

## SETTLEMENT AGREEMENT

### 1. INTRODUCTION

**1.1 The Parties.** This Settlement Agreement is entered into by and between Ramy Eden (“Eden”) and Yasir, Inc. (“Yasir”). Eden and Yasir are collectively referred to as the “Parties.” Eden claims he is an individual who resides in the State of California and seeks to promote awareness of exposures to toxic chemicals and to improve human health by reducing or eliminating hazardous substances present at commercial establishments as well as those contained in consumer products. Eden alleges that Yasir is a person in the course of doing business for purposes of the Safe Drinking Water and Toxic Enforcement Act of 1986, Health & Safety Code § 25249.6, et seq. (“Proposition 65”).

**1.2 General Allegations.** Eden alleges that without first providing individuals the health hazard exposure warning required by Proposition 65, Yasir has exposed individuals to the chemical unleaded gasoline at the Subject Location (defined in Section 1.3 below). Unleaded gasoline is listed pursuant to Proposition 65 as a chemical known to the State of California to cause cancer.

**1.3 Description of Subject Location.** The location covered by this Settlement Agreement is the service station located at 820 Birmingham Dr., Cardiff, California.

**1.4 Notice of Violation.** On January 25, 2023, Eden served Yasir and various public enforcement agencies with an amended notice of violation which was assigned Attorney General Number 2023-00241—which amended notice of violation amended the December 21, 2022 initial notice of violation that Eden served upon Yasir. The notices of violation alleged that Yasir was in violation of California Health & Safety Code § 25249.6, for failing to provide the requisite warnings to customers and other individuals who came onto the premises of the Subject Location. No public enforcer has diligently prosecuted the allegations set forth in the notices of violation.

**1.5 No Admission.** Yasir denies the material, factual, and legal allegations contained in the notices of violation and maintains that, to the best of its knowledge, the Subject Location has been, and presently is, in compliance with all laws. Nothing in this Settlement Agreement shall be construed as an admission by any of Yasir of any fact, finding, conclusion, issue of law, or violation of law; nor shall compliance with this Settlement Agreement constitute or be construed as an admission by Yasir of any fact, finding, conclusion, issue of law or violation of law, such being specifically denied by Yasir. However, this section shall not diminish or otherwise affect the obligations, responsibilities and duties under this Settlement Agreement. Notwithstanding the

allegations in the notices of violation, Yasir maintains that it has not violated Proposition 65.

**1.6 Effective Date.** For purposes of this Settlement Agreement, the term “Effective Date” shall mean the date seven (7) days following the date this Settlement Agreement is fully executed by the Parties..

## **2. INJUNCTIVE RELIEF: WARNINGS**

**2.1 Clear and Reasonable Warning.** As of the Effective Date, and continuing thereafter, a clear and reasonable exposure warning as set forth in this § 2.1 must be provided at the Subject Location so long as Yasir is doing business there and the law has not been changed. Provided the warning below is currently compliant with California law, the warning shall consist of the following text:

**2.2 WARNING:** Breathing the air in this area or skin contact with petroleum products can expose you to chemicals including benzene, motor vehicle exhaust and carbon monoxide, which are known to the State of California to cause cancer and birth defects or other reproductive harm. Do not stay in this area longer than necessary. For more information go to [www.P65Warnings.ca.gov/service-station](http://www.P65Warnings.ca.gov/service-station)

**2.3** The word “**WARNING:**” shall be in all capital letters and in bold font, followed by a colon. The warning symbol to the left of the word “**WARNING:**” shall be a black exclamation point in a yellow equilateral triangle with a black outline. The symbol must be in a size no smaller than the height of the words “**WARNING:**” and “**ADVERTENCIA:**”.

**2.4** The warning shall be posted on a sign at each gas pump at the Subject Location and the warning must be printed in no smaller than 22-point type and be enclosed in a box. If other signage at the Subject Location is provided for the public in a language other than English, the warning must be provided in English and that other language.

**2.5 Compliance with Warning Regulations.** The Parties agree that Yasir shall be deemed to be in compliance with this Settlement Agreement by either adhering to § 2.1 of this Settlement Agreement or by providing warnings that comply with Health and Safety Code § 25249.6 or by complying with warning requirements adopted by the State of California’s Office of Environmental Health Hazard Assessment (“OEHHA”) after the Effective Date.

## **3. PENALTIES PURSUANT TO HEALTH & SAFETY CODE § 25249.7(b)**

Pursuant to California Health and Safety Code § 25249.7(b)(2), and in settlement of all the claims alleged in the Notices or referred to in this Settlement Agreement, Yasir shall pay **THREE THOUSAND DOLLARS (\$3,000.00)** as a Civil Penalty in accordance with this Section. The Civil Penalty payment shall be allocated in accordance with California Health & Safety Code §§ 25249.12(c)(1) and (d), with 75% of the Penalty remitted to OEHHA and the remaining 25% of the Penalty remitted to Eden. The Civil Penalty payments shall be

delivered to the addresses identified in § 3.2, below.

**3.1 Date for Payment of Civil Penalty.** Within seven (7) days of the Effective Date, Yasir shall issue two separate checks for the Civil Penalty payment: one check made payable to “OEHHA” in the amount of TWO THOUSAND TWO HUNDRED AND FIFTY (**\$2,250.00**); and one check made payable to (b) “Ramy Eden” in the amount of SEVEN HUNDRED AND FIFTY (**\$750.00**). The Civil Penalty payment(s) shall be delivered to the addresses identified in § 3.2, below.

**3.2 Payment Procedures.**

**(a) Issuance of Payments.** Payments shall be delivered as follows:

(i) The payment owed to Eden, pursuant to § 3 shall be delivered to the following payment address:

Jarrett S. Charo  
Jarrett Charo APC  
4079 Governor Dr., No. 1018  
San Diego, CA 92122

(ii) The payment owed to OEHHA pursuant to § 3 shall be delivered directly to OEHHA (Memo Line “Prop 65 Penalties”) at the following addresses:

For United States Postal Service Delivery:  
Mike Gyurics  
Fiscal Operations Branch Chief  
Office of Environmental Health Hazard Assessment  
P.O. Box 4010  
Sacramento, CA 95812-4010

For Non-United States Postal Service Delivery:  
Mike Gyurics  
Fiscal Operations Branch Chief  
Office of Environmental Health Hazard Assessment  
1001 I Street  
Sacramento, CA 95814

**(b) Copy of Payments to OEHHA.** Yasir agrees to provide Eden’s counsel with a copy of the check payable to OEHHA, simultaneous with its penalty payment to Eden, which copy shall be delivered to the address provided in § 3.2(a)(i), as proof of payment to OEHHA.

**(c) Tax Documentation.** Yasir may, at its option provide a completed IRS 1099 for its payments to, and Eden agrees to provide IRS W-9 forms for, each of the following payees under this Settlement Agreement:

- (i) “Ramy Eden” whose address and tax identification number shall be provided within five (5) days after this Settlement Agreement is fully executed by the Parties;
- (ii) “Jarrett Charo APC” (EIN: 84-2408511) at the address provided in Section 3.2(a)(i); and
- (iii) “Office of Environmental Health Hazard Assessment” (EIN: 68-0284486) 1001 I Street, Sacramento, CA 95814.

#### **4. REIMBURSEMENT OF FEES AND COSTS**

The Parties acknowledge that Eden and his counsel offered to reach preliminary agreement on the material terms of this dispute before reaching terms on the amount of fees and costs to be reimbursed to them. The Parties thereafter reached an accord on the compensation due to Eden and his counsel under general contract principles and the private attorney general doctrine and principles codified at California Code of Civil Procedure § 1021.5, for all work performed through the settlement of this matter. Under these legal principles, Yasir shall reimburse Eden’s counsel for fees and costs incurred as a result of investigating and bringing this matter to Yasir attention, and negotiating a settlement in the public interest. Within seven (7) days of the Effective Date, Yasir shall issue one check payable to “Jarrett Charo APC” in the amount of **SIXTEEN THOUSAND DOLLARS (\$16,000)** and deliver it to the address identified in § 3.2(a)(i), above.

#### **5. RELEASE OF ALL CLAIMS**

**5.1 Release of Yasir and all affiliated entities.** This Settlement Agreement is a full, final and binding resolution between Eden, acting on his own behalf and ~~in the public interest, and~~ Yasir for 1) any violation of Proposition 65; or 2) any and all other claims Eden may have against Yasir either related or unrelated to Proposition 65; that were or could have been asserted by Eden or on behalf of his past and current agents, representatives, attorneys, successors, and/or assigns (“Releasers”) against Yasir and its respective parents, subsidiaries, assigns, predecessors, successors, affiliated entities, directors, officers, shareholders, members, marketplaces, employees, agents, and attorneys (“Releasees”), based on 1) the alleged failure to warn about exposures to listed chemicals under Proposition 65 at the Subject Location up through the Effective Date, as alleged in the notices of violation or 2) any and all other claims Eden may have against Yasir either related or unrelated to Proposition 65.

Compliance with the terms of this Settlement Agreement constitutes compliance with Proposition 65 with respect to exposures to the listed chemicals at the Subject Location, as set forth in the notices of violation.

**5.2 Yasir's Release of Eden.** Yasir, on behalf of itself, its past and current agents, representatives, attorneys, successors and/or assignees, hereby waive any and all claims against Eden, his attorneys and other representatives, for any and all actions taken or statements made (or those that could have been taken or made) by Eden and/or his attorneys and other representatives, whether in the course of investigating claims, otherwise seeking to enforce Proposition 65 against them in this matter, or with respect to the Subject Location.

**5.3 California Civil Code § 1542.** It is possible that other claims not known to the Parties arising out of the facts alleged in the notices of violation and relating to alleged violations of Proposition 65 at the Subject Location will develop or be discovered. Eden on behalf of himself only, on one hand, and Yasir, on the other hand, acknowledge that this Settlement Agreement is expressly intended to cover and include all such claims up through the Effective Date, including all rights of action therefor. The Parties acknowledge that the claims released in §§ 5.1 and 5.2, above, may include unknown claims, and nevertheless waive California Civil Code § 1542 as to any such unknown claims. California Civil Code § 1542 reads as follows:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER, WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

Eden, and Yasir each acknowledge and understand the significance and consequences of this specific waiver of California Civil Code § 1542.

**5.5. Intentionally Deleted.**

**6. SEVERABILITY**

If, subsequent to the execution of this Settlement Agreement, any of the provisions of this Settlement Agreement are deemed by a court to be unenforceable, the validity of the enforceable provisions remaining shall not be adversely affected but only to the extent the deletion of the provision deemed unenforceable does not materially affect, or otherwise result in the effect of the Settlement Agreement being contrary to the intent of the Parties in entering into this Settlement Agreement.

**7. GOVERNING LAW**

The terms of this Settlement Agreement shall be governed by the law of the State of California and apply

within the State of California.

**8. NOTICES**

Unless specified herein, all correspondence and notices required to be provided pursuant to this Settlement Agreement to any Party shall be in writing and personally delivered or sent to that Party—via: (i) first-class registered or certified mail with return receipt requested; or (ii) overnight or two-day courier—at the following addresses:

For Eden:

Jarrett S. Charo  
Jarrett Charo APC  
4079 Governor Drive, No. 1018  
San Diego, CA 92122

For Yasir:

CARDIFF VALERO  
ATTN: YASIR BALLO  
820 BIRMINGHAM DRIVE,  
CARDIFF, CA 92007  
With a copy to (which shall not

constitute notice)

Steven A. Elia  
Elia Law Firm APC  
2221 Camino Del Rio South, Suite 207  
San Diego, CA 92108

Either party, from time to time, may specify in writing to the other party a change of address to which all notices and other communications shall be sent.

**9. COUNTERPARTS: SIGNATURES**

This Settlement Agreement may be executed in counterparts and by facsimile, .pdf signature, or DocuSign signature, each of which shall be deemed an original, and all of which, when taken together, shall constitute one and the same document.

**10. COMPLIANCE WITH HEALTH & SAFETY CODE § 25249.7(f)**

Eden agrees to comply with the reporting requirements referenced in California Health & Safety Code § 25249.7(f).

**11. MODIFICATION**

This Settlement Agreement may be modified only by a written agreement of the Parties.

**12. ENTIRE AGREEMENT**

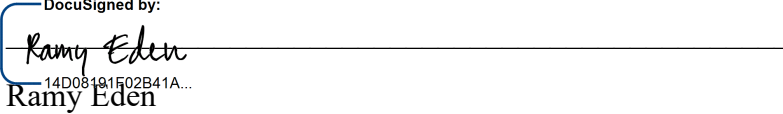
This Settlement Agreement contains the sole and entire agreement of the Parties and any and all prior negotiations and understandings related hereto shall be deemed to have been merged within it. No representations or terms of agreement other than those contained herein exist or have been made by any Party with respect to the other Party or the subject matter hereof.

**13. AUTHORIZATION**

The undersigned are authorized to execute this Settlement Agreement and have read, understood, and agree to all of the terms and conditions contained of this Settlement Agreement.

**Agreed and accepted:**

Date: 4/18/2023

By:    
14D08191F02B41A...  
Ramy Eden

**Agreed and accepted:**

Date:

By:    
YASIR, INC.  
777D0B5831974A8...

Printed name and title: Jack Ballo, President On behalf of Yasir, Inc.