

Ten-Ninety, Ltd.
Attention: Ron Beaman
598 N. Pageant Drive #E
Orange, CA 92869
Ph (714) 639-0244 or ronbeaman@earthlink.net

January 2, 2026

Samuel Perez
Redevelopment Agency
City of Fontana
8353 Sierra Ave.
Fontana, CA 92334-0518

Hi Samuel:

Below is the Quarterly Statement of Development Costs
for the period of October 1, 2025 through December 31, 2025.

Please see the attachment for the supporting document.

If you or your staff have any questions, please let me know.

Sincerely,
TEN-NINETY, LTD.

Ron Beaman

TEN-NINETY, LTD. - SOUTHRIDGE VILLAGE
Quarterly Statement of Development Costs
for the period of October 1, 2025 through December 31, 2025.

1/1/26 11:01 AM

<u>Items</u>	<u>Costs</u>	
	<u>Paid</u>	<u>Anticipated</u>
A. Payments to the City of Fontana, Special Trust Fund-Jurupa Hills Redevelopment Project for disbursement as follows:		
None	\$0.00	
B. Payments to City of Fontana, Special Trust Fund Assessment District Disbursement as follows:		
None	\$0.00	
1. Planning, Engineering, Design and Architectural costs, as follows:		
None	\$0.00	
2. See Below		
3. Property Taxes:		
A. Open Space	\$0.00	
Total Item #3	\$0.00	
4. See Below		
5. Environmental impact reports and environmental assessment documents, etc., as follows:		
None	\$0.00	
6. Legal, financial, consultant and other professional service costs as follows:		
	0.00	
	0.00	
	0.00	

TEN-NINETY, LTD. - SOUTHRIDGE VILLAGE
Quarterly Statement of Development Costs
for the period of October 1, 2025 through December 31, 2025.

1/1/26 11:01 AM

Items	Costs	
	Paid	Anticipated
7. Residual Tax Revenues, sewer, & assessment fees (City & Agency share) per section 2.3(a)(i) & (ii) of Owner Participation Agreement, Amendment No. 3		
A. Tax Increment (35%) \$100,000 @ 35%	0.00	
B. Sewer Connection Fees (50%)	0.00	
C. Assessments (50%) - DeClez Storm Drain \$4,803.55 @ 50%	2,401.78	
	2,401.78	
8. Loans, financial commitments and other financing costs, as follows:		
A. Department of Housing & Urban Development, Title X, Phase III loan costs: None	\$0.00	
B. Department of Housing & Urban Development, Title X, Phase III loan interest	0.00	
C. 1994 Refunding Tax Allocation Bonds Costs		
Total Item #8	0.00	
9. Phase III		
Fontana Redevelopment Agency - Info Obligation	0.00	
Fontana Redevelopment Agency - L/C Fees	0.00	
	0.00	
Total Item #9	\$0.00	
Total Development Costs for the period REQUIRING approval pursuant to paragraph 2.7 of the Fontana Redevelopment Agency Owner Participation Agreement (Items A,B,1,3, and 5, 6, 8 & 9)	\$0.00	

December 31, 2025

TEN-NINETY, LTD. - SOUTHRIDGE VILLAGE
Quarterly Statement of Development Costs
for the period of October 1, 2025 through December 31, 2025.

1/1/26 11:01 AM

<u>Items</u>	<u>Costs</u>	
	<u>Paid</u>	<u>Anticipated</u>
10. Development Costs for the period NOT REQUIRING approval pursuant to paragraph 2.7 of the F.R.A.O.P.A.		
See Item 7	2,401.78	
Total Development Costs for the period excluding the allowance for overhead and management reimbursements.	2,401.78	
2. Allowance for overhead reimbursement as computed pursuant to Amendment No. 1 to Fontana Redevelopment Owner Participation Agreement:		
Development Costs for the period for the period of October 1, 2025 through December 31, 2025. excluding the allowance for overhead and management reimbursement of 2,401.78 (per above) @12%		\$288.21
4. Allowance for management reimbursement as computed pursuant to Amendment No. 1 to Fontana Redevelopment Agency Owner Participation Agreement:		
Development Costs for the period for the period of October 1, 2025 through December 31, 2025. excluding the allowance for overhead and management reimbursement of 2,401.78 (per above) @5%		\$120.09
Total Development Costs for the period	\$2,810.08	

December 31, 2025



City of Fontana CALIFORNIA

December 16, 2025

Ms. Dede Vega
City National Bank
555 S. Flower Street, 11th Floor
Los Angeles, CA 90071

Dear Ms. Vega:

The City of Fontana, the Successor Agency to the former Fontana Redevelopment Agency, and Ten-Ninety, Limited, hereby request and authorize City National Bank as fiscal agent pursuant to the Amended Fiscal Agent Agreement dated January 1, 1992, to release and disburse from those funds it holds in escrow (#46901018) to the following parties:

	Amount
Ten-Ninety, Limited	\$ 1,601.77
Pachulski Law Firm (10% withholding amount)	0.00
Western Alliance Bank (33.33% withholding amount)	800.00
City of Fontana	2,401.78
Total	\$ 4,803.55

Upon payment of the above amounts, these joint instructions to the Fiscal Agent shall no longer be in effect.

CITY OF FONTANA

By: [Signature]
Jessica Brown, Chief Financial Officer

Dated: 12/15/25

Successor Agency to the former
FONTANA REDEVELOPMENT AGENCY

By: [Signature]
Jessica Brown, Chief Financial Officer

Dated: 12/15/25

TEN-NINETY, LIMITED
A California Limited Partnership

By: [Signature]
Title: GENERAL Counsel

Dated: 12/18/25

WESTERN ALLIANCE BANK

Authorized Officer: [Signature]
Title: Michael J. Baker, Vice President

Dated: 12/18/2025