

EXHIBIT D – ADDITIONAL SERVICES TO AGREEMENT – SCOPE OF CONTRACT SERVICES – ADDITIONAL; COMPENSATION SCHEDULE

THIS FIRST AMENDMENT TO AGREEMENT is made and entered into this 20th day of January, 2026, by and between the City of Hollister, California, a municipal corporation (“City”), and Development & Public Finance, LLC, (“Contractor”).

WHEREAS, City and Contractor have previously entered into an Agreement for Community Facilities District and Assessment District Services (“Agreement”) dated January 2nd, 2025;

WHEREAS, the scope of services described in section 2 of the Agreement includes services for the preparation of documents to fulfill the requirements for Annual CFD Reports, Annual Levies, and miscellaneous development annexations;

WHEREAS, it is understood by City and Contractor that it may be necessary for Contractor to perform or secure the performance of services other than Basic Services (“Additional Services”);

WHEREAS, section 3 of the Agreement requires City and Contractor to agree in writing to any Additional Services and attach those agreed upon Additional Services to the Agreement as Exhibit D – Scope of Contractor Services – Additional; Compensation Schedule;

WHEREAS, on December 15, 2025, Contractor provided City with a proposal for Additional Services which include preparing documents to fulfill the requirements for Annual CFD Reports and CFD Annexation Services (Attachment 1) through June 30, 2026; and

WHEREAS, City and Contractor desire to amend said Agreement to provide for these Additional Services and extend the expiration date of the contract to June 30, 2026.

NOW, THEREFORE, the parties hereto, in consideration of the mutual covenants hereinafter recited, agree as follows:

1. The first paragraph of Section 5 “Compensation; Retention” of the Agreement is amended and restated as follows: “Contractor shall be compensated for services rendered to City pursuant to this Agreement periodically in the amounts, manner and in accordance with the applicable payment schedule as set for forth in EXHIBIT “B” entitled “COMPENSATION” as determined by the rates listed in ATTACHMENT “A” or section 3 of EXHIBIT “D” entitled “Cost Proposal.” In the event of a conflict between the terms in EXHIBIT “B” and EXHIBIT “D”, the terms of EXHIBIT “D” shall control.
2. Section 18 “Term; Termination” of the Agreement is amended and restated as follows: “The term of this Agreement shall commence upon the date of this Agreement and shall terminate upon the expiration of the services described in Exhibit D “Additional Services to the Agreement – Scope of Contract Services –

Additional; Compensation Schedule.” Notwithstanding the foregoing, City may, in its sole discretion, terminate this Agreement at any time and for any reason whatsoever by giving at least ten (10) days prior written notice of such termination to Contractor. In this latter event, Contractor shall be entitled to compensation for all services rendered and work performed for City to the date of such termination.”

3. Exhibit D, “Additional Services to the Agreement – Scope of Contract Services – Additional; Compensation Schedule” of the Agreement is amended and replaced in its entirety with Attachment 1 to this Amendment.
4. Except as herein amended, the Agreement dated January 2, 2025, shall remain in full force and effect.

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Attachment 1

Exhibit “D”

Additional Services to the Agreement – Scope of Contract Services – Additional; Compensation Schedule

Scope of Work

The services performed by our firm will be defined as follows:

- Preparation of annual CFD reports (CFD No. 2, CFD No. 4 & CFD No. 5)
 - Annual Parcel Tax Reports (AB 2109 Reports) for CFD No. 2, CFD No. 4 and CFD No. 5
 - Bond Accountability Act Annual Reports (SB 165 Reports) for CFD No. 2, CFD No. 4 and CFD No. 5
 - Annual CFD Reports for CFD No. 2, CFD No. 4 and CFD No. 5

- Annex development projects into CFD No. 4 and CFD No. 5

Cost Proposal

Our firm assumes that data and source documents will be made available on a timely basis to allow us to meet all requirement reporting and submission schedules. We have also assumed the reasonable and timely review of deliverables provided to City staff. The following table shows our **not to exceed** budget for the requested tasks.

Summary of Scope & Budget	Budget	Developer Initial
Task 1: Annual CFD Reports		
- Annual Parcel Tax Reports (AB 2109 Reports) - Bond Accountability Act Annual Reports - Annual CFD Reports	\$ 15,000	
Task 2: CFD Annexation Services (i)		
- CFD No. 4 Annexations (ii) - CFD No. 5 Annexations (iii)	\$ 20,000	
Communication & Meetings		
- Communicate with City staff and Developer via email correspondence, phone calls and meetings as necessary	Included Below	
Total	\$ 35,000	

(i) Assumes 2 to 3 annexations by June 30, 2026.

(ii) Cost of \$5,000 or \$2,200 per annexation.

(iii) Cost of \$2,200 per annexation.