

PURPOSE

This form serves as a template for the preliminary application for housing development projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019.

Although this Preliminary Application is not required for housing development projects, an agency must accept it if submitted. Agencies may customize this application; however, any revised form must include only the 17 provisions as required by the Housing Crisis Act. The Preliminary Application must be made available in print and on the agency's website.

GENERAL INFORMATION

An applicant for a housing development project that includes (1) residential units (2) a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes; or (3) transitional or supportive housing, shall be deemed to have submitted a preliminary application upon provision of all of the information listed in this Preliminary Application form and payment of the permit processing fee to the agency from which approval for the project is being sought.

After submitting this Preliminary Application to the local agency, an applicant has 180 days to submit a full application or the Preliminary Application will expire.

Submittal Date Stamp^{*1,2}:

^{*1}Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of this date, unless exceptions per Government Code § 65889.5(o) are triggered.

^{*2}Note: Record keeping pertaining to which standards and fees apply at date of submittal is imperative, as **penalties may apply for imposing incorrect standards**

Notes:

1. California Environmental Quality Act (CEQA) and Coastal Act standards apply.
2. After submittal of all of the information required, if the development proponent revises the project to change the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase resulting from Density Bonus Law, the development proponent must resubmit the required information so that it reflects the revisions.

SITE INFORMATION

1. **PROJECT LOCATION** - The specific location, including parcel numbers, a legal description, and site address, if applicable.

Street Address 1-22 Mallard Road, Belvedere, CA 94920 Unit/Space Number _____

Legal Description (Lot, Block, Tract)

Attached? YES NO

Assessor Parcel Number(s) 060-072-18; 060-072-27; 060-072-28

2. **EXISTING USES** - The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

There are currently 22 residential units and other associated site improvements on the property. These units and all existing infrastructure, including Mallard Road, will be demolished in order to construct the proposed project.

3. **SITE PLAN** - A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied.

Attached? YES NO

4. **ELEVATIONS** - Elevations showing design, color, material, and the massing and height of each building that is to be occupied.

Attached? YES NO

5. **PROPOSED USES** - The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

The proposed land use is the development of 70 new residential units including a mix of single-family dwellings (inclusive of one ADU), duplexes, townhomes, and apartments consisting of approximately 145,000 square feet of gross residential building area which includes all interior circulation, amenity, and garage space. The proposed square footage of the apartment building is approximately 101,000 gross square feet and the single-family, townhomes and duplexes is approximately 44,000 gross square feet.

a. RESIDENTIAL DWELLING UNIT COUNT:

Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

	Number of Units
Market Rate	56
Managers Unit(s) – Market Rate	0
Extremely Low Income	0
Very Low Income	0
Low Income	14
Moderate Income	0
Total No. of Units	70
Total No. of Affordable Units	14
Total No. of Density Bonus Units	20

Other notes on units:

The project includes 1 Accessory Dwelling Unit included in the 70-unit total.

6. **FLOOR AREA** - Provide the proposed floor area and square footage of residential and nonresidential development, by building (attach relevant information by building and totals here):

	Residential	Nonresidential	Total
Floor Area (Zoning)	145,110	0	145,110
Square Footage of Construction	145,110	0	145,110

7. **PARKING** - The proposed number of parking spaces:

129

8. **AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS and PARKING REDUCTIONS** - Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915?

YES NO

If "YES," please describe:

The City does not have a substantially compliant housing element pursuant to state law, so the zoning regulations and other city standards and policies are not applicable to this project since it cannot be denied. However, because the project meets the allowable density with its bonus, even absent the Builder's Remedy, it is eligible for unlimited waivers, two concessions, and parking reductions. As designed, the project is entitled to waivers for Lot Area/Unit, Side yard Setback, Rear yard Setback, Maximum lot coverage, Maximum height, Usable open space, and Minimum lot frontage. No concessions are presently contemplated since the City has confirmed that the prohibition of apartments does not apply due to the inability to meet the General Plan density requirements with R-2 zoning. Should that change again, concessions are available.

9. **SUBDIVISION** – Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map?

YES NO

If “YES,” please describe:

The Applicant will seek a Vesting Tentative Map and a condominium map.

10. **POLLUTANTS** – Are there any proposed point sources of air or water pollutants?

YES NO

If “YES,” please describe:

11. **EXISTING SITE CONDITIONS** – Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Provide attachment, if needed.

	Occupied Residential Units	Unoccupied Residential Units	Total Residential Units
Existing	19	3	22
To Be Demolished	19	3	22

12. **ADDITIONAL SITE CONDITIONS** –

a. Whether a portion of the property is located within any of the following:

i. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178?

YES NO

ii. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?

YES NO

iii. A hazardous waste site that is listed pursuant to Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code?

YES NO

iv. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by any official maps published by the Federal Emergency Management Agency?

YES NO

v. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2?

YES NO

vi. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code?

YES NO

If "YES" to any, please describe:

The project is located in FEMA flood zone AE.

b. Does the project site contain historic and/or cultural resources?

YES NO

If "YES," please describe:

Kleinfelder's report dated 7/20/21 which indicated that there are no known cultural resources identified within the Project area. The landform, age, proximity to known ethnographic territories, historic topographic maps, and historic aerial imagery indicate that there is a moderate potential for encountering cultural resources. However, disturbances within the project site due to previous construction, the surrounding built suburban environment, and imported fill lowers the potential for encountering cultural resources significantly. The Kleinfelder report also established protocols to follow if historic/cultural resources are discovered during construction. No further cultural resources work was recommended for the Project. In addition, a Historic Resource Evaluation dated 10/6/21 completed by Preservation Architecture found that the site and structures do not meet any state or local historic resources criteria and have no historic resource potential.

c. Does the project site contain any species of special concern?

YES NO

If "YES," please describe:

d. Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way?

YES NO

If "YES," please describe:

e. Does the project site contain a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code? Provide an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

YES NO

If "YES," please describe and depict in attached site map:

13. COASTAL ZONE - For housing development projects proposed to be located within the coastal zone, whether any portion of the property contains any of the following:

a. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.

YES NO

b. Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.

YES NO

c. A tsunami run-up zone.

YES NO

d. Use of the site for public access to or along the coast.

YES NO

14. PROJECT TEAM INFORMATION - The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Applicant's Name Bruce Dorfman

Company/Firm Mallard Pointe 1951, LLC

Address 39 Forrest Street Unit/Space Number Ste 202

City Mill Valley State CA Zip Code 94941

Telephone 415-381-3001 Email BD@thompsondorfman.com

Are you in escrow to purchase the property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) __Mallard Pointe 1951, LLC_____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Optional: Agent/Representative Name __Riley Hurd III_____

Company/Firm __Ragghianti Freitas LLP_____

Address __1101 Fifth Avenue_____ Unit/Space Number Ste 100__

City __San Rafael_____ State __CA__ Zip Code __94901_____

Telephone __415-453-9433_____ Email __rhurd@rflawllp.com_____

Optional: Other (Specify Architect, Engineer, CEQA Consultant, etc.) _____

Name _____

Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Primary Contact for Project: Owner Applicant Agent/Representative Other

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

1. I hereby certify that I am the owner of record of the herein previously described property located in 1-22 Mallard Road, Belvedere, CA 94920 which is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Preliminary Application on my property for processing by the Department of Planning for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.
3. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with the Department of Planning within 180 days of the date that the Preliminary Application is deemed complete.
4. By my signature below, I certify that the foregoing statements are true and correct.

Signature 

Signature _____

Printed Name Bruce Dorfman

Printed Name _____

Date 01/16/2024

Date _____

EXHIBIT A

The land referred to is situated in the County of Marin, City of Belvedere Tiburon, State of California, and is described as follows:

PARCEL ONE:

Commencing at the point of intersection of the Northeasterly line of Community Road and the Southeasterly line of Lot 20, as shown upon "Map of Lagoon Subdivision No. 5, Belvedere, Marin County, California", filed for record November 21, 1950 In Volume 7 of Maps, at Page 22, Marin County Records; running thence Southeasterly along the Northeasterly line of Community Road along the following courses and distances: Southeasterly along the arc of a curve to the left, the center of which bears North 35° 00' East 200 feet from said point of commencement, with a radius of 200 feet, a central angle or 17° 00' a distance of 59.341 feet and South 72° 00' East tangent to the preceding curve 211.325 feet to the true point of beginning of the parcel of land to be described; running thence Southeasterly along said Northeasterly line of Community Road the following courses and distances: South 72° East 20 feet, Southeasterly along the arc of a curve to the right, tangent to the preceding course, with a radius of 300 feet, a central angle of 40° 09' 30" a distance of 210.268 feet and South 31° 50' 30" East tangent to the preceding curve 250 feet; thence leaving said Northeasterly line of Community road and running North 50° 09' 30" East 188.548 feet; thence North 19°, West 36.007 feet; thence North 40° 00' West 153 feet; thence North 10° 00' West 118 feet; thence North 4° 00' East 210 feet; thence North 40° 00' West 57 feet; thence South 84° 00' West 61 feet; thence South 40° 00' West 151 feet; thence South 61° 00' West 102 feet; thence North 74° 00' West 38.338 feet to a line drawn North 18° East from the true point of beginning; thence South 18° West along the last mentioned line so drawn 119,392 foot to the true point of beginning.

Excepting therefrom that portion conveyed to Richardson Bay Land Company, a corporation, recorded April 7, 1953 in Book 798 of Official Records, at Page 539, Marin County Records,

Also excepting therefrom that portion conveyed to Belvedere Land Company, a corporation, by Deed recorded November 27, 1953 in Book 838 of Official Records, at Page 56, Marin County Records.

Also excepting therefrom that portion conveyed to Belvedere Land Company, a corporation, by Deed recorded December 21, 1956 in Book 1081 of Official Records, at Page 320, Marin County Records.

Also excepting therefrom that portion conveyed to Andrew E. Allen and Howard B. Allen, Trustees for the benefit of Richardson Bay Land Company, a corporation, by Quitclaim Deed recorded December 11, 1979 in Book 3653 of Official Records, at Page 440, Marin County Records.

APN: 060-072-27

PARCEL TWO:

Beginning at a point on the exterior boundary line of the parcel described In the Deed to Howard B. Allen, et ux, recorded January 23, 1951 in Book 676 of Official Records, at Page 364, Marin County Records; thence North 04° 00' East 53.006 feet from the Southerly extremity of the course North 04° 00' East 210 feet, which forms a portion of the exterior boundary line of the parcel described in said Deed referred to above; thence South 04° 00' West along the exterior boundary line of the parcel described 53.006 feet to an angle point therein; thence South 10° 00' East continuing along the exterior boundary line of said parcel 27.029 feet; thence South 82° 00' West 65.244 feet; thence North 70° 00' West 33 feet to a point; thence Northerly along the arc of a curve to the right, the center of which bears North 84° 15' East 420 feet from the last mentioned point, with a radius of 420 feet, a central angle of 13° 36' 50" a distance of 99.795 feet to a point which is distant North 85° 00' West 67.884 feet and North 57° 00' West 30 feet from the point of beginning; thence South 57° 00' East 30 feet; thence South 85° 00' East 67.884 feet to the point of beginning.

APN: 060-072-28

PARCEL THREE:

Commencing at the point of intersection of the Northeasterly line of Community Road and the Southeasterly line of lot 20, as shown upon "Map of Lagoon Subdivision No. 5, Belvedere, Marin County, California", recorded November 21, 1950 in Volume 7 of Maps, at Page 22, Marin County Records; running thence Southeasterly along the proposed Northeasterly line of Community Road the following courses and distances:

Southeasterly along the arc of a curve to the left, the center of which bears North 35° 00' East 200.000 feet from the said point of commencement, with a radius of 200.000 feet, a central angle of 17° 00' 00", an arc distance of 59.341 feet, South 72° 00' 00" East, tangent to the preceding curve 231.325 feet and Southeasterly along the arc of a curve to the right, tangent to the preceding curve with a radius of 300.000 feet, a central angle of 16° 57' 42", an arc distance of 88.811 feet to the true point of beginning of the parcel of land to be described; thence continuing Southeasterly along the said proposed Northeasterly line of Community Road the following courses and distances: along the arc of a curve to the right, the center of which bears South 34° 57' 42" West 300.00 feet from the said true point of beginning, with a radius of 300.000 feet, a central angle of 23° 11' 48", an arc distance of 121.457 feet and South 31° 50' 30" East 131.123 feet; thence leaving the said proposed Northeasterly line of Community Road and running Easterly and Northeasterly along the arc of a curve to the left, tangent to the preceding course, with a radius of 18.000 feet, a central angle of 115° 43' 10", an arc distance of 36.354 feet; thence Northerly along the arc of a curve to the left, tangent to the preceding curve, with a radius of 46.000 feet, a central angle of 63° 39' 00", an arc distance of 51.101 feet; thence Northwesterly along the arc of a curve to the right, tangent to the preceding curve, with a radius of 454.000 feet, a central angle of 27° 02' 51", an arc distance of 214.319 feet; thence Northwesterly and Westerly along the arc of a curve to the left, tangent to the preceding curve, with a radius of 20.000 feet, a central angle of 117° 31' 28", an arc distance of 41.024 feet; thence Southwesterly along the arc of a curve to the right, tangent to the preceding curve, with a radius of 834.000 feet, a central angle of 60° 44' 30", an arc distance of 98.132 feet; thence Southwesterly and Southerly along the arc of a curve to the left, tangent to the preceding curve, with a radius of 12.000 feet, a central angle of 120° 05' 31", an arc distance of 25.152 feet to the point of beginning.

APN: 060-072-18

EXHIBIT B

MALLARD POINTE Program Summary Builder's Remedy Application

4-Jan-24

<u>Lagoon Cottages</u>								
Type	Bedrooms	Baths	Type	ADU	Garage Parking	Unit Area (SF)*	Garage(SF)	Total (SF)
Lot 1 a	2	2.5	Duplex		1-car	1,600	250	1,850
Lot 1 b	2	2.5	Duplex		1-car	1,600	250	1,850
Lot 2	4	3.5	SFR		3-car	4,250	750	5,000
Lot 3	4	3.5	SFR		3-car	4,250	750	5,000
Lot 4	4	3.5	SFR		2-car	3,200	600	3,800
Lot 5	5	5.5	SFR	1-BR ADU	2-car	4,500	600	5,100
Lot 6	4	3.5	SFR		2-car	3,200	600	3,800
Lot 7	4	3.5	SFR		3-car	4,250	750	5,000
Lot 8 a	2	2.5	Duplex		1-car	1,400	350	1,750
Lot 8 b	3	2.5	Duplex		<u>2-car</u>	<u>2,000</u>	<u>500</u>	<u>2,500</u>
Subtotal:		10 units + 1 ADU			20-cars	30,250	5,400	35,650
* Includes ADU.								
<u>Townhome Building</u>								
Type	Bedrooms	Baths	Type		Garage	Unit Area (SF)	Garage(SF)	Total (SF)
Unit B - 1	2	2.5	Townhome		3-car	1,440	600	2,040
Unit B - 2	2	2.5	Townhome		3-car	1,440	600	2,040
Unit B - 3	2	2.5	Townhome		3-car	1,440	600	2,040
Unit B - 4	2	2.5	Townhome		<u>3-car</u>	<u>1,440</u>	<u>600</u>	<u>2,040</u>
Subtotal:		4 units			12-cars	5,760	2400	8,160
<u>Apartment Building</u>								
Type	Bedrooms	Baths	#		Unit Area (SF)			Total (SF)
Unit A	1	1	23		700			16,100
Unit B	2	2	22		1,100			24,200
Unit C	3	2	10		1,600			16,000
Subtotal:		<u>55</u>						56,300
Interior Garage								30,000
Interior Corridors, Stairs and Service								10,000
Interior Amenities and Lobbies								<u>5,000</u>
								45,000
Total Apartment Area (GSF)								101,300
Total Project Building Area (GSF)								145,110

<u>Parking Summary</u>	
Lagoon cottage garage spaces:	20-spaces
Apron parking spaces:	16-spaces
Townhome parking spaces:	12-spaces
Apartment garage spaces (includes 3 ADA spaces):	<u>81-spaces</u>
Total Car Parking	129-spaces
Parking Ratio/Unit (excluding ADUs)	1.9
<u>Bicycle Parking</u>	
Long-term spaces - SFR and Duplexes	32-bikes
Long-term spaces - Townhomes	12-bikes
Long-term spaces - Apartments	76-bikes
Short-term spaces	<u>10-bikes</u>
Total Bicycle Parking	130-bikes

EXHIBIT C



Nicole Wideman
(510) 735-0035
nwideman@sticeblock.com

July 29, 2021

Via Electronic Mail (iborba@cityofbelvedere.org)

City of Belvedere
450 San Rafael Avenue
Belvedere, CA 94920-2336
Attn: Irene Borba, Director of Planning & Building

Re: Mallard Pointe 1951, LLC – Ownership Disclosure

Dear Ms. Borba:

We are outside corporate counsel for Mallard Pointe 1951, LLC, a Delaware limited liability company (“Mallard Pointe”), the owner of the proposed residential project that is the subject of the preliminary SB 330 housing application submitted to the Planning Division for the City of Belvedere electronically on June 18, 2021. Our client forwarded your letter dated July 18, 2021 requesting, among other things, ownership disclosure information for Mallard Pointe.

Mallard Pointe is a Delaware limited liability company formed pursuant to the Certificate of Formation filed with the Secretary of State of the State of Delaware on August 25, 2020, as amended (the “MP DE Certificate of Formation”). The MP DE Certificate of Formation is attached hereto as Attachment 1. Mallard Pointe is also registered in the State of California as a foreign limited liability company pursuant to the Certificate of Registration filed with the Secretary of State of the State of California on August 26, 2020 (the “MP CA Certificate of Registration”). The MP CA Certificate of Registration is attached hereto as Attachment 2. The agents for service or process for Mallard Pointe are disclosed in the MP DE Certificate of Formation (Unisearch, Inc.) and the MP CA Certificate of Registration (Marc D. Stice).

Mallard Pointe does not have any principal owners (i.e., 25 percent interest or greater). Rather, Mallard Pointe is managed by TDP-Belvedere-2020, LLC, a California limited liability company (“TDP Belvedere”). TDP Belvedere is vested with the power to manage and conduct the operations and affairs of Mallard Pointe and make all decisions regarding Mallard Pointe and its business and assets. Attached hereto as Attachment 3 is a Statement of Information for Mallard Pointe filed with the Secretary of State of the State of California on October 8, 2020 (the “MP CA Statement of Information”). The MP CA Statement of Information identifies TDP Belvedere as the manager of Mallard Pointe.

TDP Belvedere is a California limited liability company formed pursuant to the Articles of

City of Belvedere

July 29, 2021

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Organization filed with the Secretary of State of the State of California on August 11, 2020 (the “TDPB CA Articles of Organization”). The TDPB CA Articles of Organization are attached hereto as Attachment 4. The business and affairs of TDP Belvedere are managed by Bruce Dorfman (“Bruce”) and William Thompson (“Will”). Attached hereto as Attachment 5 is a Statement of Information for TDP Belvedere filed with the Secretary of State of the State of California on October 15, 2020 (the “TDPB CA Statement of Information”). The TDPB CA Statement of Information identifies Bruce and Will as the managers of TDP Belvedere.

Each of Bruce and Will, acting in his capacity as a manager of TDP Belvedere, which is the manager of Mallard Pointe, is authorized to execute preliminary housing applications and all related documentation on behalf of Mallard Pointe.

Please do not hesitate to contact me at (510) 735-0035 or nwideman@sticeblock.com or my colleague, Marc Stice, at (510) 735-0032 or mstice@sticeblock.com with any questions.

Sincerely,

STICE & BLOCK LLP



Nicole Wideman

Enclosures

cc: Bruce Dorfman, via email (bd@thompsondorfman.com)
Will Thompson, via email (wt@thompsondorfman.com)
Marc Stice, via email (mstice@sticeblock.com)

ATTACHMENT 1
MP DE CERTIFICATE OF FORMATION

[See attached.]

Delaware

Page 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "MALLARD POINTE 1951, LLC", FILED IN THIS OFFICE ON THE TWENTY-FIFTH DAY OF AUGUST, A.D. 2020, AT 2:05 O`CLOCK P.M.




Jeffrey W. Bullock, Secretary of State

3521169 8100
SR# 20206926771

Authentication: 203541913
Date: 08-26-20

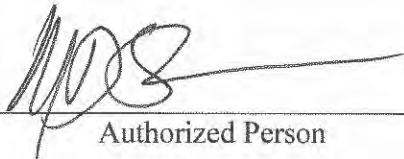
You may verify this certificate online at corp.delaware.gov/authver.shtml

STATE OF DELAWARE
CERTIFICATE OF FORMATION
OF LIMITED LIABILITY COMPANY

The undersigned authorized person, desiring to form a limited liability company pursuant to the Limited Liability Company Act of the State of Delaware, hereby certifies as follows:

1. The name of the limited liability company is _____
Mallard Pointe 1951, LLC

2. The Registered Office of the limited liability company in the State of Delaware is located at 1209 Orange St. _____ (street),
in the City of Wilmington _____, Zip Code 19801 _____. The
name of the Registered Agent at such address upon whom process against this limited
liability company may be served is National Registered Agents, Inc.

By:  _____
Authorized Person

Name: Marc D. Stice _____
Print or Type

ATTACHMENT 2
MP CA CERTIFICATE OF REGISTRATION

[See attached.]

State of California
Secretary of State

CERTIFICATE OF REGISTRATION

I, ALEX PADILLA, Secretary of State of the State of California, hereby certify:

That on the **26th** day of **August, 2020**, **MALLARD POINTE 1951, LLC**, complied with the requirements of California law in effect on that date for the purpose of registering to transact intrastate business in the State of California; and further purports to be a limited liability company organized and existing under the laws of **Delaware** as **MALLARD POINTE 1951, LLC** and that as of said date said limited liability company became and now is duly registered and authorized to transact intrastate business in the State of California, subject, however, to any licensing requirements otherwise imposed by the laws of this State.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of August 27, 2020.



A handwritten signature in black ink, appearing to read "Alex Padilla".

ALEX PADILLA
Secretary of State

tej



Secretary of State

LLC-5

Application to Register a Foreign Limited Liability Company (LLC)

202024010039

FILED

Secretary of State
State of California

AUG 26 2020

This Space For Office Use Only

IMPORTANT — Read Instructions before completing this form.

Must be submitted with a current Certificate of Good Standing issued by the government agency where the LLC was formed. See Instructions.

Filing Fee — \$70.00

Copy Fees — First page \$1.00; each attachment page \$0.50;
Certification Fee — \$5.00

Note: Registered LLCs in California may have to pay minimum \$800 tax to the California Franchise Tax Board each year. For more information, go to <https://www.ftb.ca.gov>.

1a. LLC Name (Enter the exact name of the LLC as listed on your attached Certificate of Good Standing.)

Mallard Pointe 1951, LLC

1b. California Alternate Name, if Required (See Instructions — Only enter an alternate name if the LLC name in 1a not available in California.)

2. LLC History (See Instructions — Ensure that the formation date and jurisdiction match the attached Certificate of Good Standing.)

a. Date LLC was formed in home jurisdiction (MM/DD/YYYY)

8 / 25 / 2020

b. Jurisdiction (State, foreign country or place where this LLC is formed.)

DE

c. Authority Statement (Do not alter Authority Statement)

This LLC currently has powers and privileges to conduct business in the state, foreign country or place entered in Item 2b.

3. Business Addresses (Enter the complete business addresses. Items 3a and 3b cannot be a P.O. Box or "in care of" an individual or entity.)

a. Street Address of Principal Executive Office - Do not enter a P.O. Box

39 Forrest Street, Suite 200

City (no abbreviations)

Mill Valley

State

CA

Zip Code

94941

b. Street Address of Principal Office in California, if any - Do not enter a P.O. Box

39 Forrest Street, Suite 200

City (no abbreviations)

Mill Valley

State

CA

Zip Code

94941

c. Mailing Address of Principal Executive Office, if different than Item 3a

City (no abbreviations)

State

Zip Code

4. Service of Process (Must provide either Individual OR Corporation.)

INDIVIDUAL — Complete Items 4a and 4b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)

Marc

Middle Name

D.

Last Name

Stice

Suffix

b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box

2335 Broadway, Suite 201

City (no abbreviations)

Oakland

State

CA

Zip Code

94612

CORPORATION — Complete Item 4c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) — Do not complete Item 4a or 4b

5. Read and Sign Below (See Instructions. Title not required.)

By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized to sign on behalf of the foreign LLC.

Signature

Marc D. Stice

Type or Print Name

Delaware

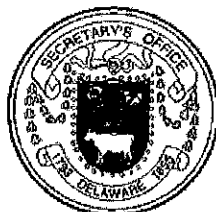
The First State

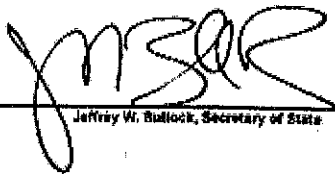
Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "MALLARD POINTE 1951, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-SIXTH DAY OF AUGUST, A.D. 2020.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "MALLARD POINTE 1951, LLC" WAS FORMED ON THE TWENTY-FIFTH DAY OF AUGUST, A.D. 2020.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.




Jeffrey W. Bullock, Secretary of State

3521169 8300

SR# 20206953783

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 203542100

Date: 08-26-20

202024010039



I hereby certify that the foregoing transcript of 2 page(s) is a full, true and correct copy of the original record in the custody of the California Secretary of State's office.

AUG 27 2020 *h*

Date: _____

Alex Padilla

ALEX PADILLA, Secretary of State

ATTACHMENT 3
MP CA STATEMENT OF INFORMATION

[See attached.]

ATTACHMENT 4
TDPB CA ARTICLES OF ORGANIZATION

[See attached.]

202022410672



Secretary of State
Articles of Organization
Limited Liability Company (LLC)

LLC-1

FILED Dyy
Secretary of State
State of California

AUG 11 2020

IMPORTANT — Read Instructions before completing this form.

Filing Fee - \$70.00

Copy Fees - First page \$1.00; each attachment page \$0.50;
Certification Fee - \$5.00

Note: LLCs may have to pay minimum \$800 tax to the California Franchise Tax Board
each year. For more information, go to https://www.ftb.ca.gov.

ipc

This Space For Office Use Only

1. Limited Liability Company Name (See Instructions – Must contain an LLC identifier such as LLC or L.L.C. "LLC" will be added, if not included.)

TDP-Belvedere-2020, LLC

2. Business Addresses

Table with 4 columns: Address, City, State, Zip Code. Row 1: 39 Forrest Street, Suite 202, Mill Valley, CA, 94941. Row 2: (Empty)

3. Service of Process (Must provide either Individual OR Corporation.)

INDIVIDUAL – Complete Items 3a and 3b only. Must include agent's full name and California street address.

Table with 4 columns: Name, Middle Name, Last Name, Suffix. Row 1: Bruce, N., Dorfman. Row 2: 39 Forrest Street, Suite 202, Mill Valley, CA, 94941.

CORPORATION – Complete Item 3c. Only include the name of the registered agent Corporation.

Table with 1 column: California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 3a or 3b.

4. Management (Select only one box)

The LLC will be managed by:

- One Manager, More than One Manager (checked), All LLC Member(s)

5. Purpose Statement (Do not alter Purpose Statement)

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

6. By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

Additional signatures set forth on attached pages, if any, are incorporated herein by reference and made part of this Form LLC-1. (All attachments should be 8 1/2 x 11, one-sided, legible and clearly marked as an attachment to this Form LLC-1.)

Organizer sign here

Scott B. Johnson

Print your name here

ATTACHMENT 5
TDPB CA STATEMENT OF INFORMATION

[See attached.]



Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

20-E18551

FILED

In the office of the Secretary of State
of the State of California

OCT 15, 2020

This Space For Office Use Only

IMPORTANT — [Read instructions](#) before completing this form.

Filing Fee – \$20.00

Copy Fees – First page \$1.00; each attachment page \$0.50;
Certification Fee - \$5.00 plus copy fees

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, [see instructions](#).)
TDP-BELVEDERE-2020, LLC

2. 12-Digit Secretary of State File Number 202022410672	3. State, Foreign Country or Place of Organization (only if formed outside of California) CALIFORNIA
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4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box 39 Forrest Street, Suite 202	City (no abbreviations) Mill Valley	State CA	Zip Code 94941
b. Mailing Address of LLC, if different than item 4a 39 Forrest Street, Suite 202	City (no abbreviations) Mill Valley	State CA	Zip Code 94941
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 39 Forrest Street, Suite 202	City (no abbreviations) Mill Valley	State CA	Zip Code 94941

5. Manager(s) or Member(s)

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A ([see instructions](#)).

a. First Name, if an individual - Do not complete Item 5b Bruce	Middle Name	Last Name Dorfman	Suffix
b. Entity Name - Do not complete Item 5a			
c. Address 39 Forrest Street, Suite 202	City (no abbreviations) Mill Valley	State CA	Zip Code 94941

6. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation) Bruce	Middle Name	Last Name Dorfman	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box 39 Forrest Street, Suite 202	City (no abbreviations) Mill Valley	State CA	Zip Code 94941

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
Real Estate Investing

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address			
City (no abbreviations)		State	Zip Code

9. The Information contained herein, including any attachments, is true and correct.

10/15/2020

Bruce Dorfman

Manager

Date

Type or Print Name of Person Completing the Form

Title

Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. [SEE INSTRUCTIONS](#) BEFORE COMPLETING.)

Name: []

Company:

Address:

City/State/Zip: []

