and any party hereto shall be authorized to rely upon any such approval or request.

29. Applicable Law

This Site Lease shall be governed by and construed in accordance with the laws of the State of California, and venued in the County within which the School Site is located.

30. Attorney's Fees

If either party brings an action or proceeding involving the School Site or to enforce the terms of this Site Lease or to declare rights hereunder, each party shall bear the cost of its own attorneys' fees.

31. Captions

The captions or headings in this Site Lease are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Site Lease.

32. Prior Agreements

This Site Lease and the corresponding Facilities Lease collectively contain all of the agreements of the Parties hereto with respect to any matter covered or mentioned in this Site Lease and no prior agreements or understanding pertaining to any such matter shall be effective for any purpose.

33. Further Assurances

Parties shall promptly execute and deliver all documents and instruments reasonably requested to give effect to the provisions of this Site Lease.

34. Recitals Incorporated

The Recitals set forth at the beginning of this Site Lease are hereby incorporated into its terms and provisions by this reference.

35. Time of the Essence

Time is of the essence with respect to each of the terms, covenants, and conditions of this Site Lease.

36. Force Majeure

A party shall be excused from the performance of any obligation imposed in this Site Lease and the exhibits hereto for any period and to the extent that a party is prevented from performing such obligation, in whole or in part, as a result of delays caused by the other party or third parties, a governmental agency or entity, an act of God, war, terrorism, civil disturbance, forces of nature, fire, flood, earthquake, strikes or lockouts, and such non-performance will not be a default hereunder or a grounds for termination of this Site Lease.

37. Interpretation

None of the Parties hereto, nor their respective counsel, shall be deemed the drafters of this Site Lease or the Facilities Lease for purposes of construing the provisions of each. The language in all parts of this Site Lease shall in all cases be construed according to its fair meaning, not strictly for or against any of the Parties hereto.

IN WITNESS WHEREOF, the Parties have caused this Site Lease to be executed by their respective officers who are duly authorized, as of the Effective Date.

ACCEPTED AND AGREED on the date indicated below:

Dated: _____, 2018

Dated: _____, 2018

San Rafael City Schools

Jeff Luchetti Construction, Inc.

By: _____

By: _____

Name: Michael Watenpaugh

Name: Jeff Luchetti

Title: Superintendent

Title: President

EXHIBIT A

LEGAL DESCRIPTION OF SCHOOL SITE

Attached is the Legal Description for:

James B. Davidson Middle School New Science Building Project
280 Woodland Ave. San Rafael, CA 94901

PARCEL ONE:

Beginning at a point on the Southwesterly line of a 50 foot road right of way; said point being the Northeasterly corner of that certain tract conveyed by Sam Smith, et al to The Golden State Company, Ltd., a corporation, by Deed recorded January 26, 1948 in Book 57 4 of Official Records at Page 88, Marin County Records; thence running from said point of beginning along said 50 foot road right of way line, South 54° 33' East 734.772 feet; thence on a curve to the right with a radius of 150 feet through an angle of 62° 11' for a distance of 162. 796 feet; thence South 7° 3 8' West 518 feet, more or less, to the center line of Lovell A venue; thence Westerly along the centerline of Lovell Avenue 1130 feet, more or less to the centerline of Lindaro Street; thence Northerly along the center line of Lindaro Street 105 feet, more or less to a point distant North 82° 37' West 33 feet from the Southwesterly corner of that certain tract conveyed by Sam Smith, et al to Carl and Ruth Schiller by Deed recorded in Book 535 of Official Records at Page 477, Marin County Records; thence leaving said center line of Lindaro Street, South 82° 37' East , 183.0 feet to the Southeasterly corner of said tract conveyed to Schiller; thence South 07° 23' , West 7.70 feet, South 54° 33' East 48.33 feet, North 35° 27' East 150.0 feet, North 54° 33' West 64. 739 feet; thence on a curve to the left whose center bears South 35° 27' West and whose radius is 150.0 feet, distant 59.021 feet; thence North 07° 23' East 239.643 feet; thence south 54°33' East 35.0 feet and North 35° 27' East 150.0 feet to the point of beginning.

Reserving and Excepting the portions of Lovell and Lindaro Streets which are included in the above described tract.

PTN A.P.N. 013-071-44

PARCEL TWO:

Beginning at the Southeast corner of that certain tract conveyed by Sam Smith, et al to Carl and Ruth Schiller by Deed recorded in Book 535 of Official Records at Page 477, Marin County Records; thence running from said point of beginning South 7° 23' West 7.70 feet, South 54° 33' East 48.38 feet, North 35° 27' East 150.00 feet and North 54° 33' West 64.739 feet; thence on a curve to the left whose center bears South 35° 27' West and whose radius is 150.0 feet for a distance of 59.021 feet; thence South 7° 23' West 149.304 feet to the point of beginning.

PTN A.P.N. 013-071-44

PARCEL THREE:

That certain area known as Lovell Avenue lying between the Easterly line of Lindero Street and the Westerly line of Irwin Street.
PTN A.P.N. 013-071-44

PARCEL FOUR

Beginning at a point in the Northwesterly line of that certain tract conveyed by John W. MacKay and James L. Flood to Mansuet De Slaef by Deed dated January 14, 1891 and recorded in Book 16 of Deeds at Page 16, Marin County Records; said point being distant along said line, North 43° 00' East 152.0 feet from the Southwesterly corner of said tract; thence running from said point of beginning along said Northwesterly line, North 43 ° 00' East 162. 70 feet to the Southerly line of a street known as Lovell Avenue; thence along said street line, North 63° 38' West 139.8 feet, North 60° 28' West 65.5 feet and North 57° 19' West 4.50 feet, more or less, to the lands conveyed to Louis Pareto by Deed recorded in Book 661 of Official Records at Page 292, Marin County Records; thence leaving said line of Lovell Avenue and running South 42° 30' West 108.66 feet, South 48° 05' East 107.83 feet and South 47° 01' East 93.50 feet to the point of beginning

A.P.N. 013-111-01

PARCEL FIVE:

Beginning at a point in the Northwesterly line of that certain tract of land described in Parcel Three in Joint Tenancy Deed from Mariann C. Pedroncelli to Natale Ciaponi and Maria Ciaponi, his wife, dated September 26, 1942 and recorded in Book 438 of Official Records at page 36, Marin County Records; distant along said line, North 43° East 157.35 feet from the most Westerly corner of the herein mentioned Parcel Three; thence running from the point of beginning North 43° East 157.35 feet to the Southerly line of Lovell Avenue; thence along said Lovell Avenue line, South 66° 45' East 70.4 feet and South 73° 52' East 126.30 feet to the Westerly line of Bond Street; thence Southerly along said Westerly line on a curve to the right whose center bears North 81 ° 20' West, a radius of 296 feet, distance 188.565 feet; thence continuing along a curve to the right whose center bears North 44° 50' West, radius 183 feet, distance 61.679 feet; thence leaving said Westerly line of Bond Street and running North 47° West 217.704 feet to the point of beginning.

Being a portion of Block 4, Picnic Valley Tract, San Rafael, California.

A.P.N. 013-111-02

PARCEL SIX:

Beginning at a point in the Easterly line of Woodland Avenue, said point being the Northwesterly corner of the certain tract conveyed by Andrew Canessa to Henry C. Costa by Deed recorded August 11, 1914 in Liber 162 of Deeds at Page 217, Marin County Records; running thence from said point of beginning along the Northerly line of said tract, North 87° 50' East 84 feet and North 81 ° 32'; East 63.45 feet, more or less to the Southwesterly line of Lovell Avenue; thence Northwesterly along said line of Lovell Avenue, to the Easterly line of Woodland Avenue, formerly the San Rafael and San Quentin Road; thence Southerly along said line of Woodland Avenue to the point of beginning.

PTN A.P.N. 013-102-09

PARCEL SEVEN

Commencing at the Northeasterly corner of the lands conveyed to W.W. Colquhoun by Deed dated September 24, 1908 and recorded in Liber 117 of Deeds at Page 18, Marin County Records; running thence North 75° 45' East 102.3 feet to the Southwesterly line of Lovell Avenue; thence along said line, North 46° 41' West 50 feet; thence leaving the line of said Avenue South 81° 32' West 63.45 feet; thence South 87° 50' West 84 feet to the Easterly line of Woodland Avenue, formerly the San Rafael, and San Quentin Road; thence Southerly along said line 50 feet to the Northwest corner of the said lands conveyed to Colquhoun; thence Easterly along the Northerly Line of said lands, 80 feet more or less to the point of commencement.

P1N A.P.N. 013-102-09

PARCEL EIGHT:

Commencing at a point on the Easterly line of Woodland Avenue formerly the San Rafael and San Quentin Road, distant thereon South 7° West 180 .5 feet from the Southeast corner of said Avenue and Lovell Avenue; said corner being the Northwest corner of the lands conveyed to Andrew Canessa, by Deed recorded May 24, 1892 in Book 20 of Deeds at Page 174, Marin County Records.; thence from said point of commencement crossing and subdividing said lands, North 87° 50' East 80 feet; thence South 20° 10' East 37.50 feet to the Northeast corner of the lands conveyed to Frank Massa by Deed recorded in Liber 90 of Deeds at Page 135, Marin County Records; thence along the Northerly line of said lot , South 79° West 100 feet, more or less, to the said line of Woodland Avenue; thence along said Northwesterly line 50 feet to the point of commencement.

P1N A.P.N. 013-102-09

PARCEL NINE:

Beginning at the Southeasterly line of the certain tract described as Parcel One in the Deed from Mildred J. Young to Louis Pareto, et ux, recorded May 4, 1933 in liber 264 of Official records at Page 74, Marin County Records., said point being distant along said line, North 43° 00' East 157 .47 feet from the most Southerly corner of said tract; running thence from said point of beginning, North 47° 00' West 69.17 feet and South 79° 00' West 27.96 feet, more or less to the most Easterly corner of the lands conveyed by Henry S. Bridge, et ux to A. Brusati by Deed recorded March 2, 1914 in Liber 160 of Deeds, at Page 1, Marin County Records; thence along the Northeasterly line of said lands conveyed to A. Brusati, North 20° 10' West 37.50 feet, more or less to the Southeasterly line of the lands conveyed by Andrew Canessa, to Henry C. Costa by Deed recorded August 11, 1914 in Liber 162 of Deeds at Page 217, Marin County Records; thence along said last mentioned line North 75° 45' East 102.3 feet more or less to the Southwesterly line of Lovell Avenue,; thence Southeasterly along the said line of Lovell Avenue to the most Easterly Corner of the tract described as Parcel One in the Deed first above mentioned ; thence South 43° 00' West 78.79 feet more or less to the point of beginning.

P1N A.P.N. 013-102-09

PARCEL TEN:

Beginning at a point in the Northwesterly line of that certain tract conveyed by Angelo Brusati to Joseph Cattaneo, et ux by Deed recorded June 9, 1944 in liber 468 at Page 25,

Marin County Records, said point being distant North 48° 54' East 47.71 feet from the most Westerly corner of said tract; running thence from said point of beginning along the Northwesterly line North 48° 54' East 80.52 feet to the Southerly line of Lovell Avenue; thence along said line of Lovell Avenue North 48° 22' West 51.04 feet and North 47° 10' West 22.17 feet to the most Easterly corner of the lands described as Parcel One in that certain Deed to Louis Pareto, et ux, recorded May 4, 1933 in Liber 264 of Official records at Page 74 Marin County Records; thence leaving Lovell Avenue, South 43° 00' West 78.79 feet and South 47° 00' East 64.90 feet to the point of beginning.

PTN A.P.N. 013-102-09

PARCEL ELEVEN:

Beginning at a point on the Southwesterly line of Lovell Avenue, said point being the most Easterly corner of that certain tract conveyed from Giovanni Pareto to Andrew Canessa by Deed dated December 8, 1900 and recorded in Liber 64 of Deeds at Page 358, Marin County Records; running thence from said point of beginning along said Avenue line, North 57° 19' West 4.70 feet; North 53° 40' West 53.50 feet and North 48° 22' West 9.06 feet; thence leaving said Lovell Avenue, South 48° 54' West 80.52 feet and South 47° 00' East 75.10 feet to the Southeasterly line of said Canessa property; thence North 43° 00' East 87.36 feet to the point of beginning.

PARCEL TWELVE:

Beginning at a point in the Northwesterly line of that certain tract conveyed by Maria Pareto, et al to Antonio Soldavini and Angela Soldavini, by Deed recorded February 11, 1944 in Liber 458 of Official Records, at Page 376, Marin County Records; said point being distant along said line, North 43° 00' East 157.43 feet from the Southwesterly corner thereof; running thence from said point of beginning, North 43° 00' East 87.36 feet to the Southwesterly line of Lovell Avenue; thence along said line of Lovell Avenue, South 57° 19' East 38.75 feet; thence leaving Lovell Avenue South 42° 48' West 94.30 feet; thence North 47° 00' West 38.45 feet to the point of beginning.

PTN A.P.N. 013-102-09

PARCEL THIRTEEN:

Commencing at a point on the Southerly line of Lovell Avenue at the Northwesterly corner of the lot conveyed by Mary Zappettini, by Deed recorded October 4, 1950 in Liber 661 of Official Records at Page 296, Marin County Records. Running thence along the line of Lovell Avenue North 57° 19' West 38.75 feet to the Northeasterly corner of the lot conveyed to Antonio Soldavini by Deed recorded February 11, 1944 in Liber 458 of Official Records at Page 376, Marin County Records; running thence along the Southeasterly line of the Soldavini Lot above referred to South 42° 48' 94.30 feet, thence South 47° East to the point of intersection with a line running South 42° 30' West from the point of commencement; running thence North 42° 30' East to the point of commencement.

PTN A.P.N. 013-102-09

End of description

', West on said map, a distance of 200.00 feet: thence South 6° 32'09" East a distance of 67.74 feet to the point of beginning of the herein described line; thence :from said point of

beginning, North 77° 35' 25" East, a distance of 44.26 feet: thence on a curve to the right tangent to the preceding course, having a radius of 450.00 feet, through a central angle of 49° 16' 47" for an arc length of 387 .04 feet; thence South 53° 07' 48" East a distance of 532.99 feet to the end point of the herein described line, said end point bears South 36° 04' 45" West a distance of 7.76 feet and South 53 ° 66' 15" East of distance of 804. 13 feet from the point of commencement.

EXHIBIT B

DESCRIPTION OF PROJECT SITE

Attached is a map or diagram showing the location of the School Site that is subject to this Site Lease and upon which Developer will construct the Project.

