

SETTLEMENT AGREEMENT

1. INTRODUCTION

1.1 The Parties. This Settlement Agreement is entered into by and between Ramy Eden (“Eden”) and Rana Real Estate LLC, Rana Lindhurst Petro LLC, including each of their past, present, and future parents, subsidiaries, affiliates, successors, and assigns (collectively “Rana”). Eden and Rana are collectively referred to as the “Parties,” and each individually as a “Party.” Eden alleges that Rana is, and Rana denies that it 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”). Rana alleges that Rana Lindhurst Petro LLC, although not named in the Court Action (defined below), is the operator of the Subject Location and the Parties agree to include Rana Lindhurst Petro LLC in this Agreement to ensure a full and final resolution of all claims that could be asserted under Proposition 65 relating to the Subject Location. Rana further alleges that Rana Real Estate LLC is not an operator of the Subject Location but owns the land underneath the Subject Location.

1.2 General Allegations. Eden alleges: Rana exposed individuals to the chemical unleaded gasoline at the service station located at 5380 Lindhurst Ave. in Marysville, California without first providing individuals the health hazard exposure warning required by Proposition 65. Unleaded gasoline is listed pursuant to Proposition 65 as a chemical known to the State of California to cause cancer. Rana denies these allegations.

1.3 Description of Subject Location. The location covered by this Settlement Agreement is the entire property, including but not limited to the service station and car wash located at 5380 Lindhurst Ave. in Marysville, California (“Subject Location”).

1.4 Notice of Violation and Court Action. On October 31, 2023, Eden served Rana Real Estate LLC and various public enforcement agencies with a notice of violation regarding the Subject Location which was assigned Attorney General Number 2023-03387 (“Notice”). The Notice alleged that Rana Real Estate LLC 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. To date, no public enforcer has diligently prosecuted the allegations set forth in the Notice. On or around July 26, 2024, Plaintiff filed a court complaint in the Superior Court of the State of California, County of Yuba, against Rana Real Estate LLC alleging that it failed to provide the requisite warnings to customers and other individuals who came onto the premises of the Subject Location (“Complaint”). This court action was assigned court case number

CVCV24-00977 (“Court Action”). After filing the Court Action, Eden learned that Rana Lindhurst Petro LLC—while not named as a defendant in the Court Action—is the entity operating at the Subject Location. On May 23, 2025, Eden served Rana Real Estate LLC, Rana Lindhurst Petro LLC, and various public enforcement agencies with an amended notice of violation regarding the Subject Location which was assigned Attorney General Number 2025-01661 (“Amended Notice”). The Amended Notice alleged that Rana Real Estate LLC and Rana Lindhurst Petro LLC were 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. To date, no public enforcer has diligently prosecuted the allegations set forth in the Amended Notice. While Rana Lindhurst Petro LLC was not named as a defendant in the Court Action, it is included in this Settlement Agreement and the release of claims herein.

1.5 Rana denies the allegations contained in the Notice and Amended Notice and the Complaint, and denies that the Notice met the requisite statutory requirements.

1.6 No Admission. As stated above, Rana denies the material, factual, and legal allegations contained in the Notice, the Amended Notice, and Complaint and maintains that, to the best of its knowledge, the Subject Location has been, and is, in compliance with all laws. Nothing in this Settlement Agreement shall be construed as an admission by Rana 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 Rana of any fact, finding, conclusion, issue of law or violation of law, such being specifically denied by Rana. However, this section shall not diminish or otherwise affect the obligations, responsibilities and duties under this Settlement Agreement. Notwithstanding the allegations in the Notice and Amended Notice, Rana maintains that it has not violated Proposition 65. This Agreement is a compromise and settlement of disputed claims and is entered into solely to avoid the time, uncertainty, and expense of continued litigation.

1.7 Effective Date. The term “Effective Date” shall mean the later of the date on which the Court approves this Settlement Agreement.

2. INJUNCTIVE RELIEF: WARNINGS

2.1 Clear and Reasonable Warning. As of the Effective Date, and continuing thereafter so long as Rana Lindhurst Petro LLC operates a service station at the Subject Location, Rana Lindhurst Petro LLC shall continue to display a clear and reasonable exposure warning as set forth in this § 2.1. Moreover, to the extent that on or after the Effective Date Rana Real Estate LLC operates a service station at the Subject Location, it

shall display a clear and reasonable exposure warning as set forth in this § 2.1. The warning shall consist of the following text:

 **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

The words “**WARNING**” shall be in all capital letters and in bold font, followed by a colon. The warning symbol to the left of the words “**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**”.

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.

2.2 Compliance with Warning Regulations. The Parties agree that Rana shall be deemed to remain in compliance with this Settlement Agreement by either adhering to § 2.1 of this Settlement Agreement, providing warnings that comply with Health and Safety Code § 25249.6, or complying with any applicable requirements, rules, or regulations, including those 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 Notice, Amended Notice, or referred to in this Settlement Agreement, Rana Real Estate LLC and Rana Lindhurst Petro LLC (together, the “Rana Entities”) shall collectively pay a total of \$2,500.00 (two thousand five hundred dollars) 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. The Civil Penalty payment shall be deemed made on behalf of both Rana Entities, and its payment shall not be construed as an admission of liability by either of the Rana Entities.

3.1 Date for Payment of Civil Penalty. Within three (3) days of the later of the Effective Date or receipt of IRS W-9 forms for Eden and OEHHA, the Rana Entities shall collectively issue two separate payments for the Civil Penalty payment: one payment made by check payable to “OEHHA” in the amount of \$1,875 (one thousand eight hundred seventy five dollars); and one check made payable to (b) “Ramy Eden” in the amount of \$625.00 (six hundred twenty five dollars). Each of the Civil Penalty payments shall be delivered to the addresses identified in § 3.2, below. The Rana Entities shall be jointly and severally liable for these payments.

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 address set forth in Eden’s IRS Form W-9.

(ii) The Civil Penalty payment owed to OEHHA shall be delivered directly to OEHHA (Memo Line “Prop 65 Penalties”) at one of the following addresses (depending on whether delivery is made via United States Postal Service or a different courier):

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 Payment to OEHHA. Rana agrees to provide Eden’s counsel with a copy of the check payable to OEHHA, simultaneous with its penalty payments to Eden, which copy shall be delivered to the address provided in § 8(a), as proof of payment to OEHHA.

(c) Tax Documentation. 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 three (3) business days after this Settlement Agreement is fully executed

by the Parties;

- (ii) “Jarrett Charo APC” (EIN: 84-2408511) at the address provided in Section 8(a);
and
- (iii) “Office of Environmental Health Hazard Assessment” (EIN: 68-0284486) 1001 I Street, Sacramento, CA 95814.

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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. This reimbursement is made solely as part of a negotiated settlement and shall not be construed as a concession or finding that any attorney’s fees or costs would otherwise be recoverable. Under these legal principles, the Rana Entities shall collectively reimburse Eden’s counsel for fees and costs incurred as a result of investigating and bringing this matter to their attention and negotiating a settlement in the public interest in the total amount of \$10,000.00 (ten thousand dollars). Within three (3) days of the later of the Effective Date or receipt of the IRS W-9 form for Jarrett Charo APC, the Rana Entities shall collectively issue one check payable to “Jarrett Charo APC” in the amount of \$10,000.00 (ten thousand dollars) and deliver it to the address identified in § 8(a), below. The Rana Entities shall be jointly and severally liable for this payment.

5.1 Release of Rana and affiliated entities. This Settlement Agreement is a full, final and binding resolution between Eden, acting solely on his own behalf, and Rana of any violation of Proposition 65 that was or could have been asserted by Eden or on behalf of his past and current agents, representatives, attorneys, successors, and/or assigns (“Releasers”) against Rana and its respective parents, subsidiaries, assigns, predecessors, successors, affiliated entities, directors, officers, members, marketplaces, employees, agents, and attorneys (“Releasees”), based on the alleged failure to warn about exposures to unleaded gasoline under Proposition 65 at the Subject Location up through the Effective Date, as alleged in the Notice, Amended Notice, and/or Complaint. Compliance with the terms of this Settlement Agreement constitutes compliance with

Proposition 65 with respect to exposures to unleaded gasoline at the Subject Location, as set forth in the Notice, Amended Notice, and/or Complaint. Releasors hereby waive any and all claims against Releasees, for any and all actions taken or statements made (or those that could have been taken or made) by Releasees, relating to enforcement of Proposition 65 concerning exposure to Unleaded Gasoline (Wholly Vaporized) at the Subject Location.

5.2 Release of Eden. Rana on its own behalf and on behalf of 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 Notice and/or Amended Notice 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 Rana, 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 Rana each acknowledge and understand the significance and consequences of this specific waiver of California Civil Code § 1542.

5.4. Public Benefit. It is Rana's understanding that the commitments it has agreed to herein, and actions to be taken by it under this Settlement Agreement, would confer a significant benefit to the general public, as set forth in California Code of Civil Procedure § 1021.5 and California Code of Regulations tit. 11, § 3201. As such, it is the intent of Rana that to the extent any other private party initiates an action alleging a violation of Proposition 65 with respect to Rana's alleged failure to provide Proposition 65 service station warnings at the

Subject Location, such private party action would not confer a significant benefit on the general public as to the Subject Location addressed in this Settlement Agreement, provided that Rana is in material compliance with this Settlement Agreement.

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. In the event that Proposition 65 is repealed, preempted, or is otherwise rendered inapplicable or limited by reason of law generally, or as to unleaded gasoline, then Rana may seek modification of its warning obligations set forth in Section 2 of this Agreement by following the modification procedures set forth in Section 12 of this Agreement.

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) email; (ii) first-class registered or certified mail with return receipt requested; or (iii) overnight or two-day courier—at the following addresses:

(a). For Eden:

Jarrett S. Charo
Jarrett Charo APC
4079 Governor Drive, No. 1018
San Diego, CA 92122
jcharo@charolaw.com

(b). For Rana:

Shawn Dhillon
Real Estate Law Corporation
1001 G Street, Suite 300
Sacramento, CA 95814

shawn@realestatelawcorp.com

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), COURT APPROVAL, AND RETENTION OF JURISDICTION

Eden agrees to comply with the reporting requirements referenced in California Health & Safety Code § 25249.7(f). Eden shall file in the Court Action a motion for court approval of the Settlement Agreement. Pursuant to California Code of Civil Procedure section 664.6, the Parties hereby stipulate that the court, in the Court Action, shall retain jurisdiction over the Parties to enforce this Settlement Agreement. Should the Court not approve the Settlement Agreement and/or set aside the Default then the Settlement Agreement shall be void.

11. SATISFACTION OF FULL PAYMENT OBLIGATION PRECONDITION TO RELEASORS' RELEASE OF RELEASEES AND DISMISSAL OF THE COURT ACTION

Releasors' release of Releasees set forth in Section 5.1 above shall not become effective unless and until the payment obligations set forth in Sections 3 and 4 above are fully satisfied. Additionally, the Court Action shall not be dismissed unless and until the payment obligations set forth in Sections 3 and 4 above are fully satisfied. Within three (3) days of the full satisfaction of the payment obligations under Sections 3 and 4 above, Eden shall cause to be filed a request for dismissal of the Complaint, with prejudice and provide Rana with written confirmation of full satisfaction of all obligations under this Agreement.

12. MODIFICATION

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

13. MUTUAL NON-DISPARAGEMENT.

The Parties agree not to make any disparaging or false statements, orally or in writing, regarding the other Party or any of its related entities or representatives, including in any public forum or private communications with third parties

14. ENTIRE AGREEMENT

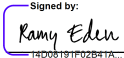
This Settlement Agreement contains the sole and entire agreement of the Parties and any and all prior negotiations and understandings related hereto shall be deemed to have been merged within it. No representations or terms of agreement other than those contained herein exist or have been made by any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

15. AUTHORIZATION

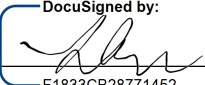
The undersigned are authorized to execute this Settlement Agreement and have read, understood, and agree to each of the terms and conditions contained of this Settlement Agreement.

Agreed and accepted:

Date: 8/14/2025

By:  Signed by: Ramy Eden
F1833CB28771452...
Ramy Eden

Agreed and accepted:

Date: 8/7/2025
By:  DocuSigned by: F1833CB28771452...
Jasvir Rana, Managing Member
On behalf of Rana Real Estate LLC

Agreed and accepted:

Date: 8/14/2025
By:  DocuSigned by: Rohit Rana
285907DCBBD9467...
Rohit Rana, Managing Member
On behalf of Rana Lindhurst Petro LLC