

## **ADDENDUM No.1 TO THE OPERATING AGREEMENT OF 12 MAYWOOD LLC**

### **Designation of Authorized Signatory for SB-9 Final Parcel Map & Entitlement Filings**

This Addendum is made effective as of December 10<sup>th</sup> 2025, and attached to the **Operating Agreement of 12 Maywood LLC**, dated **November 15, 2024**, by and between:

- **Luxone LLC**, a California limited liability company ("Member 1"), and
- **DA Development LLC**, a California limited liability company ("Member 2").

Together, the "Members."

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### **1. Purpose**

The purpose of this Addendum is to formally authorize **Luxone LLC**, acting through **Mircea Voskerician**, to serve as the **exclusive signatory and representative** of **12 Maywood LLC** for all matters related to the **SB-9 subdivision**, including **Final Parcel Map execution, certificate signings, city and county approvals, and recordation documents**.

This Addendum is intended to eliminate the requirement that **DA Development LLC** or **Alon Danino** sign any SB-9 subdivision, parcel map, or entitlement documents.

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### **2. Designation of Authorized Signatory**

Effective immediately:

#### **2.1 Sole Authority for SB-9 Final Parcel Map & Related Documents**

The Members hereby designate:

**Luxone LLC**

By: **Mircea Voskerician**

Address: 572 Chimalus Drive, Palo Alto, CA 94306

as the **sole and exclusive authorized signatory** for all of the following on behalf of **12 Maywood LLC**:

- **SB-9 Final Parcel Map** and associated certificates
- **SB-9 lot split applications and amendments**
- **City and County Planning & Building Department forms**
- **Certificates of acceptance, owner's statements, and acknowledgments**
- **Conditions of approval compliance documentation**
- **Title company sign-offs, recordation sheets, and legal descriptions**

- Any engineering, surveying, or right-of-way documents required for map approval
- Any other documents required by the **City of Menlo Park, San Mateo County**, or **surveying/engineering authorities** for the processing, approval, and recordation of the SB-9 parcel map

No signature from **DA Development LLC** or **Alon Danino** shall be required for these actions.

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### 3. Confirmation of Member Consent

All Members acknowledge and agree that:

- This authorization is **irrevocable** for the duration of the SB-9 subdivision process.
  - Execution of SB-9 documents by Luxone LLC shall be deemed execution by **12 Maywood LLC**.
  - Government agencies, title companies, engineers, and surveyors may rely conclusively on this Addendum.
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### 4. Effect on Operating Agreement

Except as expressly amended herein, all terms of the **Operating Agreement of 12 Maywood LLC** remain in full force and effect.

This Addendum supplements **Sections 4, 7, and 16** of the Operating Agreement regarding management authority and document execution.

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### 5. Counterparts

This Addendum may be executed in counterparts, including via DocuSign or electronic signature, each of which shall be deemed an original and all of which together constitute one instrument.

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### SIGNATURES

#### 12 MAYWOOD LLC

A California Limited Liability Company

By its Members:

Luxone LLC

By:  \_\_\_\_\_

**Mircea Voskerician**

Its: Manager/Authorized Member

Date: 12/10/25

DA Development LLC  
By: Alon Danino

Its: Manager/Authorized Member

Date: 12/10/25