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JRK RESIDENTIAL GROUP, INC. and
JRK PROPERTY HOLDINGS, INC.

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF SONOMA

SHARON FELKER; HERMAN GRISHAVER;
EDGAR CRUZ SORIANO; and JEANACE
ZETINO, on behalf of themselves and all others
similarly situated,

Plaintiffs,

v.

JRK RESIDENTIAL GROUP, INC.; JRK
PROPERTY HOLDINGS, INC.; and DOES 1-
100, inclusive,

Defendants.

Case No. SCV-267587

**DECLARATION OF THOMAS
MANZO**

Assigned to: Hon. Patrick M. Broderick
Courtroom: #16

SAC Filed: May 10, 2024

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17 JRK RESIDENTIAL GROUP, INC. and
18 JRK PROPERTY HOLDINGS, INC.
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DECLARATION OF THOMAS MANZO

I, Thomas Manzo, declare as follows:

1. I am currently the President of JRK Residential Group (“JRK Residential”) and have been employed by the company for more than 15 years. In my role as President of JRK Residential, I am also familiar with the operations of JRK Property Holdings, Inc. (“JRK Holdings”). I will refer to JRK Holdings and JRK Residential collectively as “JRK.” I have personal knowledge of the facts stated herein and if called as a witness to testify thereto, I could competently do so.

2. Before March 25, 2026, JRK disabled the automatic billing of fees for late payment of rent to residents residing at the JRK California Apartments on or before March 25. JRK also instructed property managers that any residents residing at the JRK California Apartments on or before March 25, 2026 should not be manually charged late fees for a period of two years (from that date).

3. Before March 25, 2026, JRK stopped the process for charging RINCO fees to residents residing at the JRK California Apartments on or before March 25. JRK also instructed property managers that any residents residing at the JRK California Apartments on or before March 25, 2026 should not be charged RINCO fees for a period of seven years (from that date).

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on July 17, 2026 at Los Angeles, California.

Signed by:

Thomas Manzo

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Thomas Manzo