

Chino Development Corporation
Chino Preserve Development Corporation
Chino Holding Company, LLC

1156 North Mountain Avenue / P. O. Box 670 / Upland, California 91785-0670
(909) 985-0971 FAX: (909) 949-6700

Refer to File No.
G-2182D.3

June 9, 2025

City of Chino
13220 Central Avenue
Chino California 91710
Attn: Dr. Linda Reich, City Manager

Re: Preserve Development Agreement / Annual Monitoring Report 2024-25

Dear Linda,


Attached to this letter, in accordance with the requirements of Article 11 of the Preserve Development Agreement is the Annual Monitoring Report ("AMR") for the period July 1, 2024 - June 30, 2025. The attached AMR identifies each requirement under the Development Agreement to be performed during the 2024-25 AMR period and any narrative regarding such performance.

After the City completes its analysis of the AMR, please submit the AMR to the City Council for review and approval in accordance with the procedures set forth in Section 11.3 of the Development Agreement. If approved, it is requested that the City Council issue a Certificate of Compliance as specified in Section 11.6, evidencing Owners' compliance with the Development Agreement for the subject AMR period.

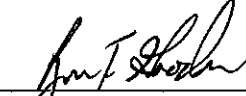
Please contact me with any questions. When issued, the Certificate should be mailed to my attention.

Very truly yours,

CHINO DEVELOPMENT CORPORATION,
a California corporation

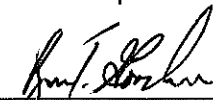
By: 
Bryan T. Goodman,
Authorized Agent

CHINO PRESERVE DEVELOPMENT
CORPORATION, a California corporation

By: 
Bryan T. Goodman,
Authorized Agent

CHINO HOLDING COMPANY, LLC,
a Delaware limited liability company

By: NORTH MOUNTAIN CORPORATION,
a California corporation - Its Sole Manager

By: 
Bryan T. Goodman,
Authorized Agent

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cc: Erren OLeary, Lewis Management Corp.
Patrick Loy, Lewis Management Corp.

Attachment: Annual Monitoring Report

THE PRESERVE DEVELOPMENT AGREEMENT ANNUAL MONITORING REPORT

July 1, 2024-June 30, 2025

Section 4.3 Schedule of Development-Owner to prioritize Block 3 Low Density Residential ("LDR") Units-this area Block 3A started home construction in 2024 and is being developed now. Owner required to average 100 units per year retroactively between July 1, 2020-June 30, 2025 for a total of 500 units. This was completed.

Section 5.4 RV Parking-Owner contracted with a third party to provide for 50 RV Parking spaces at College Park Community.

Section 6.4.3 Pine/Main Intersection Improvements Project Tr-123-this was completed in 2024.

Section 6.4.4(d) Community Facilities-schematic design has been completed for a 42,395 SF building, however the revised Budget has not yet been approved.