

RECORDING REQUESTED BY, AND WHEN RECORDED RETURN TO:

Ramrod Senior Housing, Inc.
c/o Hart Kienle Pentecost
Attn: Ronald J. Thommarson
4 Hutton Centre Drive, Suite 900 Santa
Ana, CA 92707

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

APN: 0269-232-10

SECOND AMENDMENT TO REGULATORY AGREEMENT

This Second Amendment to Regulatory Agreement ("Second Amendment") is made and entered into this as of April 14, 2026, by and between RAMROD SENIOR HOUSING, INC., a California nonprofit public benefit corporation ("Ramrod"), and the CITY OF RIALTO, a California municipal corporation, as successor agency to the Redevelopment Agency of the City of Rialto ("City"). Ramrod and the City are referred to individually as a "Party" and collectively as the "Parties."

RECITALS

This Second Amendment is made with reference to the following facts. Capitalized terms not otherwise defined herein have the meanings given to them in the Regulatory Agreement (as defined below).

- A. Ramrod is the owner of that certain real property located in the City of Rialto, County of San Bernardino, State of California, identified by Assessor's Parcel Number 0269-232-10, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Ramrod Property").
- B. Ramrod operates a mobile home park (the "Park") at the Ramrod Property for the benefit of low to moderate income senior citizens.
- C. Ramrod and the Redevelopment Agency of the City of Rialto entered into that certain Regulatory Agreement, recorded on July 24, 1996 as Document No. 1996-0265711 in the Official Records of the County of San Bernardino (the "Regulatory Agreement"), which encumbers the Ramrod Property.
- D. Ramrod and the City (as successor agency to the Redevelopment Agency of the City of Rialto) entered into that certain Amendment to Regulatory Agreement, recorded on May 1, 2017 as Document No. 2017-0180339 in the Official Records of the County of San Bernardino (the "First Amendment"), which increased the minimum required age of residents residing in the mobile home park from 55 years of age to 60 years of age, and the minimum age for a spouse to 45 years of age.
- E. Ramrod now desires to further amend the Regulatory Agreement to increase the minimum age for a spouse of a qualifying resident from forty-five (45) years of age to fifty (50) years of age.
- F. The City is willing to consent to the amendment to the Regulatory Agreement to reflect the new minimum age requirements for spouses of qualifying residents.

G. This Second Amendment to increase the minimum age requirement for a spouse of a qualifying resident from forty-five (45) years of age to fifty (50) years of age is not intended to, and shall not, give rise to an independent basis for the eviction of any spouse who is above forty-five (45) years of age but below the new minimum age requirement of fifty (50) years of age.

H. The Parties desire to execute and record this Second Amendment to effectuate the foregoing.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the foregoing recitals, which recitals are incorporated herein by reference, and for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the mutual covenants contained herein, the Parties agree to further amend the Regulatory Agreement and First Amendment as follows:

1. The Parties hereby agree that Section 4(b)(ii) of the Regulatory Agreement, as previously amended by the First Amendment, shall be deleted in their entirety and replaced with the following language:

“50 years of age or older and a spouse of a resident who is 60 years of age or older. (In the event that the death of any qualified resident 60 years of age or older would otherwise disqualify any spouse because such person is not 60 years of age or older, then such spouse shall remain qualified to reside within the park.)”

2. Exception for Current Residents: Section 4.5 of the Regulatory Agreement, entitled “Rights of Tenants Existing at Time of Amendment Approval,” shall be amended in its entirety as follows:

“4.5 Rights of Tenants Existing at Time of Amendment Approval.

(a) The parties amended the Regulatory Agreement pursuant to an amendment dated March 13, 2017, which changed the age requirements in Sections 4(b)(i) and 4(b)(ii) of the Regulatory Agreement (“Amendment No. 1”). The parties further changed such age requirements in Section 4(b)(ii) by amending the Regulatory Agreement pursuant to a second amendment dated April 14, 2026 (“Amendment No. 2”).

(b) Notwithstanding anything to the contrary, Sections 4(b)(i) and 4(b)(ii), as amended by Amendment No. 1 and Amendment No. 2, shall not prohibit current residents from residing in the Park in the following situations:

(i) Where the current resident complied with the requirements of Sections (4)(b)(i) or (4)(b)(ii) of the Regulatory Agreement as such sections existed prior to the date of Amendment No. 1.

(ii) Where the current resident complied with the requirements of Sections (4)(b)(i) or (4)(b)(ii) of the Regulatory Agreement as such sections existed after the date of Amendment No. 1 but prior to the date of Amendment No. 2.

Accordingly, any current resident who qualified under the requirements as described above shall not be evicted or otherwise lose the right to continue residing within the Park solely by reason of Amendment No. 1 or Amendment No. 2.”

3. Continued Effect. Except as expressly modified herein, all other terms and conditions of the Regulatory Agreement and the First Amendment shall remain unmodified and in full force and effect.
4. Counterparts. This Second Amendment may be executed in multiple counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.
5. Recordation. This Second Amendment shall be recorded in the Official Records of the County of San Bernardino, State of California, and shall become effective as of the date of such recordation.
6. Applicable Law. This Second Amendment shall be governed by and construed in accordance with the laws of the State of California.

[Signatures on following page.]

IN WITNESS WHEREOF, the Parties have caused this Second Amendment to be executed on the date(s) set forth below.

"SUCCESSOR AGENCY"

SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY
OF THE CITY OF RIALTO

By: _____
Name: _____
Title: _____
Date: _____

ATTEST:

By: _____
Name: _____
Title: _____
Date: _____

APPROVED TO FORM:

By: _____
Name: _____ Title: _____
Legal counsel
Date: _____

"RAMROD"

RAMROD SENIOR HOUSING, INC.
A California nonprofit public benefit corporation

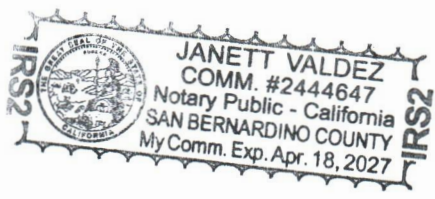
By: Sylvia M. van Olden
Name: SYLVIA M. VAN OLDEN
Title: SECRETARY / INTERIM CFO
Date: 3-18-26

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF San Bernardino) SS.

On March 18, 2026, before me, personally appeared Sylvia Maria Van Olden, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Place Notary Seal Above

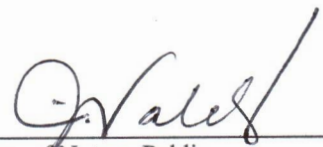
Signature 
Signature of Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION OF THE RAMROD PROPERTY

All that certain real property situated in the City of Rialto, County of San Bernardino, State of California, more fully described as follows:

PARCEL 1 OF PARCEL MAP 11701, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, PER PLAT RECORDED IN BOOK 143 OF PARCEL MAPS, PAGES 20 AND 21, IN THE RECORD OF SAID COUNTY.

(APN: 0269-232-10)

(End of Legal Description)