

## ASSIGNMENT AND ASSUMPTION OF MEMORANDUM OF UNDERSTANDING

This Assignment and Assumption of Memorandum of Understanding ("**Assignment**") is made and entered into as of February 1, 2026, by and among PALM COMMUNITIES, a California corporation ("**Palm**"), NORTHERN VALLEY CATHOLIC SOCIAL SERVICES, INC., a California nonprofit public benefit corporation ("**NVCSS**"), and RED BLUFF PV PARTNERS LP, a California limited partnership ("**Assignee**"), and consented to by TEHAMA COUNTY HEALTH SERVICES AGENCY ("**County**"), and Aperto Property Management ("**Aperto**"), with reference to the following:

Palm, NVCSS, County, and Aperto entered into that certain Memorandum of Understanding for Palm Villas at Red Bluff, dated on or about July 3, 2023 (the "**MOU**"), for the provision of supportive services in connection with Palm Villas at Red Bluff a new construction affordable housing development consisting of 61 one, two, and three-bedroom units, with one unit reserved for the property manager, to be located at 231 South Jackson Street, in the City of Red Bluff, Tehama County (the "**Project**").

Palm and NVCSS, as the Development Sponsors under the MOU, formed RED BLUFF PV PARTNERS LP, a California limited partnership (the "**Assignee**"), to own and operate the Project.

Palm and NVCSS (collectively, "**Assignor**") wish to assign to Assignee their interest in and to the MOU, in accordance with the terms and conditions set forth herein.

1. Assignment & Assumption. Assignor assigns to Assignee and Assignee assumes from Assignor, Assignor's rights and obligations under the MOU.

2. Miscellaneous. This Assignment shall be governed by the law of the State of California. This Assignment may be executed simultaneously in counterparts.

(signature page follows)

IN WITNESS WHEREOF, the undersigned have entered into this Assignment as of the date first above written.

**PALM:** **PALM COMMUNITIES,**  
a California corporation

By: Lauren Horn  
Name: Lauren Horn  
Its: Vice President

**NVCSS:** **NORTHERN VALLEY CATHOLIC SOCIAL SERVICES, INC.,** a  
California nonprofit public benefit corporation

By:  \_\_\_\_\_  
Name: Erna Friedeberg  
Its: Executive Director

**ASSIGNEE:** **RED BLUFF PV PARTNERS LP,**  
a California limited partnership

By: PC Red Bluff Developers, LLC, a California limited liability company, its administrative general partner, by Palm Communities, a California corporation, its manager

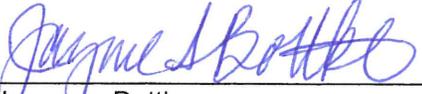
By: Lauren Horn  
Name: Lauren Horn  
Its: Vice President

By: Northern Valley Catholic Social Services, Inc., a California nonprofit public benefit corporation, its managing general partner

By:  \_\_\_\_\_  
Name: Erna Friedeberg  
Its: Executive Director

IN WITNESS WHEREOF, County and Aperto consent to the foregoing assignment of the MOU.

**TEHAMA COUNTY HEALTH SERVICES AGENCY**

By:   
Name: Jayme S. Bottke  
Its: Executive Director

**APERTO PROPERTY MANAGEMENT**

By:   
Name: Ed Quigley  
Its: President/CEO