



**Department of
Cannabis Control**
CALIFORNIA

Gavin Newsom

Governor

Clint Kellum

Director

January 22, 2026

VIA EMAIL ONLY

3011 SR Ave., Inc. dba Doobie Nights
Damon Crain, Owner
damon@doobienights.com

Jeffrey A. Titus, Esq.
Law Offices of Jeffrey A. Titus
jaitken@sonic.net

**Re: 3011 SR Ave., Inc. dba Doobie Nights - Case No. DCC24-0000203-INV
Order Adopting Stipulated Settlement and Order as Final Decision**

Dear Messrs. Crain and Titus:

Pursuant to section 11415.60 of the Government Code, attached please find a copy of the Department of Cannabis Control's Order Adopting Stipulated Settlement and Order as the Final Decision in the above-referenced matter involving 3011 SR Ave., Inc. dba Doobie Nights.

The Department's Order and Final Decision will be effective today, January 22, 2026.

Pursuant to this Final Decision and its stipulated settlement, 3011 SR Ave., Inc. has waived any right to reconsideration or appeal in this matter and to receive a copy of the Decision and Order via certified, registered, or first-class mail.

Sincerely,

Douglas Smurr
Assistant General Counsel

Enclosure

**BEFORE THE
DEPARTMENT OF CANNABIS CONTROL
OF THE STATE OF CALIFORNIA**

11 In the Matter of the Citation Against:) CASE NO. DCC24-0000203-INV
12)
13 **3011 SR AVE., INC. dba DOOBIE NIGHTS;**)
DAMON CRAIN, OWNER;)
14)
15 3011 Santa Rosa Avenue, Suite A)
Santa Rosa, CA 95407)
16)
17 Cannabis Retailer License)
No. C10-0000656-LIC)
18)
19 Respondent.)
20)

19 Pursuant to Government Code section 11415.60, the Department of Cannabis Control
20 hereby adopts the attached Stipulated Settlement and Order as its Final Decision in this matter.

21 This Order and Final Decision shall become effective on January 22, 2026.

22 IT IS SO ORDERED, January 22, 2026.

Dale Brown

Douglas Smurr
Assistant General Counsel
FOR THE DEPARTMENT OF CANNABIS CONTROL

ROB BONTA
Attorney General of California
HARINDER K. KAPUR
Senior Assistant Attorney General
GREGORY M. CRIBBS
Supervising Deputy Attorney General
State Bar No. 175642
300 South Spring Street, Suite 1702
Los Angeles, CA 90013-1230
Telephone: (213) 269-6259
E-mail: Gregory.Cribbs@doj.ca.gov
Attorneys for Complainant

**BEFORE THE
DEPARTMENT OF CANNABIS CONTROL
OF THE STATE OF CALIFORNIA**

In the Matter of the Citation Against:

Case No. DCC24-0000203-INV

**3011 SR AVE., INC. dba DOOBIE NIGHTS;
3011 Santa Rosa Avenue, Suite A
Santa Rosa, CA 95407**

**STIPULATED SETTLEMENT OF
CITATION AND ORDER**

Cannabis – Retailer License Number
C10-0000656-LIC

Respondent.

IT IS HEREBY STIPULATED AND AGREED by and between the parties to the above-entitled proceedings that the following matters are true:

PARTIES

1. Jeff Merriman (Complainant) was the Deputy Director of the Compliance Division of the Department of Cannabis Control (Department). He brought the above-referenced action solely in his official capacity but has since left the Department. Evelyn Schaeffer is now the Deputy Director of the Compliance Division of the Department and now the Complainant in her official capacity and is represented in this matter by Rob Bonta, Attorney General of the State of

1 California, by Gregory M. Cribbs, Supervising Deputy Attorney General.

2 2. 3011 SR Ave., Inc. dba Doobie Nights (Respondent) is represented in this proceeding
3 by attorney Jeffrey A. Titus, Esq. of the Law Offices of Jeffrey A. Titus, whose address is: P.O.
4 Box 6772, Santa Rosa, California 95406. Respondent is acting in this proceeding through its
5 owner, Damon Crain, who has been designated and authorized by Respondent to enter into this
6 Stipulated Settlement of Citation and Order on behalf of Respondent (hereinafter, "Authorized
7 Representative").

8 3. On or about November 18, 2019, the Department issued Cannabis – Retailer License
9 Number C10-0000656-LIC to Respondent. The Cannabis – Retailer License was in full force and
10 effect at all times relevant to the violations cited in Citation No. DCC24-0000203-INV, and will
11 expire on November 17, 2026, unless renewed.

12 **JURISDICTION**

13 4. Citation No. DCC24-0000203-INV was filed before the Department and is currently
14 pending against Respondent. The Citation and all other statutorily required documents were
15 properly served on Respondent on January 30, 2024. Respondent timely filed its request for a
16 hearing contesting the Citation.

17 5. A true and correct copy of Citation No. DCC24-0000203-INV is attached as Exhibit 1
18 and incorporated herein by reference.

19 **ADVISEMENT AND WAIVERS**

20 6. Respondent, through its Authorized Representative, has carefully read, fully
21 discussed with counsel, and fully understands the violations found in Citation No. DCC24-
22 0000203-INV. Respondent, through its Authorized Representative, and its current and former
23 owners of record have also carefully read, fully discussed with counsel, and fully understand the
24 effects of this Stipulated Settlement of Citation and Order.

25 7. Respondent, through its Authorized Representative, is fully aware of its legal rights in
26 this matter, including the right to a hearing on the charges and findings in the Citation; the right to
27 confront and cross-examine the witnesses against it; the right to present evidence and to testify on
28 its own behalf; the right to the issuance of subpoenas to compel the attendance of witnesses and
the production of documents; the right to reconsideration and judicial review of an adverse

decision; and all other rights accorded by the California Administrative Procedure Act and other applicable laws.

8. Respondent, through its Authorized Representative, is fully aware of its legal rights to receive a copy of the Decision and Order via certified, registered, or first-class mail. Respondent agrees to receive a copy of the Decision and Order in this matter via email at the following email addresses: damon@doobienights.com and jaitken@sonic.net.

9. Respondent, through its Authorized Representative, voluntarily, knowingly, and intelligently waives and gives up each and every right set forth above.

CULPABILITY

10. Respondent understands and agrees that the findings in Citation No. DCC24-0000203-INV, if proven at hearing, constitute cause for imposing an administrative fine against Respondent.

11. For the purpose of resolving this Citation without the expense and uncertainty of further proceedings, Respondent agrees that, at a hearing, Complainant could establish a factual basis for the findings in the Citation, and that Respondent gives up its right to contest those findings.

12. Respondent agrees that it is subject to fines and agrees to be bound by the Department's imposition of an administrative fine and terms set forth in the Order below.

CONTINGENCY

13. This stipulation shall be subject to approval by the Department. Respondent understands and agrees that counsel for Complainant and the staff of the Department may communicate directly with the Department regarding this stipulated settlement, without notice to or participation by Respondent or its counsel. By signing the stipulation, Respondent understands and agrees that it may not withdraw its agreement or seek to rescind the stipulation prior to the time the Department considers and acts upon it. If the Department fails to adopt this stipulation as the Decision and Order, the Stipulated Settlement of Citation shall be of no force or effect, except for this paragraph, it shall be inadmissible in any legal action between the parties, and the Department shall not be disqualified from further action by having considered this matter.

14. The parties understand and agree that Portable Document Format (PDF) and facsimile copies of this Stipulated Settlement of Citation and Order, including PDF and facsimile signatures thereto, shall have the same force and effect as the originals.

15. This Stipulated Settlement of Citation and Order may be signed in any number of counterparts, each of which is an original and all of which taken together form one single document.

16. This Stipulated Settlement of Citation and Order is intended by the parties to be an integrated writing representing the complete, final, and exclusive embodiment of their agreement. It supersedes any and all prior or contemporaneous agreements, understandings, discussions, negotiations, and commitments (written or oral). This Stipulated Settlement of Citation and Order may not be altered, amended, modified, supplemented, or otherwise changed except by a writing executed by an authorized representative of each of the parties.

17. In consideration of the foregoing stipulations, the parties agree that the Department may, without further notice or formal proceeding, issue and enter the following Order:

ORDER

1. **WITHDRAWAL OF APPEAL.** Respondent's appeal of Citation No. DCC24-0000203-INV and request for an administrative hearing are deemed withdrawn and any further appeal is waived.

2. **PAYMENT OF FINE.** Respondent shall pay an administrative fine in the amount of five thousand dollars (\$5,000.00). The administrative fine shall be paid within thirty (30) days of the effective date of the Decision and Order.

3. **PAYMENT OF COSTS OF ENFORCEMENT.** Respondent shall pay to the Department costs associated with its investigation and enforcement pursuant to Business and Professions Code section 26031.5 in the amount of two thousand five hundred dollars (\$2,500.00). The cost payment shall be paid within thirty (30) days of the effective date of the Decision and Order.

4. The above referenced payments, in the form of a cashier's check, money order, personal or business check, shall be made as two separate payments and remitted by either of the following methods: (1) the Department of Cannabis Control's cash payment procedures; or, (2)

mailed to:

By U.S. Postal Service:
Department of Cannabis Control
Attn: Cashiers
P.O. Box 419106
Ranch Cordova, CA 95741-9106

By FedEx or UPS:
Department of Cannabis Control
Attn: Cashiers
2920 Kilgore Road
Rancho Cordova, CA 95670-9106

5. Failure to complete the payments, or comply with the terms of this Order shall constitute a separate violation pursuant to Business and Professions Code section 26031.5, subdivision (f) and California Code of Regulations, title 4, section 17804, subdivision (c), and subject the respondent to further administrative action by the Department, including revocation, suspension or non-renewal of Respondent's Cannabis – Retailer License No. C10-0000656-LIC, as well as denial of any other license sought.

6. Failure to complete the payments or comply with the terms of this Order shall also result in Respondent's immediate obligation and responsibility to pay the full fine amount for Citation No. DCC24-0000203-INV of one hundred thousand dollars (\$100,000.00) and the full amount of the Department's costs of investigation and enforcement pursuant to Business and Professions Code section 26031.5 in the amount of six thousand thirty-five dollars and fifty cents (\$6,035.50), less any partial payments received prior to the failure to complete payments or comply with the terms of this Order, and will result in enforcement of the Order in the Superior

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ACCEPTANCE

I have carefully read the Stipulated Settlement of Citation and Order and have fully discussed it with my attorney, Jeffrey A. Titus, Esq. I understand the stipulation and the effect it will have on my Cannabis – Retailer License No. C10-0000656-LIC. I enter into this Stipulated Settlement of Citation and Order voluntarily, knowingly, and intelligently, and agree to be bound by the Order of the Department of Cannabis Control.

DATED:

3011 SR AVE., INC. dba DOOBIE NIGHTS
By: DAMON CRAIN, AUTHORIZED
REPRESENTATIVE
Respondent

I have read and fully discussed with Respondent 3011 SR Ave. Inc. dba Doobie Nights, and its Authorized Representative Damon Crain, the terms and conditions and other matters contained in this Stipulated Settlement of Citation and Order. I approve its form and content.

DATED:

JEFFREY A. TITUS, ESQ.
Attorney for Respondent

ENDORSEMENT

The foregoing Stipulated Settlement of Citation and Order is hereby respectfully submitted for consideration by the Department of Cannabis Control.

DATED: January 9, 2026

Respectfully submitted,

ROB BONTA
Attorney General of California
HARINDER K. KAPUR
Supervising Deputy Attorney General

Gregory M. Cribbs
GREGORY M. CRIBBS
Supervising Deputy Attorney General
Attorneys for Complainant

ACCEPTANCE

I have carefully read the Stipulated Settlement of Citation and Order and have fully discussed it with my attorney, Jeffrey A. Titus, Esq. I understand the stipulation and the effect it will have on my Cannabis – Retailer License No. C10-0000656-LIC. I enter into this Stipulated Settlement of Citation and Order voluntarily, knowingly, and intelligently, and agree to be bound by the Order of the Department of Cannabis Control.

DATED: 1/9/2026

3011 SR AVE., INC. dba DOOBIE NIGHTS
By: DAMON CRAIN, AUTHORIZED
REPRESENTATIVE
Respondent

I have read and fully discussed with Respondent 3011 SR Ave. Inc. dba Doobie Nights, and its Authorized Representative Damon Crain, the terms and conditions and other matters contained in this Stipulated Settlement of Citation and Order. I approve its form and content.

DATED: 1/9/2026

~~JEFFREY A. TITUS, ESQ.~~
Attorney for Respondent

ENDORSEMENT

The foregoing Stipulated Settlement of Citation and Order is hereby respectfully submitted for consideration by the Department of Cannabis Control.

DATED: _____

Respectfully submitted,

ROB BONTA
Attorney General of California
HARINDER K. KAPUR
Supervising Deputy Attorney General

GREGORY M. CRIBBS
Supervising Deputy Attorney General
Attorneys for Complainant

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Exhibit 1 - Citation No. DCC24-0000203-INV



**Department of
Cannabis Control
CALIFORNIA**

Gavin Newsom

Governor

Nicole Elliott

Director

CITATION, FINE and ORDER OF ABATEMENT

Business and Professions Code, § 26031.5

California Code of Regulations, Title 4, §§ 17802-17804

Case Number: DCC24-0000203-INV

Date Issued	January 30, 2024
Issued To	3011 SR Ave., Inc suite A, dba Doobie Nights
Address of Service	3011 Santa Rosa Ave, Suite # A, Santa Rosa, CA 95407
Date and Method of Service	Certified Mail
License Number	C10-0000656-LIC

Business and Professions Code section 26031.5 provides the Department of Cannabis Control (Department) the statutory authority to issue a citation, including fines and orders of abatement, to a licensee or unlicensed person for any act or omission that violates or has violated any provision of the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA) or any regulation adopted pursuant thereto. You are being issued this citation for the following violations of MAUCRSA (Bus. & Prof. Code (BPC), § 26000 et seq.) and the Department's regulations. (Cal. Code Regs. (CCR), tit. 4, § 15000 et seq.)

VIOLATION	VIOLATION DATE(S)	AMOUNT OF FINE PER VIOLATION	TOTAL AMOUNT OF FINE FOR VIOLATION
1. Business and Professions Code section 26039.3; California Code of Regulations, title 4, section 17801.5, subdivision (g)	November 16, 19, 20, and 22, 2023. December 7, 2023	\$10,000	\$100,000

Violation 1.

CCR, title 4, section 17801.5, subdivision (g) prohibits a licensee or product owner from removing from embargo, selling, or disposing of any cannabis or cannabis products under embargo without written permission of the Department or a court. Each item removed, sold, or disposed of without written permission of the Department or a court constitutes a separate violation of the MAUCRSA.

On November 9, 2023, the Department placed cannabis products under embargo pursuant to BPC section 26039.3. The basis for placing these items under embargo was that the Department found or had probable cause to believe the cannabis or cannabis products were adulterated or the sale of the embargoed items would violate the MAUCRSA.

The Department issued an initial notice of embargo to 3011 SR Ave., Inc suite A, dba Doobie Nights (Licensee) on November 9, 2023, by email indicating that "SHARK BITE – PACIFIC CHEMISTRY" Pre-Rolls from METRC Batch No. 1A406030000465D000001314 were under embargo and could not be sold, disposed of, or removed without written permission from the Department or a court.

On January 9, 2024, Department staff conducted a review of Licensee's California Cannabis Track and Trace (CCTT) account, which reflected that Licensee had sold the embargoed product on November 16, 19, 20, and 22, of 2023 and on December 7, 2023. The Department did not authorize or approve Licensee to sell or dispose of the embargoed items, nor to remove the embargoed items from embargo. As a result, the Licensee failed to comply with the Department's November 9, 2023, embargo and violated the requirements of BPC section 26039.3 and CCR, title 4, section 17801.5, subdivision (g).

ADMINISTRATIVE FINE ASSESSED

Pursuant to Business and Professions Code section 26039.3, the Department may assess a fine not to exceed ten thousand dollars (\$10,000) per violation of this subdivision. It is unlawful to remove, sell, or dispose of embargoed cannabis or an embargoed cannabis product without written permission of the department or a court. The removal, sale, or disposal of each item of embargoed cannabis or cannabis product without written permission of the department constitutes a violation of this subdivision.

The full amount of the fine must be paid within thirty (30) days of the date of service of this citation, unless the citation is contested. To ensure the payment is credited, indicate on your payment the case number provided at the top of this citation. Payment made by check, money order or cashier's



check may be made payable to "DCC" or "California Department of Cannabis Control." Payment shall be made by one of the following methods:

In person: at one of our office locations with exact cash, cashier's check, money order, or a personal or business check

- o To schedule an in-person payment appointment, email us:
payments@cannabis.ca.gov
- o Or call us at: 1-844-61-CA-DCC (1-844-612-2322)

By mail: cashier's check, money order, personal or business check

- o U.S. Postal Service: PO Box 419106, Rancho Cordova, CA 95741
- o FedEx or UPS: 2920 Kilgore Road, Rancho Cordova, CA 95670

Failure to pay the full amount of the administrative fine within thirty (30) days from the date of service of the citation, unless you appeal the citation, is a separate violation and may result in additional action by the Department. Licenses shall not be renewed or granted if fines are not paid and unpaid fines will be added to license renewal fees.

In the instant matter, an administrative fine(s) in the total amount of \$100,000 is assessed against 3011 SR Ave., Inc suite A dba Doobie Nights in accordance with Business and Professions Code section 26031.5.

APPEALING THE CITATION

To appeal the citation, you may request an informal conference with the Department, or request a formal hearing to contest the citation before an Administrative Law Judge, or both. Requests must be submitted in writing in accordance with the timeframes specified below or the right to a hearing is waived. If a hearing is not requested, payment of a fine will not constitute an admission of the violation charged.

INFORMAL CONFERENCE

You may request an informal conference with the Department regarding the acts or omissions found in the citation in accordance with California Code of Regulations, title 4, section 17803, subdivision (b). During an informal conference, you may present evidence supporting an adjustment to the citation and/or fine(s). The Department may affirm, modify, or dismiss the citation, including any fines assessed or orders of abatement issued. The informal conference may also resolve any matters relating to the citation through a settlement agreement.



To request an informal conference, your request must be in writing and submitted to the Department at Abraham.sotelo@cannabis.ca.gov within 15 calendar days from service of this citation. The informal conference may be conducted by telephone, through a virtual platform, or in person, at the Department's Headquarters, located at 2920 Kilgore Road, Rancho Cordova, California 95670. The informal conference will be held within 15 calendar days from receipt of the written request by the Department.

Requesting an informal conference does not stay or toll the running of the 30-day period for you to request a formal hearing to contest the citation before an Administrative Law Judge. You should request an informal conference as soon as possible if you would like to allow time to hold the conference prior to the deadline for contesting the citation as the time to contest a citation does not stop if you request an informal conference.

At the conclusion of the informal conference, a written decision stating the reasons for the decision will be mailed to you within 15 calendar days from the date of the informal conference, which shall be deemed a final order. If the citation is dismissed, any request for a formal hearing shall be deemed withdrawn. If the citation is affirmed or modified, you may either withdraw the request for a formal hearing or proceed with the hearing. If the citation is modified, the original citation shall be considered withdrawn and a new citation issued. A request for a formal hearing on the new citation must be submitted to the Department in writing within 30 calendar days of issuance of the new citation.

CONTESTING THE CITATION

You have a right to contest the finding of a violation before an Administrative Law Judge by requesting a formal hearing. To request a formal hearing, your request must be in writing and submitted to the Department within 30 calendar days from service of the citation. If a request is not received by the Department within 30 calendar days, the right to a hearing is waived, and the citation becomes a final order of the Department and is not subject to review by any court. The hearing shall be held pursuant to the Administrative Procedure Act (Chapter 5 (commencing with Section 11500) of Part 1 of Division 3 of Title 2 of the Government Code). Written requests for a hearing to contest the finding of a violation must be emailed to appeals@cannabis.ca.gov or submitted in hard copy by mail or delivery to:



Issued To: 3011 SR Ave., Inc suite A, dba Doobie Nights
License/Case No: C10-0000656-LIC/DCC24-0000203-INV
Issued By: Abraham Sotelo
Date: January 30, 2024
Page 5 of 5

U.S. Postal Service	FedEx or UPS
Department of Cannabis Control Legal Affairs Division PO Box 419106 Rancho Cordova, CA 95741	Department of Cannabis Control Legal Affairs Division 2920 Kilgore Road Rancho Cordova, CA 95670

The Department may seek recovery of the reasonable costs of investigation and enforcement pursuant to Business and Professions Code section 26031.1 at the formal hearing on the citation or as part of any stipulated settlement.

If you have any questions regarding this citation or the appeals process, please contact Abraham Sotelo at Abraham.sotelo@cannabis.ca.gov.

Date: 1/30/2024

By:

Mendez,
Jose@Cannabis
Digitally signed by
Mendez, Jose@Cannabis
Date: 2024.01.30
09:58:28 -08'00'

Jose Mendez
Branch Chief
Compliance Division



Department of
Cannabis Control
CALIFORNIA

Citation
Form DCC-8107 | Revision Date: 07.19.2022

State of California, Department of Cannabis Control

Proof of Service

(Citation Assessing Fines and Order to Abate and Pay Costs, Bus. & Prof. Code (BPC) § 26000 et seq.)

I, the undersigned, declare that at the time of service I was at least 18 years of age and not a party to this action or matter. I am employed by the California Department of Cannabis Control, with headquarters located at 2920 Kilgore Road, Rancho Cordova, California 95670.

On the date listed below, I served the following document(s):

Citation Assessing Fines and Order to Abate and Pay Costs dated 1/30/24 to the person(s) listed below as follows:

3011 SR Ave., Inc suite A, dba Doobie Nights (C10-0000656-LIC) at 3011 Santa Rosa Ave, Suite # A, Santa Rosa, CA 95407

The documents were served by the following means:

BY UNITED STATES MAIL: I enclosed the documents in a sealed envelope or package, addressed to the person(s) as listed above and *(specify one)*.

DIRECT DEPOSIT: I deposited it with the United States Postal Service, with postage fully prepaid.

CERTIFIED MAIL: I placed it for collection and mailing, return receipt requested, Certified Receipt Number: 7020-2450-0000-6585-0990 following the Department of Cannabis Controls' ordinary business practices.

I am a resident or employed in the county where the mailing occurred. The envelope or package was placed in the mail at 2920 Kilgore Road, Rancho Cordova, California 95670.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on 1/30/24 in Rancho Cordova, California.

Adger, Joshua@Cannabis	Digitally signed by Adger, Joshua@Cannabis Date: 2024.01.30 11:35:40 -08'00'
Office Technician Compliance Division	



Department of
Cannabis Control
CALIFORNIA

Proof of Service
Form DCC-3101 | Revision Date: 09.13.2023

PROOF OF SERVICE

Case Name: In the Matter of the Citation Against: 3011 SR Ave., Inc. dba Doobie Nights
DCC Case No. DCC24-0000203-INV
License Number: C10-0000656-LIC, Retailer

I am a resident of the State of California, over the age of eighteen years, and not a party to the within action. My business address is Department of Cannabis Control, 2920 Kilgore Road, Rancho Cordova, CA 95670. On January 22, 2026, I served the within documents:

ORDER ADOPTING STIPULATED SETTLEMENT AND ORDER AS FINAL DECISION

- VIA ELECTRONIC TRANSMISSION. Pursuant to CCP § 1010.6, I caused the document(s) to be sent to the person(s) at the Email address(es) listed below. I did not receive, within a reasonable time after the transmission, any electronic message or other indication that the transmission was unsuccessful.
- VIA CERTIFIED MAIL by placing the envelope for collection and mailing following our ordinary business practices for collecting and transmitting mail through the United States Postal Service to the individual(s) or entity(ies) listed below.
 - Service via certified mail to be completed upon the following business day.

3011 SR Ave., Inc. dba Doobie Nights
Damon Crain, Owner
damon@doobienights.com

Jeffrey A. Titus, Esq.
Law Offices of Jeffrey A. Titus
jaitken@sonic.net

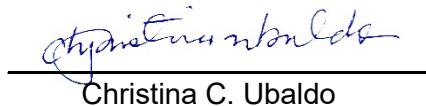
Evelyn Schaeffer
Deputy Director
Compliance Division
Department of Cannabis Control
Evelyn.Schaeffer@cannabis.ca.gov

Gregory M. Cribbs
Supervising Deputy Attorney General
Cannabis Control Section
Office of Attorney General
Gregory.Cribbs@doj.ca.gov

I am familiar with the Department's business practices for collecting and transmitting mail through the United States Postal Service. In accordance with those practices, correspondence placed in the Department's internal mail collection system is, in the ordinary course of business, deposited in the United States Postal Service, with postage paid, on the same day.

I declare under penalty of perjury under the laws of the State of California, and the United States of America, that the above is true and correct.

Executed on January 22, 2026, at Rancho Cordova, California.



Christina C. Ubaldo