LOWENSTEIN SANDLER LLP
JEFFREY D. PROL (admitted *pro hac vice*)
jprol@lowenstein.com
MICHAEL A. KAPLAN (admitted *pro hac vice*)
mkaplan@lowenstein.com
BRENT WEISENBERG (admitted *pro hac vice*)
bweisenberg@lowenstein.com
COLLEEN M. RESTEL (admitted *pro hac vice*)
crestel@lowenstein.com
One Lowenstein Drive
Roseland, New Jersey 07068
Telephone: (973) 597-2500

KELLER BENVENUTTI KIM LLP
TOBIAS S. KELLER (Cal. Bar No. 151445)
tkeller@kbkllp.com
JANE KIM (Cal. Bar No. 298192)
jkim@kbkllp.com
GABRIELLE L. ALBERT (Cal. Bar No. 190895)
galbert@kbkllp.com
101 Montgomery Street, Suite 1950
San Francisco, California 94104
Telephone: (415) 496-6723

Counsel for the Official Committee of Unsecured Creditors

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
OAKLAND DIVISION

In re: THE ROMAN CATHOLIC BISHOP OF OAKLAND, a California corporation sole, Debtor.	Case No. 23-40523 WJL Chapter 11 **DECLARATION OF RANDI ROSEN IN SUPPORT OF THE OFFICIAL COMMITTEE OF UNSECURED CREDITORS' OBJECTION TO CONFIRMATION OF THE DEBTOR'S MODIFIED FOURTH AMENDED PLAN OF REORGANIZATION**

I, Randi Rosen, MAI, MRICS, CRE, hereby declare under penalty of perjury, pursuant to Section 1746 of Title 28 of the United States Code, as follows:

1. I submit this declaration ("**Declaration**") in connection with the *Debtor's Modified Fourth Amended Plan of Reorganization Dated March 27, 2026* [Dkt. No. 2758] (the "**Plan**") and in support of the *Official Committee of Unsecured Creditors' Objection to Confirmation of the Debtor's Modified Fourth Amended Plan of Reorganization* [Dkt. No. 2912] in the chapter 11 case (this "**Chapter 11 Case**") of The Roman Catholic Bishop of Oakland ("**RCBO**"). I am a Managing Director within the Valuation Advisory group at Stout Risius Ross, LLC ("**Stout**"), which has been retained by Lowenstein Sandler LLP ("**Counsel**") in its capacity as counsel to the Official Committee of Unsecured Creditors (the "**Committee**") to provide real estate appraisal services with respect to properties owned or controlled by RCBO and related entities.

I. INTRODUCTION.

A. Professional Qualifications.

2. I am qualified to render the opinions expressed herein based on my education, training, knowledge, and over 35 years of experience in real estate valuation and advisory services. My career has been focused on national and international appraisal, appraisal review, litigation support, and consulting services. I have consulted with lawyers and their clients regarding real estate valuations utilized in litigation disputes and have been asked to provide expert testimony in many of those assignments.

3. I am a Managing Director within the Valuation Advisory group at Stout. Stout is a global investment bank and advisory firm specializing in corporate finance, valuation, financial disputes, and investigations. Prior to joining Stout, I was a Principal in the economic and valuation services practice of KPMG LLP. I have appraised numerous property types, including hospitality, industrial, retail, office, multi-family, single-family, mixed-use developments, master-planned developments, and special purpose properties such as golf courses, marinas, and religious facilities.

4. I have qualified and testified as an expert witness in the Superior Courts of Los Angeles, San Diego, and San Francisco Counties of California; the District Courts in Nevada; the Federal Bankruptcy Court in Los Angeles; and the Federal Tax Courts in Australia. In addition, I have been retained as an expert witness in matters involving the Roman Catholic Bishop of San Diego.

5. I received a Bachelor of Arts in economics from the University of Wisconsin (Madison) and a Master of Business Administration in Finance and Real Estate from the University of San Diego.

6. I currently hold a certified general appraisal license in the state of California (License No. AG 005643, expiring February 8, 2028). A certified general appraisal license is the highest level of real estate appraisal licensing, permitting the appraisal of all types of real property. I also hold the MAI designation with the Appraisal Institute, which is held by individuals experienced in the valuation and evaluation of commercial, industrial, residential, and other types of properties. I hold the MRICS designation (Member of the Royal Institution of Chartered Surveyors), a globally recognized professional designation signifying a high level of competence and ethical conduct in the land, property, construction, and infrastructure sectors. Additionally, I hold the CRE designation, which is awarded by invitation only by The Counselors of Real Estate and signifies expertise, experience, ethics, and influence in real estate.

B. Statement of Independence.

7. Stout's retention in this Chapter 11 Case was approved by order of the Bankruptcy Court in its *Order Authorizing the Retention of Stout Risius Ross LLC as Expert Consultant on Valuation of Sexual Abuse Claims Effective as of September 8, 2023* [Dkt. No. 510] (the "**Stout Retention Order**"). Stout's compensation will be in accordance with the Stout Retention Order.

8. I am being compensated for my time on this matter at a billing rate of $640 per hour. J. Charles Carr, a contributing appraiser, is compensated at $365 per hour. Other Stout professionals, who assisted under my direction, are compensated at hourly rates ranging from $150 to $600 per hour. Neither my compensation, nor Stout's compensation, is contingent on

the outcome of this matter or the opinions expressed herein. I affirm that the opinions expressed in this Declaration reflect my genuine opinions.

C. The Properties Valued.

9. In connection with the Plan, Counsel has asked me to provide my opinion of the market value of the fee simple interest in 86 properties (the "**Valued Properties**"), consisting of 82 parish locations owned by RCBO, the Cathedral of Christ the Light owned by the Catholic Cathedral Corporation of the East Bay, Coopers Mortuary owned by Furrer Properties, Inc. ("**Furrer**"), and Livermore Property and All Saints House owned by Adventus.

10. My opinions are based upon my professional experience and expertise and an independent examination of information provided by the Committee's legal representative and information available from public sources relevant to this matter. In conducting my analysis, I followed generally accepted practices and methodologies of real estate valuation to determine the market value of the fee simple interest in the Valued Properties. As part of my independent examination, I reviewed publicly available information, including assessment records, tax bills, zoning ordinances, flood maps, and plat maps. Additionally, my engagement team and I interviewed market participants as part of the valuation process and physically inspected a sample of the Valued Properties between June 3–5, 2025 and July 8–9, 2025.

D. Summary of Opinions.

11. Based on the analyses and assumptions summarized herein, it is my opinion that the aggregate market value of the fee simple interest in the 86 Valued Properties is $807,630,000 as of the applicable Valuation Dates (as defined herein).

12. I am not offering an opinion on the values of each piece of real property owned by RCBO or an aggregate total of the value of all of RCBO's real property.

II. ASSIGNMENT OVERVIEW.

13. I was retained to appraise the market value of the fee simple interest in the Valued Properties, all of which are located in the San Francisco-Oakland-Hayward, California Metropolitan Statistical Area (the "**MSA**"), specifically in Alameda and Contra Costa Counties.

14. The Valued Properties generally consist of religious improvements such as churches, rectories, administrative offices, classrooms, and social halls. In some cases, the Valued Properties also include excess land, single-family residences, and storefront retail/residential uses. The Valued Properties are situated across a wide range of zoning districts, including agriculture districts, single-family residential districts with varying allowable densities, multi-family districts, planned development districts, and commercial districts.

15. The dates of value are June 3–5, 2025, July 8–9, 2025, February 23, 2026, and April 27–May 1, 2026 (the "**Valuation Dates**"). The intended use of the appraisal is for bankruptcy proceeding purposes by the Committee and Counsel, as well as to aid the Court in its evaluation of whether the Plan meets the requisite factors under 11 U.S.C. § 1129.

16. In general, the Valued Properties are assumed to be owner-occupied. Some portions of the properties may be leased; however, no information was provided to me that indicates as much. I physically inspected a sample of the Valued Properties between June 3–5, 2025 and July 8–9, 2025. Properties not physically inspected were appraised as of dates in February, April, and May 2026 based on publicly available information and market-area analysis.

17. My appraisal conforms with the Uniform Standards of Professional Appraisal Practice ("**USPAP**") of the Appraisal Foundation, as well as the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. The assumptions and limiting conditions applicable to my valuation opinions are referenced as set forth in Exhibit A of my report, attached hereto as **Appendix A**.

18. Based on recent document productions, I am aware that Coopers Mortuary is actively being marketed. The property was originally listed at $5,000,000 and has recently been reduced to $3,000,000 in an effort to increase buyer interest, which is approximately consistent with my conclusion of value for this property. Additionally, I am aware that outstanding offers exist on several other Valued Properties, including Our Lady of Guadalupe Church, a portion of St. Charles Borromeo, Catholic Community of Pleasanton – St. Elizabeth Seton Church, St. Anthony Church – Oakley, Livermore Property, and St. Ignatius of Antioch Church.

19. The Livermore Property, owned by Adventus, is currently undergoing a zoning change process that is expected to take 18 to 24 months and will significantly increase the value of the property. My appraisal of the Livermore Property employs the hypothetical condition that the pending zoning change is approved.

III. VALUATION METHODOLOGY.

20. I performed a highest and best use analysis for each Valued Property, both as if vacant and as improved. The highest and best use analysis considers four criteria applied sequentially: (i) whether the use is legally permissible; (ii) whether the use is physically possible; (iii) whether the use is financially feasible; and (iv) whether the use is maximally productive.

21. With respect to the highest and best use as if vacant, I concluded that all of the Valued Properties should be held for future development. Given the cost of development and the uncertainty created by the current economic and political environment, I do not believe that immediate development is financially feasible for any of the Valued Properties. As such, holding for future development is the only financially feasible option as if vacant.

22. With respect to the highest and best use as improved, I individually analyzed each property, taking into consideration the age and condition of the improvements, the zoning of the underlying land and allowable uses if redeveloped, the cost of demolishing the existing improvements, and the value of the underlying land. For properties where redevelopment was not financially feasible, I concluded that the highest and best use as improved is the continued use of the existing improvements. For properties where redevelopment was financially feasible, I concluded that the highest and best use as improved is the redevelopment of the site for residential or commercial use.

23. For properties identified as having a highest and best use as improved for the continued use of the existing improvements (primarily religious facilities), I employed both the cost approach and the sales comparison approach. The cost approach estimates the current cost to reproduce or replace the existing improvements using the Marshall Valuation Service cost manual, less accrued depreciation (including physical deterioration, functional obsolescence, and external obsolescence), plus land value. The sales comparison approach derives value

indications from the analysis of comparable property sales, with adjustments for differences between the Valued Property and the comparables based on price per square foot of net rentable area.

24. For properties identified as having a highest and best use as improved for redevelopment, I employed the sales comparison approach to estimate land value, then deducted the estimated cost to demolish the existing improvements. Demolition costs were estimated using the Marshall Valuation Service cost manual. Comparable land sales were selected based upon date of transfer, size, location, and highest and best use, with adjustments made for property rights conveyed, financing terms, conditions of sale, expenditures after purchase, market conditions, location, size, configuration, topography, zoning, and other relevant factors.

25. Several of the Valued Properties include single-family residences on separate parcels that could be sold separately. For these residences, I employed the sales comparison approach, analyzing comparable residential sales in the relevant market areas and making adjustments for site size, design, quality of construction, age, condition, number of bedrooms and bathrooms, gross living area, and other relevant factors.

26. The income capitalization approach was not applied to any of the Valued Properties. The Valued Properties are generally owner-occupied religious facilities and are not typically income-producing. Therefore, the income capitalization approach is not considered as a relevant approach to value. Additionally, no reliable income data was available.

27. The same methodology was applied to all of the properties within each category, with similar rationale for adjustments and conclusions. Reconciliation between the applicable approaches was performed for each property to reach a final conclusion of market value.

IV. VALUATION CONCLUSIONS.

28. Based on my analysis, the total market value of the fee simple interest in all 86 Valued Properties is $807,630,000 as of the applicable Valuation Dates. The value opinions reported are applicable for the stated dates and purposes only and may not be appropriate for any other date or purpose.

29. The average market value of the 82 RCBO parish locations is approximately $5,300,000. Individual property value conclusions range from approximately $300,000 (St. Joseph Church – Pinole) to over $54,000,000 (St. Isidore Church), reflecting significant variation in property size, location, condition, zoning, and highest and best use across the portfolio.

30. I have created a summary exhibit of all valuations, attached hereto as **Exhibit 1**.

31. The estimated exposure and marketing times for the Valued Properties generally range from 7 to 21 days for single-family residences, 6 to 18 months for redevelopment and excess land parcels, and 12 to 18 months for continued-use religious facilities. In order to estimate the exposure and marketing times, I analyzed days on market for sales of similar properties using CoStar Analytics and Multiple Listing Service generated reports and referenced estimated marketing periods published in the first quarter 2025 PricewaterhouseCoopers Investor Survey in the determination of appropriate exposure and marketing times.

32. The Cathedral of Christ the Light, held by the Catholic Cathedral Corporation of the East Bay, has a concluded market value of $265,000,000 as of June 3, 2025. Under the Plan, title to this property will be conveyed to RCBO. This property represents the single most valuable asset within the Valued Properties. In developing this opinion of value, I employed both a trended historical cost approach (based on the original construction cost of $175,000,000, trended using the Marshall Valuation Service comparative cost multiplier and Turner Building Cost Index) and the MVS replacement cost approach, and reconciled the two indications.

33. The Livermore Property, held by Adventus, has a concluded market value of $103,000,000 as of February 23, 2026, subject to the hypothetical condition that the pending zoning change is approved (expected within 18 to 24 months). The Livermore Property's value was determined using the sales comparison approach on a per-allowable-unit basis, with an indicated value of $240,000 per allowable unit across 450 units, less estimated rezoning costs of $5,000,000.

34. Coopers Mortuary, held by Furrer, has a concluded market value of $3,700,000 as of July 8, 2025, which is consistent with its current listing price of $3,000,000 (reduced from an original listing of $5,000,000).

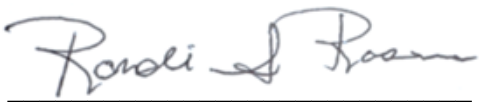
35. All Saints House, held by Adventus, has a concluded market value of $760,000 as of July 9, 2025.

V. CONCLUSION.

36. Based on my analysis, it is my opinion that the aggregate market value of the fee simple interest in the 86 Valued Properties is $807,630,000 as of the applicable Valuation Dates.

I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge and belief.

Executed this 5 day of June, 2026.



Randi Rosen, MAI, MRICS, CRE
Managing Director
Stout Risius Ross, LLC

Appendix A

Exhibit A

Assumptions and Limiting Conditions

Case: 23-40523 Doc# 3099-1 Filed: 06/05/26 Entered: 06/05/26 17:15:53 Page 2 of 4

Assumptions and Limiting Conditions

This appraisal report is based on the following general assumptions:

- This report is for the Client to which it is addressed and is to be used by said Client only for the purpose stated in the report. This report is solely intended for the purpose stated herein, and is not to be referred to or distributed, in whole or in part, other than for the purposes related to this bankruptcy matter.
- No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the Subject is assumed to be good and marketable unless otherwise stated.
- The Subjects are appraised free and clear of all liens and encumbrances unless otherwise stated.
- Responsible ownership and competent property management are assumed.
- The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy. I reserve the right to make appropriate revisions in the event of discovery of additional data.
- All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the Subjects.
- It is assumed that there are no hidden or unapparent conditions of the Subject, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
- It is assumed that the Subjects are in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the report.
- It is assumed that the Subjects conform to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described, and considered in the appraisal report.
- It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value opinion contained in this report is based.
- It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the Subject described and that there is no encroachment or trespass unless noted in this report.
- Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the Subject, was not observed. I have no knowledge of the existence of such materials on or in the Subject. However, I am not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the Subject. The opinion of value is predicated on the assumption that there is no such material on or in the Subject that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The Client is urged to retain an expert in this field, if desired.
- The Americans with Disabilities Act (“ADA”) became effective January 26, 1992. I have not made a specific compliance survey and analysis of the property to determine whether or not it conforms to the various detailed requirements of the ADA. It is possible that a compliance survey of the Subject, together with a detailed analysis of the requirements of the ADA, could reveal that the Subject is not in compliance with one or more of the requirements of the ADA. If so, this fact could have a negative effect upon the value of the Subject. Since I have no direct evidence relating to this issue, possible non-compliance with the requirements of the ADA is not considered in my value opinion of the Subject.
- This report covers only the real property described herein. Unless specifically stated to the contrary, it does not include consideration of mineral rights or related right of entry, nor personal property or the removal thereof. Values reported herein are not intended to be valid in any other context, nor are any conclusions as to unit values applicable to any other property or utilization that are specifically identified herein.

Case: 23-40523 Doc# 3099-1 Filed: 06/05/26 Entered: 06/05/26 17:15:53 Page 3 of 4

- The conclusions stated herein, including values that are expressed in terms of the U.S. Dollar, apply only as of the Valuation Date and are based on prevailing physical and economic conditions and available information at that time. No representation is made as to the effect of subsequent events.

This appraisal report is based on the following general limiting conditions:

- Date(s) and definitions of value, together with other definitions and assumptions on which the analyses are based, are set forth in the appropriate sections of this report. These are to be considered part of the limiting conditions as if included here in their entirety.
- Any allocation of the total value presented in this report between the land and improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any other person than the party to whom it is addressed without my prior written consent, and then only with proper written qualification and only in its entirety.
- I, by reason of this report, am not required to give further consultation or testimony or to be in attendance in court with reference to the Subject unless arrangements have been previously made.
- This report has not been prepared for syndication purposes, nor is it to be used for syndication purposes without my consent and then only with proper qualifications.
- Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
- Any value opinions provided in this report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value opinions, unless such proration or division of interests has been set forth in the report, or is otherwise expressly authorized by Stout in writing.
- If the Subject is proposed, only preliminary plans and specifications were available for use in the preparation of this appraisal. If the plans and specifications change, I reserve the right to amend this appraisal.
- Any proposed improvements are assumed to have been completed unless otherwise stipulated; any construction is assumed to conform to the building plans referenced in the report.
- I assume that the reader or user of this report has been provided with copies of available building plans and all leases and amendments, if any, that encumber the Subject.
- If no legal description or survey was furnished, I used other methods as described in the report to ascertain the physical dimensions and acreage of the Subject. Should a survey prove this information to be inaccurate, it may be necessary for this appraisal to be adjusted.
- The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, Subject to changing future economic conditions.

Case: 23-40523 Doc# 3099-1 Filed: 06/05/26 Entered: 06/05/26 17:15:53 Page 4 of 4

Exhibit 1

Market Value Conclusion

	Location	Ownership Entity	Type of Value	Premise	Interest Appraised	Valuation Date	Market Value Conclusion	Page Number
1	The Cathedral of Christ the Light	CCCEB	Market Value	As Is	Fee Simple	June 3, 2025	$265,000,000	578 to 583
2	Coopers Mortuary	Furrer	Market Value	As Is	Fee Simple	July 8, 2025	3,700,000	974 to 977
3	Livermore Property	Adventus	Market Value	As Is	Fee Simple	February 23, 2026	103,000,000	911 to 914
4	All Saints House	Adventus	Market Value	As Is	Fee Simple	July 9, 2025	760,000	1087 to 1089
5	Catholic Community Of Pleasanton - St. Elizabeth Seton Church	RCBO	Market Value	As Is	Fee Simple	June 5, 2025	11,670,000	405 to 418
6	St. Isidore Church	RCBO	Market Value	As Is	Fee Simple	June 5, 2025	54,680,000	926 to 937
7	St. John The Baptist Church - San Lorenzo	RCBO	Market Value	As Is	Fee Simple	June 3, 2025	7,430,000	916 to 925 and 1051 to 1056
8	St. Joan Of Arc Church	RCBO	Market Value	As Is	Fee Simple	June 5, 2025	12,320,000	419 to 426 and 1057 to 1059
9	St. Anne Church - Byron	RCBO	Market Value	As Is	Fee Simple	June 4, 2025	4,550,000	427 to 434
10	St. John Vianney Church	RCBO	Market Value	As Is	Fee Simple	June 4, 2025	19,530,000	938 to 941
11	St. Mary Church	RCBO	Market Value	As Is	Fee Simple	June 4, 2025	9,430,000	942 to 945
12	St. Raymond Penafort Church	RCBO	Market Value	As Is	Fee Simple	June 5, 2025	10,340,000	435 to 442
13	St. Bonaventure Church	RCBO	Market Value	As Is	Fee Simple	June 4, 2025	8,140,000	443 to 450
14	St. Anne Church - Union City	RCBO	Market Value	As Is	Fee Simple	June 3, 2025	7,700,000	451 to 458
15	Immaculate Heart Of Mary Church	RCBO	Market Value	As Is	Fee Simple	June 4, 2025	10,550,000	459 to 466 and 1060 to 1062
16	St. Monica Church	RCBO	Market Value	As Is	Fee Simple	June 4, 2025	6,790,000	467 to 474
17	Christ The King Church	RCBO	Market Value	As Is	Fee Simple	June 4, 2025	5,260,000	475 to 485 and 1063 to 1065
18	St. Charles Borromeo Church	RCBO	Market Value	As Is	Fee Simple	June 5, 2025	7,870,000	946 to 949
19	St. Ignatius Of Antioch Church	RCBO	Market Value	As Is	Fee Simple	June 4, 2025	3,840,000	486 to 493 and 1066 to 1068
20	Our Lady Of Guadalupe Church (SP)	RCBO	Market Value	As Is	Fee Simple	June 3, 2025	6,060,000	950 to 953 and 1069 to 1071
21	Most Holy Rosary Church	RCBO	Market Value	As Is	Fee Simple	June 4, 2025	4,060,000	494 to 501 and 1072 to 1080
22	Santa Maria Church	RCBO	Market Value	As Is	Fee Simple	June 4, 2025	6,020,000	502 to 509
23	Catholic Community Of Pleasanton - St. Augustine	RCBO	Market Value	As Is	Fee Simple	June 5, 2025	8,020,000	510 to 521
24	St. Stephen Church	RCBO	Market Value	As Is	Fee Simple	June 4, 2025	8,570,000	954 to 957
25	St. James The Apostle Church	RCBO	Market Value	As Is	Fee Simple	June 3, 2025	4,900,000	958 to 961
26	Corpus Christi Church - Piedmont	RCBO	Market Value	As Is	Fee Simple	June 3, 2025	3,600,000	522 to 529
27	St. Perpetua Church	RCBO	Market Value	As Is	Fee Simple	June 4, 2025	3,240,000	962 to 965
28	St. Philip Neri	RCBO	Market Value	As Is	Fee Simple	June 3, 2025	2,170,000	530 to 543
29	St. Michael Church	RCBO	Market Value	As Is	Fee Simple	June 4, 2025	7,260,000	544 to 555
30	St. Anne Church - Walnut Creek	RCBO	Market Value	As Is	Fee Simple	June 4, 2025	5,400,000	970 to 973
31	St. Joseph Basilica	RCBO	Market Value	As Is	Fee Simple	June 3, 2025	9,330,000	556 to 566
32	Corpus Christi Church - Fremont	RCBO	Market Value	As Is	Fee Simple	June 3, 2025	2,900,000	567 to 577
33	St. Patrick	RCBO	Market Value	As Is	Fee Simple	July 8, 2025	1,660,000	584 to 591
34	St. Augustine	RCBO	Market Value	As Is	Fee Simple	July 8, 2025	3,130,000	592 to 599
35	Our Lady of Lourdes	RCBO	Market Value	As Is	Fee Simple	July 8, 2025	950,000	600 to 607
36	St. Paschal	RCBO	Market Value	As Is	Fee Simple	July 9, 2025	3,260,000	978 to 981
37	St. Barnabas	RCBO	Market Value	As Is	Fee Simple	July 8, 2025	2,330,000	608 to 615
38	St. Albert the Great Church	RCBO	Market Value	As Is	Fee Simple	June 3, 2025	3,490,000	966 to 969
39	Sacred Heart	RCBO	Market Value	As Is	Fee Simple	July 8, 2025	3,290,000	982 to 985
40	St. Andrew Korean Pastoral Center	RCBO	Market Value	As Is	Fee Simple	July 9, 2025	5,030,000	616 to 623 and 1081 to 1086
41	St. Rose of Lima	RCBO	Market Value	As Is	Fee Simple	July 8, 2025	2,930,000	624 to 631 and 998 to 1001
42	Mary Help of Christians	RCBO	Market Value	As Is	Fee Simple	July 8, 2025	3,960,000	986 to 993
43	Transfiguration	RCBO	Market Value	As Is	Fee Simple	July 9, 2025	9,840,000	994 to 997
44	St. Anthony Church - Oakley	RCBO	Market Value	As Is	Fee Simple	April 27, 2026	6,770,000	632 to 642 and 1093 to 1095
45	St. Peter Martyr Church	RCBO	Market Value	As Is	Fee Simple	April 27, 2026	1,970,000	643 to 651
46	Church of the Good Shepherd	RCBO	Market Value	As Is	Fee Simple	April 27, 2026	7,880,000	652 to 659
47	Our Lady Queen of the World	RCBO	Market Value	As Is	Fee Simple	April 27, 2026	4,960,000	660 to 667
48	Queen of All Saints Church	RCBO	Market Value	As Is	Fee Simple	April 27, 2026	4,190,000	668 to 678 and 1096 to 1098
49	St. Agnes Church	RCBO	Market Value	As Is	Fee Simple	April 27, 2026	440,000	679 to 681
50	St. Francis of Assisi Church	RCBO	Market Value	As Is	Fee Simple	April 27, 2026	4,040,000	682 to 689
51	St. Leo the Great Church	RCBO	Market Value	As Is	Fee Simple	April 30, 2026	3,980,000	1002 to 1009 and 1090 to 1092
52	St. Columba Church	RCBO	Market Value	As Is	Fee Simple	April 29, 2026	1,900,000	1010 to 1013
53	St. Anthony - Mary Help of Christians Church	RCBO	Market Value	As Is	Fee Simple	April 29, 2026	3,990,000	690 to 700 and 1099 to 1101
54	St. Maragret Mary Church	RCBO	Market Value	As Is	Fee Simple	April 29, 2026	1,630,000	701 to 708
55	St. Jarlath Church	RCBO	Market Value	As Is	Fee Simple	April 29, 2026	4,000,000	709 to 716
56	St. Lawrence O'Toole Church	RCBO	Market Value	As Is	Fee Simple	April 29, 2026	4,030,000	717 to 724
57	St. Elizabeth Church	RCBO	Market Value	As Is	Fee Simple	April 29, 2026	3,560,000	725 to 732 and 1102 to 1104
58	St. Patrick Church - Rodeo	RCBO	Market Value	As Is	Fee Simple	April 27, 2026	1,620,000	733 to 742 and 1105 to 1107
59	St. Patrick Mission	RCBO	Market Value	As Is	Fee Simple	May 1, 2026	560,000	743 to 751
60	St. Catherine of Siena Church	RCBO	Market Value	As Is	Fee Simple	May 1, 2026	1,830,000	752 to 760
61	St. Bernard Church	RCBO	Market Value	As Is	Fee Simple	April 30, 2026	2,470,000	761 to 768
62	St. Joseph Church - Pinole	RCBO	Market Value	As Is	Fee Simple	May 1, 2026	300,000	769 to 772
63	St. Benedict Church	RCBO	Market Value	As Is	Fee Simple	April 30, 2026	1,840,000	773 to 780
64	St. Paul Church	RCBO	Market Value	As Is	Fee Simple	May 1, 2026	1,630,000	781 to 788
65	St. Callistus Church	RCBO	Market Value	As Is	Fee Simple	May 1, 2026	3,460,000	1014 to 1017
66	All Saints Church	RCBO	Market Value	As Is	Fee Simple	April 28, 2026	4,940,000	789 to 796
67	St. Joachim Church	RCBO	Market Value	As Is	Fee Simple	April 28, 2026	7,940,000	797 to 804
68	St. Bede Church	RCBO	Market Value	As Is	Fee Simple	April 28, 2026	4,520,000	805 to 812
69	St. Louis Bertrand Church	RCBO	Market Value	As Is	Fee Simple	April 30, 2026	6,100,000	813 to 820
70	Our Lady of the Rosary Church	RCBO	Market Value	As Is	Fee Simple	April 30, 2026	2,540,000	1018 to 1021
71	Holy Spirit - Fremont	RCBO	Market Value	As Is	Fee Simple	April 28, 2026	510,000	821 to 824
72	St. John the Baptist Church - El Cerrito	RCBO	Market Value	As Is	Fee Simple	April 28, 2026	3,110,000	1022 to 1025
73	St. Jerome Church	RCBO	Market Value	As Is	Fee Simple	April 28, 2026	2,220,000	825 to 833
74	St. Cornelius	RCBO	Market Value	As Is	Fee Simple	April 28, 2026	3,190,000	834 to 842
75	St. David of Wales Church	RCBO	Market Value	As Is	Fee Simple	April 28, 2026	2,080,000	843 to 850 and 1114 to 1116
76	St. Mark Church	RCBO	Market Value	As Is	Fee Simple	April 28, 2026	1,980,000	1026 to 1033
77	Our Lady of Mercy Church	RCBO	Market Value	As Is	Fee Simple	April 28, 2026	950,000	851 to 862
78	St. Ambrose Church	RCBO	Market Value	As Is	Fee Simple	May 1, 2026	5,830,000	1034 to 1041 and 1108 to 1110
79	St. Mary Magdalen Church	RCBO	Market Value	As Is	Fee Simple	May 1, 2026	4,240,000	1042 to 1045 and 1111 to 1113
80	St. Leander Church	RCBO	Market Value	As Is	Fee Simple	April 30, 2026	3,220,000	863 to 870
81	Church of the Assumption	RCBO	Market Value	As Is	Fee Simple	April 30, 2026	4,250,000	871 to 878
82	St. Clement's Catholic Church	RCBO	Market Value	As Is	Fee Simple	April 28, 2026	2,390,000	879 to 886
83	St. Felicitas Church	RCBO	Market Value	As Is	Fee Simple	May 1, 2026	5,270,000	887 to 894
84	Our Lady of Good Counsel	RCBO	Market Value	As Is	Fee Simple	April 30, 2026	3,300,000	895 to 902
85	Our Lady of Grace Church	RCBO	Market Value	As Is	Fee Simple	April 28, 2026	3,570,000	903 to 910
86	St. Edward Church	RCBO	Market Value	As Is	Fee Simple	May 1, 2026	4,470,000	1046 to 1049
87	Total						$907,630,000	