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April 21, 2020

Carl Holm, Deputy Director of Public Works, Parks & Facilities
Michael Goetz, County Surveyor
County of Monterey
1441 Schilling Place
Salinas, CA 93901

Re: Extension Request for Completion of Subdivision Improvements Under York Highlands
Resubdivision Subdivision Improvement Agreement


Dear Mr. Holm and Mr. Goetz,

This letter serves as a formal request for a 24-month extension of time to complete the construction of subdivision improvements for the York Highlands Re-Subdivision from May 22, 2020 to May 22, 2022.

In 2014, the banks who own the York Highlands properties obtained an initial two-year extension of time, which was needed at that time due to regulatory and agency process delays (Board No. 14-046). In 2016 and 2018, additional two-year extensions were needed due to additional regulatory and agency delays (Board Nos. 16-068 and 18-262). Over fifty (50) percent of the subdivision improvements have been completed, and there is ongoing work at this time. The banks and developer are working through regulatory, agency and other delays to secure the final buy-out and construction for the remaining buildout of York Highlands. There have been considerable delays due to difficulties in separating York Highlands from the Monterra HOA in terms of the ongoing management of the CC&R's that are part of the York Highlands approvals. It is our hope that these matters will be soon resolved, and address some of these delays. Extended rain patterns and other weather conditions also resulted in further delays. Therefore, at this time, the developer and the banks require an additional two-year extension to complete the remaining subdivision improvements for York Highlands.

Attached are letters from the project engineer confirming that the cost estimates for the remaining subdivision improvements are still appropriate. Pictures of some of the completed work is also attached, to include finished roads and road walls, which extends from the York Highlands connection at Monterra's phase 6 road (Monterra Ranch Road), where the new road, Encanta, begins, all the way to Encanta's intersection with Tierra Nueva, and to include all of Tierra Nueva. Currently, road work is continuing from the previously completed section of Cresta Madera.

Please find, attached, a proposed amendment to the Subdivision Improvement Agreement. We request that you place this extension request on the next Board agenda for approval. Of course, if you have any questions, please do not hesitate to call me.

Sincerely,

R. Alan Williams