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*In the*  
**Court of Appeal**  
*of the*  
**State of California**  
FOURTH APPELLATE DISTRICT  
DIVISION ONE

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**D075028**

SALAM RAZUKI,  
*Plaintiff-Respondent,*

v.

NINUS MALAN, SAN DIEGO UNITED HOLDINGS GROUP, LLC,  
FLIP MANAGEMENT, LLC, BALBOA AVE COOPERATIVE,  
CALIFORNIA CANNABIS GROUP, DEVILISH DELIGHTS, INC.,  
CHRIS HAKIM, MIRA ESTE PROPERTIES, LLC and ROSELLE PROPERTIES, LLC,  
*Defendants-Appellants.*

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APPEAL FROM THE SUPERIOR COURT OF SAN DIEGO COUNTY  
HONORABLE EDDIE C. STURGEON · CASE NO. 37-2018-000034229-CU-BC-CTL

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**APPELLANTS' APPENDIX**  
**Volume 19 of 19 – Pages 6296 to 6477 of 6477**

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Ninus Malan, San Diego United Holdings Group, LLC,  
Flip Management, LLC, Balboa Ave Cooperative,  
California Cannabis Group and Devilish Delights, Inc.*



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5 Attorneys for Defendants CHRIS HAKIM,  
MIRA ESTE PROPERTIES, LLC,  
6 AND ROSELLE PROPERTIES LLC  
7

8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
9 **COUNTY OF SAN DIEGO, CENTRAL DIVISION**

10 SALAM RAZUKI, an individual	)	Case No.: 37-2018-00034229-CU-BC-CTL
11 Plaintiff	)	
12 vs	)	(Unlimited Civil Action)
13 NINUS MALAN, an individual; CHRIS	)	<b>REQUEST FOR JUDICIAL NOTICE OF</b>
14 HAKIM, an individual; MONARCH	)	<b>DEFENDANTS CHRIS HAKIM, MIRA</b>
15 MANAGEMENT CONSULTING, INC.,	)	<b>ESTE PROPERTIES LLC, AND</b>
16 California corporation; SAN DIEGO	)	<b>ROSELLE PROPERTIES LLC IN</b>
17 UNITED HOLDINGS GROUP, LLC, a	)	<b>SUPPORT OF EX PARTE HEARING TO</b>
18 California limited liability company; FLIP	)	<b>REMOVE RECEIVER FROM MIRA</b>
19 MANAGEMENT, LLC, a California limited	)	<b>ESTE FACILITY OR IN THE</b>
20 liability company; MIRA ESTE PROPERTIES	)	<b>ALTERNATIVE TO CLARIFY AND</b>
21 LLC, a California limited liability company;	)	<b>MODIFY 12/17/2018 ORDER SETTING</b>
22 ROSELLE PROPERTIES, LLC, a California	)	<b>BOND AMOUNTS</b>
23 limited liability company; BALBOA AVE	)	
24 COOPERATIVE, a California nonprofit mutual	)	Hearing Date: May 9, 2019
25 benefit corporation; CALIFORNIA CANNABIS	)	Time: 8:30 AM
26 GROUP, a California nonprofit mutual benefit	)	Dept.: C-67
27 corporation; DEVILISH DELIGHTS, INC. a	)	I/C Judge: Hon. Eddie C. Sturgeon
California nonprofit mutual benefit corporation;	)	
and DOES 1-100, inclusive;	)	
Defendants.	)	
	)	Complaint Filed: July 10, 2018
	)	Trial Date: 2/21/2020t
<hr/>	)	
AND RELATED CROSS-ACTIONS AND	)	IMAGED FILE
ACTIONS IN INTERVENTION.	)	

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TO: ALL PARTIES AND THEIR COUNSEL OF RECORD:

PLEASE TAKE NOTICE that Defendants Chris Hakim, Mira Este Properties LLC., and Roselle Properties LLC hereby request that this Court take judicial notice pursuant to Evidence Code sections 452, et seq., of the following documents that are publicly recorded or filed documents and that are described below and attached hereto, as follows:

Exhibit Number	Description
Exhibit 1	Declaration of Jerry Baca in Opposition to Appointment of Receiver, filed September 4, 2018 in this action.
Exhibit 2	Declaration of Robert Torrales in Opposition to Appointment of Receiver, filed September 4, 2018 in this action.
Exhibit 3	9/26/2018 Order Granting Preliminary Injunction
Exhibit 4	Portions of transcript of 12/14/2018 hearing on motion to set bond amounts
Exhibit 5	12/17/2018 Order setting bond amounts
Exhibit 6	Portions of transcript of 3/15/2019 hearing on motion to remove receiver from Mira Este Facility or in the alternative, to clarify or modify 12/17/2018 Minute Order

**GORIA, WEBER & JARVIS**

Dated: \_\_\_\_\_

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

Charles F. Gorla  
Attorneys for Defendants  
Chris Hakim, Mira Este Properties  
LLC, and Roselle Properties LLC

# EXHIBIT 1

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4 Attorneys for Defendant CHRIS HAKIM  
5  
6  
7

8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
9 **COUNTY OF SAN DIEGO, CENTRAL DIVISION**

10 SALAM RAZUKI, an individual )

11 Plaintiff )

12 vs )

13 )  
14 NINUS MALAN, an individual; CHRIS )  
HAKIM, an individual; MONARCH )  
15 MANAGEMENT CONSULTING, INC., )  
California corporation; SAN DIEGO )  
16 UNITED HOLDINGS GROUP, LLC, a )  
California limited liability company; FLIP )  
17 MANAGEMENT, LLC, a California limited )  
liability company; MIRA ESTE )  
18 PROPERTIES LLC, a California limited )  
liability company; ROSELLE PROPERTIES, )  
19 LLC, a California limited liability company; )  
BALBOA AVE COOPERATIVE, a )  
20 California nonprofit mutual benefit )  
corporation; CALIFORNIA CANNABIS )  
21 GROUP, a California nonprofit mutual )  
benefit corporation; DEVILISH DELIGHTS, )  
22 INC. a California nonprofit mutual benefit )  
corporation; and DOES 1-100, inclusive; )

23 Defendants. )  
24 )  
25 )

Case No.: 37-2018-00034229-CU-BC-CTL

(Unlimited Civil Action)

**DECLARATION OF JERRY BACA IN  
OPPOSITION TO DEFENDANT'S  
APPLICATION FOR APPOINTMENT OF  
RECEIVER**

Hearing Date: September 7, 2018

Time: 1:30 PM

Dept.: C-67

I/C Judge: Hon. Eddie C. Sturgeon

Complaint Filed: July 10, 2018

Trial Date: Not Set

IMAGED FILE

1 I, Jerry Baca, declare:

2 1. I am over the age of 18.

3 2. I am the managing member (and sole member) of Synergy Management  
4 Partners, LLC ("Synergy"). Since approximately August 1, 2018, Synergy has managed the  
5 Facility at 9212 Mira Este Court, San Diego, California ("Mira Este Facility" or "Facility")  
6 for and on behalf of Mira Este Properties, LLC ("MEP").  
7

8 3. I have been employed in the cannabis industry for more than 6 years. Among  
9 other past experiences in the cannabis industry, I have owned and operated a cannabis  
10 dispensary; and I have owned and operated a business in three states that facilitated the  
11 physician evaluation of patients for possible cannabis prescriptions.

12 4. In connection with Synergy's management of the Mira Este Facility, Synergy  
13 is responsible for the day-to-day operations of the Facility, including staffing for the  
14 building, installation of utilities, Internet service, and other services, providing security for  
15 the Facility, and providing a compliance manager to oversee production at that Facility.  
16

17 5. The business model at the Mira Este Facility consists of at least 3 different  
18 activities, none of which involve the retail sale of cannabis products. First, the Mira Este  
19 Facility, consisting of approximately 16,000 square feet of space, is a licensed cannabis  
20 manufacturer. As such, the Mira Este Facility has the opportunity to enter into sub-license  
21 agreements with other producers and manufacturers so long as the safeguards and practices  
22 and procedures at the Mira Este Facility are followed. Those safeguards include providing  
23 security at the Facility 7 days a week and 24 hours a day. It also includes documenting all  
24 items that come into the Facility by manifest, taking control of those items, and placing  
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1 them in a safe. When a sub licensee producer or manufacturer requires those items for the  
2 manufacture of its product, Synergy handles the paperwork, including the documenting of  
3 the release of such materials with at least two (2) persons present at all times. Additionally,  
4 Synergy coordinates the testing of products with an outside testing company, again with two  
5 (2) witnesses present at all times. As noted, Synergy also provides staffing for the building,  
6 which includes not only security and a compliance manager, but also all maintenance and  
7 cleaning staff. Synergy has also prepared formal written practices and policies that all sub  
8 licensees are required to follow. The second business activity at the Facility involves  
9 Synergy's distribution of cannabis products for the sub licensees. The third business  
10 activity involves the production by MEP of its own set of cannabis products for distribution.  
11

12 6. The primary source of income to MEP is from sub licensees and is generated  
13 by a minimum guarantee as against a percentage of gross revenues earned by the sub  
14 licensee. Income from the distribution of cannabis products or MEP's manufacture of  
15 cannabis products are nonexistent because of the presence of the receiver.  
16

17 7. In regards to income from sub licensees, that is also virtually nonexistent as  
18 explained below because of the presence of the receiver. The business model with sub  
19 licensees involved a guarantee per month of no less than \$20,000, as against a percentage of  
20 business of the sub licensee of no less than 10%. Therefore, and by way of example, the  
21 first and only producer/sub licensee procured by Synergy was a company known as Edipure.  
22 Edipure expended tens of thousands of dollars in preparation for the start of its production  
23 activities at the Facility. It also entered into a sublicense agreement to utilize approximately  
24 4000 square feet at the Facility. The sublicense agreement was made after the receiver was  
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1 removed on or about July 31, 2018 and before the receiver was re-appointed on or about  
2 August 20, 2018. During that time, Edipure generated approximately \$200,000 in "pre-  
3 orders". Since 10% of that amount or \$20,000 was less than the \$30,000 per month  
4 minimum guarantee under the sublicense agreement with Edipure, Edipure will be  
5 responsible to pay the sum of \$30,000 to continue its operations at the Facility for the first  
6 month of its operation. At this time, Edipure is the one and only sub licensee. The Facility  
7 cannot survive on Edipure's \$30,000 per month, given the extensive overhead that is  
8 involved in the operation of the Facility.  
9

10 8. The minimum space requirements of a sub licensee is approximately 2000  
11 square feet. The maximum is approximately 4000 square feet. As noted, no other sub  
12 licensee or manufacturer has entered into a sublicense agreement for reasons outlined below.  
13 When fully utilized, the Mira Este Facility can accommodate between 4 and 8 sub licensees  
14 or manufacturers at any given time. It is therefore anticipated that the Mira Este Facility  
15 could generate a minimum of \$120,000 per month and a maximum of \$400,000 per month  
16 in guarantees, depending upon the amount of the minimum guarantee and the amount of  
17 space that is required by sub licensees.  
18

19 9. The normal cost of improvements and other start-up costs that a sub licensee  
20 or producer would need to expend in order to begin operations at the Facility is  
21 approximately \$50,000 to \$100,000. Therefore, sub licensees are understandably cautious  
22 and careful before entering into sublicense agreements of the type made by Edipure.  
23

24 10. Based on our respective contacts in the cannabis industry, Chris Hakim and I  
25 developed a list of producers and manufacturers for sublicensing at the Mira Este Facility.  
26  
27



1 Through a series of ongoing discussions that we have had with these contacts in efforts to  
2 procure them as sub licensees for the Facility over the last several weeks, the existence of a  
3 receivership over the Facility essentially blocks these potential sub licensees from entering  
4 into sublicense agreements of the type made by Edipure. Before the receiver was appointed,  
5 almost all of our contacts expressed significant interest and willingness to enter into a  
6 sublicense agreement. After the receiver was re-appointed on or about August 20, 2018,  
7 none of our contacts expressed interest or a willingness to enter into a sublicense agreement  
8 when it was disclosed that a receiver was overseeing the Facility. Without sub licensees and  
9 producers and manufacturers such as Edipure, the Mira Este Facility will become insolvent.  
10 The following is a list of the companies with whom Mr. Hakim and I had discussions about  
11 a sublicense agreement (also included are a description of cannabis products made by the  
12 company, comments by company principals once it was disclosed that a receiver was in  
13 charge of the Facility, and potential revenues lost):  
14  
15

16 A. Conscious Flowers (see accompanying declaration of Robert Torrales).

17  
18 B. Eureka Oil (Vape Cartridges): I was told by the principal of Eureka Oil that  
19 having a third-party receiver would be a "deal breaker." He made it clear he will only  
20 work directly with Mr. Hakim. Potential revenues lost amount to more than \$40,000 per  
21 month based on anticipated sales.

22 C. Bomb Xtracts (Vape Cartridges, Pre Rolls, Flower, Moonrocks, Candy,  
23 Concentrates, Drinks, Edibles and chip). I was told by the principal that he refused to  
24 work with any receiver. He stated that his company had too many trade secrets and  
25 recipes that could potentially be monitored and copied by a receiver. Potential revenues  
26 lost amount to more than \$70,000 per month based on anticipated sales.

1  
2 D. 10X (Cannabis infused drinks). I was told by the principal that he was not willing  
3 to share trade secret to the knowledge of the business with a third party receiver.  
4 Potential lost revenue amounts to approximately \$20,000 per month.

5 E. Cannabis PROS ((Candy Company). I was told by the principal that any  
6 sublicense agreement would have to wait until all legal issues are resolved and  
7 ownership other than the receiver is in place. Potential lost revenue amounts to  
8 approximately \$25,000 per month.

9  
10 F. Royal Vape (Vape Cartridges, Pre Rolls, Edibles). I was told by the principal that  
11 he was unwilling to work with the receiver. He did not give a reason. Potential lost  
12 revenue amounts to more than \$30,000 per month.

13 G. LOL Edibles (Candy, Chips and more). I was told by the principal that he was  
14 not pleased about having to work with a receiver and is still waiting to decide whether or  
15 not to proceed with the sublicense agreement. Potential lost revenue is more than  
16 \$30,000 per month.

17 H. Xtreme Vape (Vape Oil manufacturing and Vape Cartridges). I was told by the  
18 principal that he is not willing to work with a receiver. Negotiations for sublicense  
19 agreement will be restarted once the receiver is removed or the lawsuit is complete.  
20 Potential lost revenue is more than \$20,000 per month.

21  
22 I. Bloom Farms (Vape Cartridges). I was told by the principal that because of the  
23 turmoil caused by the litigation, he has decided to go elsewhere for his production  
24 facility. Potential lost revenue is more than \$30,000 per month.

1 J. Cannabis Presidentials (Premium Pre Rolls, Vape Cartridges, Flower, Moonrocks,  
2 Candies). I was told by the principal that he is not willing to work with a third-party  
3 receiver and that "once things are cleared up", they would be willing to sign a sublicense  
4 agreement. I was also told by the principal that he is concerned that his company's trade secrets  
5 would be jeopardized with a receiver or other third-party overseeing the Facility. Potential lost  
6 revenue is between \$40,000 and \$70,000 per month.

7 11. I am informed and believe and thereon declare that there is a dispute about  
8 ownership of equipment that SoCal delivered to the Mira Este Facility. All of the  
9 equipment that SoCal delivered has been isolated and is largely kept in pressure – wrapped  
10 plastic. None of the equipment has been used. All of the equipment is secure and is  
11 guarded by armed security guards 7 days a week, 24 hours a day.

12 12. On or about August 28, 2018, Synergy entered into an accounting agreement  
13 and paid a retainer of \$2000 to Justus H Henkes IV, Inc. and Justus "Judd" Henkes IV, CPA for  
14 accounting and bookkeeping services at the Mira Este Facility.

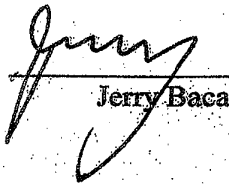
15 13. The management agreement between Synergy and MEP requires all revenues to  
16 be deposited into a bank account, with withdrawals to be made only with two (2) signatories, one  
17 by Synergy and the other by MEP. On the 5<sup>th</sup> of each month, the management fees to Synergy  
18 are paid along with distribution of net profits to MEP. I understand that the net profits payable  
19 to Ninus Malan, one of the members of MEP, is in dispute. I also understand that there is no  
20 dispute that one half of the net profits of MEP is to go to Chris Hakim.

21 14. A receiver to oversee the operations at the Mira Este Facility would not only be  
22 unnecessary, but would probably destroy the Facility as a marijuana production Facility because  
23 of the refusal of producers and manufacturers to want to work with a receiver. As an alternative  
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1 to having a receiver in place over the management of the Mira Este Facility, I would strongly  
2 urge the court to allow Mr. Hakim to remain as the managing member and continue to supervise  
3 the Mira Este Facility. The dispute involving one half of the net profits of MEP can easily be  
4 preserved by having one half of the net profits otherwise payable to Mr. Malan and/or Mr.  
5 Razuki be retained in the account requiring dual signatures. No portion of those net profits  
6 would be disbursed without a court order or an agreement of the parties. Under that  
7 arrangement, I am informed and believe and thereon declare that manufacturing or sublicensing  
8 agreements could be reached with most if not all of the above – listed companies.  
9

10 I declare under penalty of perjury that the foregoing is true and correct except as to  
11 those matters stated on information and belief and as to those matters I believe it to be true.  
12

13 This declaration was executed on 9-3-18 at San Diego County, California.  
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17 Jerry Baca  
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# EXHIBIT 2

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4 Attorneys for Defendant CHRIS HAKIM  
5  
6  
7

8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
9 **COUNTY OF SAN DIEGO, CENTRAL DIVISION**

10 SALAM RAZUKI, an individual )  
11 Plaintiff )

12 vs )

13 NINUS MALAN, an individual; CHRIS )  
HAKIM, an individual; MONARCH )  
14 MANAGEMENT CONSULTING, INC., )  
California corporation; SAN DIEGO )  
15 UNITED HOLDINGS GROUP, LLC, a )  
California limited liability company; FLIP )  
16 MANAGEMENT, LLC, a California limited )  
liability company; MIRA ESTE PROPERTIES )  
17 LLC, a California limited liability company; )  
ROSELLE PROPERTIES, LLC, a California )  
18 limited liability company; BALBOA AVE )  
COOPERATIVE, a California nonprofit mutual )  
19 benefit corporation; CALIFORNIA )  
CANNABIS GROUP, a California nonprofit )  
20 mutual benefit corporation; DEVILISH )  
DELIGHTS, INC. a California nonprofit mutual )  
benefit corporation; and DOES 1-100, inclusive; )

21 Defendants. )  
22 )  
23 )

Case No.: 37-2018-00034229-CU-BC-CTL

(Unlimited Civil Action)

**DECLARATION OF ROBERT  
TORRALES IN OPPOSITION TO  
DEFENDANT'S APPLICATION FOR  
APPOINTMENT OF RECEIVER**

Hearing Date: September 7, 2018

Time: 1:30 PM

Dept.: C-67

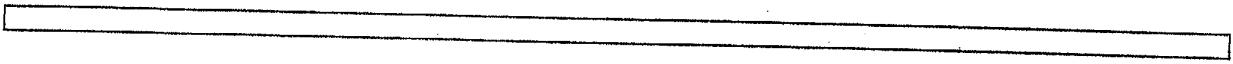
I/C Judge: Hon. Eddie C. Sturgeon

Complaint Filed: July 10, 2018

Trial Date: Not Set

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I, Robert Torrales declare:

1. I am over the age of 18 years.

2. I have been in the cannabis industry for several years. I am one of the principals and operate a reputable company known as Conscious Flowers that specializes in the production and distribution of cannabis products. Information concerning Conscious Flowers is referenced at <http://www.consciousflowers.com/>.

3. I have been working with Chris Hakim to find a suitable space at the Mira Este Facility at 9212 Mira Este Court, San Diego, California ("Mira Este Facility") to grow my existing business. We were extremely close in putting together an agreement but I recently found out I would be dealing with a third party receiver instead of Chris Hakim. Cannabis is a sensitive business, and I have several trade secrets I would not want exposed to a third party receiver. At this time, all negotiations have been on hold until the receiver is definitely removed from the Mira Este Facility.

I declare under penalty of perjury that the foregoing is true and correct. This declaration was executed on 8/31/18 at Riverside County, California.

Robert Torrales

# EXHIBIT 3



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**F I L E D**  
Clerk of the Superior Court  
**SEP 26 2018**  
By: I. QUIARTE, Deputy

SUPERIOR COURT OF CALIFORNIA  
FOR THE COUNTY OF SAN DIEGO

SALAM RAZUKI, an individual,  
Plaintiff,  
v.  
NINUS MALAN, an individual; CHRIS HAKIM, an individual; MONARCH MANAGEMENT CONSULTING, INC. a California corporation; SAN DIEGO UNITED HOLDING GROUP, LLC, a California limited liability company; FLIP MANAGEMENT, LLC, a California limited liability company; MIRA ESTE PROPERTIES, LLC, a California limited liability company; ROSELLE PROPERTIES, LLC, a California limited liability company; BALBOA AVE COOPERATIVE, a California nonprofit mutual benefit corporation; CALIFORNIA CANNABIS GROUP, a California nonprofit mutual benefit corporation; DEVILISH DELIGHTS, INC., a California nonprofit mutual benefit corporation; and DOES 1-100, inclusive,  
Defendants.

CASE NO.: 37-2018-00034229-CU-BC-CTL

**[PROPOSED] ORDER CONFIRMING RECEIVER AND GRANTING PRELIMINARY INJUNCTION**

Judge: Hon. Eddie C. Sturgeon  
Dept: C-67  
Date: September 7, 2018  
Time: 1:30 p.m.

This matter came on for hearing on September 7, 2018 at 1:30 p.m. in Department C-67, the Honorable Judge Eddie C. Sturgeon, presiding. Upon reviewing the papers and records filed in this matter and taking into account argument by counsel at the hearing, and good cause appearing,

1 NOW THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

2 1. Michael W. Essary is confirmed as this Court's appointed Receiver in this matter and  
3 shall retain control and possession of the following business entities:

- 4 a. San Diego United Holdings Group, LLC;
- 5 b. Mira Este Properties, LLC;
- 6 c. Balboa Ave Cooperative;
- 7 d. California Cannabis Group;
- 8 e. Devilish Delights, Inc.;
- 9 f. Flip Management, LLC.

10 Collectively, these business entities will be referred to as the "Marijuana Operations."

11 2. The Court finds that Plaintiff has established a likelihood of success on the merits  
12 and the probability of irreparable injury if a preliminary injunction is not issued. The Court grants  
13 Plaintiff's request for the issuance of a preliminary injunction, thereby confirming the appointment  
14 of Receiver.

15 3. Plaintiff shall post its injunction bond in the amount of \$350,000.00 no later than  
16 September 21, 2018.

17 4. Receiver shall maintain and oversee the current management agreement in place with  
18 Far West Management, LLC for the marijuana dispensary operations at the property located at 8861  
19 Balboa Avenue, Suite B, San Diego, California 92123 and 8863 Balboa Avenue, Suite E, San Diego,  
20 California 92123 ("Balboa Ave Dispensary"). The Court permits Receiver to pay the management  
21 fee and/or minimum guarantee payments, according to the management agreement, if funds are  
22 available.

23 5. Receiver shall maintain and oversee the current management agreement in place with  
24 Synergy Management Partners, LLC for the production facility operations at the property located at  
25 9212 Mira Este Court, San Diego, California 92126 ("Mira Este Property"). The Court permits  
26 Receiver to pay the management fee and/or minimum guarantee payments, according to the  
27 management agreement, if funds are available.

28

1           6.       Receiver shall continue to work with Certified Public Accountant Justus Henkus IV  
2 to provide accounting services for the Marijuana Operations, specifically including the active  
3 operations at the Balboa Ave Dispensary and the Mira Este Property. All outgoing payments made  
4 in the course of business for the Marijuana Operations shall first be approved by the Receiver.

5           7.       Receiver shall retain Brian Brinig of Brinig Taylor Zimmer, Inc. to conduct a  
6 comprehensive forensic audit of the Marijuana Operations, as well as of all named parties in this  
7 matter as it relates to financial transactions between and among such parties related to the issues in  
8 dispute.

9           8.       From the proceeds that shall come into Receiver's possession from the Balboa Ave  
10 Dispensary, Receiver shall apply and disburse said monies in the following general order, subject to  
11 Receiver's discretion:

12           a. To pay the expenses and charges of Receiver, and his counsel Richardson  
13           Griswold of Griswold Law, APC, in the carrying out of Receiver's Court-ordered  
14           duties and obligations;

15           b. To pay all expenses reasonably necessary or incidental to the continued operation,  
16           care, preservation and maintenance of the Balboa Ave Dispensary to maintain the  
17           status quo;

18           c. To pay all installments of principal and interest presently due or to become due  
19           pursuant to notes secured against the Balboa Ave Dispensary property.

20           9.       From the proceeds that shall come into Receiver's possession from the Mira Este  
21 Property, Receiver shall apply and disburse said monies in the following general order, subject to  
22 Receiver's discretion:

23           a. To pay the expenses and charges of Receiver, and his counsel Richardson  
24           Griswold of Griswold Law, APC, in the carrying out of Receiver's Court-ordered  
25           duties and obligations;

- 1                   b. To pay all expenses reasonably necessary or incidental to the continued operation,  
2                   care, preservation and maintenance of the Mira Este Property to maintain the  
3                   status quo;
- 4                   c. To pay all installments of principal and interest presently due or to become due  
5                   pursuant to notes secured against the Mira Este Property.
- 6           10.     Receiver shall hold all proceeds derived from the Marijuana Operations, less all costs,  
7     expenses and payments outlined above.
- 8           11.     To the greatest extent reasonably possible, Receiver shall ensure the Marijuana  
9     Operations remain operating at status quo. All parties to this matter shall cooperate with Receiver  
10    and keep the Receiver informed regarding all updates, statuses, notices or otherwise regarding the  
11    Marijuana Operations.
- 12          12.     Receiver shall take possession of all funds held for or arising out of the real property  
13    owned by any of the Marijuana Operations, the operation of the Marijuana Operations, and/or on  
14    deposit in any and all bank and savings demand deposit accounts, including without limitation,  
15    money on deposit at any bank, or located elsewhere, certificates of deposit, warrants, Letter(s) of  
16    Credit, drafts, notes, deeds of trust and other negotiable instruments, choses in action, chattel paper,  
17    accounts receivable, collateral of any kind and otherwise, in the name of, or held for the benefit of  
18    the Marijuana Operations. All of the foregoing shall include, without limitation, such accounts  
19    and/or instruments held in the name of the Marijuana Operations for which any director, officer or  
20    employee of the Marijuana Operations is a signatory or authorized agent of the Marijuana  
21    Operations, notwithstanding the actual name under which the account or instrument is held. The  
22    Receiver shall exercise full control over said assets and Receiver shall have the right to assume any  
23    existing accounts.
- 24          13.     Each and every banking, savings and thrift institution having funds on deposit for, or  
25    held for the benefit of the Marijuana Operations, shall cede control of all of such funds and accrued  
26    interest, if any, and all certificates and/or books, statements and records of account representing said  
27    funds, directly to the Receiver without further inquiry or impediment to the exercise of the powers  
28

1 of the Receiver herein. Receiver shall have the right to establish new bank accounts and transfer  
2 existing Marijuana Operations account funds from their current account locations into the new bank  
3 accounts established by Receiver as he deems necessary. Receiver is empowered to establish such  
4 accounts as he may deem necessary at such federally insured bank(s) as he may determine  
5 appropriate. Specifically, Receiver may open and maintain separate bank accounts for the operations  
6 at the Balboa Ave Dispensary and may open and maintain separate bank accounts for the operations  
7 at the Mira Este Property.

8 14. All rents, issues and profits that may accrue from the Marijuana Operations,  
9 Marijuana Operations Property, or any part thereof, or which may be received or receivable from  
10 any hiring, operating, letting, leasing, sub-hiring, using, subletting, subleasing, renting thereof shall  
11 be subject to this Order and controlled by the Receiver. Rents, issues and profits shall include,  
12 without limitation, gross receipts from business operations, all rental proceeds of the Marijuana  
13 Operations' premises, if any, discounts and rebates of every kind, any right arising from the  
14 operation of the Marijuana Operations and/or Marijuana Operations Property and payment for  
15 storage, product development and preparation of any kind, equipment rental, delivery, commercial  
16 rental of any Marijuana Operations Property and any other service or rental rendered, whether or not  
17 yet earned by performance including, but not limited to, accounts arising from the operations of the  
18 Marijuana Operations Property, rent, security and advance deposits for use and/or hiring, in any  
19 manner, of the Marijuana Operations, and to payment(s) from any consumer, credit/charge card  
20 organization or entity (hereinafter collectively called "Rents and Profits").

21 15. Receiver is empowered to execute and prepare all documents and to perform all  
22 necessary acts, whether in the name of the Marijuana Operations, named parties in this matter and/or  
23 directors, officers, or members of the Marijuana Operations or in the Receiver's own name, that are  
24 necessary and incidental to demanding, collecting and receiving said money, obligations, funds,  
25 licenses, Rents and Profits and payments due the Marijuana Operations and/or named parties in this  
26 matter and subject to enforcement under this Order.

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1           16.     Receiver is authorized to endorse and deposit into his receiver account(s) all of said  
2 funds, cash, checks, warrants, drafts and other instruments of payment payable to the Marijuana  
3 Operations, named parties in this matter and/or the agents of the Marijuana Operations as such  
4 payments relate to the Marijuana Operations.

5           17.     Plaintiff, Plaintiffs-In-Intervention, Defendants, and members of the Marijuana  
6 Operations and their servants, agents, attorneys, accountants, employees, successors-in-interest and  
7 assigns, and all other persons acting under and/or in concert with any of them shall provide, turn  
8 over and deliver to the Receiver within forty-eight (48) hours of entry of this Order any and all  
9 instruments, profit and loss statements, income and expense statements, documents, ledgers, receipts  
10 and disbursements journals, books and records of accounts, including canceled checks and bank  
11 statements, for all Marijuana Operations and Marijuana Operations Property, including electronic  
12 records consisting of hard and floppy disks, checking and savings records, cash register tapes and  
13 sales slips and all check book disbursement registers and memoranda and savings passbooks.

14           18.     Plaintiff, Plaintiffs-In-Intervention, Defendants, and/or any of the directors, officers,  
15 members of the Marijuana Operations shall notify the Receiver forthwith whether there is sufficient  
16 insurance coverage in force on the Marijuana Operations Property, including the Marijuana  
17 Operations premises, if any. Said persons shall inform the Receiver of the name, address and  
18 telephone number of all insurance agents and shall be responsible for and are ordered to cause the  
19 Receiver to be named as an additional insured on such policy(ies) of liability, casualty, property loss  
20 and Worker's Compensation for the period the Receiver shall be in possession of the Marijuana  
21 Operations and the Marijuana Operations Property, if any such insurance exists.

22           19.     If there is insufficient or no insurance, the Receiver shall have thirty (30) business  
23 days from entry of this Order within which to procure such insurance, if possible, provided he has  
24 funds from the business to do so. During this "procurement" period, the Receiver shall not be  
25 personally liable for any and all claims arising from business operations nor for the procurement of  
26 said insurance. The cost thereof shall be payable by and become an obligation of the receivership,  
27  
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1 and not at the personal expense of the Receiver. If there is insufficient operating revenue to pay for  
2 such insurance, the Receiver shall apply to the Court for instructions.

3 20. Plaintiff, Plaintiffs-In-Intervention, Defendants, and their respective agents,  
4 employees, servants, representatives, and all other persons and entities acting in concert with them  
5 or under their direction or control, or any of them, shall be, and hereby are, enjoined and restrained  
6 from engaging in or performing, directly or indirectly, any of the following acts:

7 a) Expending, disbursing, transferring, assigning, selling, conveying, devising,  
8 pledging, mortgaging, creating a security interest in, encumbering, concealing, or in any  
9 manner whatsoever disposing of the whole or any part of the Marijuana Operations or  
10 Marijuana Operations Property, without the written consent of the Receiver first obtained;

11 b) Doing any act which will, or which will tend to impair, defeat, divert, prevent  
12 or prejudice the preservation of the proceeds of the Marijuana Operations or the receivership's  
13 interest in the subject Marijuana Operations Property in whatever form the interest is held or  
14 used; and,

15 c) Destroying, concealing, transferring, or failing to preserve any document  
16 which evidences, reflects or pertains to any aspect of the Marijuana Operations or Marijuana  
17 Operations Property;

18 d) Entering into any contract, lease, or agreement with any third party in relation  
19 to the Marijuana Operations without the written consent of the Receiver first obtained.

20 21. Receiver is authorized to make entry onto any and all business premises utilized by  
21 the Marijuana Operations and/or the Marijuana Operations Property.

22 22. Plaintiffs-In-Intervention SoCal Building Ventures, LLC and San Diego Building  
23 Ventures, LLC are authorized to retrieve its equipment from the Mira Este Property. Receiver shall  
24 coordinate and attend the retrieval from the Mira Este Property.

25 23. Receiver shall attempt in good faith to coordinate Plaintiffs-In-Intervention SoCal  
26 Building Ventures, LLC and San Diego Building Ventures, LLC's retrieval of any equipment or  
27 personal property located at the Balboa Ave Property. Plaintiffs-In-Intervention SoCal Building  
28 Ventures, LLC and San Diego Building Ventures, LLC will first be required to provide appropriate

1 documentation proving ownership of its equipment and property to Receiver for review and  
2 confirmation. Receiver shall use his discretion in determining whether the removal of any such  
3 equipment or property would substantially affect the Marijuana Operations.

4 24. This Court will hold a receivership status hearing on November 16, 2018 at 1:30 p.m.  
5 in Department C-67 before the Honorable Judge Eddie C. Sturgeon, presiding.

6 25. Additional Orders: \_\_\_\_\_  
7 \_\_\_\_\_  
8 \_\_\_\_\_  
9 \_\_\_\_\_  
10 \_\_\_\_\_

11  
12 IT IS SO ORDERED.

13 Dated: September 26, 2018

*Eddie C. Sturgeon*  
\_\_\_\_\_  
Judge Eddie C Sturgeon  
Judge of the Superior Court

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# EXHIBIT 4

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF SAN DIEGO, CENTRAL DIVISION

SALAM RAZUKI, an  
individual,

Plaintiff,

Hon. Eddie C. Sturgeon

vs.

CASE NO. 37-2018-  
00034229-CU-BC-CTL

NINUS MALAN, an individual;  
MONARCH MANAGEMENT  
CONSULTING, INC., a  
California corporation;  
SAN DIEGO UNITED HOLDING  
GROUP, LLC, a California  
limited liability company;  
MIRA ESTE PROPERTIES, LLC,  
a California limited  
liability company; ROSELLE  
PROPERTIES, LLC, a  
California limited  
liability company; and  
DOES 1-100, inclusive,

Hearing

Defendants.

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TRANSCRIPT OF PROCEEDINGS

December 14, 2018

2:16 a.m.

330 West Broadway, Dept. 67

San Diego, California

REPORTED BY:

Leyla S. Jones

CSR No. 12750

CAEI 0216

6321

1 APPEARANCES:

2 For Plaintiff Salam Razuki:

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9 619.444.2244  
10 steve@elialaw.com  
11 mg@mauragriffinlaw.com  
12 james@elialaw.com

13 For Plaintiffs in Intervention SoCal Building  
14 Ventures, LLC, and San Diego Building Ventures,  
15 LLC:

16 SHELLEY A. CARDER, ATTORNEY AT LAW  
17 SHELLEY A. CARDER, ESQ.  
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22 shelley.carder@gmail.com

23 For Defendant Ninus Malan, San Diego United  
24 Holdings Group, California Cannabis Group,  
25 Balboa Avenue Cooperative, Devilish Delights,  
26 and Flip Management, LLC:

27 AUSTIN LEGAL GROUP  
28 GINA M. AUSTIN, ESQ.  
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## 1 APPEARANCES (Continued):

2

3

For Defendants Chris Hakim, Mira Este  
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Management Consulting, Inc.:

4

5

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For Sunrise Property Investments, LLC:

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10

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For Receiver, Michael Essary:

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17

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For Far West Management, LLC; Adam Knopf;  
Heidi Rising; Alexis Bridgewater; and Matthew  
Freeman:

19

20

21

22

DART LAW  
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23

Also present: Michael Essary

24

Matt Mahoney

25

Kyle Yaege

Joe Salas

26

Ninus Malan

Brian Brinig

27

Michael Hickman

Salam Razuki

Chris Hakim

28

SAN DIEGO, CALIFORNIA;

FRIDAY, DECEMBER 14, 2018; 2:16 P.M.

THE COURT: All right. Let's get everybody up. Let's go. All right. We'll start and -- just start going right across. So this is Razuki vs. Malan. May I have appearances.

MR. BRINIG: Brian Brinig, Court's forensic accountant.

MR. JOSEPH: James Joseph on behalf of the plaintiff, Salam Razuki.

MS. GRIFFIN: Maura Griffin on behalf of the plaintiff, Salam Razuki, who is present in the courtroom today.

MR. ELIA: Steven Elia on behalf of Mr. Razuki, who's present, and also Mrs. Razuki is also present as well.

THE COURT: Thank you.

MR. WATTS: Daniel Watts on behalf of defendant Ninus Malan and cross-complaint American Lending and Holdings, and Mr. Malan is in the courtroom today as well.

THE COURT: Thank you.

MR. GORIA: Charles Goria on behalf of Chris Hakim, Roselle Properties, and Mira Este Properties, LLC. And Mr. Hakim is also here.

MS. LEETHAM: Tamara Leetham for San Diego United Holdings Group, Flip Management, Roselle

1 Properties -- oh, wait. That's Chuck. I'm sorry.  
2 That's Chuck. Balboa Ave. Cooperative, California  
3 Cannabis Group, and Ninus Malan.

4 THE COURT: Devilish Delights?

5 MS. LEETHAM: Devilish Delights. Thank  
6 you, Your Honor.

7 MS. AUSTIN: Gina Austin on behalf of the  
8 same parties as Ms. Leetham.

9 MR. GALUPPO: Louis Galuppo, Galuppo &  
10 Blake, on behalf of the same parties as Mr. Watts.

11 THE COURT: Is that everyone? Oh, back  
12 row.

13 MR. JAFFE: Doug Jaffe on behalf of Sunrise  
14 Properties and -- Property Investments, LLC.

15 MR. ESSARY: Michael Essary, receiver.

16 MR. GRISWOLD: Richardson Griswold for  
17 receiver, Michael Essary.

18 MR. DART: Matthew Dart. Excuse me.

19 MS. CARDER: Shelley Carder specially  
20 appearing on behalf of SoCal Building Ventures and  
21 San Diego Building Ventures.

22 MR. DART: Matthew Dart specially appearing  
23 for Far West and its individuals, Knopf, Rising,  
24 Bridgewater, and Freeman.

25 MR. MAHONEY: And as before, Your Honor,  
26 Matt Mahoney on behalf of nonparty Synergy. Just  
27 here for any questions pertaining to Synergy.

28 THE COURT: Thank you. First of all,

1 THE COURT: -- because there's a lot of  
2 issues here.

3 MS. LEETHAM: Yeah.

4 THE COURT: I'm going to set a bond for  
5 everyone. Different amounts, I'll tell you that.  
6 But here's the issue. Would counsel -- listen  
7 carefully -- agree that the order I'm going to make  
8 on the bonds that -- to enforce the -- not the stay,  
9 but to enforce the vacating of my previous order for  
10 the appointment of a receiver that all defendants  
11 must post a bond, not just one?

12 Did everyone understand the Court's  
13 question? And then I'll even go more specific if  
14 you want.

15 MR. WATTS: I understood the question.

16 THE COURT: Good.

17 You understood it?

18 MR. JOSEPH: Yes, Your Honor.

19 THE COURT: Because I want to stipulate --  
20 because here's the Court's concern. I'm going to  
21 set some pretty high bonds. One wonders, though,  
22 for the nonprofits, what -- if they're really  
23 nonprofits, I may set a much lower bond.

24 And the issue then for the Court is, well,  
25 what if one party says, I'm just going to give some  
26 money to the nonprofit. Go post it, and I don't  
27 have to post a million bucks.

28 Everybody understand the issue? Let's put

1 it right out on the table.

2 MR. JOSEPH: Yes.

3 THE COURT: So my first question is: Are  
4 we going to have a stipulation, Judge, we're going  
5 to let you do it, that, Judge, everybody must post a  
6 bond to get a vacate of the order?

7 And if not, that's fine, we'll go through  
8 and I'll start giving everybody one. Everybody  
9 understand? I'll listen to argument on that issue.  
10 Go.

11 MR. JOSEPH: To -- our position on that,  
12 Your Honor -- I think our briefing papers and the  
13 way that the parties have dealt with it is we've  
14 always been treating Balboa as one sort of group of  
15 people and then Mira Este as one sort of group.

16 And our specific requests requested a  
17 \$9 million bond for the Balboa entities, which would  
18 be San Diego United, Flip, Balboa Avenue  
19 Cooperative, all of those entities that control that  
20 business. And then for Mira Este, we have a  
21 different bond amount for those entities.

22 So not to make it even more confusing,  
23 Your Honor, but I don't know if we can do one  
24 where -- for example, looking at Balboa, Balboa  
25 Avenue Cooperative is a nonprofit. If you were to  
26 set a low bond for them and the receiver is not  
27 allowed to control Balboa Avenue Cooperative, but  
28 for San Diego United Holdings and Flip, they have a



1 higher bond and that bond can't be posted, we have  
2 that same problem we were having before where we  
3 need these entities to work in concert with each  
4 other. So it's either all of them -- the  
5 receivership is stayed for all of them or it's  
6 stayed for none of them.

7 THE COURT: So can I take by what you said,  
8 Judge, we agree to stipulate that everybody must  
9 file a bond before the stay or the vacation -- it's  
10 not a stay -- the vacating of that order would go  
11 into effect? Did I understand that right?

12 MR. JOSEPH: We would say it's not everyone  
13 in terms of all defendants. It's just everyone at  
14 Balboa and then everyone at Mira Este. They all  
15 are -- they all have to be under the same bond for  
16 all those entities. So --

17 THE COURT: Okay. You lost me on that, but  
18 I'll come back.

19 MR. JOSEPH: If I can just -- a little bit  
20 more. Essentially, treat them all as one entity.

21 MS. LEETHAM: You can't do it that way,  
22 Your Honor, because they have different appellate  
23 rights. So our argument has always been that  
24 California -- California Cannabis is not mentioned  
25 in a single cause of action in the complaint,  
26 similar to Devilish Delights.

27 So the appeal rights are going to run  
28 differently to different entities. So to lump them

1 in as one when they're not and for purposes of trial  
2 and litigation they're going to be treated as  
3 separate and distinct parties, you can't say they  
4 all have to do the same thing.

5 And they have different financials and they  
6 have different circumstances. So the Court would  
7 need to set -- I understand what you're saying, and  
8 I think the Court would need to set a bond for each  
9 entity.

10 THE COURT: I think -- well, I was --  
11 there's two ways to go, and I sense -- I need a  
12 stipulation from everybody. I sense that's not  
13 forthcoming, so I'm going to set a bond for each and  
14 everybody.

15 But let's realize what this is limited to.  
16 It is not trial. What I -- what the bond is going  
17 to be set upon is if there were damages that a party  
18 would sustain because of the reasoning of staying  
19 the enforcement of the receiver -- of the receiver.  
20 That's what we're talk -- we're not talking about  
21 trial yet.

22 I appointed the receiver. If that's wrong  
23 and the appellate court says that's wrong, there  
24 could be damages for the -- that would be the  
25 appellant. But if I am right, there would be  
26 damages for the respondent. And I think we all  
27 agree on that. That's the law, right? It is.

28 All right. So let's start working on the

# EXHIBIT 5

MINUTE ORDER

DATE: 12/17/2018

TIME: 02:26:00 PM

DEPT: C-67

JUDICIAL OFFICER PRESIDING: Eddie C Sturgeon

CLERK: Patricia Ashworth

REPORTER/ERM: Not Reported

BAILIFF/COURT ATTENDANT:

CASE NO: 37-2018-00034229-CU-BC-CTL CASE INIT.DATE: 07/10/2018

CASE TITLE: Razuki vs Malan [IMAGED]

CASE CATEGORY: Civil - Unlimited CASE TYPE: Breach of Contract/Warranty

APPEARANCES

The Court, having taken the above-entitled matter under submission on 12/14/2018 and having fully considered the arguments of all parties, both written and oral, as well as the evidence presented, now rules as follows:

The request to add Sunrise Property Investments, LLC to be included in the receivership proceedings is denied.

Defendants Ninus Malan, Monarch Management Consulting Inc., San Diego United Holdings Group, Balboa Ave Cooperative, Devilish Delights Inc., and California Cannabis Group's for order setting appellate bond amount is granted, in part. Defendants Chris Hakim, Mira Este Properties LLC, and Roselle Properties LLC for order setting appellate bond amount is granted, in part.

The court sets the appellate bond as follows:

- Ninus Malan appellate bond is set at \$350,000.
- San Diego United Holdings Group's appellate bond is set at \$350,000.
- American Lending and Holdings LLC's appellate bond is set at \$350,000.
- Flip Management LLC's appellate bond is set at \$350,000.
- Balboa Ave Cooperative's appellate bond is set at \$50,000.
- Devilish Delights Inc.'s appellate bond is set at \$50,000.
- California Cannabis Group's appellate bond is set at \$50,000.
- Chris Hakim's appellate bond is set at \$350,000.
- Mira Este Properties LLC's appellate bond is set at \$350,000.
- Rosell Properties LLC's appellate bond is set at \$350,000.

Based upon various representations during oral argument that all parties must cooperate in order to be effective, in order to vacate the receiver, each party must post bond.

The motion to appoint Kevin Singer as receiver is denied.

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The motion to add Sunrise Property Investments, LLC to the receivership is denied.

*Eddie C. Sturgeon*

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Judge Eddie C Sturgeon

# EXHIBIT 6

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IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA  
IN AND FOR THE COUNTY OF SAN DIEGO

DEPARTMENT 67                      HON. EDDIE C. STURGEON

SALAM RAZUKI,	)	
	)	
PLAINTIFF,	)	
	)	
VS.	)	
	)	CASE NO.
	)	37-2018-
NINUS MALAN,	)	00034229-CU-BC-
	)	CTL
DEFENDANTS.	)	
-----	)	

REPORTER'S TRANSCRIPT  
FRIDAY, MARCH 15, 2018

APPEARANCES ON NEXT PAGE

LOIS MASON THOMPSON, CSR, RPR, CRR  
CSR NO. 3685  
lois.mason51@gmail.com

1 should have been removed from Mira Este. Even  
2 Matt Mahoney said it would make life easier. We have a  
3 list of producers who won't go in there because the  
4 Receiver is there.

5 We don't have any evidence -- despite  
6 Mr. Zimmitti's hyperbole, we have no evidence of any  
7 malfeasance on the distribution of profit by Mr. Hakim  
8 during the time that he was the managing member.

9 And, quite frankly, I think the Court's  
10 decision should militate in favor of the removal of the  
11 Receiver and a retention of the profits that would  
12 otherwise be split between Mr. Malan and Mr. Razuki into  
13 either a blocked account, a dedicated account, or even  
14 deposited into the court. That would fully protect  
15 Mr. Razuki's interest.

16 THE COURT: Thank you.

17 Let the record reflect the Court has read all  
18 of the moving papers in this case, the Court has  
19 listened very intently to all of the argument.

20 And, counsel, you have been very respectful  
21 today and I really appreciate that.

22 The motion to remove the Receiver is denied.  
23 Thank you.

24 MR. ELIA: Thank you, Your Honor.

25 MR. GORIA: Thank you, Your Honor.



1 MR. GALUPPO: Your Honor, that's without  
2 prejudice; correct?

3 THE COURT: Always.

4 MR. GALUPPO: Thank you, Your Honor.

5 THE COURT: My pleasure.

6 Do they all need to be escorted out because of  
7 security?

8 THE BAILIFF: They just need to go out of the  
9 building, Your Honor.

10 THE COURT: Off the record.

11

12 (Proceedings adjourned at 5:14 p.m.)

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## 1 CERTIFICATE

2 State of California )

3 County of San Diego )

4  
5 I, Lois Mason Thompson, CSR No. 3685, a pro tem  
6 reporter in the Superior Court of the State of  
7 California, in and for the County of San Diego, hereby  
8 certify that I reported in machine shorthand the  
9 proceedings held on March 15, 2019, that my notes were  
10 transcribed into typewriting under my direction, that  
11 the foregoing transcript, pages 1 through 116 is a full,  
12 true, and correct transcript of the said proceedings.

13 Dated at San Diego, California, April 8, 2019

14  
15  
16  
17 *Lois Mason Thompson*  
Lois Mason Thompson

18 CSR No. 3685

19  
20 Government Code Section 69954(D): Any court,  
21 party, or person who has purchased a transcript may,  
22 without paying a further fee to the reporter, reproduce  
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party or person.

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7 Attorneys for Defendants CHRIS HAKIM,  
8 MIRA ESTE PROPERTIES LLC, and  
9 ROSELLE PROPERTIES LLC

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**SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
**COUNTY OF SAN DIEGO, CENTRAL DIVISION**

SALAM RAZUKI, an individual  
Plaintiff

vs

NINUS MALAN, an individual; CHRIS  
HAKIM, an individual; MONARCH  
MANAGEMENT CONSULTING, INC.,  
California corporation; SAN DIEGO  
UNITED HOLDINGS GROUP, LLC, a  
California limited liability company; FLIP  
MANAGEMENT, LLC, a California limited  
liability company; MIRA ESTE  
PROPERTIES LLC, a California limited  
liability company; ROSELLE PROPERTIES,  
LLC, a California limited liability company;  
BALBOA AVE COOPERATIVE, a  
California nonprofit mutual benefit  
corporation; CALIFORNIA CANNABIS  
GROUP, a California nonprofit mutual  
benefit corporation; DEVILISH DELIGHTS,  
INC. a California nonprofit mutual benefit  
corporation; and DOES 1-100, inclusive;

Defendants.

) Case No.: 37-2018-00034229-CU-BC-CTL

) (Unlimited Civil Action)

) **PROOF OF SERVICE**

) Dept.: C-67

) I/C Judge: Hon. Eddie C. Sturgeon

) Complaint Filed: July 10, 2018

) Trial Date: Not Set

) **IMAGED FILE**

**PROOF OF SERVICE**

I, Charles F. Gorla, declare that: I am, and was at the time of service of the papers herein referred to, over the age of eighteen years, not a party to this action, and am employed in the County of San Diego, California, in which County the within mentioned mailing occurred. My business address is 1011 Camino del Rio South, Suite 210, San Diego, California 92108. I served the following document(s):

- Defendants Chris Hakim's, Mira Este Properties LLC's, and Roselle Properties LLC's Ex Parte Application to Remove Receiver from Mira Este Facility or in the alternative, to Clarify and Modify the 12/17/2018 Order Setting Bond Amounts;
- Declaration of Charles F. Gorla in Support of Ex Parte Application;
- Declaration of Jerry Baca in Support of Ex Parte Application;
- Declaration of Chris Hakim in Support of Ex Parte Application;
- Request for Judicial Notice in Support of Ex parte Application;
- Memorandum of Points and Authorities in Support of Ex Parte Application

on the following addressees:

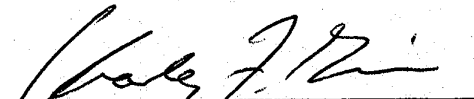
Steven A. Elia ( <a href="mailto:steve@elialaw.com">steve@elialaw.com</a> ) Maura Griffin ( <a href="mailto:maura@elialaw.com">maura@elialaw.com</a> ) James Joseph ( <a href="mailto:james@elialaw.com">james@elialaw.com</a> ) Law Offices of Steven Elia 2221 Camino del Rio S., #207 San Diego, CA 92108 Tel. (619) 444-2244 Fax (619) 440-2233 Attorneys for Plaintiff	Robert Fuller ( <a href="mailto:rfuller@nelsonhardiman.com">rfuller@nelsonhardiman.com</a> ) Salvatore J. Zimmitt ( <a href="mailto:szimmitt@nelsonhardiman.com">szimmitt@nelsonhardiman.com</a> ) Nelson Hardiman LLP 11835 West Olympic Blvd., Suite 900 Los Angeles, CA 90064 Tel. (310) 203-2807 Fax (310) 203-2727 Attorneys for SoCal Building Ventures LLC
Gina M. Austin ( <a href="mailto:gaustin@austinlegalgroup.com">gaustin@austinlegalgroup.com</a> ) Tamara M. Leetham ( <a href="mailto:tamara@austinlegalgroup.com">tamara@austinlegalgroup.com</a> ) Austin legal Group 3990 Old Town Avenue, Suite A-112 San Diego, CA 92110 Tel. (619) 924-9600 Fax. (619) 881-0045 Attorneys for Defendants Ninus Malan et al.	Richardson C. Griswold ( <a href="mailto:rgriswold@griswoldlawsandiego.com">rgriswold@griswoldlawsandiego.com</a> ) Griswold Law 444 S. Cedros Avenue, Suite 250 Solana Beach, CA 92075 Tel. (858) 481-1300 Fax. (888) 624-9177 Attorney for Receiver Michael Essary
Daniel Watts <a href="mailto:dwatts@galuppowlaw.com">dwatts@galuppowlaw.com</a> Lou Galuppo <a href="mailto:lgaluppo@galuppowlaw.com">lgaluppo@galuppowlaw.com</a>	Timothy Daley, Esq. <a href="mailto:T.Daley@Musickpeeler.com">T.Daley@Musickpeeler.com</a>

**XX VIA ELECTRONIC FILING SERVICE:** Complying with Code of Civil Procedure section 1010.6, my electronic business address is [chasgoria@gmail.com](mailto:chasgoria@gmail.com) and I caused such document(s) to be electronically served through the One Legal e-service system for the above

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entitled case to those parties on the Service List maintained on its website for this case on May 8, 2019. The file transmission was reported as complete and a copy of the Filing/Service Receipt will be maintained with the original document(s) in our office.

I declare under penalty of perjury that the foregoing is true and correct, and that this declaration was executed on May 8, 2019, at San Diego County, California.

  
Charles F. Goria

1 Steven A. Elia (State Bar No. 217200)  
Maura Griffin, *Of Counsel* (State Bar No. 264461)  
2 James Joseph (State Bar No. 309883)  
LAW OFFICES OF STEVEN A. ELIA, APC  
3 2221 Camino Del Rio South, Suite 207  
San Diego, California 92108  
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5 Email: steve@elialaw.com  
maura@elialaw.com  
6 james@elialaw.com

7 Attorneys for Plaintiff  
SALAM RAZUKI

9  
10 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
**COUNTY OF SAN DIEGO, CENTRAL DIVISION**

11 SALAM RAZUKI, an individual,

12 Plaintiff,

13 v.

14 NINUS MALAN, an individual; CHRIS  
15 HAKIM, an individual; MONARCH  
MANAGEMENT CONSULTING, INC. a  
16 California corporation; SAN DIEGO  
UNITED HOLDING GROUP, LLC, a  
17 California limited liability company; FLIP  
MANAGEMENT, LLC, a California limited  
18 liability company; MIRA ESTE  
PROPERTIES, LLC, a California limited  
19 liability company; ROSELLE PROPERTIES,  
LLC, a California limited liability company;  
20 BALBOA AVE COOPERATIVE, a  
California nonprofit mutual benefit  
21 corporation; CALIFORNIA CANNABIS  
GROUP, a California nonprofit mutual  
22 benefit corporation; DEVILISH DELIGHTS,  
INC., a California nonprofit mutual benefit  
23 corporation; and DOES 1-100, inclusive,

24 Defendants.

CASE NO. 37-2018-00034229-CU-BC-CTL

**PLAINTIFF SALAM RAZUKI'S  
OPPOSITION TO DEFENDANT CHRIS  
HAKIM'S MAY 9, 2019 EX PARTE  
APPLICATION**

Date: May 9, 2019  
Time: 8:30 am  
Dept: C-67  
Judge: Hon. Eddie C. Sturgeon

26  
27 Plaintiff SALAM RAZUKI ("Plaintiff") hereby submits this opposition to Defendant CHRIS  
28

1 HAKIM (“Hakim”)’s Ex Parte Application to remove the receiver from the Mira Este Facility or in  
2 the alternative to clarify and modify the 12/17/2018 order setting bond amounts.

3 I.

4 **HAKIM HAS PRESENTED NO NEW FACTS THAT WOULD JUSTIFY REVISITING THIS**  
5 **ISSUE; GIVEN THAT THIS COURT AND THE APPELLATE COURT HAVE**  
6 **PREVIOUSLY REJECTED HAKIM’S REQUEST, THE INSTANT APPLICATION SHOULD**  
7 **BE DENIED**

8 On September 26, 2018, this Court appointed Michael Essary to be the receiver over a number  
9 of entities including California Cannabis Group and Mira Este Properties, LLC (collectively, the  
10 “Mira Este Facility”).

11 On October 24, 2019, Hakim filed an ex parte application requesting an order to remove the  
12 receivership over the Mira Este Facility. Hakim argued that Plaintiff had no right to the Mira Este  
13 Facility and that the Receiver was preventing new operators from working at the Mira Este Facility.

14 *The request was denied.*

15 After Hakim and other defendants filed an appeal, the Court set an appellate bond for all  
16 parties. The Court required that all parties submit a bond before the receivership order would be  
17 stayed.

18 On February 1, 2019, Hakim filed a Writ of Supersedes to the Fourth District Court of  
19 Appeals, arguing that the Receiver should be removed and the appellate bond should be modified. *It*  
20 *was denied.*

21 On March 11, 2019, Hakim filed another ex parte application requesting an order to remove  
22 the receivership over the Mira Este Facility. Again, Hakim argued that Plaintiff had no right to the  
23 Mira Este Facility and that the Receiver was preventing new operators from working at the Mira Este  
24 Facility. He also requested that the court modify the appellate bond to allow Hakim to post a lower  
25 bond amount in order to stay the receivership order. *Both requests were denied.*

26 Today (May 8, 2019), Hakim filed his third ex parte application requesting an order to vacate  
27 the receivership over the Mira Este Facility. For the third time, Hakim alleges that Plaintiff has no  
28 ownership over the Mira Este Facility and that the Receiver is preventing new operators from working  
at the facility. He has also included another request to modify the appellate bond.

1           There are no new facts that warrant reevaluating the Court’s previous decisions. Given that  
2 Plaintiff has only had hours to review the new declarations submitted by Hakim, he has not had the  
3 ability to verify their claims. However, the facts stated in Mr. Baca’s declaration and Mr. Hakim’s  
4 declaration generally repeat the same story that they have stated since October 2018. Repeatedly, they  
5 have been proven wrong.

6           The only new allegation raised by Hakim is an allegation that Mr. Essary has failed to file  
7 taxes for California Cannabis Group, causing the entity to be “FTB suspended.” Mr. Essary has  
8 already responded to these concerns by email. (*See* Joseph Decl., Exhibit A [Email sent by Mr.  
9 Essary to all counsel on May 8, 2019].)

10           At the last hearing on April 5, 2019, the Court recognized that Mr. Essary was still not  
11 receiving the necessary documents in order to fully report on the condition of the business. The Court  
12 ordered that monthly P&Ls and bank statements be provided to Mr. Essary. The Court also confirmed  
13 that Mr. Essary should approve of all monies going in and out of the business. (*See* Joseph Decl.,  
14 Exhibit B [portions of the hearing transcript from the April 5, 2019 hearing].) As of the filing of this  
15 opposition, Mr. Essary has not filed a report on the current financial status of the Mira Este Facility.  
16 Without this report, there is no way to verify any of the financial claims made by Hakim or Mr. Baca.

17           This ex parte application is nothing more than a procedurally deficient motion for re-  
18 consideration. For these reasons, the Court should deny Hakim’s latest attempt to remove the receiver  
19 and modify the appellate bond.

20  
21 Dated: May 8, 2019

ELIA LAW FIRM, APC

22  
23 By:



24 Steven A. Elia  
25 Maura Griffin,  
26 James Joseph  
27 Attorneys for Plaintiff SALAM RAZUKI  
28



1 Steven A. Elia (State Bar No. 217200)  
Maura Griffin, *Of Counsel* (State Bar No. 264461)  
2 James Joseph (State Bar No. 309883)  
LAW OFFICES OF STEVEN A. ELIA, APC  
3 2221 Camino Del Rio South, Suite 207  
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5 Email: steve@elialaw.com  
maura@elialaw.com  
6 james@elialaw.com

7 Attorneys for Plaintiff  
SALAM RAZUKI

9  
10 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
**COUNTY OF SAN DIEGO, CENTRAL DIVISION**

11 SALAM RAZUKI, an individual,

12 Plaintiff,

13 v.

14 NINUS MALAN, an individual; CHRIS  
15 HAKIM, an individual; MONARCH  
MANAGEMENT CONSULTING, INC. a  
16 California corporation; SAN DIEGO  
UNITED HOLDING GROUP, LLC, a  
17 California limited liability company; FLIP  
MANAGEMENT, LLC, a California limited  
18 liability company; MIRA ESTE  
PROPERTIES, LLC, a California limited  
19 liability company; ROSELLE PROPERTIES,  
LLC, a California limited liability company;  
20 BALBOA AVE COOPERATIVE, a  
California nonprofit mutual benefit  
21 corporation; CALIFORNIA CANNABIS  
GROUP, a California nonprofit mutual  
22 benefit corporation; DEVILISH DELIGHTS,  
INC., a California nonprofit mutual benefit  
23 corporation; and DOES 1-100, inclusive,

24 Defendants.

CASE NO. 37-2018-00034229-CU-BC-CTL

**DECLARATION OF JAMES JOSEPH IN  
SUPPORT OF PLAINTIFF SALAM  
RAZUKI'S OPPOSITION TO  
DEFENDANT CHRIS HAKIM'S MAY 9,  
2019 EX PARTE APPLICATION**

Date: May 9, 2019  
Time: 8:30 am  
Dept: C-67  
Judge: Hon. Eddie C. Sturgeon

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I, James Joseph, declare:

1. I am an attorney duly licensed to practice law in the State of California. I am of counsel for the Elia Law Firm, APC, which represents Plaintiff Salam Razuki (“Plaintiff”) in the above-entitled matter. All facts stated within the Declaration are within my personal knowledge or based upon information and belief if so stated and, if called as a witness, I would and could competently testify to them.

2. Attached as **Exhibit A** is a true and correct copy of an email sent by Mr. Michael Essary, the appointed receiver, on May 8, 2019 to all counsel of record. In this email, Mr. Essary reports on the status of California Cannabis Group’s tax status.

3. Attached as **Exhibit B** are true and correct portions of the hearing transcript from April 5, 2019 in this instant matter. The select portions relate to the Court’s orders regarding Mr. Essary’s control over the financials of the Mira Este Facility.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this declaration is executed on May 8, 2019, at San Diego, California.



James Joseph

# Exhibit A

for

DECLARATION OF JAMES JOSEPH IN SUPPORT OF PLAINTIFF SALAM RAZUKI'S  
OPPOSITION TO DEFENDANT CHRIS HAKIM'S MAY 9, 2019 EX PARTE APPLICATION

## James Joseph

---

**From:** calsur@aol.com  
**Sent:** Wednesday, May 08, 2019 12:13 PM  
**To:** jeberhardt@griswoldlawca.com; rgriswold@griswoldlawca.com  
**Cc:** Steven Elia; Maura Griffin; James Joseph; szimmitti@nelsonhardiman.com; dwatts@galuppolaw.com; lgaluppo@galuppolaw.com; chasgoria@gmail.com; mahoney@wmalawfirm.com; matt@dartlawfirm.com; M.Hickman@musickpeeler.com; T.Daley@musickpeeler.com; douglasjaffe@aol.com  
**Subject:** Goria Filing for Hakim/Mira Este

Counsel,

I have reviewed Mr. Goria's filing this morning and specifically want to add details and current status to his statements about CCG State tax filings and Corp status.

When I learned of the suspension via Mr. Goria and details about reviving from Ms. Austin I reached out to the parties for assistance. I did not receive any other than Ms. Austin's instructive email about the process for filing/revival.

In December I instructed the Brinig accountants to prepare the 2016 and the 2017 taxes for filing under my signature; those were completed in December. They were the only tax returns due at the time.

In January 2019 I requested payment by Synergy of the estimated taxes and penalties due of \$2,500 as there were inadequate funds in the receiver's account to pay this. Synergy agreed to pay through Mr. Mahoney's email.

I received the check for \$2,500 from Synergy in the first week of March. I attempted to contact the FTB for an appointment for filing and was unable to speak with the correct office. I was out of country for a period of time in March/April.

On Monday May 6th I went directly to the FTB Field Office and waited to speak with an agent. I spend over an hour and 1/2 discussing the details and my authority. I had to print out additional documents to get the agent to accept my position and authority over CCG and it's financials.

I then asked for exact tax amounts to pay to revive the corporation - at this point the agent said I also must file and pay for 2018 which I did not have prepared by Brinig.

I received the exact amounts needed to pay and additional documents required by the FTB for revival of CCG. I also purchased 2 cashiers checks from the funds paid to me by Synergy for the exact amounts needed by the FTB. I worked with Brinig on recreating the financials for CCG for 2018 from the one set of reports we received from Henkes in November 2018 and from the cash ledgers provided by Synergy in March 2019. Brinig is preparing the 2018 filings for my signature. I have an appointment with the same FTB agent this Friday, May 10th at 12:00 to complete the filings and revival of the CCG corp.

Michael Essary  
Receiver

# Exhibit B

for

DECLARATION OF JAMES JOSEPH IN SUPPORT OF PLAINTIFF SALAM RAZUKI'S  
OPPOSITION TO DEFENDANT CHRIS HAKIM'S MAY 9, 2019 EX PARTE APPLICATION

1 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA

2 IN AND FOR THE COUNTY OF SAN DIEGO

3  
4 DEPARTMENT 67

HON. EDDIE STURGEON, JUDGE

5  
6 SALAM RAZUKI )

7 )  
8 PLAINTIFF, )

9 VS. )

10 NINUS MALAN, ET AL )

11 DEFENDANT. )  
\_\_\_\_\_ )

37-2018-00034229

CU-BC -CTL

12  
13  
14 REPORTER'S TRANSCRIPT

15 APRIL 12, 2019

16  
17 A P P E A R A N C E S:

18 FOR THE PLAINTIFF: JAMES JOSEPH, STEVEN ELIA  
19 MAURA GRIFFIN  
20 ELIA LAW FIRM  
2221 CAMINO DEL RIO SOUTH  
SAN DIEGO, CA 92108

21 FOR THE DEFENDANT: CHARLES GORIA  
22 CHRIS HAKIM GORIA WEBER & JARVIS  
23 1011 CAMINO DEL RIO SOUTH STE.210  
SAN DIEGO, C 92108

24  
25  
26 KIM R. ROSS CSR NO. 7842  
27 OFFICIAL REPORTER

28  
Kim R. Ross, CSR 7842

1 FOR R & M HOLDINGS: TIMOTHY J. DALEY  
HOLDINGS MUSICK PEELER & GARRETT  
2 225 BROADWAY  
3 SAN DIEGO, CA 92101

4 FOR SOCIAL BUILDING: ROBERT E. FULLER  
VENTURES ATTORNEY AT LAW  
5 1100 GLENDON AVENUE SUITE 1400  
6 LOS ANGELES, CA 92004

7  
8 FOR SUNRISE PROPERTY: DOUGLAS JAFFE  
INVESTMENTS LAW OFFICES OF DOUGLAS JAFFE  
9 501 WEST BROADWAY SUITE 800  
10 SAN DIEGO, CA 92101

11  
12 FOR THE DEFENDANT: LOUIS GALUPPO, DANIEL WATTS  
NINUS MALAN GALUPPO LAW  
13 2792 GALUPPO LAW SUITE 102  
14 CARLSBAD, CA 92009

15 FOR NON PARTY SYNERGY: MATTHEW MAHONEY  
16 WITHAM MAHONEY & ABBOTT  
401 B STREET, SUITE 2220  
17 SAN DIEGO CA 92101

18 FOR THE RECEIVER: RICHARDSON GRISWOLD  
19 GRISWOLD LAW  
444 S. CEDROS AVENUE @250  
20 SOLANA BEACH, CA 92075  
21  
22  
23  
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25  
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27  
28

Kim R. Ross, CSR 7842

1 GOT IN FRONT OF ME. HOW MUCH MONEY IS BEING SPENT IN MY  
2 COURTROOM. I THINK ABOUT THAT STUFF. THAT'S THE GOOD  
3 NEWS. I REALLY MEAN THAT FROM THE BOTTOM OF MY HEART. I  
4 REALLY FEEL WE'RE GETTING THERE. YOU'RE LITIGATING,  
5 WHICH IS FINE. BUT WE'RE GETTING THERE.

6 ALL RIGHT. LET'S DO SOME WORK ON THIS. HERE'S  
7 MY THOUGHTS.

8 MR. MAHONEY, STAND, I WANT TO LOOK AT YOU.  
9 THANK YOU, SIR. I'M GOING TO SAY THE SAME THING TO YOU I  
10 SAID TO SOCAL. BE CAREFUL WHAT YOU WISH FOR. YOU MAY  
11 WANT TO PASS THAT ALONG TO YOUR CLIENT. I'M NOT GOING TO  
12 PULL THE RECEIVER AT THIS TIME. I'M GOING -- READY?  
13 MR. ESSARY, ARE YOU COMFORTABLE WITH THAT?

14 MR. ESSARY: YES, YOUR HONOR.

15 THE COURT: I WANT A MONTHLY P AND L TO THE  
16 RECEIVER WITH BANK STATEMENTS. MONTHLY. PERIOD. AND IF  
17 THIS ACCOUNTANT -- YOU FIND A MAJOR ACCOUNTING FIRM IF  
18 THIS ACCOUNTANT CAN'T GET THAT DONE.

19 MR. MAHONEY: YES, YOUR HONOR.

20 THE COURT: AND THEN I KIND OF SAID LET'S KIND  
21 OF TRY TO GET SOME CONTROL ON THIS. MR. ESSARY, I WAS  
22 GOING TO SET A REVIEW. YOU, I'M JUST PICKING A NUMBER.  
23 JUDGE, THIS IS NOT WORKING. YOU SET AN EX PARTE, I'LL  
24 TAKE CARE OF IT. THAT'S WHEN I GET TO THE POINT OF BE  
25 CAREFUL WHAT YOU WISH FOR. YOU KNOW WHAT I MEAN. SO  
26 YOU'RE STILL IN AT LEAST AT THIS TIME. THAT GOES FOR ALL  
27 OF YOU. I REALLY FEEL GOOD. I KNOW YOU ALL MAY NOT.  
28 BUT SERIOUSLY, I CAN'T EXPRESS HOW MUCH BETTER I FEEL.

Kim R. Ross, CSR 7842



1 HOLD ON, WE GOT A QUICK QUESTION. GO.

2 **MR. GALLUPO:** SO I'M ALSO ASSUMING SINCE WE DO  
3 HAVE BRENNIG IN THIS CASE AND I THINK MR. RAZUKI HAS  
4 BETTER USE FOR HIS MONEY SUCH AS BRINGING BALBOA CURRENT  
5 AT THIS POINT THAT YOU'RE ALSO DENYING THEIR CLAIM FOR  
6 SOME SORT OF FORENSIC ACCOUNTING?

7 **THE COURT:** CORRECT.

8 **MR. GALLUPO:** THANK YOU, YOUR HONOR.

9 **THE COURT:** ISSUE?

10 **MS. GRIFFIN:** YOUR HONOR, I JUST WANT TO  
11 CLARIFY, BECAUSE IT'S MY UNDERSTANDING FROM THE RECEIVER  
12 THAT THEY HAVE NOT BEEN PUTTING -- GETTING APPROVAL FOR  
13 ALL THE EXPENSES THAT ARE GOING THROUGH. AND I'D LIKE  
14 TO -- IF THE COURT COULD REITERATE AN ORDER REQUIRING  
15 THEM TO HAVE APPROVAL FOR EVERY SINGLE DIME THAT GOES OUT  
16 OF THE COMPANY.

17 **MR. MAHONEY:** THAT WAS ACTUALLY NOT MY  
18 UNDERSTANDING. MY UNDERSTANDING OF THE ORDER WAS THAT WE  
19 WOULD SUBMIT EXPENSES OVER A CERTAIN AMOUNT TO MR. ESSARY,  
20 WHICH WE HAVE BEEN DOING. BUT I UNDERSTOOD THAT THERE  
21 WAS ALSO PAPER CLIPS AND PAPERS DID NOT HAVE TO GO  
22 THROUGH HIM.

23 **MR. ESSARY:** LIGHT BULBS DO. I'M GOING BACK TO  
24 WHAT THE JUDGE --

25 **THE COURT:** MR. ESSARY, YOU'RE THE RECEIVER,  
26 YOU WANT EVERY DIME?

27 **MR. ESSARY:** IF THEY HIRE A BOOKKEEPER AND THEY  
28 PUT THE BILLS TO A STANDARD PAYABLE ACCOUNT, THEY CAN

Kim R. Ross, CSR 7842

1 SEND ME A LIST OF OUTSTANDING PAYABLE. I SEND MY  
2 APPROVAL. I WOULD LIKE TO APPROVE EVERYTHING GOING OUT  
3 AND COMING IN. EVERYTHING.

4 THE COURT: EVERYTHING.

5 MR. ESSARY: THANK YOU, YOUR HONOR.

6 THE COURT: GOOD LUCK. MR. GRISWOLD?

7 MR. GRISWOLD: WHAT IS THE RULING WITH  
8 MR. MALAN AND HAKIM? THEY'RE NOT THERE ANYWAYS?

9 THE COURT: WELL, HOLD ON. SYNERGY IS RUNNING  
10 IT. NOT MR. MALAN, NOT MR. HAKIM PERIOD.

11 MR. ELIA: IS HE TAKEN OFF THE ACCOUNT? NO  
12 OPERATIONS?

13 MR. GORIA: WELL, YOUR HONOR, THEY HAD ASKED  
14 THAT MR. HAKIM BE EXCLUDED FROM THE BUILDING. I'M  
15 ASSUMING THE COURT IS DENYING THAN PART OF THE EX PARTE.  
16 HE IS THE MANAGING MEMBER OF THE --

17 THE COURT: HOW OFTEN DOES HE GO OUT THERE?

18 MR. GORIA: ONCE A WEEK MAYBE.

19 THE COURT: THAT'S FINE. ONCE A WEEK?

20 MR. GORIA: THANK YOU, YOUR HONOR.

21 THE COURT: SYNERGY IS RUNNING IT?

22 MR. MAHONEY: CORRECT, YOUR HONOR.

23 THE COURT: IF THERE'S SOMETHING GOING ON, SEE  
24 ME AND I'LL TAKE CARE OF IT.

25 MR. GRISWOLD?

26 MR. GRISWOLD: ONE ISSUE YOUR HONOR. YOUR  
27 APPROVAL OF SOCAL AS THE OPERATOR AT BALBOA IS SUBJECT TO  
28 AN AGREEMENT THAT'S GOING TO BE PRESENTED TO THE RECEIVER

Kim R. Ross, CSR 7842



1 Daniel Watts, Esq. SBN 277861  
Louis A. Galuppo, Esq. SBN 143266  
2 **G10 GALUPPO LAW**  
A Professional Law Corporation  
3 2792 Gateway Road, Suite 102  
Carlsbad, California 92009  
4 Phone: (760) 431-4575  
Fax: (760) 431-4579  
5

**ELECTRONICALLY FILED**  
Superior Court of California,  
County of San Diego  
**05/24/2019** at 04:54:00 PM  
Clerk of the Superior Court  
By E- Filing, Deputy Clerk

6 Attorneys for Defendants  
7

8 SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO  
9 CENTRAL DIVISION

10 SALAM RAZUKI, an individual,  
11 Plaintiff,  
12 vs.

Case No.: 37-2018-00034229-CU-BC-CTL  
Assigned: Hon. Judge Sturgeon  
Dept.: C-67

13 NINUS MALAN, an individual; MONARCH  
14 MANAGEMENT CONSULTING, INC., a  
California corporation; SAN DIEGO UNITED  
15 HOLDING GROUP, LLC, a California limited  
liability company; MIRA ESTE  
16 PROPERTIES, LLC, a California limited  
liability company; ROSELLE PROPERTIES,  
17 LLC, a California limited liability company;  
and DOES 1-100, inclusive,  
18 Defendants.  
19

**Declaration of Ninus Malan in Support of  
Chris Hakim's Motion to Vacate Receiver  
and Set Bond**  
Date: May 31, 2019  
Time: 1:30 p.m.  
Judge: Sturgeon  
Dept.: C-67

20  
21 And RELATED CROSS-ACTIONS

22 I, Ninus Malan, declare the following:

- 23 1. I am over the age of 18 years and I am a defendant and cross-complainant in this action.  
24 2. I have personal knowledge of the facts stated in this declaration, and if called upon to  
25 testify to these facts, I could and would do so competently.

1 3. **REQUEST TO THE COURT.** I request that the Receiver be removed from the Mira  
2 Este Facility effective today, that he turn over California Cannabis Group Inc. to me and  
3 that he turn over Mira Estate Properties, LLC and all the operations therein immediately  
4 to Chris Hakim, in accordance with the court's tentative ruling on May 9, 2019. The  
5 Receiver should also be responsible and required to pay for the outstanding excise taxes,  
6 since such were incurred on his watch.

7 4. **BACKGROUND INFORMATION.** As this Court knows,

8 (a) I have known and worked with Plaintiff Salam Razuki for about ten years. We  
9 were business partners, usually in real estate ventures. From 2009 until 2017, we  
10 worked on many real estate related projects together.

11 (b) Starting in 2009 after the market crash, Razuki and I built a jointly owned real  
12 estate portfolio consisting of over 40-50 properties before we entered the  
13 cannabis industry. Razuki continues today to receive the benefits of my work and  
14 my ownership, and now wants to take more from me.

15 (c) In 2016, Razuki and I entered the cannabis business at my direction and  
16 insistence. I had more experience and relationships in this particular new cannabis  
17 business area.

18 5. **MIRA ESTE.** The **FIRST CANNABIS DEAL** was located in 2016, **Mira Este**. As to  
19 **Mira Este:**

20 (a) I located, negotiated the terms of purchase, executed the agreement, and caused  
21 the purchase of Mira Este to go into an escrow.

22 (b) For the good faith deposit, I refinanced one of my properties to obtain the  
23 \$70,000 deposit.

24 (c) Razuki did not have the money to close the purchase transaction, so I found Chris  
25 Hakim, who helped close the purchase of Mira Este. Hakim put into the deal 50%  
of the money needed to close the purchase transaction.

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(d) Hakim and I formed Mira Este Properties, LLC. Hakim and I were the only two members of Mira Este Properties, LLC. However, there was contemplation that Razuki may become a member or involved in some manner, but only based on the consent and as allowed and conditioned by me. This condition was set forth in Section 8.8 of the Mira Este Properties, LLC operating agreement (“Operating Agreement”). A true and correct copy of Section 8.8 is attached to my declaration as **Exhibit 1**. Because I was having problems and issues with Razuki, everyone agreed Razuki’s *potential* involvement would not affect the management of Mira Este in any way. Hakim did not want to be a part of any dispute, so the following part of Section 8.8 was drafted into Section 8.8 of the Operating Agreement by Hakim’s counsel to ensure that any *potential* transfer of part of my interest to Razuki would not affect the management of Mira Este:

“Provided, however, such Transfer between Member Ninus Malan and Salam Razuki shall not materially affect the ownership interest of the other Member(s), increase or materially alter the Manager’s duties and obligations, and Member Ninus Malan and Salam Razuki agree to release the Manager and other Member(s) from any liabilities relating to such Transfer.”

(e) I closed the escrow for the purchase of the real property and later obtained the Conditional Use Permit (“CUP”) and obtained the licenses for California Cannabis Group, after fighting hard on an initiative with the City of San Diego to pass an ordinance for production facilities. Razuki did nothing, absolutely nothing, to help with this.

(f) Since the Receiver has been appointed, there have been nothing but financial problems at the Mira Este Facility – and they’ve been caused by the receiver’s presence there.

(g) Now, Mira Este Properties LLC and California Cannabis Group receive nothing except for net distributable rent (and nothing has been disputed to date). The gross

1 rent is used to pay expenses related to the Mira Este Properties LLC and  
2 California Cannabis Group operations by Synergy. Mira Este Properties LLC and  
3 California Cannabis Group have to have the licensing and certain other amenities  
4 (e.g., security, compliance, and maybe some light administrative staff) to attract  
5 and keep new tenants and subtenants. Synergy's issues have no effect whatsoever  
6 on the Mira Este Facility, since **it should continue to receive \$30,000.00** a month  
7 (starting in June 2019) from "Better Than Good". Synergy's cannabis business  
8 losses or gains are NOT directly attributable to Mira Este Properties LLC and  
9 California Cannabis Group.

10 6. Because of a criminal conviction predating this lawsuit, Razuki cannot legally hold a  
11 cannabis license or operate a cannabis business in San Diego. His involvement with  
12 California Cannabis Group would jeopardize its license.

13 (a) Razuki is on probation for a misdemeanor conviction. Attached as **Exhibit 2** to  
14 this declaration is a true and correct copy of the predisposition minutes and  
15 judgment minutes from *People v. Salam Razuki*, criminal case M227357CE-1 in  
16 Superior Court for the County of San Diego, Judge Rachel Cano, entered April  
17 18, 2017. **Razuki pleaded guilty and was convicted.** Attached as **Exhibit 3** is  
18 the sworn complaint in *People v. Razuki*, case M227357CE, in which Razuki is  
19 charged with 25 misdemeanors related to property management, with a potential  
20 sentence of 12 years in prison and \$25,000 in fines.

21 (b) This was not the first time Razuki was charged with violating the law related to  
22 marijuana dispensaries or landlord-tenant issues. The City of San Diego sought  
23 an injunction preventing Razuki from operating a dispensary in 2014. Attached  
24 as **Exhibit 4** is a true and correct copy of the complaint in *City of San Diego v.*  
25 *Salam Razuki*, case 37-2014-00009664-CU-MC-CTL, in which the city accuses  
Razuki of operating an illegal marijuana dispensary.

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(c) Because Razuki knew he was breaking the law, he stipulated to a judgment preventing him from ever operating a marijuana dispensary in the City of San Diego. Attached as **Exhibit 5** is a true and correct copy of the stipulation for entry of final judgment and permanent injunction signed by Razuki and Judge Ronald S. Prager in *City of San Diego v. Salam Razuki*, case 37-2014-00009664-CU-MC-CTL. The judgment says he will never operate a marijuana dispensary in the City of San Diego.

(d) Attached as **Exhibit 6** is a true and correct copy of news articles about Razuki. The first one was published in the San Diego Reader on April 10, 2014 and discusses **Razuki’s sale of marijuana to a 13-year-old child**. The second was published August 23, 2018 on the Voice of San Diego’s website at <https://www.voiceofsandiego.org/topics/land-use/problems-at-this-lincoln-park-strip-mall-keep-getting-worse-despite-city-intervention/>, and explains how the City filed criminal charges against Razuki. It discusses my restraining order against Razuki, and his other legal battles, including one of his tenants winning a \$200,000 judgment against him for mismanaging a property.

- 7. **In the two weeks since this court’s tentative ruling, Razuki has interfered with Mira Este and phoned its lenders to try to convince them to foreclose. He is willing to destroy Mira Este rather than let it out of receivership.**
- 8. On May 15th I received a call from The Loan Company who holds the loan for Mira Este. I spoke with the president who told me Razuki had a meeting with him around May 13th to try to pressure him into placing the loan at Mira Este into default and then foreclosure. Razuki was frustrated this court was going to release Mira Este from the receiver’s control, and he needed to put pressure on Chris Hakim and me. He is willing to destroy the business rather than let it thrive without a receiver.



1 (a) Razuki’s intent to destroy Mira Este was also made clear by his attorney, Steve  
2 Elia, at the May 9<sup>th</sup> hearing. Elia said the way to give me the “incentive to settle”  
3 is to leave the receiver in place. By keeping the receiver in Mira Este, Elia says, it  
4 would “cut that off”, cut off Mira Este’s ability to generate money, and “this case  
5 will just go away. They wouldn’t have an incentive anymore to continue to  
6 litigate.” That’s what Elia said on page 40-41 of the court reporter’s transcript.

7 (b) Elia’s statement, combined with Razuki’s phone calls to Mira Este’s lender, are  
8 a startling admission that Razuki is conspiring to destroy Mira Este to put  
9 pressure on me to sign over the whole thing to him.

10 9. It is unfair to keep Mira Este in receivership but still allow Razuki to profit from  
11 companies and real estate that *Razuki’s own complaint* alleges I own 25% of, including:

12 (a) dozens (i.e., 40 to 50) of parcels real estate, all described in my cross-complaint.

13 (b) The Goldn Bloom/Sunrise dispensary and Super 5, the company that manages it. I  
14 obtained all the permits for that dispensary and I am the one that procured an  
15 \$800,000 loan from The Loan Company to finish the build out for Sunrise for the  
16 partners and Razuki. They had no money; it was me who completed the project  
17 and got them the money to complete the build out. It was also me that obtained  
18 the approvals from the City of San Diego to implement angled parking on the  
19 private street at the Sunrise Dispensary, among other things. This is the  
20 dispensary whose money Razuki used to try to hire a hit man to murder me, as  
21 described in the grand jury indictment this court has seen many times.

22 10. The receiver should be removed because he’s hurt the companies. He hasn’t helped  
23 preserve them. Among his failings:

24 (a) California Cannabis Group was suspended, for months, threatening the cannabis  
25 license for Mira Este Facility (potential loss worth millions of dollars).

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(b) Excise taxes were not paid as required by Ms. Cyndee Ellis, Business Taxes Specialist, California Department of Tax and Fee Administration, in her emails attached in **Exhibit 7**, threatening the cannabis license at the Mira Este Facility (potential loss worth millions of dollars). In the attached email, Ms. Ellis states:

“Although the above businesses are in receivership, **it is the expectation that you as the receiver will ensure the sales tax returns are filed timely** and paid in full by the due dates.”

“Currently California Cannabis Group is delinquent for 4<sup>th</sup> Quarter 2018 and 1<sup>st</sup> Quarter 2019. Please contact me today or tomorrow at the latest to make arrangements to file the delinquent returns; otherwise, estimated returns may be processed and billed.”

(c) Balboa Avenue Cooperative closed, with hundreds of thousands of dollars of debts (*see Receiver’s papers filed on May 9<sup>th</sup>, 2019*). It was the receiver’s job to keep it open.

(d) Seven parcels of improved real properties were almost lost in non-judicial foreclosures because the receiver did not pay the mortgages. This would have resulted in a loss of millions of dollars. I had to pay the mortgage out of my own funds when the receiver decided to spend the receivership’s money on himself, accountants, and “consultants” instead of paying the bills.

(e) The receiver asked to hire a party - SoCal - to operate the businesses. SoCal is a party to the litigation. This shows the receiver’s conflict and bias – no fiduciary would hire a plaintiff to manage a defendant.

(f) The receiver failed to negotiate an extension with lender for Balboa Avenue Cooperative. My attorneys had to do it.

(g) The receiver could not negotiate a settlement with the Montgomery Field Association regarding a use variance. One of the parties had to do it instead.

1 (h) As stated by our counsel in the attached email to Brian Brinig on May 17, 2019,  
2 at 10:41 a.m., Receiver chose to rely on an inaccurate accountant's report. The  
3 accountant himself says the report is inaccurate and incomplete, but the receiver  
4 has chosen to rely on it.

5 11. It is not equitable to allow the receiver to keep possessing my properties but not  
6 Razuki's. Since Razuki's murder for hire indictment and it being all over the news, it has  
7 been hard for me to work in real estate and get back to business as no one wants to work  
8 with me because they fear for their lives and the lives of their families because of  
9 Razuki. They are afraid that Razuki will try to harm them if they work with me or they  
10 might be in danger should something happen to me while they are in my presence.

11 (a) As a reminder, last summer, Razuki and his two property managers, Elizabeth Juarez  
12 and Sylvia Gonzales, hired gang members to intimidate the employees of a restaurant  
13 I owned. They spray-painted graffiti on the restaurant's windows. They threatened  
14 me and my employees.

15 (b) Because of the threats, I called the police in August 2018 and explained I feared  
16 Razuki. They recommended I get a restraining order, so I sought and received a  
17 temporary civil harassment restraining order against Salam Razuki. The restraining  
18 order prevented him from coming within 100 yards of me and instructed him not to  
19 contact me. The restraining order was later confirmed at a noticed hearing. It has  
20 been reaffirmed earlier this year. To this day, Razuki cannot come within 100 yards  
21 of me – even though he keeps showing up to hearings in this action.

22 (c) In November 2018, Razuki and his property managers, Elizabeth Juarez and Sylvia  
23 Gonzales, showed up six hours late to their unlawful detainer trial against my  
24 companies in this lawsuit. At that trial, Razuki's lawyer Rick Alter asked me and my  
25 attorney to discuss settlement with them. We left the courtroom and went into a  
conference room on the same floor. In the conference room, Razuki, Juarez, and  
Gonzales were sitting with their attorney across from me and my attorney. Juarez

1 and Gonzales would occasionally glance at their phones and tap on them during the  
2 conference. As it turns out, they were texting photographs of me to who they  
3 believed was a “hit man” waiting for me outside.

4 (d) **Three days later, Salam Razuki, Elizabeth Juarez, and Sylvia Gonzales tried to  
murder me.**

5 (e) The FBI arrested them and imprisoned them on or about November 16, 2018. The  
6 United States immediately charged them with violating 18 USC 956 (conspiracy to  
7 kill in a foreign country) and 18 USC 1201(c) (conspiracy to kidnap).

8 (f) Attached as **Exhibit 8** to this declaration is a true and correct copy of the United  
9 States’ criminal complaint against Salam Razuki, Elizabeth Juarez, and Sylvia  
10 Gonzales in *United States of America v. Salam Razuki*, Case No. 3:18-MJ-5915,  
11 (S.D. Cal. 2018). It is signed under penalty of perjury by the FBI agent who dealt  
12 with me on this matter.

13 (g) I have reviewed the complaint filed by the United States against Salam Razuki,  
14 Juarez, and Gonzales. I can confirm several of the events occurred. For example, on  
15 November 13, 2018, I was scheduled to appear for two unlawful detainer trials at the  
16 Hall of Justice at 330 West Broadway. I own several businesses which Razuki had  
17 tried to evict with frivolous lawsuits. I attended court with my attorney, Daniel  
18 Watts, and saw Juarez, Gonzales, and Razuki there. Razuki’s attorney, Rick Alter,  
19 met with us in a small conference room at the courthouse to discuss settlement. I saw  
20 Juarez and Gonzales on their smartphones.

21 (h) This confirms the FBI’s sworn statement that on November 13<sup>th</sup>, Gonzales told the  
22 man she believed was a hit man and said Razuki and Gonzales would be with me in  
23 court at the Hall of Justice at 330 West Broadway. The FBI says Gonzales asked the  
24 “hit man” to join them so he could see me in person in preparation for murdering me.  
25 While inside the courthouse, Gonzales, sitting next to Razuki, took secret photos of  
me with her smartphone. She never told me she was doing this or asked me for my

1 permission. The FBI says she took the photos and sent them to the “hit man” so he  
2 could kill the correct person: Me.

3 (i) Gonzales and Juarez also had no reason to be at the courthouse on November 13<sup>th</sup>  
4 except because they worked for Razuki. Razuki’s companies were suing my  
5 companies in unlawful detainer, trying to evict them, and Gonzales and Juarez were  
6 there on Razuki’s behalf. It is inconceivable that they would have taken photos of me  
7 and texted them to a hit man while sitting next to Razuki unless they had Razuki’s  
8 permission to do that. They were sitting right next to him as they were doing it.

9 (j) On November 15, 2018, the hit man, who was actually a confidential informant for  
10 the FBI, met with Razuki and said that he had killed me, according to the complaint  
11 in the criminal case. I can confirm the FBI said the same thing to me on November  
12 15<sup>th</sup>.

13 (k) On November 15, 2018, I learned from the FBI that Razuki had tried to hire a hit  
14 man to kill me. The FBI took me into protective custody and told me I could not  
15 speak with my attorneys, friends, or family for my own safety. My attorneys did not  
16 know whether I was alive or dead. Razuki’s threats forced me into hiding.

17 (l) While in hiding as the FBI hunted down and arrested Razuki, I could not earn a  
18 living. I could not work. I could not live at home, because if I was there, Razuki  
19 would find me. As long as Razuki was free, I was not.

20 (m) I live in fear every day, wondering who else Razuki tried to hire to kill me. I wonder  
21 if Razuki had other accomplices, or if the FBI got them all. It is terrifying.

22 (n) Attached as **Exhibit 9** to this declaration is a true and correct copy of the grand jury  
23 indictment of Razuki, Juarez, and Gonzales for conspiracy to kill in a foreign country  
24 (18 USC 956) and conspiracy to kidnap (18 USC 1201(c)).

25 (o) Razuki was eventually released pending trial. The terms of his release include  
continuous GPS monitoring, surrender of his passport, posting \$800,000 bond, and  
staying away from me. A true and correct copy of his pretrial release order is

1 attached as **Exhibit 10**. He must have no contact with me; *if he appears in court*  
2 *today, he is violating the terms of his release (and the restraining order), and I ask*  
3 *the court to phone the FBI and pretrial services to remand him to their custody.*  
4 *Please stop allowing him to attend hearings in this action.*

5 12. I need some evenhandedness from this Court. I need help and assistance from our justice  
6 system. I need fairness. My name has been dragged through the mud and I have been  
7 called every name in the book. No one credits me for the hard work I have performed to  
8 get where I am. It was me who helped save Razuki from losing millions of dollars with  
9 the mismanagement of his businesses starting in 2009 after the market crash. Razuki and  
10 I built a jointly owned real estate portfolio consisting of over 40-50 properties way  
11 before we entered the cannabis industry. Based almost exclusively on my relationship  
12 with lenders, I procured tens of millions of dollars to buy real estate, which Razuki has  
13 stolen from me, as described in my cross-complaint.

14 13. Since May 2018, during this entire litigation to date, I am without any ability to receive  
15 any distributions from my hard earned assets, properties, and businesses. Razuki  
16 continues to profit from all the properties he holds that I have an ownership interest in  
17 and continues to collect distributions, **POTENTIALLY ILLEGALLY**, from the  
18 Sunrise Dispensary - without a receiver to protect my interests in those properties.

19 14. I have never felt so helpless in our justice system. My friend and partner Chris Hakim  
20 should not be involved in any of this. It was set forth in the Operating Agreement that he  
21 would not, as a reminder, this is what was stated:

22 “Provided, however, such Transfer between Member Ninus Malan and Salam Razuki shall  
23 not materially affect the ownership interest of the other Member(s), increase or materially  
24 alter the Manager’s duties and obligations, and Member Ninus Malan and Salam Razuki  
25 agree to release the Manager and other Member(s) from any liabilities relating to such  
Transfer.”

1 None of these occurrences against me are fair or just. Again, please I need help from the  
2 courts, our justice system, and this Court.

3 15. Declarations from Brad Grimes, the receiver, and Razuki about Mira Este are inaccurate.

4 This is what happened in the last few months.

5 (a) In early March 2019, I received a call from Jennifer Hill and Tina Olson. I met  
6 with them at the Mira Este property. They said they would like to speak to me in  
7 private, so we left the Facility. At lunch, they expressed to me that they had an  
8 issue regarding a manifest with incorrect information and they have been trying to  
9 get it from the Synergy owners (i.e., Mr. Bacca and Mr. Sanz). I asked what was  
10 wrong and they stated to me that that the licensing information didn't match on a  
11 manifest. They asked me to speak with the Synergy partners to see if I could clear  
12 up the issue. **I told them that I was not involved with the day-to-day business**  
13 **operations**, but I would see if I could help.

14 (b) After lunch, Baca and Sanz told me that the licensing issue was due to a mistake  
15 that Brad Grimes had made. Baca and Sanz said they had the correct licensing  
16 information that needed to be on the manifest. I asked them to get that  
17 information to me as soon as possible to get to Jennifer and Tina. They told us  
18 they had everything under control and things were moving smoothly. I had no  
19 involvement in their operations.

20 (c) On March 13, 2019, I received an email from Brad Grimes to me alone stating  
21 that there was an issue of illegal products being made and they had no paper work  
22 attached. I immediately responded and emailed to Brad Grimes that he was the  
23 compliance officer and he needed to take disciplinary actions right away and to  
24 write up Synergy for these violations. I told him I would call him right away. I  
25 did, but he did not answer. I sent him an email stating that I called him and he

1 needed to call me back ASAP. I never heard back from him. I again sent out an  
2 additional email stating to him that I had no knowledge of anything he was stating  
3 and that he needed to include Synergy on the email as well to address these  
4 allegations. I still never heard back from him.

5 (d) Later that day, I spoke with Baca about the email Brad Grimes sent. Baca stated  
6 to me that he had spoken to Brad Grimes and cleared up all the issues. The next  
7 day, I met with Brad Grimes at the Mira Este Facility and asked him if he had  
8 spoken with Baca about the March 13th email. Grimes said he had and everything  
9 was taken care of.

10 (e) Brad Grimes worked with Synergy as their employee and was not an employee of  
11 California Cannabis Group.

12 (f) On May 3, 2019, I received an email from Sanz regarding an email he received  
13 from Grimes on May 1, 2019. There is nothing in the email about illegal  
14 activities at the Facility, only things that need to be corrected to launch a new  
15 brand from Synergy. The email was about getting a raise and remaining in  
16 operations and compliance.

17 (g) On May 11th, Chris Hakim and I were at the Mira Este Facility in the parking lot  
18 speaking to a potential brand operator to rent space, when Mr. Essary showed up.  
19 He was with two heavy set men and confronted me and Chris Hakim, stating "you  
20 know why I am here right?" Chris Hakim and I said "No". Mr. Essary then says  
21 he heard we were moving out equipment and we stated "No". Mr. Essary then  
22 said he would be back on Monday the 13th to inspect and then turned around and  
23 walked back to the vehicle with the two men and left. He didn't bother to inspect  
24 anything or ask any relevant questions. He just turned around and left.  
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(h) We later found out that Synergy had moved out its equipment and fired all of its employees, but remained in possession of Mira Estate Facility and had previously collected the rent for May 2019 in the amount of \$30,000.00 from the remaining subtenant "Better Than Good".

16. **REQUEST TO THE COURT.** I ask that the receiver be removed from the Mira Estate Facility, that he turn over California Cannabis Group Inc. to me, and that he turn over Mira Estate Properties, LLC and its operations immediately to Chris Hakim, as the court said in its tentative ruling on May 9, 2019. The Receiver should also be responsible and required to pay for the outstanding excise taxes, since such were incurred on his watch.

17. Thank you and I appreciate an opportunity to express my frustrations and requests.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed in San Diego, CA.

Date: May 24, 2019

BY: *Ninus Malan*  
NINUS MALAN

# **EXHIBIT 1**

THESE SECURITIES HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED. THESE SECURITIES HAVE NOT BEEN REGISTERED OR QUALIFIED PURSUANT TO THE SECURITIES ACT OF 1933 OR THE SECURITIES LAWS OF ANY STATE AND MAY BE OFFERED AND SOLD ONLY IF SO REGISTERED AND QUALIFIED OR IF AN EXEMPTION FROM SUCH REGISTRATION AND QUALIFICATION EXISTS.

**OPERATING AGREEMENT FOR  
MIRA ESTE PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**

This Amended and Restated Operating Agreement is entered into as of the 8<sup>th</sup> day of July, 2016 by **Ninus Malan**, an individual, and **Chris N. Hakim**, an individual (referred to individually as a Member and collectively as the Members) with reference to the following:

**WHEREAS**, the Members desire to form a limited liability company (Company) under the California Revised Limited Liability Company Act.

**WHEREAS**, the Members enter into this Operating Agreement in order to form and provide for the governance of the Company and the conduct of its business and to specify the Members' relative rights and obligations.

**NOW, THEREFORE**, for valuable consideration, receipt of which is hereby acknowledged by the Members, the Members hereby agree as follows:

ARTICLE I: DEFINITIONS

The following capitalized terms used in this Agreement have the meanings specified in this Article or elsewhere in the Agreement and when not so defined shall have the meanings set forth in California Corporations Code section 17001.

1.1 "Act" means the California Revised Uniform Limited Liability Company Act (Corporations Code sections 17701.01-17713.13), including amendments from time to time.

1.2 "Agreement" means this operating agreement, as originally executed and as amended from time to time.

1.3 "Articles of Organization" is defined in California Corporations Code section 17701.02(b), as applied to this Company.

1.4 "Assignee" means a person who has acquired a Member's Economic Interest in the Company, by way of a Transfer in accordance with the terms of this Agreement, but who has not become a Member.

1.5 "Assigning Member" means a Member who by means of a Transfer has transferred

MIRA ESTE PROPERTIES, LLC OPERATING AGREEMENT

8.8 Transfer of Economic Interest From Member **Ninus Malan** to Salam Razuki. Notwithstanding anything in this Agreement to the contrary, by signing this Agreement the Manager and each Member approves the absolute right to the Transfer of a Membership Interest, Transferrable Interest, and/or the Economic Interest held by Member **Ninus Malan**, as Assigning Member, to Salam Razuki or his designee, as Assignee, on terms agreed upon between them at any time from and after the date of this Agreement. Such Transfer shall be on terms agreed upon between them, and the Manager and each Member further approve the terms and conditions of such Transfer and waive all rights, prohibitions and procedures otherwise set forth in this Article 8 to that Transfer. Provided, however, such Transfer between Member **Ninus Malan** and Salam Razuki shall not materially affect the ownership interest of the other Member(s), increase or materially alter the Manager's duties and obligations, and Member **Ninus Malan** and Salam Razuki agree to release the Manager and the other Member(s) from any liabilities relating to such Transfer. On behalf of the Company, the Manager agrees to acknowledge receipt of a copy of the agreement between Member **Ninus Malan** and Salam Razuki, and agrees that the Company shall be bound by and comply with the provisions contained therein including, but not limited to, those regarding distributions to Member **Ninus Malan** or his successor in interest. Any new Member of the Company further agrees to execute a consent to be bound to the terms and conditions of this Agreement as a condition to becoming a Member of the Company.

#### ARTICLE IX: DISSOLUTION AND WINDING UP

9.1 The Company shall be dissolved on the first to occur of the following events:

(a) The death, incapacity, dissociation, bankruptcy, or corporate dissolution of a Member; provided, however, that the remaining Members may, by the Vote of a Majority of Members within 90 days of the happening of that event, decide to continue the Company, in which case the Company shall not dissolve. If the remaining Members fail to so Vote, the Manager shall wind up the Company. For purposes of this Paragraph (a), in determining a Majority of Members, the Percentage Interest of the Member who has died, become incapacitated, withdrawn, become bankrupt, or dissolved shall not be taken into account;

(b) The expiration of the term of existence of the Company;

(c) The written agreement of all Members to dissolve the Company;

(d) The sale or other disposition of substantially all of the Company's assets;

(e) Entry of a decree of judicial dissolution pursuant to California Corporations Code section 27351; or

(f) At any earlier time at which dissolution may be required under any applicable law.

9.2 On the dissolution of the Company, the Company shall engage in no further business other than that necessary to wind up the business and affairs of the Company. The

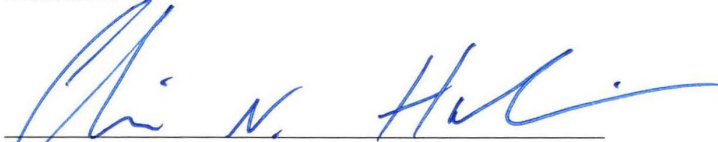
MIRA ESTE PROPERTIES, LLC OPERATING AGREEMENT

will (1) be required to determine the authority of the individual signing this Agreement to make any commitment or undertaking on behalf of the entity or to determine any fact or circumstance bearing on the existence of the authority of the individual, or (2) be required to see to the application or distribution of proceeds paid or credited to individuals signing this Agreement on behalf of the entity.

11.17 One or more attorneys at law may be selected from time to time by the parties to prepare the documentation for the Company, and to perform such other services as may be required. Counsel to a party may also be counsel to one or more other parties, and in accordance with the California Rules of Professional Conduct or similar rules in any other jurisdiction (the "Rules") this constitutes multiple representation. The Members, Manager, and the Company anticipate selecting the Law Offices of Gorla, Weber & Jarvis ("Company Counsel") as legal counsel to the Company. The parties further acknowledge that while communications by the parties with Company Counsel concerning any and matters relating to the business of the Company may be confidential with respect to third parties, no party has any expectation that such communications with Company Counsel are confidential with respect to disputes among or between the parties. The parties further agree and consent to the use of Company Counsel, and understand that Company Counsel has represented one or more of the matters is prior legal matters.

**IN WITNESS WHEREOF**, the parties have executed or caused to be executed this Agreement on the day and year first above written.

**Members**



**Chris N. Hakim**

By signing this Agreement, the above Member further acknowledges review of Sections 5.5, 5.6, 5.7, and 7.6 of this Agreement, agrees that the Member is informed of these provisions, and consents to the terms of Sections 5.5, 5.6, 5.7, and 7.6 of this Agreement.



**Ninus Malan**

By signing this Agreement, the above Member further acknowledges review of Sections 5.5, 5.6, 5.7, and 7.6 of this Agreement, agrees that the Member is informed of these provisions, and consents to the terms of Sections 5.5, 5.6, 5.7, and 7.6 of this Agreement.

**Manager**



**Chris N. Hakim**

MIRA ESTE PROPERTIES, LLC OPERATING AGREEMENT

## **EXHIBIT 2**

Central Division East County Division North County Division South County Division Waiver:  Time  4th

PEOPLE vs. RAZUKI SALAM M STATUS: OR \$  BB  CB (Y/N)

CASE #: M227367CE-1 PROS. # DOB: 092069 BKG # CTS: days hrs.

DATE: 04-18-17 AT 08:51 DEPT. # 001 INTERP:  Spanish  Sworn  Oath on File

JUDGE/COMM/TEMP JUDGE: RACHEL CANO  STIP. FILED REPORTER:

CLERK: Mavanera CSR # / COUNTER #: 40:06/43:52

CHARGE(S): MC121.0302(A) MC121.0302(A) MC121.0302(A) MC121.0302(B(1) MC142.1206(A(3) MC142.1120(A(1) MC54.0208(A) more chgs - see complain

FUTURE DATES: TAPIAZ J. McEldon CONFIRMED VACATED 29-30 C8

Attorney for the People (DDA / DCA / DAG) Supervised Cert. Legal Intern Attorney for Defendant (PD / APD / OAC / Retained / Counseling) Supervised Cert. Legal Intern

DEFENDANT:  PRESENT  VIA AUDIO VIDEO  SELF REPRESENTED  NOT PRESENT  NOT PRODUCED  FAILED TO APPEAR

Case called for  FTA  Arraignment  Bail Review  Readiness/DWT  Jury Trial  Preliminary Examination  Motion

DEJ  Limited Protective Order Expires: Protected Party:  Warrant Ordered/issued on  Held to order  Cleared  Outstanding.  Bail Bond # \$ forfeited.

CASE TRANSFERRED TO DEPT. TIME ESTIMATE:

Complaint amended  by interlineation to read:

Amended  Amendment to  complaint filed  charging  adding  VC23103 (a) pursuant to VC23103.5  VC22107, VC21658(a), PC647(f) as INFRACTION(S) pursuant to PC17(d)(2).  other:

Defendant advised of and waives the right to a separate and conflict-free attorney / interpreter for this court appearance.

Defendant duly arraigned and advised of the constitutional and statutory rights as indicated on the reverse side of this minute order.

Acknowledgment of advisal of constitutional rights signed and filed.  Defendant has received copy of complaint.

Defendant waives reading of complaint.  Def. states true name is on complaint ( line)

DEFENDANT PLEADS NOT GUILTY and denies any priors/allegations/separate convictions alleged  on amended complaint.

DEFENDANT WAIVES:  time for speedy trial  10 day/60 day statutory time for preliminary hearing  personal presence  per PC977  bail review  jury trial  preliminary hearing

COUNSEL  MOTION FOR APPOINTED ATTORNEY  Granted  Public Defender  Alternate Public Defender  Office of Assigned Counsel

Alty:  Motion for self-representation is  granted  denied.  Faretta/Lopez Waiver signed & filed.  OAC appointed - legal runner/reasonable ancillary services.

CONVICTION  Def. is sworn and examined.  Defendant with/without priors previously entered plea.

DEFENDANT PLEADS:  GUILTY  NO CONTEST to: COURT  VC23152(a) / (b)  Admits separate conviction(s) alleged/ allegation(s)

Charges contained in amended/amendment to complaint:  VC23103(a) per 23103.5  as a lesser included offense of

On motion of Court/People/Defendant remaining court(s) are DISMISSED. Allegation(s)/Prior(s) remaining is/are STRICKEN  FOJ  VOP

Plea form executed and filed  People vs. West  BAC: DIT

Court finds a knowing and intelligent waiver of constitutional rights and factual basis for the plea.

ADVISALS given by the court:  Theft - PC666  DUI - VC23593  Consequences of Conviction - PC1016.5

WAIVERS:  Arbuckle  Blakely  Cruz  Harvey  Appeal Rights  Non-Bio. Evidence Disposal  Time for sentencing, see JUDGMENT MINUTES.

PC1210  Drug Court  accepted  declined.

Stipulated bindover.  Case certified as a general jurisdiction matter.  Complaint deemed the Information.

Defendant to provide DNA database samples as directed by Sheriff or Probation Dept. (PC296).

MOTION for by  People  Defendant  with  without objection  GRANTED  DENIED.

PC1000  Defendant's motion for  reinstatement to  PC1000 granted as to count(s) for mo./ yrs.  New term

Time waived for sentencing  S.D. Rescue Mission Program  Enroll by Comply with all directions of Assessor;

\$ DEJ Admin Fees (PC1001.16(a) and PC1001.90)  Forthwith  By

Defendant has satisfactorily COMPLETED the DEJ Program, previously entered plea to count(s) set aside and charges dismissed.

Defendant has FAILED to satisfactorily perform in the DEJ Program.  PC1000 set aside and any unpaid fees pertaining thereto deleted.

Court makes a finding of guilt to the charge(s) pled.  Time waived for sentencing, see JUDGMENT.

REFERRALS Report  forthwith  by to  Assessment Unit  Probation Department  Probation to interview.

Pre-sentence  Mini  Supplemental  Psych.  Limited re: Drugs / Alcohol / Domestic Violence / Anger Management / Restitution Report Ordered.

Pre-sentence report waived.  Court Collections  for payment of attorney fees \*\* \$  Indigent as to attorney fees.

\*\* The court finds that the defendant has the ability to repay the County of San Diego for the costs of court appointed attorney fees.

HEARINGS Set/cont. on motion of  People  Defense  Opposed  Unopposed  By Stipulation,  Statutory time is WAIVED

DEFENDANT IS ORDERED TO APPEAR for  on  at  in Dept.

Re: Attorney at in Dept.  Motion/PC1538.5 at in Dept.

Arraignment at in Dept.  Jury / Court Trial at in Dept.

Bail Review at in Dept.  Sentencing at in Dept.

Readiness/DWT at in Dept.  Prob. Hrg. & Sent at in Dept.

Prelim Exam at in Dept.  DEJ  Drug Ct at in Dept.

Time Estimate: hr/day Days remaining: Set with case(s):

MENTAL HEALTH  Proceedings suspended pursuant to PC1368. Mental competency examination on at by Forensic

Psychiatry Clinic. Females - Room 1003, Central Division; Males - Central Detention Facility. Hearing on at in Dept. of the

Central Division.  The Sheriff is ordered to transport the defendant to and from the examination and hearing stated above.

OTHER  Verbal notice of license suspension (DL 310) signed.  Fingerprint form filed.

Book & Release - Report on at to  Central  Vista  Las Colinas Detention Facility.

CUSTODY STATUS Defendant  REMANDED to custody of Sheriff  without bail  with bail set at / increased to / reduced to \$

PC1275.1 HOLD.  Pretrial Services Report Ordered re: SOR  Refer to CPAC.

REMAINS AT LIBERTY  RELEASED:  on bail previously posted.  after booking  DEJ  OR  SUPERVISED OR - comply with P.T.S. conditions

same terms and conditions  to an authorized representative of: on at

Release Conditions:  Attend self-help mtgs. per week and submit proof at each court hearing.  Abstain from alcohol.

Not use or possess any controlled substances without a valid prescription.  Not possess narcotic paraphernalia.

Def. waives 4th amendment rights and agrees to submit person, vehicle, place of residence, property, personal effects to search at any time with or without a

warrant, and with or without reasonable cause, when required by a Probation Officer or other law enforcement officer  until revoked.  for the duration of

deferred entry of judgment.  Have no contact with / stay away from:  Protective Order issued.

Previously ordered:  4th WAIVER  continues  deleted  PROTECTIVE ORDER  continues  deleted.

WARRANT  Arrest  Bench  Warrant ordered  Bail set at \$  No Bail.  Counsel reports no contact with defendant.

Schedule for hearing.  Mandatory appearance.  Night service authorized.  Cash bail may be forfeited.  ISSUED ON:

HOLD issuance to DATE ABOVE.  Warrant previously ordered/issued  remains outstanding  rescinded  RECALLED ON:

Affidavit requested. Due by:

BAIL  is  exonerated  forfeited  Fine from bail, refund balance.  Declaration of non-collusion/ re-assumption of liability filed.

Bail forfeiture is set aside and bond is  reinstated  exonerated  upon payment of court cost \$ within 30 days  cost waived

Bond #: Bond \$ Bond Co.

Date: ATTEST A TRUE COPY, Clerk of the Superior Court by Deputy

Distribution by: on 4-18-17 to: Jail Dept. Atty. Pros. Prob. R&R Interpreter Acct. Assessment Other:

SDSC CRM-150 (Rev. 1/14) MISDEMEANOR/FELONY - PRE-DISPOSITION MINUTES

6375



SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO

Central Division East County Division North County Division South County Division

PEOPLE vs. RAZUKI SALAM M STATUS: DR \$ BB CB (Y/N)

CASE # M227857CE-1 PROS. # DOB: 092069 BKG # CTS: days hrs.

DATE: 04-18-17 AT 08:51 DEPT. 001 INTERP: Spanish Sworn Oath on File

JUDGE/COMM/TEMP. JUDGE: RACHEL CANO STIP. FILED REPORTER: 40:00

CLERK: M. V. V. CSR # / COUNTER #:

CHARGE(S): MC121.0302(A) MC121.0302(A) MC121.0302(A) MC121.0302(B)(1) MC142.1205(A)(3) MC142.1120(A)(1) MC54.0208(A) More chgs see complaint

FUTURE DATES: O. Omordia J. McElfresh CONFIRMED VACATED 29-30 CB

Attorney for the People (DDA/DCA/DAG) Supervised Cert. Legal Intern Attorney for Defendant (PD/APD/OAD/Retained/Counseling) Supervised Cert. Legal Intern

DEFENDANT: PRESENT VIA AUDIO VIDEO SELF REPRESENTED NOT PRESENT NOT PRODUCED FAILED TO APPEAR

Defendant waives arraignment for judgment. Imposition Execution of sentence suspended for 3 year(s) on Ct. 7 and year(s) on Ct. 7

PROBATION IS GRANTED Summary Formal on the following conditions: DENIED and defendant sentenced as follows: Violate no laws Minor traffic violations are excepted No same or similar violations Comply with further conditions attached.

CUSTODY Commit to Sheriff for 90 days/hours days suspended. Serve FORTHWITH Additional 90 days custody stayed pending: successful completion of probation review hearing

Report on at to: Detention Facility: Central Las Colinas Vista Work Furlough NO Early release (PC4018.6 or 4024.1) NO Work Release NO County Parole NO ESP/Home Detention days CUSTODY SATISFIED BY days PSP days in residential rehabilitation program. days CUSTODY IN LIEU OF \$ fine at \$ per day days PSP

Consecutive to concurrent with above commit Consecutive weekends. PAY Attorney Fees \$ Indigent as to Attorney Fees Fine below includes PA per PC1465.7(a)

Crim. Just. Admin Fee (GC29550 et seq.) \$ AR/Installment Fee\* (PC1205(e)) \$ TOTAL DUE: \$ Admin Screen Fee (PC1463.07) \$ Court Oper. Assess\* (PC1465.8) \$ Probation Fine (PC1202.4(b)) \$ 150 Crim. Conv. Assess\* (GC70373) \$ (Suspended Amount \$ ) (Credit for days served \$ )

Probation Revocation Restitution Fine imposed & suspended (PC1202.44) \$ 150 Payments set at \$ per month beginning on and on the of each month thereafter until paid in full.

Fines and fees stayed pending successful completion of probation. \*The court finds the defendant has the ability to repay the Court of San Diego for costs of court appointed attorney fees (see reverse). This order is not a condition of probation.

RESTITUTION Pay restitution to the victim of \$ plus 10% annual interest on unsatisfied amount in an amount to be determined. By Probation, payments through Court Collections Revenue & Recovery at \$ per month beg. directly to the victim and show proof to the court by at Review Hrg. See stipulated restitution order. Court retains jurisdiction re: restitution. Submit to civil process.

PUBLIC SERVICE PROGRAM (PSP) Enroll within 60 days. Enroll by days as a condition of probation days as a condition of reduction or dismissal days in lieu of fines/fees \$ days custody days credit for time served/completed TOTAL days to be completed

One day per week Weekends only Out of county work authorized. VOLUNTEER WORK at any non-profit organization Other: to be completed at an alcohol or drug treatment program or facility (BP25656) hours as condition of probation. hours in lieu of fines/fees \$ days custody PSP hours credit for time served/completed TOTAL hours to be completed

To run consecutive to concurrent with Submit proof to the court by days custody for each day/8 hrs missed.

ALCOHOL/DRUGS Abstain from alcohol. Do not be in places where you know or law enforcement has informed you that alcohol is the main item for sale, except in the course of employment. Not knowingly use or possess any controlled substance without a valid prescription. Submit to any test at the request of a peace officer for detection of alcohol/drugs in system.

FOURTH AMENDMENT WAIVER: Submit person, vehicle, place of residence, property, personal effects to search at any time with or without a warrant, and with or without reasonable cause, when required by a Probation Officer or other law enforcement officer. (to expire )

ENROLL IN & COMPLETE Anti-theft Graffiti Anger Mgmt. Drug Ed. 101 - Fine on Ct. will be deleted with proof of completion. through Individual Counseling wks mos. for

Residential Outpatient alcohol/drug treatment program Submit to Sheriff to administer HIV TEST per PC1202.1. HIV/AIDS Education in custody as directed by Assessor. Attend self-help meetings per week month for days / months.

Out of County authorized. STAYED pending Satisfied by residential rehabilitation concurrent consecutive Commence/continue education, psychological, psychiatric, drug, alcohol or other rehab. program recom. by the Assessor and not leave or terminate such program without written permission of the court and/or therapist.

Seek/maintain full-time employment, education, training, or a combination thereof. Submit TEST RESULTS proof of ENROLLMENT PROGRESS COMPLETION by at at REVIEW HEARING(S) Assessment Unit AND every 30 / 60 / days THEREAFTER.

DRIVER LICENSE Do not drive without a valid license and liability insurance. VC14607.6 advisory given. License is suspended revoked days / years. pursuant to VC13202.5(b) (Controlled substance) VC13202.5 (Under 21) VC13202.6 (Arrest)

Surrender license to the court by Date valid for a restricted license. Critical need fund. Petition is granted. License is restricted for days mos. Driving is permitted from work school court ordered activities in course of employment.

Violence/Weapons Do not use force or violence upon another. Do not knowingly have contact with any victim or complaining witness in this matter. Do not knowingly own, transport, sell, or possess or control of weapons or firearms. Weapon(s) to be destroyed returned

Defendant advised that within 10 years of this conviction, owning/possessing/having custody or control of any firearm is a crime pursuant to PC29805. Notice of firearm prohibition given per PC29810. Federal weapons advisory given.

THEFT PC666 theft advisory given. Not knowingly possess any burglary and/or vandalism tools. checks, except payroll or government checks made payable to you, or any credit cards. Do not knowingly take, hold, or receive property of another without written consent of the owner.

MISC. Stay away from Do not knowingly unlawfully enter the United States. Register pursuant to HS11590 PC290 PC457.1. Provide DNA samples as directed by Sheriff or Probation Dept. (PC296).

All property impounded, seized, or held in custody in this case to be disposed of per possessing agency's policy. People will not oppose defense motion to withdraw plea & enter a guilty/no contest plea to as Inf. Misd. after mo. successful probation.

Obtain written consent of this court before leaving San Diego County or moving to another state. All programs fines & fees are stayed. Will return to the United States, report to the court for assignment/payment arrangements.

REFERRALS Report forthwith by Assessment Unit Probation Dept. re: Court Collections Revenue & Recovery Collection Agency and comply with additional conditions of probation imposed.

DEFENDANT IS ORDERED TO APPEAR ON 04-19-17 AT 0:30 IN DEPT 1 FOR: Sentencing Restitution Execution of Custody Review regarding Status of Prob. terms

CUSTODY STATUS Defendant REMAINED to custody of Sheriff without bail with bail set at / increased to / reduced to \$

REMAINS AT LIBERTY RELEASED: on bail previously posted on probation after booking OR/SOR same terms and conditions to an authorized representative of: Previously ordered: 4th WAIVER continues deleted

WARRANT Bench WARRANT ordered Bail set at \$ No Bail Counsel reports no contact with defendant. Mandatory appearance Night service auth. Cash bail may be forfeited. ISSUED ON

HOLD issuance to DATE ABOVE. Warrant previously ordered/issued remains outstanding rescinded RECALLED ON: BAIL is exonerated forfeited Fine from bail, refund balance. Declaration of non-collusion/ re-assumption of liability filed.

Bail forfeiture set aside, bond reinstated, exonerated upon payment of court cost \$ within 30 days cost waived Bond # Bond \$ Bond Company

Distribution by: jm on 4-18-17 to: Jail Def. (Atty) Prog. Prob. R&R Intep. Coord. Acct. Assessment Other: Deputy

15DC CRM-148 (Rev. 4/14) MISDEMEANOR - JUDGMENT MINUTES

## **EXHIBIT 3**

**SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO  
CENTRAL DIVISION**

THE PEOPLE OF THE STATE OF CALIFORNIA,  v.  SALAM MATTI RAZUKI, <i>dob 09/20/69;</i>  RAZUKI INVESTMENTS, LLC;  HAITH M RAZUKI, <i>dob 11/11/75;</i>	Plaintiff,          Defendants
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CT No. M227357CE  
  
COMPLAINT-MISDEMEANOR

**PC296 DNA TEST STATUS SUMMARY**

Defendant	DNA Testing Requirements
RAZUKI, SALAM MATTI	Manual review of DNA status is required
RAZUKI, HAITH M	Manual review of DNA status is required

**CHARGE SUMMARY**

Count	Charge	Issue Type	Sentence Range	Special Allegations	Allegation Effect
1	SDMC121.0302(a) RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC, RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
2	SDMC121.0302(a) RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC, RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
3	SDMC121.0302(a) RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC,	Misdemeanor	6 Mos/\$1,000		

**6378**

### CHARGE SUMMARY (cont'd)

<u>Count</u>	<u>Charge</u>	<u>Issue Type</u>	<u>Sentence Range</u>	<u>Special Allegations</u>	<u>Allegation Effect</u>
3	SDMC121.0302(a) RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
4	SDMC121.0302(b)(1) RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC, RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
5	SDMC142.1206(a)(3) RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC, RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
6	SDMC142.1120(a)(1) RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC, RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
7	SDMC54.0208(a) RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC, RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
8	SDMC54.0405(b) RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC, RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
9	CABC1012.1 RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC, RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
10	SDMC121.0302(a) RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC, RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		

### CHARGE SUMMARY (cont'd)

Count	Charge	Issue Type	Sentence Range	Special Allegations	Allegation Effect
11	SDMC121.0302(a) RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC, RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
12	SDMC121.0302(a) RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC, RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
13	SDMC121.0302(b)(1) RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC, RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
14	SDMC142.1206(a)(3) RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC, RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
15	SDMC142.1120(a)(1) RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC, RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
16	SDMC54.0208(a) RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC, RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
17	CABC1012.1 RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC, RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
18	SDMC121.0302(a) RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC,	Misdemeanor	6 Mos/\$1,000		

### CHARGE SUMMARY (cont'd)

Count	Charge	Issue Type	Sentence Range	Special Allegations	Allegation Effect
18	SDMC121.0302(a) RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
19	SDMC121.0302(a) RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC, RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
20	SDMC121.0302(a) RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC, RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
21	SDMC121.0302(b)(1) RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC, RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
22	SDMC142.1206(a)(3) RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC, RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
23	SDMC142.1120(a)(1) RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC, RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
24	SDMC54.0208(a) RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC, RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
25	CABC1012.1 RAZUKI, SALAM MATTI RAZUKI INVESTMENTS,-LLC,	Misdemeanor	6 Mos/\$1,000		

## CHARGE SUMMARY (cont'd)

<u>Count</u>	<u>Charge</u>	<u>Issue Type</u>	<u>Sentence Range</u>	<u>Special Allegations</u>	<u>Allegation Effect</u>
25	CABC1012.1 RAZUKI, HAITH M	Misdemeanor	6 Mos/\$1,000		
	PC1054.3		INFORMAL REQUEST FOR DISCOVERY		

The undersigned, certifying upon information and belief, complains that in the County of San Diego, State of California, the Defendant(s) did commit the following crime(s):

### CHARGES

#### COUNT 1 - USE OF A PREMISES WITHOUT A PERMIT OR VARIANCE

On or about November 15, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC did unlawfully maintain and use a premises, located at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00), in violation of the Land Development Code, without a required permit, contrary to permit conditions, and without a required variance, to wit: using and maintaining a structure regulated by the Land Development Code that has been erected, constructed, enlarged, altered, repaired, improved, converted, permanently relocated, and partially demolished without first obtaining a Building Permit as required by San Diego Municipal Code section 129.0202(a), in violation of SAN DIEGO MUNICIPAL CODE SECTION 121.0302(a), a misdemeanor pursuant to San Diego Municipal Code sections 12.0201 and 121.0311.

#### COUNT 2 - USE OF A PREMISES WITHOUT A PERMIT OR VARIANCE

On or about November 15, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC did unlawfully maintain and use a premises, located at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00), in violation of the Land Development Code, without a required permit, contrary to permit conditions, and without a required variance, to wit: using and maintaining the installation, alteration, addition, and replacement of any electrical wiring, device, appliance, and equipment within and on any structure and premises without obtaining an Electrical Permit as required by San Diego Municipal Code section 129.0302, in violation of SAN DIEGO MUNICIPAL CODE SECTION 121.0302(a), a misdemeanor pursuant to San Diego Municipal Code sections 12.0201 and 121.0311.

## CHARGES (cont'd)

### COUNT 3 - USE OF A PREMISES WITHOUT A PERMIT OR VARIANCE

On or about November 15, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC did unlawfully maintain and use a premises, located at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00), in violation of the Land Development Code, without a required permit, contrary to permit conditions, and without a required variance, to wit: using and maintaining a plumbing system, and a portion of a plumbing system, that has been installed, altered, added to, and replaced within and on any structure and premises, without obtaining a Plumbing Permit as required by San Diego Municipal Code section 129.0402(a), in violation of SAN DIEGO MUNICIPAL CODE SECTION 121.0302(a), a misdemeanor pursuant to San Diego Municipal Code sections 12.0201 and 121.0311.

### COUNT 4 - UNLAWFULLY ERECT, CONSTRUCT, ALTER A STRUCTURE

On or about November 15, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC did unlawfully erect, place, construct, convert, establish, alter, use, enlarge, repair, move, remove, equip, maintain, improve, occupy, and demolish a structure, located at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00), in a manner contrary to the provisions of the Land Development Code, in violation of SAN DIEGO MUNICIPAL CODE SECTION 121.0302(b)(1), a misdemeanor pursuant to San Diego Municipal Code sections 12.0201 and 121.0311.

### COUNT 5 - VIOLATION OF SIGN REGULATIONS-NO PERMIT STICKER

On or about November 15, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC did unlawfully display a sign at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00) without the required Sign Permit Sticker, to wit: displaying unpermitted signs on premises, in violation of SAN DIEGO MUNICIPAL CODE SECTION 142.1206(a)(3), a misdemeanor pursuant to San Diego Municipal Code sections 12.0201 and 121.0311.

### COUNT 6 - COMMERCIAL ZONE - OUTDOOR STORAGE VIOLATION

On or about November 15, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC did unlawfully maintain outdoor storage of merchandise, material, and equipment not incidental to the commercial use of the premises, located at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00), to wit: displaying merchandise, debris, non-incidental storage outdoors, in violation of SAN DIEGO MUNICIPAL CODE SECTION 142.1120(a)(1), a misdemeanor pursuant to San Diego Municipal Code sections 12.0201 and 121.0311.



## CHARGES (cont'd)

### COUNT 7 - FAILURE TO MAINTAIN REAL PROPERTY FROM WASTE

On or about November 15, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC, being the Responsible Person for a specific real property within the City of San Diego, located at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00), did unlawfully fail to maintain such real property and appurtenances thereto under his control free from Waste, to wit: maintaining waste, trash, and debris on the premises, in violation of SAN DIEGO MUNICIPAL CODE SECTION 54.0208(a).

### COUNT 8 - UNLAWFULLY ALLOW GRAFFITI TO REMAIN

On or about November 15, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC did unlawfully maintain, permit and allow graffiti to be placed upon and to remain upon a structure at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00), within his/her control, possession and ownership when the graffiti was visible from the street and other public and private property, in violation of SAN DIEGO MUNICIPAL CODE SECTION 54.0405(b).

### COUNT 9 - FAILURE TO MAINTAIN HANDRAILS

On or about November 15, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC did unlawfully fail to maintain handrails serving stairways and ramps that are adequate in strength and attachment in accordance with Section 1067.8 at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00), in violation of CALIFORNIA BUILDING CODE SECTION 1012.1, as adopted by San Diego Municipal Code section 145.0103, a misdemeanor pursuant to San Diego Municipal Code sections 12.0201 and 121.0202.

### COUNT 10 - USE OF A PREMISES WITHOUT A PERMIT OR VARIANCE

On or about July 1, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC did unlawfully maintain and use a premises, located at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00), in violation of the Land Development Code, without a required permit, contrary to permit conditions, and without a required variance, to wit: using and maintaining a structure regulated by the Land Development Code that has been erected, constructed, enlarged, altered, repaired, improved, converted, permanently relocated, and partially demolished without first obtaining a Building Permit as required by San Diego Municipal Code section 129.0202(a), in violation of SAN DIEGO MUNICIPAL CODE SECTION 121.0302(a), a misdemeanor pursuant to San Diego Municipal Code sections 12.0201 and 121.0311.

## CHARGES (cont'd)

### COUNT 11 - USE OF A PREMISES WITHOUT A PERMIT OR VARIANCE

On or about July 1, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC did unlawfully maintain and use a premises, located at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00), in violation of the Land Development Code, without a required permit, contrary to permit conditions, and without a required variance, to wit: using and maintaining the installation, alteration, addition, and replacement of any electrical wiring, device, appliance, and equipment within and on any structure and premises without obtaining an Electrical Permit as required by San Diego Municipal Code section 129.0302, in violation of SAN DIEGO MUNICIPAL CODE SECTION 121.0302(a), a misdemeanor pursuant to San Diego Municipal Code sections 12.0201 and 121.0311.

### COUNT 12 - USE OF A PREMISES WITHOUT A PERMIT OR VARIANCE

On or about July 1, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC did unlawfully maintain and use a premises, located at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00), in violation of the Land Development Code, without a required permit, contrary to permit conditions, and without a required variance, to wit: using and maintaining a plumbing system, and a portion of a plumbing system, that has been installed, altered, added to, and replaced within and on any structure and premises, without obtaining a Plumbing Permit as required by San Diego Municipal Code section 129.0402(a), in violation of SAN DIEGO MUNICIPAL CODE SECTION 121.0302(a), a misdemeanor pursuant to San Diego Municipal Code sections 12.0201 and 121.0311.

### COUNT 13 - UNLAWFULLY ERECT, CONSTRUCT, ALTER A STRUCTURE

On or about July 1, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC did unlawfully erect, place, construct, convert, establish, alter, use, enlarge, repair, move, remove, equip, maintain, improve, occupy, and demolish a structure, located at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00), in a manner contrary to the provisions of the Land Development Code, in violation of SAN DIEGO MUNICIPAL CODE SECTION 121.0302(b)(1), a misdemeanor pursuant to San Diego Municipal Code sections 12.0201 and 121.0311.

### COUNT 14 - VIOLATION OF SIGN REGULATIONS-NO PERMIT STICKER

On or about July 1, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC did unlawfully display a sign at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00) without the required Sign Permit Sticker, to wit: displaying unpermitted signs on premises, in violation of SAN DIEGO MUNICIPAL CODE SECTION 142.1206(a)(3), a misdemeanor pursuant to San Diego Municipal Code sections 12.0201 and 121.0311.

## CHARGES (cont'd)

### COUNT 15 - COMMERCIAL ZONE - OUTDOOR STORAGE VIOLATION

On or about July 1, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC did unlawfully maintain outdoor storage of merchandise, material, and equipment not incidental to the commercial use of the premises, located at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00), to wit: displaying merchandise, debris, non-incidental storage outdoors, in violation of SAN DIEGO MUNICIPAL CODE SECTION 142.1120(a)(1), a misdemeanor pursuant to San Diego Municipal Code sections 12.0201 and 121.0311.

### COUNT 16 - FAILURE TO MAINTAIN REAL PROPERTY FROM WASTE

On or about July 1, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC, being the Responsible Person for a specific real property within the City of San Diego, located at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00), did unlawfully fail to maintain such real property and appurtenances thereto under his control free from Waste, to wit: displaying merchandise, debris, non-incidental storage maintaining waste, trash, and debris on the premises, in violation of SAN DIEGO MUNICIPAL CODE SECTION 54.0208(a).

### COUNT 17 - FAILURE TO MAINTAIN HANDRAILS

On or about July 1, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC did unlawfully fail to maintain handrails serving stairways and ramps that are adequate in strength and attachment in accordance with Section 1067.8 at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00), in violation of CALIFORNIA BUILDING CODE SECTION 1012.1, as adopted by San Diego Municipal Code section 145.0103, a misdemeanor pursuant to San Diego Municipal Code sections 12.0201 and 121.0202.

### COUNT 18 - USE OF A PREMISES WITHOUT A PERMIT OR VARIANCE

On or about May 5, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC did unlawfully maintain and use a premises, located at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00), in violation of the Land Development Code, without a required permit, contrary to permit conditions, and without a required variance, to wit: using and maintaining a structure regulated by the Land Development Code that has been erected, constructed, enlarged, altered, repaired, improved, converted, permanently relocated, and partially demolished without first obtaining a Building Permit as required by San Diego Municipal Code section 129.0202(a), in violation of SAN DIEGO MUNICIPAL CODE SECTION 121.0302(a), a misdemeanor pursuant to San Diego Municipal Code sections 12.0201 and 121.0311.

## CHARGES (cont'd)

### COUNT 19 - USE OF A PREMISES WITHOUT A PERMIT OR VARIANCE

On or about May 5, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC did unlawfully maintain and use a premises, located at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00), in violation of the Land Development Code, without a required permit, contrary to permit conditions, and without a required variance, to wit: using and maintaining the installation, alteration, addition, and replacement of any electrical wiring, device, appliance, and equipment within and on any structure and premises without obtaining an Electrical Permit as required by San Diego Municipal Code section 129.0302, in violation of SAN DIEGO MUNICIPAL CODE SECTION 121.0302(a), a misdemeanor pursuant to San Diego Municipal Code sections 12.0201 and 121.0311.

### COUNT 20 - USE OF A PREMISES WITHOUT A PERMIT OR VARIANCE

On or about May 5, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC did unlawfully maintain and use a premises, located at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00), in violation of the Land Development Code, without a required permit, contrary to permit conditions, and without a required variance, to wit: using and maintaining a plumbing system, and a portion of a plumbing system, that has been installed, altered, added to, and replaced within and on any structure and premises, without obtaining a Plumbing Permit as required by San Diego Municipal Code section 129.0402(a), in violation of SAN DIEGO MUNICIPAL CODE SECTION 121.0302(a), a misdemeanor pursuant to San Diego Municipal Code sections 12.0201 and 121.0311.

### COUNT 21 - UNLAWFULLY ERECT, CONSTRUCT, ALTER A STRUCTURE

On or about May 5, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC did unlawfully erect, place, construct, convert, establish, alter, use, enlarge, repair, move, remove, equip, maintain, improve, occupy, and demolish a structure, located at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00), in a manner contrary to the provisions of the Land Development Code, in violation of SAN DIEGO MUNICIPAL CODE SECTION 121.0302(b)(1), a misdemeanor pursuant to San Diego Municipal Code sections 12.0201 and 121.0311.

### COUNT 22 - VIOLATION OF SIGN REGULATIONS-NO PERMIT STICKER

On or about May 5, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC did unlawfully display a sign at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00) without the required Sign Permit Sticker, to wit: displaying unpermitted signs on premises, in violation of SAN DIEGO MUNICIPAL CODE SECTION 142.1206(a)(3), a misdemeanor pursuant to San Diego Municipal Code sections 12.0201 and 121.0311.

## CHARGES (cont'd)

### COUNT 23 - COMMERCIAL ZONE - OUTDOOR STORAGE VIOLATION

On or about May 5, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC did unlawfully maintain outdoor storage of merchandise, material, and equipment not incidental to the commercial use of the premises, located at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00), to wit: displaying merchandise, debris, non-incidental storage outdoors, in violation of SAN DIEGO MUNICIPAL CODE SECTION 142.1120(a)(1), a misdemeanor pursuant to San Diego Municipal Code sections 12.0201 and 121.0311.

### COUNT 24 - FAILURE TO MAINTAIN REAL PROPERTY FROM WASTE

On or about May 5, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC, being the Responsible Person for a specific real property within the City of San Diego, located at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00), did unlawfully fail to maintain such real property and appurtenances thereto under his control free from Waste, to wit: maintaining waste, trash, and debris on the premises, in violation of SAN DIEGO MUNICIPAL CODE SECTION 54.0208(a).

### COUNT 25 - FAILURE TO MAINTAIN HANDRAILS

On or about May 5, 2016, SALAM MATTI RAZUKI, HAITH M. RAZUKI, and RAZUKI INVESTMENTS,LLC did unlawfully fail to maintain handrails serving stairways and ramps that are adequate in strength and attachment in accordance with Section 1067.8 at 5065-5089 Logan Avenue, San Diego, CA (APN 550-050-12-00), in violation of CALIFORNIA BUILDING CODE SECTION 1012.1, as adopted by San Diego Municipal Code section 145.0103, a misdemeanor pursuant to San Diego Municipal Code sections 12.0201 and 121.0202.

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NOTICE: Any defendant named on this complaint who is on criminal probation for a misdemeanor offense within the City of San Diego or the City of Poway is, by receiving this complaint, on notice that the evidence presented to the court at the trial on this complaint is presented for a dual purpose: the People are seeking a conviction on the charges and simultaneously, the People are seeking a revocation of the defendant's probation, on any and all such probation grants, utilizing the same evidence, at the trial. Defenses to either or both procedures should be considered and presented as appropriate at the trial.

Pursuant to PENAL CODE SECTION 1054.5(b), the People are hereby informally requesting that defendant's counsel provide discovery to the People as required by PENAL CODE SECTION 1054.3.

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT AND THAT THIS COMPLAINT, CASE NUMBER M227357CE, CONSISTS OF 25 COUNTS.

Executed at City of San Diego, County of San Diego, State of California, on January 6, 2017.

*Onu Onu*

\_\_\_\_\_  
COMPLAINANT

# **EXHIBIT 4**

**FILED**  
Clerk of the Superior Court

No Fee GC \$6103

APR 03 2014

1 JAN I. GOLDSMITH, City Attorney  
2 MARLEA DELL'ANNO, Assistant City Attorney  
3 NICOLE PEDONE, Deputy City Attorney  
4 California State Bar No. 224316  
5 Office of the City Attorney  
6 Community Justice Division/Code Enforcement Unit  
7 1200 Third Avenue, Suite 700  
8 San Diego, California 92101-4103  
9 Telephone: (619) 533-5500  
10 Fax: (619) 533-5696  
11 npedone@sandiego.gov

12 Attorneys for Plaintiff

13 SUPERIOR COURT OF CALIFORNIA

14 COUNTY OF SAN DIEGO

15 CITY OF SAN DIEGO, a municipal  
16 corporation,

17 Plaintiff,

18 v.

19 STONECREST PLAZA, LLC, a Limited  
20 Liability Company;  
21 SALAM RAZUKI, an individual; and  
22 DOES 1 through 50, inclusive.

23 Defendants.

Case No. 37-2014-00009664-CU-MC-CTL

UNLIMITED JURISDICTION

COMPLAINT FOR INJUNCTION,  
CIVIL PENALTIES, AND OTHER  
EQUITABLE RELIEF

24 Plaintiff City of San Diego, appearing through its attorneys, Jan I. Goldsmith, City  
25 Attorney, and Nicole Pedone, Deputy City Attorney, alleges the following, based on information  
26 and belief:

27 JURISDICTION AND VENUE

28 1. Plaintiff City of San Diego, by this action and pursuant to San Diego Municipal Code  
(SDMC) sections 12.0202 and 121.0311, and California Code of Civil Procedure section 526,  
seeks to enjoin Defendants from using or maintaining a property in violation of the SDMC as  
alleged in this Complaint, and seeks a preliminary injunction and permanent injunction  
prohibiting Defendants from operating or maintaining a marijuana dispensary, cooperative, or  
collective, or other distribution or sales business; and also seeks to obtain civil penalties, costs  
and other equitable relief for the Defendants' violations of law.





1 amend this Complaint and to insert in lieu of such fictitious names the true names and capacities  
2 of DOES 1 through 50 when ascertained.

3 9. At all relevant times mentioned in this Complaint, all Defendants were and are agents,  
4 principals, servants, lessors, lessees, employees, partners, associates and/or joint venturers of each  
5 other Defendant and at all times were acting within the course, purpose and scope of said  
6 relationship and with the authorization or consent of each of their co-defendants.

### 7 **PROPERTY**

8 10. The PROPERTY where the marijuana dispensary is operating is located at 4284  
9 Market Street, San Diego, California, 92102, also identified as Assessor's Parcel Number 547-  
10 013-17-00 and 547-013-19-00, according to San Diego County Recorder's Trustee's Deed Upon  
11 Sale, document No. 2014-0071939, recorded February 21, 2014.

12 11. The legal description of the PROPERTY is:

13 LOTS 22-24 INCLUSIVE, BLOCK 12 OF MORRISON'S  
14 MARSCENE PARK, IN THE CITY OF SAN DIEGO, COUNTY OF  
15 SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP  
16 THEREOF NO. 1844, FILED IN THE OFFICE OF THE COUNTY  
17 RECORDER OF SAN DIEGO COUNTY, JULY 10, 1925.

18 12. The deed lists the owner of the PROPERTY as "Stonecrest Plaza, LLC, a California  
19 Limited Liability Company."

20 13. The PROPERTY is located in the Mount Hope Planned District Subdistrict II zone in  
21 the City of San Diego.

### 22 **FACTUAL ALLEGATIONS**

23 14. SDMC section 1519.0306, lists what are the permitted uses in Subdistrict II zone  
24 where the PROPERTY is located. The operation or maintenance of a marijuana dispensary,  
25 collective, or cooperative is not one of the enumerated permitted uses.

26 15. The operation or maintenance of a marijuana dispensary is not a permitted use in any  
27 zone designation under the SDMC.

28 16. On or about February 25, 2013, Land Development Investigator Leslie M. Sennett  
(SENNETT) and Building Inspector Robert Cervantes (CERVANTES), with the City of San  
Diego's Development Services Department, Code Enforcement Section (CES), went to the

1 PROPERTY to investigate a complaint of a marijuana dispensary operating at the PROPERTY.  
2 They observed a sign on the door of the building that read "United Wellness Center" with a phone  
3 number, address, and a picture of a blue circle with a blue and green marijuana leaf. Upon  
4 entering the business, SENNETT and CERVANTES could smell marijuana.

5 17. SENNETT and CERVANTES also observed a male who appeared to be a security  
6 guard sitting in between the front door and the interior door in the lobby that led to the back of the  
7 marijuana dispensary. Both inspectors observed several individuals inside the marijuana  
8 dispensary including those that appeared to be juveniles. One such juvenile, who appeared to be  
9 13 years old, left the marijuana dispensary concealing a small paper bag. SENNETT and  
10 CERVANTES spoke with an employee who admitted that the business was in fact a marijuana  
11 dispensary.

12 18. SENNETT informed the employee that a marijuana dispensary was not an allowed  
13 use in any zone within the City of San Diego.

14 19. On or about March 10, 2014, CES issued Defendants a Notice of Violation (NOV)  
15 which outlined the code violations observed at the PROPERTY. The NOV required Defendants  
16 to immediately cease operating or maintaining the marijuana dispensary in violation of zoning  
17 laws.

18 20. The operation and maintenance of a marijuana dispensary at the PROPERTY is an  
19 unpermitted use under the present SDMC and will continue to be an unpermitted use and  
20 unlawful at the PROPERTY under the recent amendments to the City's Land Development Code  
21 to add Medical Marijuana Consumer Cooperatives (MMCC).

22 21. On or about April 2, 2014, City Attorney Investigator Constance Johnson  
23 (JOHNSON) confirmed that the marijuana dispensary is in fact still operating. JOHNSON also  
24 confirmed that the marijuana dispensary is still advertising their business on the internet including  
25 listing their menu items for display.

26 22. Plaintiff is informed and believes that Defendants are blatantly and willfully in  
27 violation of the SDMC and will continue to maintain the unlawful code violations in the future  
28 unless the Court enjoins and prohibits such conduct. Absent the relief requested by Plaintiff, the

1 City is unable to enforce its zoning laws and therefore unable to ensure the compatibility between  
2 land uses for its residents. The land use scheme and regulations under the Municipal Code  
3 become meaningless and the public is left unprotected from the direct and indirect negative  
4 effects associated with unpermitted and incompatible uses in their neighborhoods. Absent  
5 injunctive relief, the City will be irreparably harmed and the ongoing violations will continue to  
6 harm the public health safety and welfare.

7  
8 **I**

9 **FIRST AND ONLY CAUSE OF ACTION**

10 **VIOLATIONS OF THE SAN DIEGO MUNICIPAL CODE ALLEGED  
11 BY PLAINTIFF CITY OF SAN DIEGO AGAINST ALL DEFENDANTS**

12 23. Plaintiff City of San Diego incorporates by reference all allegations in paragraphs 1  
13 through 22 of this Complaint as though fully set forth here in their entirety.

14 24. SDMC section 121.0302(a) states, "It is unlawful for any person to maintain or use  
15 any premises in violation of any of the provisions of the Land Development Code<sup>2</sup>, without a  
16 required permit, contrary to permit conditions, or without a required variance."

17 25. The PROPERTY is located in the Mount Hope Planned District Subdivision II zone.  
18 SDMC section 1515.0306, governs the uses allowed in this zone. SDMC section 1515.0306  
19 states: "No building, structure or improvement, or portion thereof, shall be erected, constructed,  
20 converted, established, altered or enlarged, nor shall any lot or premises be used except for one or  
21 more of the following purposes: . . .", listing various uses allowed in this zone. SDMC section  
22 1515.0306 does not list a marijuana dispensary, cooperative, or collective as a permitted use.

23 26. Beginning on an exact date unknown to Plaintiff, but since at least February 25, 2014,  
24 and continuing to the present, Defendants have maintained and used the PROPERTY for a  
25 purpose or activity not listed in SDMC section 1515.0306, in direct violation of SDMC sections  
26 1515.0306 and 121.0302(a).

27 . . . . .

28 <sup>2</sup> SDMC §111.0101 (a) Chapters 11, 12, 13, and 14 of the City of San Diego Municipal Code shall  
be known collectively, and may be referred to, as the Land Development Code.  
L:\CEU\CASE.ZN\1742.np\pleadings\Final Complaint.docx

1 27. Plaintiff has no adequate remedy at law other than this action. Defendants' use of the  
2 PROPERTY in this manner cannot be remedied merely by the payment of monetary damages. As  
3 owner of the PROPERTY, Defendants STONECREST and RAZUKI have the ability, power, and  
4 duty to compel their tenant to cease operating the business, yet refuses to do so. Instead, each of  
5 these Defendants continue to allow a marijuana dispensary to operate at the PROPERTY despite  
6 knowing the use is unlawful.

7 28. Absent the relief requested by Plaintiff, the City is unable to enforce its zoning laws  
8 and therefore unable to ensure the compatibility between land uses. Irreparable harm will be  
9 suffered by Plaintiff in that the City's land use scheme and regulations under the Municipal Code  
10 become meaningless and the public is left unprotected from the direct and indirect negative  
11 effects associated with unpermitted and incompatible uses in their neighborhoods.

12 **PRAYER**

13 **WHEREFORE**, Plaintiff prays for judgment against Defendants, and each of them, as  
14 follows:

- 15 1. That the PROPERTY be declared in violation of:

16 **San Diego Municipal Code sections**

17 1515.0306 and 121.0302(a)

- 18 2. That pursuant to SDMC sections 12.0202, and 121.0311, Code of Civil Procedure  
19 section 526, and the Court's inherent equity powers, the Court grant a preliminary injunction and  
20 permanent injunction enjoining and restraining Defendants and their agents, servants, employees,  
21 partners, associates, officers, representatives and all persons acting under or in concert with or for  
22 Defendants, from engaging in any of the following acts:

- 23 a. Maintaining, operating, or allowing at the PROPERTY any commercial, retail,  
24 collective, cooperative, or group establishment for the growth, storage, sale, or distribution of  
25 marijuana, including but not limited to any marijuana dispensary, collective, or cooperative  
26 organized pursuant to the California Health and Safety Code;  
27

1 b. Maintaining, operating, or allowing the operation of any unpermitted use at the  
2 PROPERTY;

3 c. Maintaining, operating, or allowing the operation of any unpermitted use  
4 anywhere within the City of San Diego;

5 d. Advertising in any manner, including on the Internet, the existence of any  
6 commercial, retail, collective, cooperative, or group establishment for the growth, storage, sale, or  
7 distribution of marijuana, including but not limited to any marijuana dispensary, collective, or  
8 cooperative organized pursuant to the Health and Safety Code at the PROPERTY;

9 3. Violating any provisions of the SDMC at the PROPERTY or anywhere else within the  
10 City of San Diego;

11 4. That immediately from the date of entry of judgment, Defendants cease the operation  
12 of the marijuana dispensary at the PROPERTY and remove all signs advertising the business.

13 5. That Defendants allow personnel from the City of San Diego access to the  
14 PROPERTY to inspect and monitor for compliance upon 24-hour verbal or written notice.  
15 Inspections shall occur between the hours of 8:00 a.m. and 5:00 p.m.

16 6. That Plaintiff City of San Diego, recover all costs incurred by Plaintiff, including the  
17 costs of investigation, as appropriate.

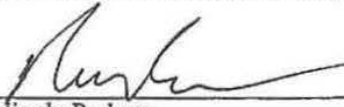
18 7. That pursuant to SDMC section 12.0202(b), Defendants are assessed a civil penalty of  
19 \$2,500 per day for each and every SDMC violation maintained at the PROPERTY.

20 8. That Plaintiff be granted such other and further relief as the nature of the case may  
21 require and the Court deems appropriate.

22 9. That Plaintiff be granted such other and further relief as the nature of the case may  
23 require and the Court deems appropriate.

24 Dated: April 3, 2014

JAN I. GOLDSMITH, City Attorney

25  
26 By   
Nicole Pedone  
27 Deputy City Attorney  
Attorneys for Plaintiff  
28

# **EXHIBIT 5**

**FILED** No Fee GC, §6103  
SAN DIEGO SUPERIOR COURT

JAN - 8 2015

CLERK OF THE SUPERIOR COURT

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SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SAN DIEGO

CITY OF SAN DIEGO, a municipal corporation,

Plaintiff,

v.

STONECREST PLAZA, LLC, a Limited Liability Company;  
SALAM RAZUKI, an individual; and  
DOES 1 through 50, inclusive,

Defendants.

Case No. 37-2014-00009664 -CU-MC-CTL

JUDGE: RONALD S. PRAGER

STIPULATION FOR ENTRY OF FINAL JUDGMENT IN ITS ENTIRETY AND PERMANENT INJUNCTION;  
JUDGMENT THEREON [CCP § 664.6]

IMAGED FILE

Plaintiff City of San Diego, a municipal corporation, appearing by and through its attorneys, Jan I. Goldsmith, City Attorney, and by Gabriela Brannan, Deputy City Attorney, and Defendants STONECREST PLAZA, LLC, a Limited Liability Company; and SALAM RAZUKI, an individual; appearing by and through their attorney, Richard Ostrow, enter into the following Stipulation for Entry of Final Judgment in full and final settlement of the above-captioned case without trial or adjudication of any issue of fact or law, and agree that a final judgment may be so entered:

1. This Stipulation for Entry of Final Judgment (Stipulation) is executed only between and among Plaintiff City of San Diego, a municipal corporation, and Defendants STONECREST



1           2. PLAZA, LLC, a Limited Liability Company, and SALAM RAZUKI, an individual,  
2 (DEFENDANTS) who are named parties in the above-entitled action.

3           3. The parties to this Stipulation are parties to a civil suit pending in the Superior Court  
4 of the State of California for the County of San Diego, entitled *City of San Diego, a municipal*  
5 *corporation v. STONECREST PLAZA, LLC, a Limited Liability Company; and SALAM RAZUKI,*  
6 *an individual; and DOES 1 through 50, inclusive,* Civil Case Number Case  
7 Number 37-2014-00009664-CU-MC-CTL.

8           4. The parties wish to avoid the burden and expense of further litigation and accordingly  
9 have determined to compromise and settle their differences in accordance with the provisions of  
10 this Final Judgment. Neither this Final Judgment nor any of the statements or provisions  
11 contained herein shall be deemed to constitute an admission or an adjudication of any of the  
12 allegations of the Complaint. The parties to this Final Judgment agree to resolve this action in its  
13 entirety as to them and only them by mutually consenting to the entry of Final Judgment in its  
14 Entirety and Permanent Injunction by the Superior Court.

15           5. The address where the DEFENDANTS are maintaining a marijuana dispensary  
16 business is 4284 Market Street, San Diego, California, 92102 (PROPERTY).

17           6. The PROPERTY is owned by "Stonecrest Plaza, LLC, a California Limited Liability  
18 Company," according to San Diego County Recorder's Trustee's Deed Upon Sale, Document No.  
19 2014-0071939, recorded February 21, 2014. The PROPERTY is also identified as Assessor's  
20 Parcel Numbers 547-013-17-00 and 547-013-19-00.

21           7. The legal description of the PROPERTY is:

22           LOTS 22-24 INCLUSIVE, BLOCK 12 OF MORRISON'S MARSCENE  
23           PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO,  
24           STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO.  
25           1844, FILED IN THE OFFICE OF THE COUNTY RECORDER OF  
26           SAN DIEGO COUNTY, JULY 10, 1925.

27           8. DEFENDANT SALAM RAZUKI as managing member of STONECREST PLAZA,  
28 LLC, represents that STONECREST PLAZA, LLC, is the legal property owner of the  
PROPERTY and represents that he has legal authority to bind STONECREST PLAZA, LLC, to  
this Stipulation.



1 known United Wellness Center and Ryan Shamoun or the appropriate party responsible for the  
2 leasehold and operation of the marijuana dispensary, including but not limited to, prosecuting an  
3 unlawful detainer action.

4 **13. Within 24-hours from the date of signing this Stipulation,** remove all signage from  
5 the exterior of the premises advertising a marijuana dispensary, including but not limited to,  
6 signage advertising United Wellness Center.

7 **14. Within seven calendar days after the marijuana dispensary business vacates the**  
8 **PROPERTY,** ensure that all fixtures, items, and property associated with United Wellness  
9 Center and Ryan Shamoun are removed from the premises.

10 **15. Within seven calendar days after the marijuana dispensary business vacates the**  
11 **PROPERTY,** contact Senior Land Development Investigator Leslie Sennett with the Code  
12 Enforcement Division (CED) of the City’s Development Services Department to schedule an  
13 inspection of the entire PROPERTY.

14 a. If during the inspection, CES determines the existence of other code violations at  
15 the PROPERTY, DEFENDANTS agree to correct these additional code violations and obtain all  
16 required inspections and approvals as required by CES.

17 **16.** Allow personnel from the City of San Diego access to the PROPERTY to inspect for  
18 compliance upon 24-hour verbal or written notice. Inspections shall occur between the hours of  
19 8:00 a.m. and 5:00 p.m.

20 **MONETARY RELIEF**

21 **17. Within 15 calendar days from the date of signing this Stipulation,** DEFENDANTS  
22 shall pay Plaintiff City of San Diego, for Development Services Department, Code Enforcement  
23 Section’s **investigative costs, the amount of \$890.03.** Payment shall be in the form of a certified  
24 check, payable to the “City of San Diego,” and shall be in full satisfaction of all costs associated  
25 with the City’s investigation of this action to date. The check shall be mailed or personally  
26 delivered to the Office of the City Attorney, 1200 Third Avenue, Suite 500, San Diego, CA  
27 92101, Attention: Gabriela Brannan.

28 . . . . .

1 18. DEFENDANTS shall pay Plaintiff City of San Diego, civil penalties in the amount of  
2 \$25,000, pursuant to SDMC section 12.0202(b) in full satisfaction of all claims against  
3 DEFENDANTS arising from any of the past violations alleged by Plaintiff in this action. **\$17,500**  
4 **of these penalties is immediately suspended.** These suspended penalties shall only be imposed  
5 if DEFENDANTS fail to comply with the terms of this Stipulation. Plaintiff City of San Diego,  
6 agrees to notify DEFENDANTS in writing if imposition of the penalties will be sought by  
7 Plaintiff and on what basis. Civil penalties shall be paid in the form of certified check, payable to  
8 the "City of San Diego," and delivered to the Office of the City Attorney, Code Enforcement  
9 Unit, 1200 Third Avenue, Suite 700, San Diego, California 92101, Attention: Gabriela Brannan.

10 a. Payment of the \$7,500 in civil penalties that are due and payable will be made in  
11 monthly installment payments of \$1,500 each. The first payment of \$1,500 will be paid by  
12 January 15, 2015, and then monthly payments of \$1,500 will be made on or before the 15<sup>th</sup> of  
13 each month until paid in full.

#### 14 ENFORCEMENT OF JUDGMENT

15 19. In the event of default by DEFENDANTS as to any amount due under this Final  
16 Judgment, the entire amount due shall be deemed immediately due and payable as penalties to the  
17 City of San Diego, and Plaintiff shall be entitled to pursue any and all remedies provided by law  
18 for the enforcement of this Final Judgment. Further, any amount in default shall bear interest at  
19 the prevailing legal rate from the date of default until paid in full.

20 20. Nothing in this Final Judgment shall prevent any party from pursuing any remedies as  
21 provided by law to subsequently enforce this Final Judgment or the provisions of the SDMC,  
22 including criminal prosecution and civil penalties that may be authorized by the court according  
23 to the SDMC at a cumulative rate of up to \$2,500 per day per violation.

24 21. DEFENDANTS agree that any act, intentional or negligent, or any omission or failure  
25 by their contractors, successors, assigns, partners, members, agents, employees or representatives  
26 to comply with the requirements set forth in Paragraphs 10-18 above will be deemed to be the act,  
27 omission, or failure of DEFENDANTS and shall not constitute a defense to a failure to comply  
28 with any part of this Final Judgment. Further, should any dispute arise between any contractor,

1 successor, assign, partner, member, agent, employee or representative of DEFENDANTS for any  
2 reason, DEFENDANTS agree that such dispute shall not constitute a defense to any failure to  
3 comply with any part of this Final Judgment, nor justify a delay in executing its requirements.

4 **RETENTION OF JURISDICTION**

5 22. The Court will retain jurisdiction for the purpose of enabling any of the parties to this  
6 Final Judgment to apply to this Court at any time for such order or directions that may be  
7 necessary or appropriate for the construction, operation or modification of the Final Judgment, or  
8 for the enforcement or compliance therewith.

9 **KNOWLEDGE AND ENTRY OF JUDGMENT**

10 23. By signing this Final Judgment, DEFENDANTS admit personal knowledge of the  
11 terms set forth herein. Service by mail shall constitute sufficient notice for all purposes.

12 24. The clerk is ordered to immediately enter this Final Judgment.

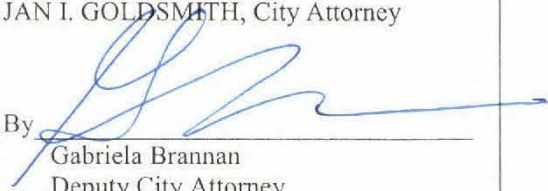
13 **RECORDATION OF JUDGMENT**

14 25. A certified copy of this Judgment shall be filed in the Office of the San Diego County  
15 Recorder pursuant to the legal description of the PROPERTY.

16 **IT IS SO STIPULATED.**

17 Dated: 12/29/, 2014


JAN I. GOLDSMITH, City Attorney

18  
19 By   
20 Gabriela Brannan  
21 Deputy City Attorney  
22 Attorneys for Plaintiff

23 Dated: 12/23/, 2014

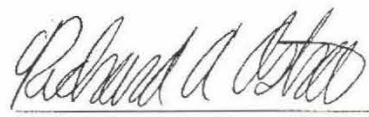
  
24 SALAM RAZUKI, an individual

25  
26 Dated: 12/23/, 2014

  
27 STONECREST PLAZA, LLC, by SALAM  
28 RAZUKI, Managing Member of Stonecrest  
Plaza, LLC, a Limited Liability Company

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Dated: 12/23, 2014



Richard Ostrow, Attorney for Defendants  
STONECREST PLAZA, LLC, and SALAM  
RAZUKI

Upon the stipulation of the parties hereto and upon their agreement to entry of this Final Judgment without trial or adjudication of any issue of fact or law herein, and good cause appearing therefore, IT IS SO ORDERED, ADJUDGED AND DECREED.

Dated: JAN - 6 2015



JUDGE OF THE SUPERIOR COURT  
RONALD S. PRAGER

City of San Diego v. Stonecrest Plaza, LLC, et al., Case No. 37-2014-00009664 -CU-MC-CTL

# **EXHIBIT 6**

# San Diego Reader



- [Mount Hope](#)
- [News Ticker](#)

## City cracks down on another pot dispensary

1 0

“[J]uvenile, who appeared to be 13 years old,” mentioned in complaint

By [Dorian Hargrove](#), [April 10, 2014](#)

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While the city's newly adopted medical marijuana ordinance awaits final approval from the California Coastal Commission, city attorney Jan Goldsmith has continued his legal assault on dispensary owners and the property owners who lease to them. Since the beginning of the year, more than seven lawsuits have been filed against medical marijuana dispensary owners as well as a handful of property owners.

### Document

#### [City v. Salam Razuki lawsuit](#)



[Download PDF](#)

On April 3, the city attorney's office filed yet another lawsuit, this time against Salam Razuki, owner of the United Wellness Center in San Diego's Mount Hope neighborhood, as well as the owner of the Stonecrest Plaza.

After receiving a complaint about the United Wellness Center, land-use investigator Leslie Sennett and building inspector Robert Cervantes went to 4284 Market Street to investigate. Once there, their suspicions were confirmed. They found a security guard keeping watch over the premises. The complaint then goes on to suggest that a number of under-age customers were inside the shop.

"Both inspectors observed several individuals inside the marijuana dispensary, including those that appeared to be juveniles. One such juvenile, who appeared to be 13 years old, left the marijuana dispensary concealing a small paper bag."

Days later, development services sent a "notice of violation" to the business, ordering Razuki to close shop. Less than three weeks later, on April 2, city attorney investigator Constance Johnson logged on to the internet to find the United Wellness Center still had a menu posted online. By the following day, the lawsuit had been written and filed with the San Diego Superior Court.

"Defendants are blatantly and willfully in violation of the [San Diego Municipal Code] and will continue to maintain the unlawful code violations in the future unless the Court enjoins and prohibits such conduct. Absent the relief requested by Plaintiff, the City is unable to enforce its zoning laws and therefore unable



to ensure the compatibility between land uses for its residents. . . . Absent injunctive relief, the City will be irreparably harmed and the ongoing violations will continue to harm the public health safety and welfare."

In addition to demanding the dispensary close down for good, the city is asking the owner to pay \$2500 for each day it was open since February 25, when investigators followed up on the complaint.

When asked about the latest lawsuit and whether the city attorney expects to file new complaints weeks before the ordinance will be voted on, spokesperson Michael Giorgino said, "If cases are forwarded to our office for enforcement, we will issue those cases if there is sufficient evidence to prove the case. We do not issue cases if they are not referred to us by Neighborhood Code Compliance. Since NCC is sending cases to us, enforcement is not being postponed. Neither the mayor nor the council have given any direction to postpone enforcement."

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### Comments

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**Javajoe25 April 10, 2014 @ 8:26 p.m.**

All this based on an individual who "appeared" to be about 13 and who appeared to leave with a paper bag? No actual check of individual's ages or contents of the bag? Interesting way to enforce the law.

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- [Sign in to suggest removal](#)



**dwbat April 11, 2014 @ 6:35 a.m.**

They were a land-use investigator and a building inspector, not police.

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- I'm new.

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Monthly

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HELP US RAISE \$150K BY MAY 31



## LAND USE

# Problems at This Lincoln Park Strip Mall Keep Getting Worse Despite City Intervention

A strip mall in Lincoln Park has been rife with problems, drawing 42 police calls between October 2017 and July 2018. The city has intervened by filing criminal charges, citing code violations and proposing fixes, yet community members say the city’s involvement hasn’t spurred any noticeable improvements.

Kinsee Morlan  
August 23, 2018





Community members staged a protest at a blighted strip mall at the corner of Logan Avenue and Euclid in Lincoln Park. / Photo courtesy of Charles Alexander

Neighbors call the area “[The Dip.](#)” Euclid and Logan avenues drop down and converge in a major intersection in Lincoln Park that’s home to a strip mall rife with problems for the thousands of people who live nearby in rows of dense apartment complexes.

For a short time in 2014, Mayor Kevin Faulconer had his campaign office located in the strip mall. But community members said the property has since fallen into disrepair, allowing criminal activity to fester.

The city has intervened by filing criminal charges, citing code violations and proposing fixes, yet community members and former tenants of the strip mall said the city’s involvement hasn’t resulted in any noticeable improvements. Some said things have only gotten worse.

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**What question should The People’s Reporter investigate next?**

Police were [called 42 times](#) to the strip mall between October 2017 and July 2018. In a recent 48-hour period, the Family Dollar store there got robbed, and a taco shop was covered in graffiti.

But crime isn't the property's only problem.

A large, messy recycling center has been operating there illegally for years, [according to city records](#). People have been living in some of the commercial units illegally, too. There's also a long list of illegal construction and dangerous city code violations at the property that stretches from 5065-5083 Logan Avenue.

"It's just nasty down there," said Brenda Dickey, who's lived more than 20 years in an apartment building down the street from the shopping center. "They had homeless people living there in the recycling center. It's just an eyesore to the community."

Things got so bad that, in 2016, the city attorney's office stepped in. In January 2017, the city charged the landowners, Salam Razuki and his brother Haith Razuki, with [25 misdemeanor criminal offenses](#).

Razuki pleaded guilty to a single count and the city dropped the charges against his brother. He was fined \$1,000, and is now on [court-ordered probation](#). Razuki and his brother run Razuki

Click below to vote for one:



Property owners are being asked to maintain and repair or replace city sidewalks adjacent to their properties. Many sidewalk in urban San Diego neighborhoods are 70-100 years old — crumbling, cracking and becoming unsafe. Property owners are not asked to fill potholes or repair streets adjacent to their properties — why sidewalks?

Submitted 3 months ago by Donna McLoughlin



Does the SDSU stadium replacement project include needed low-cost housing? not, why not?

Submitted about 1 month ago by Mary Katherine Reeber



When built in 1969, why did CalTrans make a sweeping arc in the Coronado Bridge instead of a rising straight bridge?

Submitted 19 days ago by dave

powered by [Hearken](#)

## TRENDING STORIES

Investments LLC, and own [other commercial properties](#) across the region. To meet the terms of his probation, Razuki must quickly fix all the problems on his property and check in regularly with the court. At his most recent court date on Aug. 17, the judge found him to be in compliance with the terms of his probation.

If Razuki doesn't continue fixing all the issues, he could face further civil or criminal prosecution, and the city could eventually seize his property.

Razuki did not respond to requests for comments. But Jessica C. McElfresh, the lawyer representing him in the case, said he plans on meeting all of the court's requirements, has applied for the necessary city permits and is preparing to begin construction to bring the property up to code in coming months.

"I'm happy that the plans have been approved and that repairs are supposed to begin," McElfresh said. "I hope they will go quickly and smoothly and the whole situation will continue to improve."

The community is less optimistic.

## The Community Craves Change it Says Will Never Come

Week Month Year

SANDAG's New Chief Welcomes Heat, Calls Consensus of the Past a Lie

San Diego Homeless Deaths Doubled in the Last Decade

Politics Report: Sharp Words at SANDAG Meeting

Opinion

San Diego County Is Disregarding Fire Risk to an Astonishing Degree

A Little-Known Company Is Quietly Making Massive Water Deals

David Casillas worked for Razuki as a security guard at the strip mall for a short time.

“It’s so bad out there,” Casillas said. “I’ve been in the security industry for 15 years and never seen anything like it. I’ve seen it all on that property – all sorts of drugs, people shooting up. When I was out there, I had the police pretty much babysit me to help clean up the area.”



Razuki has requested a letter of agency with the San Diego Police Department. It’s a move that property owners often make when crime problems – including transient activity, drug activity, prostitution, graffiti or trespassing – have spun out of control.

David Sanchez, a former tenant at the strip mall, said he worries a fire will break out at the property. Sanchez’s screen-printing business Optik Designs was located at the strip mall between early 2017 and March 2018. Sanchez said he and other tenants would complain about serious problems and never hear back from the property manager, Ninus Malan. When Sanchez and a few other tenants got together and asked the Malan and Razuki to help clear out crowds of people who were loitering in the parking lot, he said they didn’t get a response.

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"We lost a lot of customers because they were too scared to come to the shop," Sanchez said. "It was dangerous and always really dirty."

Sanchez said his biggest concern, though, was shoddy electrical wiring. He said after his electricity bill shot up unexpectedly, he called an electrician who discovered a power cord running from his shop to the shop next door.

"Someone had hooked up a cable to my fuse box," Sanchez said. "So someone there was using my electricity to power their business. I texted the property manager and they didn't do anything about it."

He said when his business was at the strip mall, he used to drive by after-hours to make sure his shop was safe.

"I had to make sure everything was OK and nothing was on fire," he said.

Razuki's probation terms require him to get electrical wiring permitted and up to par. He has also since hired a new property manager.

Charles Alexander, a community activist who lives near the strip mall, said the city attorney's case has only made things worse. It led to a black church getting evicted from the strip mall, he said.

Razuki asked his tenant, Promise Land Ministry, to leave after the city attorney charged him because the church didn't have the right city permits to operate in the space, McElfresh said. She was not sure why the Alano Club, which holds large group meetings and likely requires the same permit a church does, has not yet been asked to leave. The city attorney's office said Razuki is ultimately responsible for ensuring tenants have all the required permits.

In July, Alexander and a small group of community activists staged a protest at the strip mall. They stood in front of a smoke shop there holding signs with slogans like "How dare you shut down a black church" and "Shame on the city attorney for letting Razuki get away with this."

Alexander said when the church was at the strip mall, the loitering wasn't as bad as it is now. The smoke shop that has since moved into the shopping center attracts large crowds of people who hang out and smoke in front of it, he said. He doesn't like that the smoke shop sells candy and ice cream alongside pipes, other smoking accessories and large knives, attracting kids into the store.

"We as a community, we're not asking the city to do nothing to Mr. Razuki that they wouldn't do to nobody else," Alexander said. "We just want Mr. Razuki to clean up that property."



Brian Buggs, the pastor of the church that was evicted from the property, said he feels like the city isn't doing enough to force Razuki to improve the building.

"I think the city attorney should enforce this, but it doesn't seem like they are doing a very good job," he said. "It feels like Salam can do whatever he wants to do."

The changes at the property might not be very visible yet, but the city attorney's office said the case forcing gradual safety upgrades at the buildings. Gerry Braun, the city attorney's chief of staff, said the office is also trying to push Razuki to be a better steward of his property. But he acknowledged that Razuki could be giving the city the runaround.

"It's only when we can prove that nothing the landowner says is going to happen that we can then move to a different plan," Braun said. "But we don't have the ability to clean their property for them, absent taking away their property."

Seizing private property, though, is a power the city has only in drastic situations.

On July 18, city attorney staffers met with Razuki and McElfresh to discuss strategies to stop the nuisance and criminal activity that continues on the property. According to an [Aug. 1 letter](#) from the city

attorney's office to McElfresh, at the meeting, Razuki agreed to implement corrective measures, including attending community meetings and hiring a security guard to patrol the strip mall 24 hours a day, seven days a week.

## The Landlord's Legal Battles

Razuki has [run into troubles with the city before](#). In 2014, the city attorney's office filed a lawsuit against Razuki for owning property that hosted an illegal cannabis dispensary in Mount Hope. Now he's also being accused of [improperly taking over a legal cannabis dispensary](#) in Kearny Mesa.

He also has a history of illegal construction on the Logan Avenue property. In 2014, [city code enforcement officers cited Razuki](#) for letting people illegally live inside a commercial unit that had been turned into living quarters. In that case, Razuki was able to bring the building back into compliance, said Scott Robinson, a spokesman for the city's code enforcement arm.

Razuki is also currently locked in a handful of [other legal battles](#). Malan, his former property manager who also owns a taco shop at the Logan Avenue strip mall, recently filed a restraining order against Razuki, citing harassment. Another one of the tenants at Logan Avenue, the owner of a

laundromat, also [won a lawsuit against Razuki](#), who has been ordered to pay more than \$200,000 for failing to meet building improvement requirements laid out in the lease.

Alexander, the neighborhood activist, said Razuki at one point reached out to him and asked how he could improve the property and be a better neighbor. Alexander said the two eventually settled on Razuki giving a good deal on rent to a local nonprofit and turning one of the vacant units into a community center. But Alexander said Razuki never followed through on that promise, and instead the smoke shop opened in its place.

"I told Razuki, we turned a cheek about all the violations that have been going on at this property for years, but we're not going to turn the cheek anymore," Alexander said.

**Tags:**

Lincoln Park

Salam Razuki

[Show Comments](#)

Written By

**Kinsee Morlan**

Kinsee Morlan was formerly the Engagement Editor at Voice of San Diego and author of the [Culture Report](#). She also managed VOSD's [podcasts](#) and covered the arts,

# **EXHIBIT 7**

**From:** [calsur@aol.com](mailto:calsur@aol.com) [<mailto:calsur@aol.com>]  
**Sent:** Monday, May 20, 2019 10:37 AM  
**To:** Lou Galuppo; [rgriswold@griswoldlawsandiego.com](mailto:rgriswold@griswoldlawsandiego.com)  
**Subject:** Fwd: California Cannabis Group and Balboa Avenue Cooperative

If you need more info please let me know and I will request it from Ms. Ellis.

Mike

---

From: [Cyndee.Ellis@cdtfa.ca.gov](mailto:Cyndee.Ellis@cdtfa.ca.gov)  
To: [calsur@aol.com](mailto:calsur@aol.com)  
Sent: 5/2/2019 2:44:03 PM Pacific Standard Time  
Subject: California Cannabis Group and Balboa Avenue Cooperative

Good afternoon Mr. Essary,

Although the above businesses are in receivership, it is the expectation that you as the receiver will ensure the sales tax returns are filed timely and paid in full by the due dates.

Currently California Cannabis Group is delinquent for 4<sup>th</sup> Quarter 2018 and 1<sup>st</sup> Quarter 2019. Please contact me today or tomorrow at the latest to make arrangements to file the delinquent returns; otherwise, estimated returns may be processed and billed.

Balboa Ave Cooperative filed 4<sup>th</sup> Quarter 2018 without payment. The balance due is \$8,668.78. Additionally, they are delinquent in filing 1<sup>st</sup> Quarter 2019.

The balance due for Balboa Ave Cooperative must be paid in full for 4<sup>th</sup> Quarter 2018. I have attached form CDTFA-245-NC, *No Cash Exemption Request* and CDTFA-245-CPI *Cash Payment Instructions*. The No Cash Exemption Requested can be emailed to Mr. Will Fikry at [will.fikry@cdtfa.ca.gov](mailto:will.fikry@cdtfa.ca.gov). Mr. Fikry's telephone number is (858) 385-4802. You can contact Mr. Fikry directly to schedule an appointment to come into our office to make a cash payment.

I look forward to discussing and resolving this matter with you.

*Cyndee Ellis*

Business Taxes Specialist

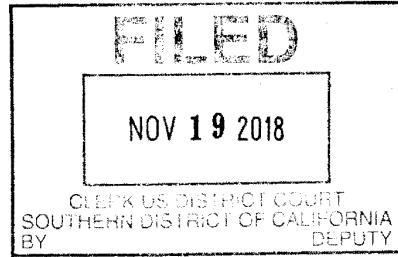
California Department of Tax and Fee Administration

15015 Avenue of Science, Ste 200, San Diego CA 92128

Phone: (858) 385-4752 Fax (858) 675-4103

E: [cellis@cdtfa.ca.gov](mailto:cellis@cdtfa.ca.gov) / [www.cdtfa.ca.gov](http://www.cdtfa.ca.gov)

# **EXHIBIT 8**



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**UNITED STATES DISTRICT COURT**  
**SOUTHERN DISTRICT OF CALIFORNIA**

UNITED STATES OF AMERICA,

Plaintiff,

v.

SALAM RAZUKI (1),  
SYLVIA GONZALES (2),  
and  
ELIZABETH JUAREZ (3),

Defendants.

Case No.:

**18MJ5915**

**COMPLAINT**

Title 18, United States Code, Section 956 -  
Conspiracy to kill, kidnap, maim an individual  
Title 18, United States Code, Section 1201(c) -  
Conspiracy to kidnap

The undersigned complainant being duly sworn states:

**COUNT 1**

On a date unknown and continuing through on or about November 16, 2018, within the Southern District of California, defendants SALAM RAZUKI, SYLVIA GONZALES, and ELIZABETH JUAREZ did knowingly and intentionally conspire to commit at a place outside the United States, to wit: Mexico, an act that would constitute the offense of murder, kidnapping or maiming if committed in the special maritime and territorial jurisdiction of the United States, in violation of Title 18, United States Code, Section 956.



**COUNT 2**

1  
2 On a date unknown and continuing through on or about November 16, 2018, within  
3 the Southern District of California, defendants SALAM RAZUKI, SYLVIA GONZALES,  
4 and ELIZABETH JUAREZ did conspire with one another to willfully seize, confine,  
5 inveigle, kidnap, abduct and carry away N.M. for another purpose, to wit: intimidation and  
6 murder, and to transport N.M. in foreign commerce from the United States to Mexico, in  
7 violation of Title 18, United States Code, Section 1201(c).

8  
9 And the complainant states that this complaint is based on the attached statement of  
10 facts, which is incorporated herein by reference.

11  
12   
13 MICHELLE HART  
14 FBI Special Agent

15 Sworn to before me and subscribed in my presence

16 this 16 day of November, 2018.

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19 HONORABLE WILLIAM V. GALLO  
20 UNITED STATES MAGISTRATE JUDGE  
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**Probable Cause Statement**

On or about October 17, 2018, SALAM RAZUKI and SYLVIA GONZALES met with a Confidential Human Source (CHS1) requesting CHS1 arrange to kill one of their business associates, N.M.<sup>1</sup> According to RAZUKI and GONZALES, they had invested in multiple properties and business ventures together and were now involved in a civil dispute over their assets. RAZUKI and GONZALES told CHS1 that they wanted CHS1 to “shoot him [N.M.] in the face,” “to take him to Mexico and have him whacked,” or kill him in some other way. RAZUKI and GONZALES provided CHS1 a picture of N.M., which CHS1 provided to the FBI.

On or about November 5, 2018, CHS1 met with GONZALES at The Great Maple in San Diego, CA. During the meeting, GONZALES asked if CHS1 could “get rid of Salam’s [RAZUKI] other little problem, [N.M.], because it looks like they’re going to appeal.... I would love for him [N.M.] to go to TJ and get lost. Just leave him over there.” GONZALES said the civil dispute between her, RAZUKI, and N.M. was over \$44 million dollars. GONZALES went on to say, “It’s no joke, Salam [RAZUKI] has a lot of money tied up right now, and he’s paying attorney fees. You need to get rid of this asshole [N.M.], he’s costing me too much money!” GONZALES wanted this to occur before the next court date in their civil suit scheduled on or about November 15, 2018. At a certain point during the conversation, a server was close to their table and GONZALES said, “You don’t have to kill him, you don’t have to put him off the face of the earth.” Despite her words at the time, GONZALES was making a slashing movement across her neck indicating she

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<sup>1</sup> CHS1 has been cooperating with the FBI since 2009 and had provided information, which was vetted and later determined credible, reliably over the years leading to the successful identification and prosecution of drug traffickers, money launderers, and other subjects in numerous FBI criminal investigations. RAZUKI is also a confidential source for the FBI and has been since approximately May 2014. However, RAZUKI has not informed the FBI of any of his actions, or those of GONZALES or JUAREZ, in attempting to have N.M. kidnapped and killed.

1 wanted N.M. to be killed. During the conversation, GONZALES advised that there was  
2 no reason to involve RAZUKI in planning for the kidnapping of N.M. because “I am the  
3 one with the balls, any time they [business partners, including RAZUKI] have a problem,  
4 they come after me ... they say Sylvia is like a little ... honey badger ... they’re like send  
5 the honey badger after them.”

6 On November or about 8, 2018, CHS1 met with GONZALES at Banbu Sushi Bar  
7 and Grill in La Mesa, CA. At the outset of the meeting, GONZALES continued to  
8 complain about N.M. and the ongoing civil lawsuit. According to GONZALES, another  
9 individual was coming, later identified as ELIZABETH JUAREZ, to talk about how to  
10 handle N.M. GONZALES said, “Elizabeth [JUAREZ] right here, Elizabeth is going to  
11 give you a proposition also on that problem. She said all you got to do is get him to Mexico  
12 and she’ll take care of him over there.” CHS1 asked, “She will?” and GONZALES replied,  
13 “Yes, that’s why she’s coming.”

14 Approximately one hour, 20 minutes into GONZALES’ and CHS1’s meeting at  
15 Banbu Sushi Bar and Grill, JUAREZ joined them. JUAREZ said that all CHS1 needed to  
16 do was to get N.M. down to Mexico and she would take care of the rest. JUAREZ and  
17 GONZALES said a lot of people have it out for N.M. so nothing would come back on  
18 RAZUKI. GONZALES said she wanted to watch and wanted N.M. to know that it had  
19 come from them [GONZALES and RAZUKI], but JUAREZ cautioned GONZALES  
20 shouldn’t watch because it would be gruesome and haunt her. JUAREZ said this “wasn’t  
21 her first rodeo” and went on to talk about a previous incident involving a female from Vista,  
22 CA, who was drugged and kidnapped. CHS1, GONZALES, and JUAREZ discussed a cost  
23 of \$2,000 for the job. CHS1 clarified whether GONZALES and JUAREZ wanted this to  
24 happen in the United States or Mexico. JUAREZ said, “No, I don’t want it done here [in  
25 the United States].” GONZALES added, “No, let’s do it in Mexico because we can’t be  
26 charged in the US. Let’s do it in Mexico in case anything comes back to us.” JUAREZ  
27 said, “In Mexico it’s easier to make things go away. You pay for your freedom.”  
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1 GONZALES and JUAREZ said they wanted to “put the turkey up to roast before  
2 Thanksgiving.” After the meeting, CHS1 positively identified a driver’s license photo of  
3 ELIZABETH JUAREZ as the individual that joined them and talked of the kidnapping and  
4 murder of N.M. This is the same individual observed by FBI agents as joining the meeting  
5 as well. GONZALES advised that RAZUKI often referred to N.M. as “the midget” and  
6 near the end of the dinner, JUAREZ handed CHS1 her cellphone to take a picture of  
7 GONZALES and JUAREZ and said, “You can take a picture of us when we were going to  
8 get rid of the midget [decided to kidnap and kill N.M.]”

9 After dinner, CHS1 called GONZALES and confirmed that CHS1 could kidnap and  
10 murder N.M. During the call, CHS1 told GONZALES to provide information on N.M.,  
11 including his address, what car he drives, and other identifying information. GONZALES  
12 asked to meet the next day so she could give CHS1 the information requested.

13 On or about November 9, 2018, GONZALES called CHS1 and asked CHS1 to meet  
14 her, RAZUKI, and JUAREZ. During the meeting, RAZUKI’S assistant, GIOVANNA  
15 CONTRERAS, was also present in the room, but did not participate in the conversation  
16 and had headphones in her ears most of the time. RAZUKI, GONZALES, and JUAREZ,  
17 discussed with CHS1 several loans they were trying to secure for their businesses,  
18 including cannabis dispensaries, as well as RAZUKI’S frustration with the ongoing civil  
19 suit with N.M. At times during the meeting, RAZUKI went to the other side of the room  
20 to work, though CHS1 believes it was close enough to overhear the continued conversation  
21 between CHS1, GONZALES, and JUAREZ. GONZALES asked CHS1 if CHS1 needed  
22 money [for the kidnapping of N.M.] and said she would go get \$1,000, but asked if CHS1  
23 wanted the full payment instead. CHS1 indicated that \$1,000 fine for the time being and  
24 GONZALES went to the Goldn Bloom Dispensary and returned with \$1,000 cash.  
25 Surveillance agents observed GONZALES walk to the Goldn Bloom Dispensary across  
26 the street and return.  
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1 After the meeting, CHS1 provided agents with \$1000 cash provided by GONZALES  
2 as well as an envelope with a piece of paper inside, which had also been provided by  
3 GONZALES. The paper had two business addresses for N.M. according to GONZALES  
4 in a later meeting.

5 On or about November 13, 2018, GONZALES contacted CHS1 again via phone and  
6 informed CHS1 that RAZUKI and GONZALES would be with N.M. in court at the Hall  
7 of Justice located at 330 West Broadway, San Diego, CA. GONZALES requested CHS1  
8 join them so CHS1 could see N.M. in person. CHS1 declined going into the courtroom,  
9 but agreed to stand outside the building and wait for N.M. to exit. While inside the Hall of  
10 Justice, GONZALES took a picture of N.M. with her phone and sent it to CHS1 and then  
11 called CHS1 and described what N.M. was wearing at the hearing. GONZALES exited  
12 the Hall of Justice and met with CHS1 to further discuss the description of N.M., which  
13 was recorded. During this meeting, GONZALES explained that "10605 Roselle St." and  
14 "9212 Mira Est. Ct 218 SD 92126" were locations of businesses N.M. manages. She did  
15 not specifically explain the address, "2815 Camino Del Rio S. #124 San Diego, CA  
16 92108." According to GONZALES, the information on the envelope and back of the paper,  
17 was to assist CHS1 in locating N.M. for the kidnapping and murder in Mexico.  
18 GONZALES also stated during the meeting "if they take him now, it's gunna be good."  
19 GONZALES went back into the courthouse and provided CHS1 with updates as N.M. was  
20 departing the Hall of Justice to ensure CHS1 observed N.M. as he left. GONZALES told  
21 CHS1 that N.M. would be exiting the courthouse and that GONZALES, RAZUKI,  
22 JUAREZ, and their attorney would exit after him. FBI agents observed N.M. exit the  
23 courthouse after CHS1 had been told this and agents observed RAZUKI, GONZALES,  
24 and JUAREZ proceeded on foot to the vehicle they arrived in and departed.

25 In an interview with FBI on November 15, 2018, N.M. advised that he had invested  
26 in real estate with RAZUKI in order to lease buildings to various entities – mainly  
27 marijuana dispensaries. Later on November 15, 2018, CHS1 met with RAZUKI, which  
28

1 was recorded and surveilled by FBI agents. CHS1 said, "I took care of it." RAZUKI  
2 replied, "So he will take care of it, or it's done?" CHS1 replied, "Done." RAZUKI quickly  
3 changed the subject to discuss other business investments and pending loans. Later in the  
4 conversation, CHS1 said, "Well, when I talked to what's her name, she said that she wanted  
5 to have proof. Do you want to see it, or are you ok with it?" RAZUKI replied, "No, I'm  
6 ok with it. I don't want to see it." Shortly thereafter, CHS1 requested the remainder of the  
7 agreed-upon payment and RAZUKI directed CHS1 to follow up with GONZALES for  
8 payment.

9 On November 15, 2018, GONZALES was arrested and advised of her Miranda  
10 rights and agreed to speak with agents. During her interview, GONZALES admitted the  
11 existence of the ongoing civil lawsuit between N.M. and RAZUKI, GONZALES, and  
12 JUAREZ, but denied involvement in any conspiracy to kidnap and kill N.M.

13 On November 16, 2018, JUAREZ was arrested and advised of her Miranda rights  
14 and agreed to speak with agents. JUAREZ admitted to having the meetings and  
15 conversations about kidnapping and killing N.M., but said she didn't think the group would  
16 actually go through with it.

17 On November 16, 2018, RAZUKI was arrested and advised of his Miranda rights  
18 and agreed to speak with agents. During his interview, RAZUKI admitted the existence of  
19 the ongoing civil lawsuit between N.M. and RAZUKI, GONZALES, and JUAREZ  
20 involving approximately \$40 million. RAZUKI heard that N.M. was missing, but thought  
21 it was a joke and denied involvement in any conspiracy to kidnap and kill N.M.

# **EXHIBIT 9**

FILED

18 DEC -6 PM 3:57

CLERK, U.S. DISTRICT COURT  
SOUTHERN DISTRICT OF CALIFORNIA

BY: *W* DEPUTY

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UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF CALIFORNIA

June 2017 Grand Jury

UNITED STATES OF AMERICA,  
  
Plaintiff,  
  
v.  
  
SALAM RAZUKI (1),  
SYLVIA GONZALES (2),  
ELIZABETH JUAREZ (3),  
  
Defendants.

Case No. 18CR5260 CAB

I N D I C T M E N T

Title 18, U.S.C., Sec. 956 -  
Conspiracy to Kill in a Foreign  
Country; Title 18, U.S.C.,  
Sec. 1201(c) - Conspiracy to Kidnap

The grand jury charges:

Count 1

Beginning on a date unknown to the grand jury and continuing through  
on or about November 16, 2018, within the Southern District of  
California, defendants SALAM RAZUKI, SYLVIA GONZALES, and ELIZABETH  
JUAREZ did knowingly and intentionally conspire with each other to commit  
at a place outside the United States, to wit: Mexico, an act that would  
constitute the offense of murder and kidnapping if committed in the  
special maritime and territorial jurisdiction of the United States.

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1 To effect the object of the conspiracy, a conspirator committed the  
2 following act within the jurisdiction of the United States:

3 On or about November 9, 2018, in San Diego, California, GONZALES  
4 paid \$1,000 in U.S. currency as a down payment to kidnap and kill  
5 Victim 1.

6 All in violation of Title 18, United States Code, Section 956.

7 Count 2

8 Beginning on a date unknown to the grand jury and continuing through  
9 on or about November 16, 2018, within the Southern District of  
10 California, defendants SALAM RAZUKI, SYLVIA GONZALES, and ELIZABETH  
11 JUAREZ did knowingly and intentionally conspire with each other to  
12 unlawfully seize, confine, inveigle, kidnap, abduct and carry away  
13 Victim 1 for another purpose, to wit: intimidation and murder, and to  
14 willfully transport Victim 1 in interstate and foreign commerce.

15 To effect the object of the conspiracy, a conspirator did the  
16 following overt act:

17 On or about November 9, 2018, in San Diego, California, GONZALES  
18 paid \$1,000 in U.S. currency as a down payment to kidnap and kill  
19 Victim 1.


20 All in violation of Title 18, United States Code, Section 1201(c).

21 DATED: December 6, 2018.

22 A TRUE BILL:

23   
24 \_\_\_\_\_  
Foreperson

25 ADAM L. BRAVERMAN  
26 United States Attorney

27 By:   
28 FRED SHEPPARD  
Assistant U.S. Attorney

1 Daniel Watts, Esq. SBN 277861  
**G10 GALUPPO LAW**  
2 A Professional Law Corporation  
2792 Gateway Road, Suite 102  
3 Carlsbad, California 92009  
Phone: (760) 431-4575  
4 Fax: (760) 431-4579

5 Attorneys for Defendant Ninus Malan

6  
7 SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO

8 CENTRAL DIVISION

9 SALAM RAZUKI, an individual,  
10 Plaintiff,

11 vs.

12  
13 NINUS MALAN, an individual; MONARCH  
MANAGEMENT CONSULTING, INC., a  
14 California corporation; SAN DIEGO  
UNITED HOLDING GROUP, LLC, a  
15 California limited liability company; MIRA  
ESTE PROPERTIES, LLC, a California  
16 limited liability company; ROSELLE  
PROPERTIES, LLC, a California limited  
17 liability company; and DOES 1-100,  
18 inclusive,

19 Defendants.

20 AND ALL RELATED CROSS-ACTIONS  
21

Case No.: 37-2018-00034229-CU-BC-CTL

**PROOF OF SERVICE**

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**PROOF OF SERVICE**

1 I am employed in San Diego County. I am over the age of 18 and not a party to this action.  
2 My business address is 2792 Gateway Road, Suite 102, Carlsbad, California 92009.

3 On **May 24, 2019**, I served the foregoing document(s) in this action described as:

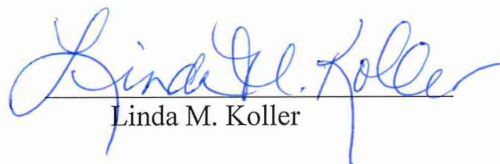
- 4 1. **DEFENDANTS' REPLY IN SUPPORT OF CHRIS HAKIM'S MOTION TO**  
5 **VACATE RECEIVER AND SET BOND**
- 6 2. **DECLARATION OF NINUS MALAN IN SUPPORT OF CHRIS HAKIM'S**  
7 **MOTION TO VACATE RECEIVER AND SET BOND**
- 8 3. **DEFENDANTS' REQUEST FOR JUDICIAL NOTICE IN SUPPORT OF**  
9 **CHRIS HAKIM'S MOTION TO VACATE RECEIVER AND SET BOND**

10  addressed as follows:

11 **SEE ATTACHED SERVICE LIST**

12  **VIA ELECTRONIC FILING SERVICE:** Complying with Code of Civil Procedure  
13 section 1010.6, my electronic business address is lkoller@galuppowlaw.com and I caused  
14 such document(s) to be electronically served through the e-service system for the above  
15 entitled case to those parties on the Service List maintained on its website for this case.  
16 The file transmission was reported as complete and a copy of the Filing/Service Receipt  
17 will be maintained with the original document(s) in our office.

18 Executed on **May 24, 2019** at Carlsbad, California

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20 Linda M. Koller

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**PROOF OF SERVICE**



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<p>Douglas Jaffe Law Offices of Douglas Jaffe 501 West Broadway, Suite 800 San Diego, CA 92101 Telephone: 619-400-4945 Fax: 619-400-4947 <a href="mailto:douglasjaffe@aol.com">douglasjaffe@aol.com</a></p>	<p><b><u>Attorneys for Cross-Defendants</u></b> Sunrise Property Investments, LLC, Matthew Razuki, Marvin Razuki and Sarah Razuki, Super 5 Consulting Group, LLC; Alternative Health Cooperative, Inc; Goldn Bloom Ventures, Inc.</p>
<p>Matthew B. Dart DART LAW 12526 High Bluff Drive, Suite 300 San Diego, CA 92130 Telephone: 858-792-3616 Fax: 858-408-2900 <a href="mailto:matt@dartlawfirm.com">matt@dartlawfirm.com</a></p>	<p><b><u>Attorney for Defendants</u></b> Far West Management, LLC; Heidi Rising; Matthew Freeman; Alexis Bridgewater; Adam Knopf</p>
<p>Timothy J. Daley Michael J. Hickman MUSICK, PEELER &amp; GARRETT LLP 225 Broadway, Suite 1900 San Diego, CA 92101-5028 Telephone: 619-525-2500 Fax: 619-231-1234 <a href="mailto:t.daley@musickpeeler.com">t.daley@musickpeeler.com</a> <a href="mailto:m.hickman@musickpeeler.com">m.hickman@musickpeeler.com</a></p>	<p><b><u>Attorneys for Cross-Defendant and Cross-Complainant</u></b> RM Property Holdings, LLC</p>

**SUPERIOR COURT OF CALIFORNIA  
County of SAN DIEGO**

**Register of Actions Notice**

Case Number: 37-2018-00034229-CU-BC-CTL  
Case Title: Razuki vs Malan [IMAGED]  
Case Status: Appeal  
Case Category: Civil - Unlimited  
Case Type: Breach of Contract/Warranty

Filing Date: 07/10/2018  
Case Age: 322 days  
Location: Central  
Judicial Officer: Eddie C Sturgeon  
Department: C-67

**Future Events**

Date	Time	Department	Event
05/31/2019	02:00 PM	C-67	Motion Hearing (Civil) - Ex Parte Application - Other and Supporting Documents
05/31/2019	02:00 PM	C-67	Motion Hearing (Civil) - Ex Parte Application - Other and Supporting Documents
05/31/2019	02:00 PM	C-67	Motion Hearing (Civil) - Ex Parte Application - Other and Supporting Documents
06/14/2019	09:00 AM	C-67	Motion Hearing (Civil)
07/19/2019	09:00 AM	C-67	Motion Hearing (Civil)
08/09/2019	09:00 AM	C-67	Motion Hearing (Civil)
08/23/2019	09:00 AM	C-67	Motion Hearing (Civil)
09/13/2019	09:00 AM	C-67	Discovery Hearing
09/13/2019	09:00 AM	C-67	Discovery Hearing
09/13/2019	09:00 AM	C-67	Discovery Hearing
11/08/2019	01:30 PM	C-67	Status Conference (Civil)
02/07/2020	10:15 AM	C-67	Trial Readiness Conference (Civil)
02/21/2020	08:30 AM	C-67	Civil Jury Trial

**Participants**

Name	Role	Representation
Alternative Health Cooperative Inc	Cross - Defendant	Jaffe, Douglas
American Lending and Holdings LLC	Cross - Complainant	Blake, Steven W; Watts, Daniel
BRIDGEWATER, ALEXIS	Defendant	
Balboa Ave Cooperative	Defendant, Appellant, Cross - Complainant	Galuppo, Louis A
California Cannabis Group	Defendant, Appellant, Cross - Complainant	Austin, Gina M; Blake, Steven W; Galuppo, Louis A; Watts, Daniel
Devilish Delights Inc	Defendant, Appellant, Cross - Complainant	Galuppo, Louis A
El Cajon Investments Group LLC	Cross - Defendant	Joseph, James
Far West Management LLC	Defendant	
Flip Management LLC	Defendant, Appellant, Cross - Complainant	
Freeman, Matthew	Defendant	
Goldn Bloom Ventures Inc	Cross - Defendant	Jaffe, Douglas
Hakim, Chris	Defendant, Appellant, Cross - Complainant	Goria, Charles F
Knopf, Adam	Defendant	
Lemon Grove Plaza LP	Cross - Defendant	Joseph, James
Malan, Ninus	Defendant, Appellant, Cross - Complainant	Galuppo, Louis A
Melrose Place Inc	Cross - Defendant	Joseph, James
Mira Este Properties LLC	Defendant, Appellant, Cross - Complainant	Goria, Charles F

Monarch Management Consulting Inc	Defendant, Cross - Complainant	Austin, Gina M; Blake, Steven W; Galuppo, Louis A; Watts, Daniel
RM Property Holdings LLC	Cross - Defendant, Respondent on Appeal	Daley, Timothy J
Razuki Investments LLC	Cross - Defendant	Joseph, James
Razuki, Marvin	Cross - Defendant	Elia, Steven A; Jaffe, Douglas
Razuki, Matthew	Cross - Defendant	Elia, Steven A; Jaffe, Douglas
Razuki, Salam	Plaintiff, Respondent on Appeal, Cross - Defendant	Elia, Steven A; Griffin, Maura; Joseph, James; Self-Represented
Razuki, Sarah	Cross - Defendant	Elia, Steven A; Jaffe, Douglas
Rising, Heidi	Defendant	
Roselle Properties LLC	Defendant, Appellant, Cross - Complainant	Goria, Charles F
SH Westpoint Group LLC	Cross - Defendant	Joseph, James
SH Westpoint Investments Group LLC	Cross - Defendant	Joseph, James
San Diego Building Ventures LLC	Plaintiff, Cross - Defendant	Fuller, Robert E.; Rothenberg, Zachary E; Zimmitti, Salvatore
San Diego Private Investments LLC	Cross - Defendant	Joseph, James
San Diego United Holding Group LLC	Defendant, Appellant, Cross - Complainant	Austin, Gina M; Blake, Steven W; Galuppo, Louis A; Watts, Daniel
SoCal Building Ventures LLC	Plaintiff, Cross - Defendant	Fuller, Robert E.; Rothenberg, Zachary E; Zimmitti, Salvatore; Fuller, Robert E.
Stonecrest Plaza LLC	Cross - Defendant	Joseph, James
Sunrise Property Investments LLC	Cross - Defendant	Jaffe, Douglas
Super 5 Consulting Group, LLC	Cross - Defendant	Jaffe, Douglas

**Representation**

Name	Address	Phone Number
AUSTIN, GINA M	AUSTIN LEGAL GROUP APC 3990 Old Town Ave Suite A 112 San Diego CA 92110	(619) 924-9600, (619) 881-0045
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GORIA, CHARLES F	GORIA WEBER & JARVIS 1011 Camino del Rio South Suite 210 San Diego CA 92108	(619) 692-3555, (619) 296-5508
GRIFFIN, MAURA	ELIA LAW FIRM APC 2221 Camino Del Rio South Suite 207 San Diego CA 92108	(619) 444-2244
JAFFE, DOUGLAS	LAW OFFICES OF DOUGLAS JAFFE 501 West Broadway 800 San Diego CA 92101	(619) 400-4945, (619) 400-4947
JOSEPH, JAMES	ELIA LAW FIRM APC 2221 Camino Del Rio South Suite 207 San Diego CA 92108	
ROTHENBERG, ZACHARY E	NELSON HARDIMAN LLP 1100 Glendon Avenue 1400 Los Angeles CA 90024	(310) 203-2800
WATTS, DANIEL	G10 GALUPPO LAW 2792 Gateway Road Suite 102 Carlsbad CA 92009	(760) 431-4575, (760) 431-4579
ZIMMITTI, SALVATORE	1100 Glendon Avenue 1400 Los Angeles CA 90024	

ROA#	Entry Date	Short/Long Entry	Filed By
1	07/10/2018	Complaint filed by Razuki, Salam. Refers to: Malan, Ninus; Monarch Management Consulting Inc; San Diego United Holding Group LLC; Flip Management LLC; Mira Este Properties LLC; Roselle Properties LLC	Razuki, Salam (Plaintiff)
2	07/10/2018	Case assigned to Judicial Officer Medel, Kenneth.	
3	07/11/2018	Civil Case Management Conference scheduled for 03/01/2019 at 08:30:00 AM at Central in C-66 Kenneth J Medel.	
4	07/11/2018	Case initiation form printed.	
5	07/11/2018	[Another document for ROA# 5]	
5	07/11/2018	E-filing transaction partially accepted.	
6	07/12/2018	Ex Parte scheduled for 07/17/2018 at 08:30:00 AM at Central in C-66 Kenneth J Medel.	
7	07/16/2018	Ex Parte Application - Other and Supporting Documents filed by San Diego Building Ventures, LLC; SoCal Building Ventures, LLC.	San Diego Building Ventures LLC (Interested Party); SoCal Building Ventures LLC (Interested Party)
8	07/16/2018	Proposed Order submitted by San Diego Building Ventures, LLC; SoCal Building Ventures, LLC received but not filed on 07/16/2018.	San Diego Building Ventures LLC (Plaintiff); SoCal Building Ventures LLC (Plaintiff)
9	07/16/2018	Ex Parte Application - Other and Supporting Documents filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
10	07/16/2018	Declaration - Other (Declaration of Salam Razuki) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
11	07/16/2018	Proposed Order submitted by Razuki, Salam received but not filed on 07/16/2018.	Razuki, Salam (Plaintiff)
12	07/16/2018	[Another document for ROA# 12]	
12	07/16/2018	[Another document for ROA# 12]	
12	07/16/2018	[Another document for ROA# 12]	
12	07/16/2018	E-filing transaction partially accepted.	
13	07/16/2018	Proof of Service filed by San Diego Building Ventures, LLC; SoCal Building Ventures, LLC.	San Diego Building Ventures LLC (Interested Party); SoCal Building Ventures LLC (Interested Party)
14	07/16/2018	Declaration - Other (Supplemental Filing of Declaration of James Townsend in Support of Ex Parte Application for Temporary Restraining Order and Appointment of Receiver) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
15	07/17/2018	Appointment of Official Reporter Pro Tempore (DARLA KMETY, CSR #12956) filed by The Superior Court of San Diego.	
16	07/17/2018	Ex Parte scheduled for 07/19/2018 at 08:30:00 AM at Central in C-66 Kenneth J Medel.	
18	07/17/2018	Motion Hearing (Civil) scheduled for 08/10/2018 at 10:30AM before Judge Kenneth J Medel.	
19	07/17/2018	Minutes finalized for Ex Parte heard 07/17/2018 08:30:00 AM.	
20	07/17/2018	Order - Other (ORDER APPOINTING RECEIVER; PRELIMINARY INJUNCTION AND RELATED ORDERS) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
21	07/17/2018	Order - Other (TO FILE COMPLAINT-IN-INTERVENTION) filed by SoCal Building Ventures, LLC.	SoCal Building Ventures LLC (Intervenor)
22	07/17/2018	Undertaking filed by Razuki, Salam. Refers to: Razuki, Salam	Razuki, Salam (Plaintiff)



23	07/17/2018	Undertaking (as to MICHAEL W. ESSARY, RECEIVER) filed by Razuki, Salam. Refers to: ESSARY, MICHAEL	Razuki, Salam (Plaintiff)
24	07/17/2018	Declaration - Other (OATH OF RECEIVER) filed by ESSARY, MICHAEL W..	ESSARY, MICHAEL W. (Receiver)
25	07/18/2018	Ex Parte Application - Other and Supporting Documents filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
26	07/18/2018	Proposed Order submitted by Razuki, Salam received but not filed on 07/18/2018.	Razuki, Salam (Plaintiff)
27	07/18/2018	Ex Parte scheduled for 08/01/2018 at 08:30:00 AM at Central in C-66 Kenneth J Medel.	
28	07/19/2018	Ex Parte scheduled for 07/19/2018 at 08:30:00 AM at Central in C-66 Kenneth J Medel was vacated.	
29	07/23/2018	Civil Case Management Conference scheduled for 03/01/2019 at 08:30:00 AM at Central in C-66 Kenneth J Medel was vacated.	
30	07/23/2018	Motion Hearing (Civil) scheduled for 08/10/2018 at 10:30:00 AM at Central in C-66 Kenneth J Medel was vacated.	
31	07/23/2018	Ex Parte scheduled for 08/01/2018 at 08:30:00 AM at Central in C-66 Kenneth J Medel was vacated.	
32	07/24/2018	Ex Parte scheduled for 08/08/2018 at 08:30:00 AM at Central in C-66 Kenneth J Medel.	
33	07/25/2018	Ex Parte scheduled for 08/08/2018 at 08:30:00 AM at Central in C-66 Kenneth J Medel was vacated.	
34	07/25/2018	Case reassigned from Judge Medel, Kenneth J to Richard Strauss effective 07/25/2018	
35	07/25/2018	Civil Case Management Conference scheduled for 03/29/2019 at 10:00:00 AM at Central in C-75 Richard E. L. Strauss.	
36	07/26/2018	Ex Parte scheduled for 07/31/2018 at 09:00:00 AM at Central in C-75 Richard E. L. Strauss.	
37	07/26/2018	Ex Parte scheduled for 07/31/2018 at 09:00:00 AM at Central in C-75 Richard E. L. Strauss.	
38	07/30/2018	Ex Parte Application - Other and Supporting Documents filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
39	07/30/2018	Proposed Order submitted by Razuki, Salam received but not filed on 07/30/2018.	Razuki, Salam (Plaintiff)
40	07/27/2018	Ex Parte Application - Other and Supporting Documents filed by ESSARY, MICHAEL W..	ESSARY, MICHAEL W. (Receiver)
41	07/27/2018	Proposed Order submitted by ESSARY, MICHAEL W. received but not filed on 07/27/2018.	ESSARY, MICHAEL W. (Receiver)
42	07/27/2018	Declaration - Other (Reveicer Michael Essary) filed by ESSARY, MICHAEL W..	ESSARY, MICHAEL W. (Receiver)
43	07/27/2018	Declaration - Other (Richardson Griswold) filed by ESSARY, MICHAEL W..	ESSARY, MICHAEL W. (Receiver)
44	07/17/2018	Peremptory Challenge filed by Malan, Ninus.	Malan, Ninus (Defendant)
45	07/17/2018	Proof of Service filed by Malan, Ninus.	Malan, Ninus (Defendant)
46	07/30/2018	Ex Parte Application - Other and Supporting Documents filed by Malan, Ninus.	Malan, Ninus (Defendant)
47	07/30/2018	Declaration - Other (Daniel Watts) filed by Malan, Ninus.	Malan, Ninus (Defendant)
48	07/30/2018	Declaration - Other (David Jarvis) filed by Malan, Ninus.	Malan, Ninus (Defendant)
49	07/30/2018	Declaration - Other (DAVID C. JARVIS II) filed by Malan, Ninus.	Malan, Ninus (Defendant)
50	07/30/2018	Declaration - Other (Heidi Reising) filed by Malan, Ninus.	Malan, Ninus (Defendant)
51	07/30/2018	Declaration - Other (Jorge Bedolla) filed by Malan, Ninus.	Malan, Ninus (Defendant)
52	07/30/2018	Declaration - Other (Daniel Burakowski) filed by Malan, Ninus.	Malan, Ninus (Defendant)

53	07/30/2018	Declaration - Other (Matthew Freeman) filed by Malan, Ninus.	Malan, Ninus (Defendant)
54	07/30/2018	Declaration - Other (Tamara Leetham) filed by Malan, Ninus.	Malan, Ninus (Defendant)
55	07/30/2018	Declaration - Other (Gina M. Austin) filed by Malan, Ninus.	Malan, Ninus (Defendant)
56	07/30/2018	Declaration - Other (Michaela Sweatt) filed by Malan, Ninus.	Malan, Ninus (Defendant)
57	07/30/2018	Request for Judicial Notice filed by Malan, Ninus.	Malan, Ninus (Defendant)
58	07/30/2018	Proposed Order submitted by Malan, Ninus received but not filed on 07/30/2018.	Malan, Ninus (Defendant)
59	07/30/2018	Proof of Service filed by Malan, Ninus.	Malan, Ninus (Defendant)
60	07/31/2018	Appointment of Official Reporter Pro Tempore (Paula Rahn, CSR#11510) filed by The Superior Court of San Diego.	
61	07/13/2018	Amended Complaint (First) filed by Razuki, Salam. Refers to: Malan, Ninus; Monarch Management Consulting Inc; San Diego United Holding Group LLC; Flip Management LLC; Mira Este Properties LLC; Roselle Properties LLC; Hakim, Chris; Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Far West Management LLC; Rising, Heidi; Freeman, Matthew; BRIDGEWATER, ALEXIS; Knopf, Adam	Razuki, Salam (Plaintiff)
62	07/17/2018	Original Summons (Amended) filed by Razuki, Salam. Refers to: Malan, Ninus; Hakim, Chris; Monarch Management Consulting Inc; San Diego United Holding Group LLC; Flip Management LLC; Mira Este Properties LLC; Roselle Properties LLC; Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc	Razuki, Salam (Plaintiff)
63	08/01/2018	Summons issued.	
64	08/01/2018	[Another document for ROA# 64]	
64	08/01/2018	E-filing transaction partially accepted.	
65	07/31/2018	Minutes finalized for Multiple Events heard 07/31/2018 09:00:00 AM.	
66	07/31/2018	Opposition - Other (Plaintiffs-In-Intervention' Opposition to Ex Parte Application To Vacate Receivership Order; & spprtg docs) filed by SoCal Building Ventures, LLC; San Diego Building Ventures LLC.	SoCal Building Ventures LLC (Intervenor); San Diego Building Ventures LLC (Interested Party)
67	08/03/2018	Notice of Related Case filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
68	08/06/2018	Ex Parte scheduled for 08/08/2018 at 09:00:00 AM at Central in C-75 Richard E. L. Strauss.	
69	08/06/2018	Ex Parte scheduled for 08/08/2018 at 09:00:00 AM at Central in C-75 Richard E. L. Strauss was vacated.	
70	08/06/2018	Case reassigned from Judge Strauss, Richard E. L. to Eddie Sturgeon effective 08/06/2018	
71	08/06/2018	Ex Parte scheduled for 08/23/2018 at 08:30:00 AM at Central in C-67 Eddie C Sturgeon.	
72	08/07/2018	Civil Case Management Conference reassigned to Sturgeon, Eddie for 03/29/2019 at 10:00:00 AM in C-67 at Central.	
73	08/08/2018	Ex Parte scheduled for 08/14/2018 at 08:30:00 AM at Central in C-67 Eddie C Sturgeon.	
74	07/31/2018	Peremptory Challenge filed by SoCal Building Ventures, LLC.	SoCal Building Ventures LLC (Intervenor)
75	07/31/2018	Proof of Service by Mail filed by SoCal Building Ventures, LLC.	SoCal Building Ventures LLC (Intervenor)
76	08/13/2018	Declaration - Other filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
77	08/13/2018	Declaration - Other (Joseph Salas) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
78	08/13/2018	Declaration - Other (Jorge Emilio Aguilar) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
79	08/13/2018	Declaration - Other (Supplemental of Salam Razuki) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)

80	08/13/2018	Opposition - Other (Supplemental Memorandum of Points and Authorities to Ex Parte) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
81	08/13/2018	[Another document for ROA# 81]	
81	08/13/2018	[Another document for ROA# 81]	
81	08/13/2018	[Another document for ROA# 81]	
81	08/13/2018	[Another document for ROA# 81]	
81	08/13/2018	E-filing transaction partially accepted.	
82	08/13/2018	Notice of Related Case filed by Malan, Ninus.	Malan, Ninus (Defendant)
83	08/13/2018	First Paper - Other (DECLARATION OF CHRIS HAKIM RE EX PARTE HEARING ON ORDER VACATING APPOINTMENT OF RECEIVER) filed by Hakim, Chris.	Hakim, Chris (Defendant)
84	08/13/2018	Opposition - Other (to Ex Parte to Vacate Receivership Order) filed by San Diego Building Ventures LLC; SoCal Building Ventures, LLC.	San Diego Building Ventures LLC (Intervenor); SoCal Building Ventures LLC (Intervenor)
85	08/13/2018	Declaration - Other (SALVATORE ZIMMITTI) filed by San Diego Building Ventures LLC; SoCal Building Ventures, LLC.	San Diego Building Ventures LLC (Intervenor); SoCal Building Ventures LLC (Intervenor)
86	08/13/2018	Declaration - Other (DEAN BORNSTEIN) filed by San Diego Building Ventures LLC; SoCal Building Ventures, LLC.	San Diego Building Ventures LLC (Intervenor); SoCal Building Ventures LLC (Intervenor)
87	08/13/2018	Declaration - Other (CHRIS BERMAN) filed by San Diego Building Ventures LLC; SoCal Building Ventures, LLC.	San Diego Building Ventures LLC (Intervenor); SoCal Building Ventures LLC (Intervenor)
88	08/13/2018	Declaration - Other (JAMES HOLLER) filed by San Diego Building Ventures LLC; San Diego Building Ventures LLC.	San Diego Building Ventures LLC (Intervenor); San Diego Building Ventures LLC (Intervenor)
89	08/13/2018	Declaration - Other (JIM TOWNSEND) filed by San Diego Building Ventures LLC; SoCal Building Ventures, LLC.	San Diego Building Ventures LLC (Intervenor); SoCal Building Ventures LLC (Intervenor)
90	08/13/2018	Declaration - Other (JOHN H YAEGER) filed by San Diego Building Ventures LLC; SoCal Building Ventures, LLC.	San Diego Building Ventures LLC (Intervenor); SoCal Building Ventures LLC (Intervenor)
91	08/13/2018	Declaration - Other (DANIEL J SPILLANE) filed by San Diego Building Ventures LLC; SoCal Building Ventures, LLC.	San Diego Building Ventures LLC (Intervenor); SoCal Building Ventures LLC (Intervenor)
92	08/13/2018	Proof of Service filed by SoCal Building Ventures, LLC; San Diego Building Ventures LLC.	SoCal Building Ventures LLC (Intervenor); San Diego Building Ventures LLC (Intervenor)
93	08/13/2018	Memorandum of Points and Authorities (Supplemental Briefing in support of Ex Parte Application To Dissolve Receivership) filed by Malan, Ninus.	Malan, Ninus (Defendant)
94	08/13/2018	Declaration - Other (of Ninus Malan: Re Supplemental Briefing) filed by Malan, Ninus.	Malan, Ninus (Defendant)
95	08/13/2018	Declaration - Other (Supplemental Declaration Of Tamara Leetham) filed by Malan, Ninus.	Malan, Ninus (Defendant)
96	08/13/2018	Proof of Service filed by Malan, Ninus.	Malan, Ninus (Defendant)
97	08/14/2018	Appointment of Official Reporter Pro Tempore (Leyla Jones, CSR# 12750) filed by The Superior Court of San Diego.	
99	08/14/2018	Motion Hearing (Civil) scheduled for 08/20/2018 at 02:00PM before Judge Eddie C Sturgeon.	
100	08/14/2018	Minutes finalized for Ex Parte heard 08/14/2018 08:30:00 AM.	
101	08/17/2018	Memorandum of Points and Authorities (DEFENDANT CHRIS HAKIM'S MEMORANDUM OF POINTS AND AUTHORITIES RE EX PARTE HEARING ON ORDER VACATING APPOINTMENT OF RECEIVER) filed by Hakim, Chris.	Hakim, Chris (Defendant)

102	08/17/2018	Declaration - Other (Second Supplemental Declaration In Support of Opposition to Ex parte to Vacate the appointment of the receiver and TRO) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
103	08/17/2018	Declaration - Other (Supplemental Declaration In Support of Plaintiff's Supplemental Briefing for the August 20, 2018 Hearing) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
104	08/17/2018	Request for Judicial Notice (in Support of the Supplemental Briefing for the August 20, 2018 Hearing) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
105	08/17/2018	Brief - Other (Supplemental Briefing for the August 20, 2018 hearing) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
106	08/17/2018	Proof of Service filed by SoCal Building Ventures, LLC.	SoCal Building Ventures LLC (Intervenor)
107	08/17/2018	Declaration - Other (Supplemental Declaration of Aaron Lachant in Support of Plaintiffs in interventions Opposition to Ex Parte) filed by SoCal Building Ventures, LLC; San Diego Building Ventures LLC.	SoCal Building Ventures LLC (Intervenor); San Diego Building Ventures LLC (Intervenor)
108	08/17/2018	Declaration - Other (Supplemental Declaration of Salvatore Zimmitti ISO Opposition To Ex Parte) filed by SoCal Building Ventures, LLC; San Diego Building Ventures LLC.	SoCal Building Ventures LLC (Intervenor); San Diego Building Ventures LLC (Intervenor)
109	08/17/2018	Declaration - Other (Supplemental Declaration of Jim Townsend ISO Opposition To Ex Parte App) filed by SoCal Building Ventures, LLC; San Diego Building Ventures LLC.	SoCal Building Ventures LLC (Intervenor); San Diego Building Ventures LLC (Intervenor)
110	08/17/2018	Declaration - Other (Supplemental Declaration of Daniel J. Spillane ISO Opposition To Ex Parte) filed by SoCal Building Ventures, LLC; San Diego Building Ventures LLC.	SoCal Building Ventures LLC (Intervenor); San Diego Building Ventures LLC (Intervenor)
111	08/22/2018	Ex Parte scheduled for 08/23/2018 at 08:30:00 AM at Central in C-67 Eddie C Sturgeon was vacated.	
112	08/22/2018	Ex Parte scheduled for 08/23/2018 at 08:30:00 AM at Central in C-67 Eddie C Sturgeon.	
113	08/22/2018	Ex Parte scheduled for 08/23/2018 at 08:30:00 AM at Central in C-67 Eddie C Sturgeon was vacated.	
115	08/20/2018	Status Conference (Civil) scheduled for 09/07/2018 at 01:30PM before Judge Eddie C Sturgeon.	
116	08/20/2018	Minutes finalized for Motion Hearing (Civil) heard 08/20/2018 02:00:00 PM.	
117	08/20/2018	Notice of Hearing SD generated.	
118	08/20/2018	Appointment of Official Reporter Pro Tempore (Leyla Jones) filed by The Superior Court of San Diego.	
119	08/10/2018	Receiver's Report and/or Recommendation (Receiver Michael Essarys Interim Receivers Report) filed by ESSARY, MICHAEL W..	ESSARY, MICHAEL W. (Receiver)
120	08/10/2018	Declaration - Other (Receiver Michael Essary) filed by ESSARY, MICHAEL W..	ESSARY, MICHAEL W. (Receiver)
121	08/23/2018	Declaration - Other filed by Essary, Michael.	Essary, Michael (Receiver)
122	08/28/2018	Order - Other (Order Appointing Receiver) filed by Essary, Michael.	Essary, Michael (Receiver)
123	08/28/2018	Notice of Ruling filed by Essary, Michael.	Essary, Michael (Receiver)
124	08/23/2018	Notice of Change of Address / Telephone Number filed by SoCal Building Ventures, LLC; San Diego Building Ventures LLC.	SoCal Building Ventures LLC (Intervenor); San Diego Building Ventures LLC (Intervenor)
125	09/04/2018	Opposition to Noticed Motion and Supporting Declarations (DEFENDANT CHRIS HAKIM'S MEMORANDUM OF POINTS AND AUTHORITIES IN OPPOSITION TO APPLICATION FOR PRELIMINARY INJUNCTION FOR APPOINTMENT OF RECEIVER) filed by Hakim, Chris.	Hakim, Chris (Defendant)
126	09/04/2018	Declaration - Other filed by Malan, Ninus.	Malan, Ninus (Defendant)
127	09/04/2018	Declaration - Other filed by Malan, Ninus; Malan, Ninus.	Malan, Ninus (Defendant); Malan, Ninus (Defendant)

128	09/04/2018	Declaration - Other filed by Malan, Ninus; Malan, Ninus.	Malan, Ninus (Defendant); Malan, Ninus (Defendant)
129	09/04/2018	Proof of Service filed by Malan, Ninus; Malan, Ninus.	Malan, Ninus (Defendant); Malan, Ninus (Defendant)
130	09/04/2018	Memorandum of Points and Authorities filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
131	09/04/2018	Memorandum of Points and Authorities filed by Razuki, Salam; Razuki, Salam; Razuki, Salam.	Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff)
132	09/04/2018	Memorandum of Points and Authorities filed by Razuki, Salam; Razuki, Salam; Razuki, Salam.	Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff)
133	09/04/2018	Memorandum of Points and Authorities filed by Razuki, Salam; Razuki, Salam; Razuki, Salam.	Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff)
134	09/05/2018	Proof of Service by Mail (Notice of Unavailability of Counsel) filed by Malan, Ninus. Refers to: Razuki, Salam; Hakim, Chris; Mira Este Properties LLC; Roselle Properties LLC; SoCal Building Ventures LLC; Essary, Michael	Malan, Ninus (Defendant)
135	09/06/2018	Notice of Errata filed by Malan, Ninus.	Malan, Ninus (Defendant)
136	09/06/2018	Proof of Service filed by Malan, Ninus.	Malan, Ninus (Defendant)
137	09/06/2018	Declaration - Other filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
138	09/06/2018	Objections filed by Razuki, Salam; Razuki, Salam; Razuki, Salam.	Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff)
139	09/04/2018	Memorandum of Points and Authorities (In Support of OSC RE Confirmation of Receiver and Request for Forensic Accounting) filed by SoCal Building Ventures, LLC; San Diego Building Ventures LLC.	SoCal Building Ventures LLC (Intervenor); San Diego Building Ventures LLC (Intervenor)
140	09/04/2018	Declaration - Other (of Chris Berman in support of OSC RE Confirmation of Receiver and Request for Forensic Accounting) filed by SoCal Building Ventures, LLC; San Diego Building Ventures LLC.	SoCal Building Ventures LLC (Intervenor); San Diego Building Ventures LLC (Intervenor)
141	09/04/2018	Declaration - Other (of Salvatoe J Zimmitti in Support of OSC RE Confirmation of Receiver and Request for Forensic Accounting) filed by SoCal Building Ventures, LLC; San Diego Building Ventures LLC.	SoCal Building Ventures LLC (Intervenor); San Diego Building Ventures LLC (Intervenor)
142	09/04/2018	Proof of Service filed by SoCal Building Ventures, LLC; San Diego Building Ventures LLC.	SoCal Building Ventures LLC (Intervenor); San Diego Building Ventures LLC (Intervenor)
143	09/06/2018	Declaration - Other (Supplemental Declaration of Receiver Michael Essary In Response to Third Supplemental Declaration of Defendant) filed by Essary, Michael.	Essary, Michael (Receiver)
144	09/05/2018	Notice - Other (Notice of Unavailability of Counsel) filed by Malan, Ninus.	Malan, Ninus (Defendant)
145	09/07/2018	Appointment of Official Reporter Pro Tempore (LEYLA JONES, CSR# 12750) filed by The Superior Court of San Diego.	
147	09/07/2018	Status Conference (Civil) scheduled for 11/16/2018 at 01:30PM before Judge Eddie C Sturgeon.	
148	09/07/2018	Minutes finalized for Status Conference (Civil) heard 09/07/2018 01:30:00 PM.	
149	09/12/2018	Ex Parte scheduled for 09/27/2018 at 08:30:00 AM at Central in C-67 Eddie C Sturgeon.	
150	09/05/2018	Declaration - Other (of Tamara Leetham re: Filing Issues related to Hearing Briefing) filed by Malan, Ninus.	Malan, Ninus (Defendant)

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| 151 | 09/05/2018 | Memorandum of Points and Authorities (in Support of Order Vacating Receivership) filed by Malan, Ninus; San Diego United Holding Group LLC; Balboa Ave Cooperative; California Cannabis Group.   | Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant); Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant)   |
| 152 | 09/05/2018 | Declaration - Other (of Chris Grippi) filed by Malan, Ninus; San Diego United Holding Group LLC; Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc.   | Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant); Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant)  |
| 153 | 09/05/2018 | Proof of Service filed by Malan, Ninus.  | Malan, Ninus (Defendant)  |
| 154 | 09/05/2018 | Proof of Service (Declaration of Chris Grippi) filed by Malan, Ninus.  | Malan, Ninus (Defendant)  |
| 155 | 09/14/2018 | [Another document for ROA# 155]  |   |
| 155 | 09/14/2018 | [Another document for ROA# 155]  |   |
| 155 | 09/14/2018 | [Another document for ROA# 155]  |   |
| 155 | 09/14/2018 | [Another document for ROA# 155]  |   |
| 155 | 09/14/2018 | [Another document for ROA# 155]  |   |
| 155 | 09/14/2018 | E-filing transaction partially accepted.   |   |
| 156 | 09/05/2018 | Receiver's Report and/or Recommendation filed by The Superior Court of San Diego.  |   |
| 157 | 09/20/2018 | Cross-Complaint filed by American Lending and Holdings LLC; Malan, Ninus; California Cannabis Group; Devilish Delights Inc; Balboa Ave Cooperative; Monarch Management Consulting Inc; Flip Management LLC; San Diego United Holding Group LLC.<br>Refers to: Razuki Investments LLC; Razuki, Marvin; Razuki, Sarah; Razuki, Matthew; SH Westpoint Group LLC; El Cajon Investments Group LLC; San Diego Private Investments LLC; Stonecrest Plaza LLC; Sunrise Property Investments LLC; Lemon Grove Plaza LP; SoCal Building Ventures LLC; RM Property Holdings LLC; Melrose Place Inc; Razuki, Salam; San Diego Building Ventures LLC; Super 5 Consulting Group, LLC; Alternative Health Cooperative Inc; Goldn Bloom Ventures Inc; SH Westpoint Investments Group LLC | American Lending and Holdings LLC (Cross - Complainant); Malan, Ninus (Cross - Complainant); California Cannabis Group (Cross - Complainant); Devilish Delights Inc (Cross - Complainant); Balboa Ave Cooperative (Cross - Complainant) |
| 158 | 09/20/2018 | Original Summons (As to Cross Complaint) filed by American Lending and Holdings LLC; Malan, Ninus; California Cannabis Group; Devilish Delights Inc; Balboa Ave Cooperative; Monarch Management Consulting Inc; Flip Management LLC; San Diego United Holding Group LLC.<br>Refers to: Razuki, Salam; Razuki Investments LLC; Razuki, Marvin; Razuki, Sarah; Razuki, Matthew; SH Westpoint Group LLC; El Cajon Investments Group LLC; San Diego Private Investments LLC; Stonecrest Plaza LLC; Sunrise Property Investments LLC; Lemon Grove Plaza LP; SoCal Building Ventures LLC; RM Property Holdings LLC; Melrose Place Inc  | American Lending and Holdings LLC (Cross - Complainant); Malan, Ninus (Cross - Complainant); California Cannabis Group (Cross - Complainant); Devilish Delights Inc (Cross - Complainant); Balboa Ave Cooperative (Cross - Complainant) |
| 159 | 09/20/2018 | Proof of Service filed by American Lending and Holdings LLC; Malan, Ninus; California Cannabis Group; Devilish Delights Inc; Balboa Ave Cooperative; Monarch Management Consulting Inc; Flip Management LLC; San Diego United Holding Group LLC.   | American Lending and Holdings LLC (Cross - Complainant); Malan, Ninus (Cross - Complainant); California Cannabis Group (Cross - Complainant); Devilish Delights Inc (Cross - Complainant); Balboa Ave Cooperative (Cross - Complainant) |

160	09/26/2018	Proof of Service of 30-day Summons & Complaint - Substitute filed by American Lending and Holdings LLC; Malan, Ninus. Refers to: Sunrise Property Investments LLC	American Lending and Holdings LLC (Cross - Complainant); Malan, Ninus (Cross - Complainant)
161	09/26/2018	Opposition - Other (to Ex Parte) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
162	09/26/2018	Declaration - Other (James Joseph) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
163	09/27/2018	Appointment of Official Reporter Pro Tempore (Paula Rahn, CSR# 11510) filed by The Superior Court of San Diego.	
164	09/26/2018	Ex Parte Application - Other and Supporting Documents filed by Balboa Ave Cooperative; California Cannabis Group; Flip Management LLC; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Flip Management LLC (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
165	09/26/2018	Proof of Service filed by Balboa Ave Cooperative; California Cannabis Group; Flip Management LLC; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Flip Management LLC (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
166	09/26/2018	Declaration - Other (Ninus Malan) filed by Balboa Ave Cooperative; California Cannabis Group; Flip Management LLC; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Flip Management LLC (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
167	09/26/2018	Declaration - Other (Gina M Austin) filed by Balboa Ave Cooperative; California Cannabis Group; Flip Management LLC; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Flip Management LLC (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
168	09/26/2018	Declaration - Other (Gary Strahle) filed by Balboa Ave Cooperative; California Cannabis Group; Flip Management LLC; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Flip Management LLC (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
169	09/26/2018	Memorandum of Points and Authorities filed by Balboa Ave Cooperative; California Cannabis Group; Flip Management LLC; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Flip Management LLC (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
170	09/26/2018	Proposed Order filed by Balboa Ave Cooperative; California Cannabis Group; Flip Management LLC; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Flip Management LLC (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
171	09/26/2018	Proposed Order filed by Balboa Ave Cooperative; California Cannabis Group; Flip Management LLC; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Flip Management LLC (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
172	09/13/2018	Declaration - Other filed by Griswold, Richardson.	Griswold, Richardson (Receiver)

173	09/26/2018	Order - Other (Order Confirming Receiver and Granting Preliminary Injunction) filed by Griswold, Richardson.	Griswold, Richardson (Receiver)
174	09/28/2018	Notice of Recorded Pendency of Action filed by American Lending and Holdings LLC; Malan, Ninus; California Cannabis Group; Devilish Delights Inc; Balboa Ave Cooperative; Monarch Management Consulting Inc; Flip Management LLC; San Diego United Holding Group LLC.	American Lending and Holdings LLC (Cross - Complainant); Malan, Ninus (Cross - Complainant); California Cannabis Group (Defendant); Devilish Delights Inc (Cross - Complainant); Balboa Ave Cooperative (Defendant)
175	10/01/2018	Answer filed by Hakim, Chris; Mira Este Properties LLC; Roselle Properties LLC.	Hakim, Chris (Defendant); Mira Este Properties LLC (Defendant); Roselle Properties LLC (Defendant)
176	10/01/2018	Cross-Complaint filed by Hakim, Chris; Mira Este Properties LLC; Roselle Properties LLC. Refers to: Razuki, Salam; SoCal Building Ventures LLC; San Diego Building Ventures LLC	Hakim, Chris (Cross - Complainant); Mira Este Properties LLC (Cross - Complainant); Roselle Properties LLC (Cross - Complainant)
177	10/09/2018	Ex Parte scheduled for 10/25/2018 at 08:30:00 AM at Central in C-67 Eddie C Sturgeon.	
178	10/11/2018	Notice of Ruling filed by Essary, Michael.	Essary, Michael (Receiver)
179	10/17/2018	Proof of Service of 30-day Summons & Complaint - Substitute filed by American Lending and Holdings LLC; Malan, Ninus. Refers to: Razuki Investments LLC	American Lending and Holdings LLC (Cross - Complainant); Malan, Ninus (Cross - Complainant)
180	10/17/2018	Proof of Service of 30-day Summons & Complaint - Substitute filed by American Lending and Holdings LLC; Malan, Ninus. Refers to: SH Westpoint Group LLC	American Lending and Holdings LLC (Cross - Complainant); Malan, Ninus (Cross - Complainant)
181	10/17/2018	Proof of Service of 30-day Summons & Complaint - Substitute filed by American Lending and Holdings LLC; Malan, Ninus. Refers to: El Cajon Investments Group LLC	American Lending and Holdings LLC (Cross - Complainant); Malan, Ninus (Cross - Complainant)
182	10/17/2018	Proof of Service of 30-day Summons & Complaint - Substitute filed by American Lending and Holdings LLC; Malan, Ninus. Refers to: San Diego Private Investments LLC	American Lending and Holdings LLC (Cross - Complainant); Malan, Ninus (Cross - Complainant)
183	10/17/2018	Proof of Service of 30-day Summons & Complaint - Substitute filed by American Lending and Holdings LLC; Malan, Ninus. Refers to: Stonecrest Plaza LLC	American Lending and Holdings LLC (Cross - Complainant); Malan, Ninus (Cross - Complainant)
184	10/17/2018	Proof of Service of 30-day Summons & Complaint - Substitute filed by American Lending and Holdings LLC; Malan, Ninus. Refers to: Lemon Grove Plaza LP	American Lending and Holdings LLC (Cross - Complainant); Malan, Ninus (Cross - Complainant)
185	10/17/2018	Proof of Service of 30-day Summons & Complaint - Substitute filed by American Lending and Holdings LLC; Malan, Ninus. Refers to: Melrose Place Inc	American Lending and Holdings LLC (Cross - Complainant); Malan, Ninus (Cross - Complainant)
186	10/15/2018	Notice of Change of Address / Telephone Number filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC.	San Diego Building Ventures LLC (Intervenor); SoCal Building Ventures LLC (Intervenor)
187	10/17/2018	Proposed Order filed by Malan, Ninus; San Diego United Holding Group LLC; Balboa Ave Cooperative; Flip Management LLC; California Cannabis Group; Devilish Delights Inc.	Malan, Ninus (Cross - Complainant); San Diego United Holding Group LLC (Defendant); Balboa Ave Cooperative (Defendant); Flip Management LLC (Defendant); California Cannabis Group (Defendant)
188	10/22/2018	Ex Parte scheduled for 10/25/2018 at 08:30:00 AM at Central in C-67 Eddie C Sturgeon.	



189	10/22/2018	Proof of Service (Plaintiffs-In-Intervention's Proof of Service of Verified Answer to Def Malan's Verified Cross-Complaint) filed by SoCal Building Ventures LLC; San Diego Building Ventures LLC.	SoCal Building Ventures LLC (Intervenor); San Diego Building Ventures LLC (Intervenor)
190	10/23/2018	Proof of Service of 30-day Summons & Complaint - Substitute filed by American Lending and Holdings LLC; Malan, Ninus. Refers to: Razuki, Matthew	American Lending and Holdings LLC (Cross - Complainant); Malan, Ninus (Cross - Complainant)
191	10/23/2018	Proof of Service of 30-day Summons & Complaint - Substitute filed by American Lending and Holdings LLC; Malan, Ninus. Refers to: Razuki, Sarah	American Lending and Holdings LLC (Cross - Complainant); Malan, Ninus (Cross - Complainant)
192	10/23/2018	Proof of Service of 30-day Summons & Complaint - Substitute filed by American Lending and Holdings LLC; Malan, Ninus. Refers to: Razuki, Marvin	American Lending and Holdings LLC (Cross - Complainant); Malan, Ninus (Cross - Complainant)
193	10/24/2018	Declaration re Notice of Ex Parte Application for Order filed by Malan, Ninus.	Malan, Ninus (Cross - Complainant)
194	10/24/2018	Declaration re Notice of Ex Parte Application for Order filed by Malan, Ninus.	Malan, Ninus (Defendant)
195	10/24/2018	Proposed Order submitted by Razuki, Salam received but not filed on 10/24/2018.	Razuki, Salam (Plaintiff)
196	10/24/2018	Proof of Service filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
197	10/24/2018	Ex Parte Application - Other and Supporting Documents (To Modify the Recievers Order) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
198	10/24/2018	Declaration - Other (Declaration of Griffin in Support of Plaintiffs Ex Parte Application) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
199	10/24/2018	Ex Parte Application - Other and Supporting Documents (For Modification of Receivership Order) filed by Malan, Ninus; San Diego United Holding Group LLC; Balboa Ave Cooperative; Devilish Delights Inc; California Cannabis Group; Monarch Management Consulting Inc.	Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant); Balboa Ave Cooperative (Defendant); Devilish Delights Inc (Defendant); California Cannabis Group (Defendant)
200	10/24/2018	Proposed Order submitted by Malan, Ninus received but not filed on 10/24/2018.	Malan, Ninus (Defendant)
201	10/24/2018	Proof of Service filed by Malan, Ninus.	Malan, Ninus (Defendant)
202	10/24/2018	Ex Parte Application - Other and Supporting Documents (EX PARTE APPLICATION FOR ORDER VACATING APPOINTMENT OF RECEIVER AT MIRA ESTE FACILITY) filed by Hakim, Chris; Mira Este Properties LLC; Monarch Management Consulting Inc; Roselle Properties LLC.	Hakim, Chris (Defendant); Mira Este Properties LLC (Defendant); Monarch Management Consulting Inc (Defendant); Roselle Properties LLC (Defendant)
203	10/24/2018	Opposition - Other (to Malan Ex Parte) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
204	10/24/2018	Declaration - Other (Maura Griffin) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
205	10/24/2018	Proof of Service filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
206	10/24/2018	Memorandum of Points and Authorities (in Support of Ex Parte Application and Opposition to Ex Parte to Remove Receiver and Declaration of Dean Bornstein) filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC.	San Diego Building Ventures LLC (Intervenor); SoCal Building Ventures LLC (Intervenor)
211	10/25/2018	Ex Parte continued pursuant to Court's motion to 11/16/2018 at 01:30PM before Judge Eddie C Sturgeon.	
212	10/25/2018	Ex Parte continued pursuant to Court's motion to 11/16/2018 at 01:30PM before Judge Eddie C Sturgeon.	
213	10/25/2018	Minutes finalized for Multiple Events heard 10/25/2018 08:30:00 AM.	
214	10/25/2018	Proof of Service of 30-day Summons & Complaint - Substitute filed by Malan, Ninus. Refers to: SoCal Building Ventures LLC	Malan, Ninus (Cross - Complainant)

215	10/05/2018	Answer filed by Razuki, Salam.	Razuki, Salam (Cross - Defendant)
216	10/25/2018	Notice - Other (of Entry of Order) filed by ESSARY, MICHAEL W..	ESSARY, MICHAEL W. (Receiver)
217	08/17/2018	Memorandum of Points and Authorities filed by Malan, Ninus.	Malan, Ninus (Defendant)
218	08/17/2018	Declaration - Other filed by Malan, Ninus.	Malan, Ninus (Defendant)
219	10/29/2018	Order filed by Malan, Ninus.	Malan, Ninus (Defendant)
220	08/17/2018	Declaration - Other filed by Malan, Ninus.	Malan, Ninus (Defendant)
221	08/17/2018	Declaration - Other filed by Malan, Ninus.	Malan, Ninus (Defendant)
222	08/17/2018	Declaration - Other filed by Malan, Ninus.	Malan, Ninus (Defendant)
223	08/17/2018	Declaration - Other filed by Malan, Ninus.	Malan, Ninus (Defendant)
224	08/17/2018	Declaration - Other filed by Malan, Ninus.	Malan, Ninus (Defendant)
225	08/17/2018	Declaration - Other filed by Malan, Ninus.	Malan, Ninus (Defendant)
226	08/17/2018	Declaration - Other filed by Malan, Ninus.	Malan, Ninus (Defendant)
227	08/17/2018	Proof of Service filed by Malan, Ninus.	Malan, Ninus (Defendant)
228	10/31/2018	Ex Parte scheduled for 11/16/2018 at 01:30:00 PM at Central in C-67 Eddie C Sturgeon.	
229	11/01/2018	Ex Parte scheduled for 11/06/2018 at 08:30:00 AM at Central in C-67 Eddie C Sturgeon.	
230	11/01/2018	The Ex Parte was rescheduled to 11/06/2018 at 08:30:00 AM in C-67 before Eddie C Sturgeon at Central.	
231	11/01/2018	Ex Parte scheduled for 11/06/2018 at 08:30:00 AM at Central in C-67 Eddie C Sturgeon.	
232	09/27/2018	Minutes finalized for Ex Parte heard 09/27/2018 08:30:00 AM.	
233	09/20/2018	Undertaking (Copy) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
234	10/01/2018	Undertaking (Surety Rider (Copy)) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
235	11/05/2018	Ex Parte Application - Other and Supporting Documents filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
236	11/05/2018	Proposed Order submitted by Razuki, Salam received but not filed on 11/05/2018.	Razuki, Salam (Plaintiff)
237	11/05/2018	Proof of Service (as to First Amended Complaint) filed by Razuki, Salam. Refers to: California Cannabis Group	Razuki, Salam (Plaintiff)
238	11/05/2018	Proof of Service (as to First Amended Complaint) filed by Razuki, Salam. Refers to: Devilish Delights Inc	Razuki, Salam (Plaintiff)
239	11/05/2018	Proof of Service (as to First Amended Complaint) filed by Razuki, Salam. Refers to: Balboa Ave Cooperative	Razuki, Salam (Plaintiff)
240	11/05/2018	Proof of Service (as to First Amended Complaint) filed by Razuki, Salam. Refers to: San Diego United Holding Group LLC	Razuki, Salam (Plaintiff)
241	11/05/2018	Proof of Service (as to First Amended Complaint) filed by Razuki, Salam. Refers to: Mira Este Properties LLC	Razuki, Salam (Plaintiff)
242	11/05/2018	Proof of Service (as to First Amended Complaint) filed by Razuki, Salam. Refers to: Roselle Properties LLC	Razuki, Salam (Plaintiff)
243	11/05/2018	Proof of Service (as to First Amended Complaint) filed by Razuki, Salam. Refers to: Monarch Management Consulting Inc	Razuki, Salam (Plaintiff)
244	09/21/2018	Answer filed by San Diego United Holding Group LLC.	San Diego United Holding Group LLC (Defendant)
245	09/21/2018	Proof of Service filed by San Diego United Holding Group LLC.	San Diego United Holding Group LLC (Defendant)

246	11/05/2018	Ex Parte Application - Other and Supporting Documents (EX PARTE APPLICATION TO SET APPEAL BOND ON APPEAL OF ORDER APPOINTING RECEIVER) filed by Hakim, Chris; Mira Este Properties LLC; Monarch Management Consulting Inc; Roselle Properties LLC.	Hakim, Chris (Defendant); Mira Este Properties LLC (Defendant); Monarch Management Consulting Inc (Defendant); Roselle Properties LLC (Defendant)
247	11/05/2018	Declaration - Other filed by Malan, Ninus.	Malan, Ninus (Cross - Complainant)
248	11/05/2018	Proof of Service filed by Malan, Ninus.	Malan, Ninus (Cross - Complainant)
249	11/05/2018	Ex Parte Application - Other and Supporting Documents (for Order Setting Appellate Bond Amount) filed by Malan, Ninus; San Diego United Holding Group LLC; Balboa Ave Cooperative; Devilish Delights Inc; California Cannabis Group.	Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant); Balboa Ave Cooperative (Defendant); Devilish Delights Inc (Defendant); California Cannabis Group (Defendant)
250	11/05/2018	Declaration - Other (Daniel Watts) filed by Malan, Ninus.	Malan, Ninus (Defendant)
251	11/05/2018	Declaration - Other (Ninus Malan) filed by Malan, Ninus.	Malan, Ninus (Defendant)
252	11/05/2018	Declaration - Other (of Gina M Austin) filed by Malan, Ninus.	Malan, Ninus (Defendant)
253	11/05/2018	Declaration - Other (Heidi Rising) filed by Malan, Ninus.	Malan, Ninus (Defendant)
254	11/05/2018	Proposed Order submitted by Malan, Ninus received but not filed on 11/05/2018.	Malan, Ninus (Defendant)
255	11/05/2018	Proof of Service filed by Malan, Ninus.	Malan, Ninus (Defendant)
256	11/05/2018	Declaration - Other (Meet and Confer Automatic 30 Day Extension Pursuant To CCP 430.41) filed by Sunrise Property Investments LLC.	Sunrise Property Investments LLC (Cross - Defendant)
257	11/06/2018	Appointment of Official Reporter Pro Tempore (Lois Mason Thompson, CSR# 3685) filed by The Superior Court of San Diego.	
259	11/06/2018	Motion Hearing (Civil) scheduled for 12/14/2018 at 01:30PM before Judge Eddie C Sturgeon.	
260	11/05/2018	Opposition - Other (to Ex Parte) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
261	11/05/2018	Declaration - Other (of James Joseph) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
262	10/22/2018	Answer filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC.	San Diego Building Ventures LLC (Cross - Defendant); SoCal Building Ventures LLC (Cross - Defendant)
263	11/08/2018	Motion Hearing (Civil) scheduled for 12/21/2018 at 09:00:00 AM at Central in C-67 Eddie C Sturgeon.	
264	10/30/2018	[Another document for ROA# 264]	
264	10/30/2018	Notice of Appeal filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Malan, Ninus; San Diego United Holding Group LLC. Refers to: Razuki, Salam	Balboa Ave Cooperative (Appellant); California Cannabis Group (Appellant); Devilish Delights Inc (Appellant); Flip Management LLC (Appellant); Malan, Ninus (Appellant)
265	11/01/2018	Answer filed by Malan, Ninus.	Malan, Ninus (Defendant)
266	11/01/2018	Answer filed by Devilish Delights Inc.	Devilish Delights Inc (Defendant)
267	11/01/2018	Answer filed by California Cannabis Group.	California Cannabis Group (Defendant)
268	11/01/2018	Answer filed by Balboa Ave Cooperative.	Balboa Ave Cooperative (Defendant)
269	11/01/2018	Proof of Service filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Malan, Ninus.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Malan, Ninus (Defendant)

270	11/02/2018	[Another document for ROA# 270]	
270	11/02/2018	Notice of Appeal filed by Hakim, Chris; Mira Este Properties LLC; Roselle Properties LLC. Refers to: Razuki, Salam	Hakim, Chris (Appellant); Mira Este Properties LLC (Appellant); Roselle Properties LLC (Appellant)
271	11/01/2018	Answer filed by Monarch Management Consulting Inc.	Monarch Management Consulting Inc (Defendant)
272	11/01/2018	Proof of Service filed by Monarch Management Consulting Inc.	Monarch Management Consulting Inc (Defendant)
273	11/14/2018	Attachment - Other filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
274	11/14/2018	Proof of Service filed by Razuki, Salam; Razuki, Salam; Razuki, Salam.	Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff)
275	11/02/2018	Answer filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC.	San Diego Building Ventures LLC (Cross - Defendant); SoCal Building Ventures LLC (Cross - Defendant)
276	11/15/2018	Declaration - Other (SUPPLEMENTAL DECLARATION OF DEFENDANT CHRIS HAKIM IN SUPPORT OF EX PARTE APPLICATION TO REMOVE RECEIVER FROM MIRA ESTE FACILITY) filed by Hakim, Chris; Mira Este Properties LLC; Roselle Properties LLC.	Hakim, Chris (Defendant); Mira Este Properties LLC (Defendant); Roselle Properties LLC (Defendant)
277	11/15/2018	Brief - Other (Briefing Re Status Conference) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant)
278	11/15/2018	Declaration - Other (of Ninus Malan Re Status Conference) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant)
279	11/15/2018	Declaration - Other (of Tamara Leetham Re Status Conference) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant)
280	11/15/2018	Proof of Service filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant)
281	11/15/2018	Memorandum of Points and Authorities (in Support of Receivership) filed by SoCal Building Ventures LLC; San Diego Building Ventures LLC.	SoCal Building Ventures LLC (Cross - Defendant); San Diego Building Ventures LLC (Cross - Defendant)
282	11/15/2018	Request for Judicial Notice filed by SoCal Building Ventures LLC; San Diego Building Ventures LLC.	SoCal Building Ventures LLC (Cross - Defendant); San Diego Building Ventures LLC (Cross - Defendant)
283	11/06/2018	Minutes finalized for Multiple Events heard 11/06/2018 08:30:00 AM.	

284	10/11/2018	Amended Complaint (Amended Complaint in Intervention) filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC. Refers to: Hakim, Chris; Flip Management LLC; Mira Este Properties LLC; Roselle Properties LLC; Balboa Ave Cooperative; Devilish Delights Inc	San Diego Building Ventures LLC (Plaintiff); SoCal Building Ventures LLC (Plaintiff)
285	10/11/2018	Proof of Service filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC.	San Diego Building Ventures LLC (Plaintiff); SoCal Building Ventures LLC (Plaintiff)
286	11/19/2018	Original Summons (First Amended Complaint in Intervention) submitted by San Diego Building Ventures LLC; SoCal Building Ventures LLC rejected on 11/19/2018.	San Diego Building Ventures LLC (Plaintiff); SoCal Building Ventures LLC (Plaintiff)
287	11/13/2018	Motion to Be Relieved as Counsel of Record filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Malan, Ninus (Defendant)
288	11/13/2018	Proof of Service filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Malan, Ninus (Defendant)
289	11/13/2018	Proposed Order submitted by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Malan, Ninus; San Diego United Holding Group LLC received but not filed on 11/13/2018.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Malan, Ninus (Defendant)
290	11/13/2018	Motion to Be Relieved as Counsel of Record filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Malan, Ninus (Defendant)
291	11/13/2018	Declaration - Other (of T. Leetham) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Malan, Ninus (Defendant)
292	11/13/2018	Declaration - Other (of G. Austin) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Malan, Ninus (Defendant)
293	11/13/2018	Proposed Order submitted by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Malan, Ninus; San Diego United Holding Group LLC received but not filed on 11/13/2018.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Malan, Ninus (Defendant)
300	11/16/2018	Ex Parte continued pursuant to Court's motion to 11/30/2018 at 01:30PM before Judge Eddie C Sturgeon.	
301	11/16/2018	Ex Parte continued pursuant to Court's motion to 11/30/2018 at 01:30PM before Judge Eddie C Sturgeon.	
302	11/16/2018	Status Conference (Civil) continued pursuant to Court's motion to 11/30/2018 at 01:30PM before Judge Eddie C Sturgeon.	
303	11/16/2018	Minutes finalized for Multiple Events heard 11/16/2018 01:30:00 PM.	

304	11/02/2018	Answer filed by Hakim, Chris; Mira Este Properties LLC; Roselle Properties LLC.	Hakim, Chris (Defendant); Mira Este Properties LLC (Defendant); Roselle Properties LLC (Defendant)
305	11/15/2018	Motion - Other (for Order Setting Appellate Bond Amount) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant)
306	11/15/2018	Request for Judicial Notice filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant)
307	11/15/2018	Proposed Order submitted by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC received but not filed on 11/15/2018.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant)
308	11/15/2018	Proof of Service filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant)
309	11/15/2018	Answer filed by Razuki, Salam.	Razuki, Salam (Cross - Defendant)
310	11/15/2018	Proof of Service filed by Razuki, Salam.	Razuki, Salam (Cross - Defendant)
311	11/19/2018	Motion - Other (for Setting Bond on Appeal of Order Appointing Receiver) filed by Mira Este Properties LLC; Roselle Properties LLC; Hakim, Chris.	Mira Este Properties LLC (Defendant); Roselle Properties LLC (Defendant); Hakim, Chris (Defendant)
312	11/21/2018	Notice of Default SD generated.	
313	11/26/2018	Motion Hearing (Civil) scheduled for 03/22/2019 at 09:00:00 AM at Central in C-67 Eddie C Sturgeon.	
314	11/26/2018	Declaration - Other (Meet and Confer Automatic 30 Day Extension CCP section 430.41) filed by El Cajon Investments Group LLC; Melrose Place Inc; Razuki Investments LLC; San Diego Private Investments LLC; SH Westpoint Group LLC; Stonecrest Plaza LLC; Razuki, Salam.	El Cajon Investments Group LLC (Cross - Defendant); Melrose Place Inc (Cross - Defendant); Razuki Investments LLC (Cross - Defendant); San Diego Private Investments LLC (Cross - Defendant); SH Westpoint Group LLC (Cross - Defendant)
315	11/26/2018	Proof of Service filed by El Cajon Investments Group LLC; Lemon Grove Plaza LP; Melrose Place Inc; Razuki Investments LLC; San Diego Private Investments LLC; SH Westpoint Group LLC; Stonecrest Plaza LLC.	El Cajon Investments Group LLC (Cross - Defendant); Lemon Grove Plaza LP (Cross - Defendant); Melrose Place Inc (Cross - Defendant); Razuki Investments LLC (Cross - Defendant); San Diego Private Investments LLC (Cross - Defendant)
316	11/27/2018	Declaration - Other filed by Razuki, Marvin; Razuki, Matthew; Razuki, Sarah.	Razuki, Marvin (Cross - Defendant); Razuki, Matthew (Cross - Defendant); Razuki, Sarah (Cross - Defendant)

317	11/27/2018	The Ex Parte was rescheduled to 11/30/2018 at 01:00:00 PM in C-67 before Eddie C Sturgeon at Central.	
318	11/27/2018	Ex Parte scheduled for 11/30/2018 at 01:00:00 PM at Central in C-67 Eddie C Sturgeon.	
319	11/27/2018	The Ex Parte was rescheduled to 11/30/2018 at 01:00:00 PM in C-67 before Eddie C Sturgeon at Central.	
320	11/27/2018	Ex Parte scheduled for 11/30/2018 at 01:00:00 PM at Central in C-67 Eddie C Sturgeon.	
321	11/27/2018	The Status Conference (Civil) was rescheduled to 11/30/2018 at 01:00:00 PM in C-67 before Eddie C Sturgeon at Central.	
322	11/27/2018	Status Conference (Civil) scheduled for 11/30/2018 at 01:00:00 PM at Central in C-67 Eddie C Sturgeon.	
323	11/27/2018	Original Summons (First Amended Complaint) filed by SoCal Building Ventures LLC.	SoCal Building Ventures LLC (Plaintiff)
324	11/28/2018	Declaration - Other (Receiver Michael Essarys Supplemental Declaration to his Second Receivers Report) filed by Essary, Michael.	Essary, Michael (Receiver)
325	11/29/2018	Declaration - Other filed by Balboa Ave Cooperative; California Cannabis Group; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
326	11/29/2018	Declaration - Other filed by Balboa Ave Cooperative; California Cannabis Group; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
327	11/29/2018	Proof of Service filed by Balboa Ave Cooperative; California Cannabis Group; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
328	11/29/2018	Declaration - Other filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); San Diego United Holding Group LLC (Defendant)
329	11/29/2018	Declaration - Other filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); San Diego United Holding Group LLC (Defendant)
330	11/29/2018	Proof of Service filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); San Diego United Holding Group LLC (Defendant)
331	11/29/2018	[Another document for ROA# 331]	

331	11/29/2018	Ex Parte Application - Other and Supporting Documents filed by Malan, Ninus.	Malan, Ninus (Defendant)
332	11/29/2018	Proof of Service filed by Malan, Ninus.	Malan, Ninus (Defendant)
333	11/29/2018	Declaration - Other filed by Malan, Ninus.	Malan, Ninus (Defendant)
334	11/29/2018	Proof of Service filed by Malan, Ninus.	Malan, Ninus (Defendant)
335	11/29/2018	[Another document for ROA# 335]	
335	11/29/2018	Notice - Other (of Ex Parte Application for Order Appointing Receiver) filed by Malan, Ninus.	Malan, Ninus (Defendant)
336	11/29/2018	Declaration - Other (of Daniel Watts) filed by Malan, Ninus.	Malan, Ninus (Defendant)
337	11/29/2018	Declaration - Other (of Ninus Malan) filed by Malan, Ninus.	Malan, Ninus (Defendant)
338	11/29/2018	Request for Judicial Notice filed by Malan, Ninus.	Malan, Ninus (Defendant)
339	11/29/2018	Proposed Order submitted by Malan, Ninus received but not filed on 11/29/2018.	Malan, Ninus (Defendant)
340	11/29/2018	Proof of Service filed by Malan, Ninus.	Malan, Ninus (Defendant)
341	11/29/2018	Opposition - Other (Supply Brief and Oppo to Ex Parte Application) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
342	11/29/2018	Declaration - Other (of Maura Griffin) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
343	11/29/2018	Proof of Service filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
344	11/13/2018	Receiver's Report and/or Recommendation filed by Essary, Michael.	Essary, Michael (Receiver)
345	11/29/2018	Declaration - Other filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
346	11/29/2018	Proof of Service filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
347	11/28/2018	Declaration - Other (of James Joseph in Support of Automatic 30 Day Extension CCP 430.41) filed by Razuki, Marvin; Razuki, Matthew; Razuki, Sarah.	Razuki, Marvin (Cross - Defendant); Razuki, Matthew (Cross - Defendant); Razuki, Sarah (Cross - Defendant)
348	11/28/2018	Proof of Service filed by Razuki, Marvin; Razuki, Matthew; Razuki, Sarah.	Razuki, Marvin (Cross - Defendant); Razuki, Matthew (Cross - Defendant); Razuki, Sarah (Cross - Defendant)
349	11/29/2018	Declaration - Other filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant)
350	11/29/2018	Proof of Service filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant)



351	11/29/2018	Declaration - Other (of Tamara Leetham Objecting to Request for Automatic Extension) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
352	11/29/2018	Proof of Service (Declaration of Tamara Leetham) filed by Balboa Ave Cooperative; California Cannabis Group; Flip Management LLC; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Flip Management LLC (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
353	11/29/2018	Proof of Service (Notice of Errata) filed by Balboa Ave Cooperative; California Cannabis Group; Flip Management LLC; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Flip Management LLC (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
354	11/29/2018	Notice of Errata filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
355	11/29/2018	Request for Judicial Notice filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
356	11/29/2018	Proof of Service filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
357	11/29/2018	Brief - Other (Supplemental Briefing for November 30 2018 Hearing) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
358	11/29/2018	Declaration - Other (of Heidi Reising) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
359	11/29/2018	Declaration - Other (of Ninus Malan) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)

360	11/29/2018	Declaration - Other (Tamara M Leetham) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
361	11/29/2018	Objections (Evidentiary Objections to Receivers Second Supplemental Report) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
362	11/29/2018	Objections filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
363	11/29/2018	Reply to Opposition of Noticed Motion and Supporting Declarations (REPLY MEMORANDUM OF POINTS AND AUTHORITIES OF DEFENDANTS CHRIS HAKIM, MIRA ESTE PROPERTIES LLC, AND ROSELLE PROPERTIES LLC IN SUPPORT OF EX PARTE HEARING TO REMOVE RECEIVER FROM MIRA ESTE FACILITY) filed by Hakim, Chris; Mira Este Properties LLC; Roselle Properties LLC.	Hakim, Chris (Defendant); Mira Este Properties LLC (Defendant); Roselle Properties LLC (Defendant)
364	11/30/2018	Objections filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
365	11/30/2018	Proof of Service filed by Razuki, Salam; Razuki, Salam; Razuki, Salam.	Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff)
366	11/28/2018	Appellant's Notice Designating Record on Appeal filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Malan, Ninus; San Diego United Holding Group LLC. Refers to: Razuki, Salam	Balboa Ave Cooperative (Appellant); California Cannabis Group (Appellant); Devilish Delights Inc (Appellant); Flip Management LLC (Appellant); Malan, Ninus (Appellant)
367	11/28/2018	Proof of Service (Appellant's Notice Designating Record on Appeal) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Malan, Ninus; San Diego United Holding Group LLC. Refers to: Razuki, Salam	Balboa Ave Cooperative (Appellant); California Cannabis Group (Appellant); Devilish Delights Inc (Appellant); Flip Management LLC (Appellant); Malan, Ninus (Appellant)
368	11/28/2018	Default vacated.	
369	11/20/2018	Amendment to Cross-Complaint (ROE 1) filed by American Lending and Holdings LLC; Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC. Refers to: Super 5 Consulting Group, LLC	American Lending and Holdings LLC (Cross - Complainant); Balboa Ave Cooperative (Cross - Complainant); California Cannabis Group (Cross - Complainant); Devilish Delights Inc (Cross - Complainant); Flip Management LLC (Cross - Complainant)
370	11/20/2018	Amendment to Cross-Complaint (ROE 2) filed by American Lending and Holdings LLC; Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC. Refers to: Alternative Health Cooperative Inc	American Lending and Holdings LLC (Cross - Complainant); Balboa Ave Cooperative (Cross - Complainant); California Cannabis Group (Cross - Complainant); Devilish Delights Inc (Cross - Complainant); Flip Management LLC (Cross - Complainant)
371	12/03/2018	Opposition to Noticed Motion and Supporting Declarations filed by Razuki, Salam.	Razuki, Salam (Plaintiff)

372	12/03/2018	Opposition to Noticed Motion and Supporting Declarations filed by Razuki, Salam; Razuki, Salam; Razuki, Salam.	Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff)
373	12/03/2018	Proof of Service filed by Razuki, Salam; Razuki, Salam; Razuki, Salam.	Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff)
380	11/30/2018	Ex Parte continued pursuant to Court's motion to 12/14/2018 at 01:30PM before Judge Eddie C Sturgeon.	
381	11/30/2018	Ex Parte continued pursuant to Court's motion to 12/14/2018 at 01:30PM before Judge Eddie C Sturgeon.	
382	11/30/2018	Status Conference (Civil) continued pursuant to Court's motion to 12/14/2018 at 01:30PM before Judge Eddie C Sturgeon.	
383	11/30/2018	Minutes finalized for Multiple Events heard 11/30/2018 01:00:00 PM.	
384	12/04/2018	Appointment of Official Reporter Pro Tempore (Leyla Jones, CSR# 12750) filed by The Superior Court of San Diego.	
385	12/04/2018	Notice of Default SD generated.	
386	11/20/2018	Amendment to Complaint/Cross-Complaint naming Doe (ROE 3) filed by American Lending and Holdings LLC; Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC. Refers to: Goldn Bloom Ventures Inc	American Lending and Holdings LLC (Cross - Complainant); Balboa Ave Cooperative (Cross - Complainant); California Cannabis Group (Cross - Complainant); California Cannabis Group (Cross - Complainant); Devilish Delights Inc (Cross - Complainant); Flip Management LLC (Cross - Complainant)
387	12/05/2018	Proof of Service of 30-day Summons & Complaint - Substitute filed by American Lending and Holdings LLC; Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC. Refers to: Super 5 Consulting Group, LLC	American Lending and Holdings LLC (Cross - Complainant); Balboa Ave Cooperative (Cross - Complainant); California Cannabis Group (Cross - Complainant); Devilish Delights Inc (Cross - Complainant); Flip Management LLC (Cross - Complainant)
388	12/05/2018	Proof of Service of 30-day Summons & Complaint - Substitute filed by American Lending and Holdings LLC; Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC. Refers to: Alternative Health Cooperative Inc	American Lending and Holdings LLC (Cross - Complainant); Balboa Ave Cooperative (Cross - Complainant); California Cannabis Group (Cross - Complainant); Devilish Delights Inc (Cross - Complainant); Flip Management LLC (Cross - Complainant)
389	12/05/2018	Proof of Service of 30-day Summons & Complaint - Substitute filed by American Lending and Holdings LLC; Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC. Refers to: Goldn Bloom Ventures Inc	American Lending and Holdings LLC (Cross - Complainant); Balboa Ave Cooperative (Cross - Complainant); California Cannabis Group (Cross - Complainant); Devilish Delights Inc (Cross - Complainant); Flip Management LLC (Cross - Complainant)
390	12/04/2018	Appellant's Notice Designating Record on Appeal (Hakim, et al.) filed by Hakim, Chris; Mira Este Properties LLC; Roselle Properties LLC. Refers to: Razuki, Salam	Hakim, Chris (Appellant); Mira Este Properties LLC (Appellant); Roselle Properties LLC (Appellant)
391	12/04/2018	Default vacated.	
392	12/03/2018	Opposition - Other (to Motions to Set Appellate Bond) filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC.	San Diego Building Ventures LLC (Plaintiff); SoCal Building Ventures LLC (Plaintiff)

393	12/03/2018	Request for Judicial Notice filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC.	San Diego Building Ventures LLC (Plaintiff); SoCal Building Ventures LLC (Plaintiff)
394	12/06/2018	Notice of Default SD generated.	
395	12/07/2018	Reply to Opposition - Other filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
396	12/07/2018	Declaration - Other filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
397	12/07/2018	Declaration - Other filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
398	12/07/2018	Reply filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
399	12/07/2018	Request for Judicial Notice filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
400	12/07/2018	Proof of Service filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
401	12/07/2018	Proof of Service filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
402	12/07/2018	Reply to Opposition of Noticed Motion and Supporting Declarations (DEFENDANT CHRIS HAKIM'S, MIRA ESTE PROPERTIES LLC'S AND ROSELLE PROPERTIES LLC'S MEMORANDUM OF POINTS AND AUTHORITIES IN REPLY TO OPPOSITION OF PLAINTIFF SALAM RAZUKI TO SET BOND ON APPEAL) filed by Hakim, Chris; Mira Este Properties LLC; Roselle Properties LLC.	Hakim, Chris (Defendant); Mira Este Properties LLC (Defendant); Roselle Properties LLC (Defendant)

403	12/07/2018	Reply to Opposition of Noticed Motion and Supporting Declarations (DEFENDANT CHRIS HAKIM'S, MIRA ESTE PROPERTIES LLC'S AND ROSELLE PROPERTIES LLC'S MEMORANDUM OF POINTS AND AUTHORITIES IN REPLY TO OPPOSITION OF PLAINTIFF-IN-INTERVENTION SOCIAL PROPERTIES LLC TO SET BOND ON APPEAL) filed by Hakim, Chris; Mira Este Properties LLC; Roselle Properties LLC.	Hakim, Chris (Defendant); Mira Este Properties LLC (Defendant); Roselle Properties LLC (Defendant)
404	11/29/2018	Motion for Sanctions filed by Malan, Ninus.	Malan, Ninus (Defendant)
405	11/29/2018	Memorandum of Points and Authorities filed by Malan, Ninus.	Malan, Ninus (Defendant)
406	11/29/2018	Declaration - Other (of Daniel Watts) filed by Malan, Ninus.	Malan, Ninus (Defendant)
407	11/29/2018	Declaration - Other (of Ninus Malan) filed by Malan, Ninus.	Malan, Ninus (Defendant)
408	11/29/2018	Request for Judicial Notice filed by Malan, Ninus.	Malan, Ninus (Defendant)
409	11/29/2018	Proposed Order submitted by Malan, Ninus received but not filed on 11/29/2018.	Malan, Ninus (Defendant)
410	11/29/2018	Proof of Service filed by Malan, Ninus.	Malan, Ninus (Defendant)
411	12/12/2018	Declaration - Other (Re Forensic Accountants Updated Report) filed by Griswold, Richardson.	Griswold, Richardson (Receiver)
412	12/12/2018	Brief - Other (Supplemental Briefing Re Letter Update) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
413	12/12/2018	Proof of Service filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
414	12/07/2018	Respondent's Notice Designating Record on Appeal (D075028) filed by Razuki, Salam.	Razuki, Salam (Respondent On Appeal)
415	12/07/2018	Proof of Service (Respondent's Notice Designating Record on Appeal, D075028) filed by Razuki, Salam.	Razuki, Salam (Respondent On Appeal)
416	12/14/2018	Appointment of Official Reporter Pro Tempore (Leyla Jones, CSR# 12750) filed by The Superior Court of San Diego.	
417	12/14/2018	Matter taken under submission.	
418	12/14/2018	Minutes finalized for Multiple Events heard 12/14/2018 01:30:00 PM.	
419	11/26/2018	Order - Other filed by ESSARY, MICHAEL W..	ESSARY, MICHAEL W. (Receiver)
420	12/17/2018	Matter decided.	
421	12/17/2018	Miscellaneous Minute Order Finalized.	
422	12/17/2018	Clerk's Certificate of Service By Mail SD generated.	
423	12/18/2018	Tentative Ruling for Motion Hearing (Civil) published.	
424	12/17/2018	Notice of Ruling filed by Essary, Michael.	Essary, Michael (Receiver)
425	12/14/2018	Notice of Recorded Pendency of Action filed by American Lending and Holdings LLC; Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	American Lending and Holdings LLC (Cross - Complainant); Balboa Ave Cooperative (Cross - Complainant); California Cannabis Group (Cross - Complainant); Devilish Delights Inc (Cross - Complainant); Flip Management LLC (Cross - Complainant)
426	12/18/2018	Proof of Service filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant)
427	12/19/2018	Motion Hearing (Civil) scheduled for 01/25/2019 at 09:00:00 AM at Central in C-67 Eddie C Sturgeon.	

428	12/19/2018	Declaration - Other filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant)
429	12/19/2018	Proof of Service filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant)
432	12/21/2018	Motion Hearing (Civil) continued pursuant to Court's motion to 01/25/2019 at 09:00AM before Judge Eddie C Sturgeon.	
433	12/21/2018	Minutes finalized for Motion Hearing (Civil) heard 12/21/2018 09:00:00 AM.	
434	12/26/2018	Returned Mail (Minute Order dated 12/17/18) filed by The Superior Court of San Diego.	
435	12/24/2018	Notice and Acknowledgment of Receipt (as to Far West Management LLC) filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC.	San Diego Building Ventures LLC (Plaintiff); SoCal Building Ventures LLC (Plaintiff)
436	12/24/2018	Notice and Acknowledgment of Receipt (Heidi Rising) filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC.	San Diego Building Ventures LLC (Plaintiff); SoCal Building Ventures LLC (Plaintiff)
437	12/24/2018	Notice and Acknowledgment of Receipt (Alexis Bridgewater) filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC.	San Diego Building Ventures LLC (Plaintiff); SoCal Building Ventures LLC (Plaintiff)
438	12/24/2018	Notice and Acknowledgment of Receipt (Matthew Freeman) filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC.	San Diego Building Ventures LLC (Plaintiff); SoCal Building Ventures LLC (Plaintiff)
439	12/24/2018	Notice and Acknowledgment of Receipt (Adam Knopf) filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC.	San Diego Building Ventures LLC (Plaintiff); SoCal Building Ventures LLC (Plaintiff)
440	12/24/2018	Proof of Service filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC.	San Diego Building Ventures LLC (Plaintiff); SoCal Building Ventures LLC (Plaintiff)
441	12/19/2018	Answer filed by El Cajon Investments Group LLC.	El Cajon Investments Group LLC (Cross - Defendant)
442	12/19/2018	Answer filed by Razuki Investments LLC.	Razuki Investments LLC (Cross - Defendant)
443	12/19/2018	Answer filed by San Diego Private Investments LLC.	San Diego Private Investments LLC (Cross - Defendant)
444	12/19/2018	Answer filed by Lemon Grove Plaza LP.	Lemon Grove Plaza LP (Cross - Defendant)
445	12/19/2018	Answer filed by Melrose Place Inc.	Melrose Place Inc (Cross - Defendant)
446	12/19/2018	Answer filed by Stonecrest Plaza LLC.	Stonecrest Plaza LLC (Cross - Defendant)
447	12/19/2018	Answer filed by SH Westpoint Investments Group LLC.	SH Westpoint Investments Group LLC (Cross - Defendant)
448	12/19/2018	Proof of Service filed by El Cajon Investments Group LLC; Melrose Place Inc; Razuki Investments LLC; San Diego Private Investments LLC; SH Westpoint Group LLC; Stonecrest Plaza LLC.	El Cajon Investments Group LLC (Cross - Defendant); Melrose Place Inc (Cross - Defendant); Razuki Investments LLC (Cross - Defendant); San Diego Private Investments LLC (Cross - Defendant); SH Westpoint Group LLC (Cross - Defendant)
449	12/27/2018	Motion Hearing (Civil) scheduled for 05/03/2019 at 09:00:00 AM at Central in C-67 Eddie C Sturgeon.	

450	12/31/2018	Declaration - Other filed by Alternative Health Cooperative Inc; Goldn Bloom Ventures Inc; Super 5 Consulting Group, LLC.	Alternative Health Cooperative Inc (Cross - Defendant); Goldn Bloom Ventures Inc (Cross - Defendant); Super 5 Consulting Group, LLC (Cross - Defendant)
451	12/31/2018	Notice of Default (D075028) filed by The Superior Court of San Diego.	
452	01/03/2019	Motion Hearing (Civil) scheduled for 05/10/2019 at 09:00:00 AM at Central in C-67 Eddie C Sturgeon.	
454	12/21/2018	Motion to Be Relieved as Counsel of Record (as to Gina M Austin for San Diego United Holding Group LLC) filed by San Diego United Holding Group LLC.	San Diego United Holding Group LLC (Defendant)
455	12/21/2018	Motion to Be Relieved as Counsel of Record (as to Tamara M Leetham for San Diego United Holding Group LLC) filed by San Diego United Holding Group LLC.	San Diego United Holding Group LLC (Defendant)
456	12/21/2018	Declaration - Other (of Gina Austin in Support of Motion to be Relieved as Counsel) filed by San Diego United Holding Group LLC.	San Diego United Holding Group LLC (Defendant)
457	12/21/2018	Declaration - Other (of Tamara Leetham in Support of Motion to be Relieved as Counsel) filed by San Diego United Holding Group LLC.	San Diego United Holding Group LLC (Defendant)
458	12/21/2018	Order - Other (RE Motion to be Relieved as Counsel as to Gina M Austin for San Deigo United Holdings Group LLC) submitted by San Diego United Holding Group LLC received but not filed on 12/21/2018.	San Diego United Holding Group LLC (Defendant)
459	12/21/2018	Order - Other (RE Motion to be Relieved as Counsel as to Tamara M Leetham for San Deigo United Holdings Group LLC) submitted by San Diego United Holding Group LLC received but not filed on 12/21/2018.	San Diego United Holding Group LLC (Defendant)
460	12/21/2018	Proof of Service filed by San Diego United Holding Group LLC.	San Diego United Holding Group LLC (Defendant)
461	01/07/2019	The Civil Case Management Conference was rescheduled to 03/29/2019 at 03:15:00 PM in C-67 before Eddie C Sturgeon at Central.	
462	01/07/2019	Civil Case Management Conference scheduled for 03/29/2019 at 03:15:00 PM at Central in C-67 Eddie C Sturgeon.	
463	01/10/2019	Ex Parte scheduled for 01/17/2019 at 09:00:00 AM at Central in C-75 Richard E. L. Strauss.	
464	01/10/2019	Ex Parte scheduled for 01/24/2019 at 08:30:00 AM at Central in C-67 Eddie C Sturgeon.	
465	01/15/2019	Motion Hearing (Civil) scheduled for 05/10/2019 at 09:00:00 AM at Central in C-67 Eddie C Sturgeon.	
466	01/10/2019	Answer filed by Knopf, Adam; BRIDGEWATER, ALEXIS; Far West Management LLC; Rising, Heidi; Freeman, Matthew.	Knopf, Adam (Defendant); BRIDGEWATER, ALEXIS (Defendant); Far West Management LLC (Defendant); Rising, Heidi (Defendant); Freeman, Matthew (Defendant)
467	01/10/2019	Proof of Service filed by Knopf, Adam; BRIDGEWATER, ALEXIS; Far West Management LLC; Rising, Heidi; Freeman, Matthew.	Knopf, Adam (Defendant); BRIDGEWATER, ALEXIS (Defendant); Far West Management LLC (Defendant); Rising, Heidi (Defendant); Freeman, Matthew (Defendant)
468	01/15/2019	Declaration re Notice of Ex Parte Application for Order filed by Essary, Michael.	Essary, Michael (Receiver)
469	01/17/2019	The Ex Parte was rescheduled to 02/14/2019 at 08:30:00 AM in C-67 before Eddie C Sturgeon at Central.	
470	01/17/2019	Ex Parte scheduled for 02/14/2019 at 08:30:00 AM at Central in C-67 Eddie C Sturgeon.	

- 471 01/17/2019 Minutes finalized for Ex Parte heard 01/17/2019 09:00:00 AM.
- 472 01/17/2019 The Ex Parte was rescheduled to 02/21/2019 at 08:30:00 AM in C-67 before Eddie C Sturgeon at Central.
- 473 01/17/2019 Ex Parte scheduled for 02/21/2019 at 08:30:00 AM at Central in C-67 Eddie C Sturgeon.
- 474 12/12/2018 Declaration - Other (Verification of Sunrise Property Investments LLC Answer to Verified Cross-Complaint) filed by Sunrise Property Investments LLC. Sunrise Property Investments LLC (Cross - Defendant)
- 475 01/24/2019 Tentative Ruling for Motion Hearing (Civil) published.
- 476 01/25/2019 Minutes finalized for Multiple Events heard 01/25/2019 09:00:00 AM.
- 477 01/29/2019 Motion Hearing (Civil) scheduled for 03/19/2019 at 09:00:00 AM at Central in C-67 Eddie C Sturgeon.
- 478 01/29/2019 The Motion Hearing (Civil) was rescheduled to 03/29/2019 at 01:30:00 PM in C-67 before Eddie C Sturgeon at Central.
- 479 01/29/2019 Motion Hearing (Civil) scheduled for 03/29/2019 at 01:30:00 PM at Central in C-67 Eddie C Sturgeon.
- 480 01/29/2019 The Civil Case Management Conference was rescheduled to 03/29/2019 at 01:30:00 PM in C-67 before Eddie C Sturgeon at Central.
- 481 01/29/2019 Civil Case Management Conference scheduled for 03/29/2019 at 01:30:00 PM at Central in C-67 Eddie C Sturgeon.
- 482 02/01/2019 Notice of Failure to Clear Default (Respondent Razuki, D075028) filed by The Superior Court of San Diego.
- 483 02/07/2019 Order (ORDER DENYING PEITION FOR WRIT OF SUPERSEDEAS AND REQUEST FOR STAY BY COURT OF APPEAL) filed by The Superior Court of San Diego.
- 484 02/14/2019 Motion Hearing (Civil) scheduled for 06/14/2019 at 09:00:00 AM at Central in C-67 Eddie C Sturgeon.
- 485 02/07/2019 Order Setting Aside - Other (Answer filed 12/27/18) filed by The Superior Court of San Diego.
- 487 12/20/2018 Request for Entry of Default filed by American Lending and Holdings LLC; Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC. Refers to: Razuki, Marvin American Lending and Holdings LLC (Cross - Complainant); Balboa Ave Cooperative (Cross - Complainant); California Cannabis Group (Cross - Complainant); Devilish Delights Inc (Cross - Complainant); Flip Management LLC (Cross - Complainant)
- 488 12/20/2018 Request for Entry of Default filed by American Lending and Holdings LLC; Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC. Refers to: Razuki, Matthew American Lending and Holdings LLC (Cross - Complainant); Balboa Ave Cooperative (Cross - Complainant); California Cannabis Group (Cross - Complainant); Devilish Delights Inc (Cross - Complainant); Flip Management LLC (Cross - Complainant)
- 489 12/20/2018 Request for Entry of Default filed by American Lending and Holdings LLC; Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC. Refers to: Razuki, Sarah American Lending and Holdings LLC (Cross - Complainant); Balboa Ave Cooperative (Cross - Complainant); California Cannabis Group (Cross - Complainant); Devilish Delights Inc (Cross - Complainant); Flip Management LLC (Cross - Complainant)



490	12/20/2018	The default filed by American Lending and Holdings LLC; Malan, Ninus; California Cannabis Group; Devilish Delights Inc; Balboa Ave Cooperative; Monarch Management Consulting Inc; Flip Management LLC; San Diego United Holding Group LLC was entered as to Razuki, Marvin on Cross-Complaint . Override feature used.	
491	12/20/2018	The default filed by American Lending and Holdings LLC; Malan, Ninus; California Cannabis Group; Devilish Delights Inc; Balboa Ave Cooperative; Monarch Management Consulting Inc; Flip Management LLC; San Diego United Holding Group LLC was entered as to Razuki, Matthew on Cross-Complaint . Override feature used.	
492	12/20/2018	The default filed by American Lending and Holdings LLC; Malan, Ninus; California Cannabis Group; Devilish Delights Inc; Balboa Ave Cooperative; Monarch Management Consulting Inc; Flip Management LLC; San Diego United Holding Group LLC was entered as to Razuki, Sarah on Cross-Complaint . Override feature used.	
493	02/15/2019	Ex Parte scheduled for 03/12/2019 at 08:30:00 AM at Central in C-67 Eddie C Sturgeon.	
494	02/20/2019	Cross-Complaint filed by RM Property Holdings LLC. Refers to: Malan, Ninus	RM Property Holdings LLC (Cross - Defendant)
495	02/20/2019	Summons issued.	
496	02/20/2019	Ex Parte Application - Other and Supporting Documents (EX PARTE APPLIATION FOR ORDER PROHIBITING NINUS MALAN FROM ACTING UNILATERALLY ON BEHALF OF RM PROPERTY HOLDINGS, LLC) filed by RM Property Holdings LLC.	RM Property Holdings LLC (Cross - Defendant)
497	02/20/2019	Declaration - Other (Receiver Michael Essarys Declaration in Response to Defendant Malans Ex Pacrte Application) filed by Essary, Michael.	Essary, Michael (Receiver)
498	02/20/2019	Ex Parte Application - Other and Supporting Documents (for Increase in Receivership Bond) filed by Malan, Ninus; San Diego United Holding Group LLC; Balboa Ave Cooperative; Devilish Delights Inc; California Cannabis Group; Monarch Management Consulting Inc.	Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant); Balboa Ave Cooperative (Defendant); Devilish Delights Inc (Defendant); California Cannabis Group (Defendant)
499	02/20/2019	Declaration re Notice of Ex Parte Application for Order (of Daniel Watts) filed by Malan, Ninus.	Malan, Ninus (Defendant)
500	02/20/2019	Declaration re Notice of Ex Parte Application for Order (of Ninus Malan) filed by Malan, Ninus.	Malan, Ninus (Defendant)
501	02/20/2019	Proposed Order submitted by Malan, Ninus received but not filed on 02/20/2019.	Malan, Ninus (Defendant)
502	02/20/2019	Proof of Service filed by Malan, Ninus.	Malan, Ninus (Defendant)
503	02/20/2019	Opposition - Other (Opposition to Ex Parte Application) filed by Malan, Ninus.	Malan, Ninus (Defendant)
504	02/21/2019	Appointment of Official Reporter Pro Tempore (LOIS MASON THOMPSON, CSR# 3685) filed by The Superior Court of San Diego.	
505	02/13/2019	Motion to Be Relieved as Counsel of Record filed by Balboa Ave Cooperative; California Cannabis Group; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)

506	02/13/2019	Declaration in Support of Motion to be Relieved as Counsel filed by Balboa Ave Cooperative; California Cannabis Group; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
507	02/13/2019	Order Granting Attorney's Motion to be Relieved as Counsel submitted by Balboa Ave Cooperative; California Cannabis Group; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC received but not filed on 02/13/2019.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
508	02/13/2019	Motion to Be Relieved as Counsel of Record filed by Balboa Ave Cooperative; California Cannabis Group; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
509	02/13/2019	Declaration in Support of Motion to be Relieved as Counsel filed by Balboa Ave Cooperative; California Cannabis Group; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
510	02/13/2019	Order Granting Attorney's Motion to be Relieved as Counsel submitted by Balboa Ave Cooperative; California Cannabis Group; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC received but not filed on 02/13/2019.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
511	02/13/2019	Proof of Service filed by Balboa Ave Cooperative; California Cannabis Group; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant); San Diego United Holding Group LLC (Defendant)
512	02/20/2019	Opposition - Other (Opposition to Ex Parte) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
513	02/20/2019	Declaration - Other (Declaration of Maura Griffin) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
514	02/20/2019	Proof of Service filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
515	02/07/2019	Notice of Change of Address / Telephone Number filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC; American Lending and Holdings LLC; Flip Management LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant)
516	02/07/2019	Notice of Change of Address / Telephone Number filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC; American Lending and Holdings LLC; Flip Management LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant)
517	02/26/2019	Request for Entry of Default (Not Entered) filed by Malan, Ninus. Refers to: RM Property Holdings LLC	Malan, Ninus (Cross - Complainant)

518	02/27/2019	The default filed by was denied. Refers to: RM Property Holdings LLC	Malan, Ninus (Cross - Complainant)
519	02/27/2019	[Another document for ROA# 519]	
519	02/27/2019	E-filing transaction partially accepted.	
520	02/27/2019	Proof of Service filed by American Lending and Holdings LLC; Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	American Lending and Holdings LLC (Cross - Complainant); Balboa Ave Cooperative (Cross - Complainant); California Cannabis Group (Cross - Complainant); Devilish Delights Inc (Cross - Complainant); Flip Management LLC (Cross - Complainant)
521	02/21/2019	Minutes finalized for Ex Parte heard 02/21/2019 08:30:00 AM.	
522	02/27/2019	Request for Entry of Default (NOT ENTERED) filed by American Lending and Holdings LLC; Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC. Refers to: RM Property Holdings LLC	American Lending and Holdings LLC (Cross - Complainant); Balboa Ave Cooperative (Cross - Complainant); California Cannabis Group (Cross - Complainant); Devilish Delights Inc (Cross - Complainant); Flip Management LLC (Cross - Complainant)
523	02/28/2019	The default filed by was denied. Refers to: RM Property Holdings LLC	American Lending and Holdings LLC (Cross - Complainant); Balboa Ave Cooperative (Cross - Complainant); California Cannabis Group (Cross - Complainant); Devilish Delights Inc (Cross - Complainant); Flip Management LLC (Cross - Complainant)
524	02/28/2019	[Another document for ROA# 524]	
524	02/28/2019	E-filing transaction partially accepted.	
525	02/28/2019	The default filed by American Lending and Holdings LLC; Malan, Ninus; California Cannabis Group; Devilish Delights Inc; Balboa Ave Cooperative; Monarch Management Consulting Inc; Flip Management LLC; San Diego United Holding Group LLC was entered as to RM Property Holdings LLC on Cross-Complaint . Override feature used.	
526	02/28/2019	Request for Entry of Default filed by American Lending and Holdings LLC; Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC. Refers to: RM Property Holdings LLC	American Lending and Holdings LLC (Cross - Complainant); Balboa Ave Cooperative (Cross - Complainant); California Cannabis Group (Cross - Complainant); Devilish Delights Inc (Cross - Complainant); Flip Management LLC (Cross - Complainant)
527	02/28/2019	Order - Other (on Ex Parte Application for Order Prohibiting Ninus Malan From Acting Unilaterally on Behalf of RM Property Holdings LLC) filed by RM Property Holdings LLC.	RM Property Holdings LLC (Cross - Defendant)
528	03/06/2019	Disbursement of Clerk's Trust Fund (D075028) filed by The Superior Court of San Diego.	
529	03/01/2019	Receipt of Reporter's Transcript (Paula Rahn, D075028) filed by The Superior Court of San Diego.	
530	03/04/2019	Receipt of Reporter's Transcript (Leyla Jones, D075028) filed by The Superior Court of San Diego.	
531	03/06/2019	Receipt for Record on Appeal (D075028) filed by The Superior Court of San Diego.	
532	03/06/2019	Notice of Completion of the Record on Appeal SD generated.	

533	03/06/2019	Order (ORDER DENYING PETITION FOR WRIT OF MANDATE, PROHIBITION AND/OR OTHER APPROPRIATE RELIEF AND REQUEST FOR STAY BY COURT OF APPEAL) filed by The Superior Court of San Diego.	
534	03/11/2019	Ex Parte Application - Other and Supporting Documents filed by Essary, Michael.	Essary, Michael (Receiver)
535	03/11/2019	Declaration - Other (of Receiver Michael Essary) filed by Essary, Michael.	Essary, Michael (Receiver)
536	03/11/2019	Declaration - Other (of Richardson Griswold) filed by Essary, Michael.	Essary, Michael (Receiver)
537	03/11/2019	Proposed Order submitted by Essary, Michael received but not filed on 03/11/2019.	Essary, Michael (Receiver)
538	03/11/2019	Ex Parte Application - Other and Supporting Documents (EX PARTE APPLICATION TO REMOVE RECEIVER FROM MIRA ESTE FACILITY OR IN THE ALTERNATIVE TO CLARIFY AND MODIFY 12/17/2018 ORDER SETTING BOND AMOUNTS) filed by Hakim, Chris; Mira Este Properties LLC; Roselle Properties LLC.	Hakim, Chris (Defendant); Mira Este Properties LLC (Defendant); Roselle Properties LLC (Defendant)
539	03/11/2019	Declaration - Other (Letter of Intent in Support of Receivers Ex Parte Application) filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC.	San Diego Building Ventures LLC (Cross - Defendant); SoCal Building Ventures LLC (Cross - Defendant)
540	03/11/2019	Opposition - Other filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
541	03/11/2019	Declaration - Other filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
542	03/11/2019	Proof of Service filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
543	03/11/2019	Opposition - Other (To Ninus Malans Motion for Sanctions) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
544	03/11/2019	Request for Judicial Notice filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
545	03/11/2019	Declaration - Other (Of James Joseph) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
546	03/11/2019	Proof of Service (Opposition/Declaration) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
547	03/11/2019	Objections (To Evidence) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
550	03/12/2019	Ex Parte continued pursuant to Court's motion to 03/12/2019 at 08:30AM before Judge Eddie C Sturgeon.	
551	03/12/2019	Minutes finalized for Ex Parte heard 03/12/2019 08:30:00 AM.	
552	03/12/2019	Appointment of Official Reporter Pro Tempore (Harry Alan Palter #7708) filed by The Superior Court of San Diego.	
553	03/11/2019	Declaration - Other (Receiver Michael Essarys Declaration in Response to Defendant Hakims Ex Parte Application) filed by Essary, Michael.	Essary, Michael (Receiver)
554	03/12/2019	The Ex Parte was rescheduled to 03/15/2019 at 02:00:00 PM in C-67 before Eddie C Sturgeon at Central.	
555	03/12/2019	Ex Parte scheduled for 03/15/2019 at 02:00:00 PM at Central in C-67 Eddie C Sturgeon.	
556	03/01/2019	Request for Dismissal without Prejudice - Cause of Actions (Not Entered) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
557	03/01/2019	Proof of Service filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
558	03/08/2019	Receipt for Record on Appeal (Court of Appeal Receipt, D075028) filed by The Superior Court of San Diego.	
559	03/14/2019	Declaration - Other (Revised Letter of Intent in Support of Receivers Ex Parte Application) filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC.	San Diego Building Ventures LLC (Cross - Defendant); SoCal Building Ventures LLC (Cross - Defendant)
560	03/14/2019	Case Management Statement filed by Malan, Ninus.	Malan, Ninus (Cross - Complainant)

561	03/14/2019	Notice of Jury Fee Deposit filed by Malan, Ninus.	Malan, Ninus (Cross - Complainant)
562	03/15/2019	Reply filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
563	03/18/2019	Ex Parte scheduled for 04/02/2019 at 08:30:00 AM at Central in C-67 Eddie C Sturgeon.	
564	03/18/2019	Ex Parte scheduled for 04/02/2019 at 08:30:00 AM at Central in C-67 Eddie C Sturgeon.	
565	03/18/2019	Case Management Statement filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC.	San Diego Building Ventures LLC (Cross - Defendant); SoCal Building Ventures LLC (Cross - Defendant)
566	03/18/2019	Proof of Service filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
567	03/18/2019	Declaration - Other filed by Razuki, Salam; Razuki, Salam; Razuki, Salam.	Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff)
568	03/18/2019	Case Management Statement filed by Mira Este Properties LLC; Roselle Properties LLC; Hakim, Chris.	Mira Este Properties LLC (Defendant); Roselle Properties LLC (Defendant); Hakim, Chris (Defendant)
569	03/14/2019	Notice of Jury Fee Deposit filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
570	03/14/2019	Case Management Statement filed by Razuki, Salam; Razuki, Salam; Razuki, Salam.	Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff)
571	03/14/2019	Proof of Service filed by Razuki, Salam; Razuki, Salam; Razuki, Salam.	Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff)
572	03/21/2019	Ex Parte scheduled for 04/04/2019 at 01:30:00 PM at Central in C-67 Eddie C Sturgeon.	
573	03/21/2019	Objections filed by Malan, Ninus.	Malan, Ninus (Defendant)
574	03/21/2019	Tentative Ruling for Motion Hearing (Civil) published.	
575	03/22/2019	Minutes finalized for Motion Hearing (Civil) heard 03/22/2019 09:00:00 AM.	
576	03/22/2019	Proof of Service filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant)
577	03/25/2019	Ex Parte scheduled for 04/02/2019 at 08:30:00 AM at Central in C-67 Eddie C Sturgeon was vacated.	
580	03/15/2019	Motion Hearing (Civil) scheduled for 04/05/2019 at 01:30PM before Judge Eddie C Sturgeon.	
581	03/15/2019	Motion Hearing (Civil) scheduled for 05/31/2019 at 01:30PM before Judge Eddie C Sturgeon.	
582	03/15/2019	Minutes finalized for Ex Parte heard 03/15/2019 02:00:00 PM.	
583	03/25/2019	Motion Hearing (Civil) scheduled for 07/19/2019 at 09:00:00 AM at Central in C-67 Eddie C Sturgeon.	
584	03/06/2019	Notice of Change of Firm Name filed by Malan, Ninus.	Malan, Ninus (Defendant)
585	03/06/2019	[Another document for ROA# 585]	
585	03/06/2019	Notice of Appeal filed by Malan, Ninus. Refers to: RM Property Holdings LLC	Malan, Ninus (Appellant)
586	03/27/2019	Notice of Default SD generated.	

587	03/26/2019	Case Management Statement filed by RM Property Holdings LLC.	RM Property Holdings LLC (Cross - Defendant)
588	03/26/2019	Notice of Jury Fee Deposit filed by RM Property Holdings LLC.	RM Property Holdings LLC (Cross - Defendant)
589	03/28/2019	Case Management Statement filed by Alternative Health Cooperative Inc; Goldn Bloom Ventures Inc; Razuki, Marvin; Razuki, Matthew; Razuki, Sarah; Sunrise Property Investments LLC; Super 5 Consulting Group, LLC.	Alternative Health Cooperative Inc (Cross - Defendant); Goldn Bloom Ventures Inc (Cross - Defendant); Razuki, Marvin (Cross - Defendant); Razuki, Matthew (Cross - Defendant); Razuki, Sarah (Cross - Defendant)
590	03/28/2019	Tentative Ruling for Motion Hearing (Civil) published.	
591	01/17/2019	Returned Mail (NOTICE OF RESCHEDULED HEARING) filed by The Superior Court of San Diego. Refers to: Rothenberg, Zachary	
592	03/28/2019	Notice of Jury Fee Deposit filed by Hakim, Chris; Mira Este Properties LLC; Roselle Properties LLC.	Hakim, Chris (Defendant); Mira Este Properties LLC (Defendant); Roselle Properties LLC (Defendant)
593	03/29/2019	Ex Parte Application - Other and Supporting Documents (To Vacate Default) filed by Razuki, Sarah; Razuki, Marvin; Razuki, Matthew.	Razuki, Sarah (Cross - Defendant); Razuki, Marvin (Cross - Defendant); Razuki, Matthew (Cross - Defendant)
597	03/29/2019	Civil Jury Trial scheduled for 02/21/2020 at 08:30AM before Judge Eddie C Sturgeon.	
598	03/29/2019	Trial Readiness Conference (Civil) scheduled for 02/07/2020 at 10:15AM before Judge Eddie C Sturgeon.	
599	03/29/2019	Status Conference (Civil) scheduled for 11/08/2019 at 01:30PM before Judge Eddie C Sturgeon.	
600	03/29/2019	Minutes finalized for Multiple Events heard 03/29/2019 01:30:00 PM.	
601	04/02/2019	Minutes finalized for Ex Parte heard 04/02/2019 08:30:00 AM.	
602	04/02/2019	The default has been vacated as to Razuki, Marvin; Razuki, Sarah; Razuki, Matthew listed on the Cross-Complaint filed by American Lending and Holdings LLC; Malan, Ninus; California Cannabis Group; Devilish Delights Inc; Balboa Ave Cooperative; Monarch Management Consulting Inc; Flip Management LLC; San Diego United Holding Group LLC.	
603	04/02/2019	Ex Parte scheduled for 05/09/2019 at 08:30:00 AM at Central in C-67 Eddie C Sturgeon.	
604	04/02/2019	Motion Hearing (Civil) scheduled for 05/10/2019 at 09:00:00 AM at Central in C-67 Eddie C Sturgeon was vacated.	
605	04/03/2019	Opposition to Noticed Motion and Supporting Declarations (DEFENDANTS CHRIS HAKIM'S MIRA ESTE PROPERTIES LLC'S AND ROSELLE PROPERTIES LLC'S OPPOSITION TO RECEIVER'S RECOMMENDATION TO APPOINT SOCAL AS MANAGER OF BALBOA DISPENSARY) filed by Hakim, Chris; Mira Este Properties LLC; Roselle Properties LLC.	Hakim, Chris (Defendant); Mira Este Properties LLC (Defendant); Roselle Properties LLC (Defendant)
606	04/03/2019	Declaration - Other (Of Maura Griffin) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
607	04/03/2019	Declaration - Other (Of David Farida) filed by Razuki, Salam.	Razuki, Salam (Respondent On Appeal)
608	04/03/2019	Declaration - Other (Of Salam Razuki) filed by Razuki, Salam.	Razuki, Salam (Respondent On Appeal)
609	04/03/2019	Proposed Order submitted by Razuki, Salam received but not filed on 04/03/2019.	Razuki, Salam (Respondent On Appeal)
610	04/03/2019	Proof of Service (Ex Parte Application/Declaration) filed by Razuki, Salam.	Razuki, Salam (Respondent On Appeal)

611	04/03/2019	Ex Parte Application - Other and Supporting Documents (For Order Authorizing the Receiver to Take Financial and Operational Control of the Mira Ete Facility) filed by Razuki, Salam.	Razuki, Salam (Respondent On Appeal)
612	04/04/2019	Opposition - Other (to Ex Parte Application to Modify Preliminary Injunction) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
613	04/04/2019	Objections (to Receivers Recommendation) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
614	04/04/2019	Objections filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
615	04/04/2019	Opposition - Other (DEFENDANTS CHRIS HAKIM'S MIRA ESTE PROPERTIES LLC'S AND ROSELLE PROPERTIES LLC'S OPPOSITION TO PLAINTIFF'S EX PARTE APPLICATION FOR ORDER AUTHORIZING THE RECEIVER TO TAKE FINANCIAL AND OPERATION CONTROL OF THE MIRA ESTE FACILITY) filed by Hakim, Chris; Mira Este Properties LLC; Roselle Properties LLC.	Hakim, Chris (Defendant); Mira Este Properties LLC (Defendant); Roselle Properties LLC (Defendant)
616	04/04/2019	Appointment of Official Reporter Pro Tempore (ROBERT JAMEYSON) filed by The Superior Court of San Diego.	
619	04/04/2019	Ex Parte continued pursuant to party's motion to 04/05/2019 at 01:30PM before Judge Eddie C Sturgeon.	
620	04/04/2019	Minutes finalized for Ex Parte heard 04/04/2019 01:30:00 PM.	
621	04/04/2019	Tentative Ruling for Motion Hearing (Civil) published.	
622	03/14/2019	Request for Dismissal without Prejudice - Cause of Actions (13th) filed by Razuki, Salam. Refers to: Malan, Ninus	Razuki, Salam (Plaintiff)
623	03/14/2019	Proof of Service filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
624	04/05/2019	Appointment of Official Reporter Pro Tempore (KIM ROSS, CSR# 7842) filed by The Superior Court of San Diego.	
625	04/05/2019	Appointment of Official Reporter Pro Tempore (KIM ROSS, CSR# 7842) filed by The Superior Court of San Diego.	
626	04/08/2019	Motion Hearing (Civil) scheduled for 05/10/2019 at 09:00:00 AM at Central in C-67 Eddie C Sturgeon was vacated.	
627	04/03/2019	Order - Other filed by Essary, Michael.	Essary, Michael (Receiver)
628	03/18/2019	Proof of Service filed by Essary, Michael.	Essary, Michael (Receiver)
629	04/08/2019	Answer filed by Razuki, Marvin; Razuki, Matthew; Razuki, Sarah.	Razuki, Marvin (Cross - Defendant); Razuki, Matthew (Cross - Defendant); Razuki, Sarah (Cross - Defendant)
630	04/08/2019	Notice of Ruling (Notice of Entry of Order) filed by Griswold, Richardson.	Griswold, Richardson (Receiver)
631	03/29/2019	Receiver's Report and/or Recommendation filed by ESSARY, MICHAEL W..	ESSARY, MICHAEL W. (Receiver)
632	03/29/2019	Declaration - Other (of Richardson Griswold in Support of Receivers Report and Recommendation) filed by Essary, Michael.	Essary, Michael (Receiver)

633	03/29/2019	Declaration - Other (of Receiver Michael Essary in Support of Report and Recommendation) filed by Essary, Michael.	Essary, Michael (Receiver)
634	04/08/2019	Order - Other filed by Essary, Michael.	Essary, Michael (Receiver)
635	04/05/2019	Minutes finalized for Multiple Events heard 04/05/2019 01:30:00 PM.	
636	03/27/2019	Proof of Service filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
637	03/27/2019	Substitution of Attorney filed by Balboa Ave Cooperative.	Balboa Ave Cooperative (Defendant)
638	03/27/2019	Substitution of Attorney filed by California Cannabis Group.	California Cannabis Group (Defendant)
639	03/27/2019	Substitution of Attorney filed by Devilish Delights Inc.	Devilish Delights Inc (Defendant)
640	03/27/2019	Substitution of Attorney filed by Flip Management LLC.	Flip Management LLC (Defendant)
641	03/27/2019	Substitution of Attorney filed by Monarch Management Consulting Inc.	Monarch Management Consulting Inc (Defendant)
642	03/27/2019	Substitution of Attorney filed by Malan, Ninus.	Malan, Ninus (Defendant)
643	03/27/2019	Substitution of Attorney filed by San Diego United Holding Group LLC.	San Diego United Holding Group LLC (Defendant)
644	04/11/2019	Appellant's Notice Designating Record on Appeal filed by Malan, Ninus. Refers to: RM Property Holdings LLC	Malan, Ninus (Appellant)
645	02/04/2019	Answer filed by Super 5 Consulting Group, LLC; Alternative Health Cooperative Inc; Goldn Bloom Ventures Inc.	Super 5 Consulting Group, LLC (Cross - Defendant); Alternative Health Cooperative Inc (Cross - Defendant); Goldn Bloom Ventures Inc (Cross - Defendant)
646	04/16/2019	Motion Hearing (Civil) scheduled for 08/09/2019 at 09:00:00 AM at Central in C-67 Eddie C Sturgeon.	
647	04/17/2019	Motion Hearing (Civil) scheduled for 05/03/2019 at 09:00:00 AM at Central in C-67 Eddie C Sturgeon was vacated.	
648	04/18/2019	Objections filed by Hakim, Chris; Mira Este Properties LLC; Roselle Properties LLC.	Hakim, Chris (Defendant); Mira Este Properties LLC (Defendant); Roselle Properties LLC (Defendant)
649	04/18/2019	Objections filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
650	04/18/2019	Objections filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
651	04/25/2019	Ex Parte scheduled for 05/09/2019 at 08:30:00 AM at Central in C-67 Eddie C Sturgeon.	
652	04/26/2019	Motion Hearing (Civil) scheduled for 08/23/2019 at 09:00:00 AM at Central in C-67 Eddie C Sturgeon.	
653	04/17/2019	Motion for Protective Order filed by Hakim, Chris; Mira Este Properties LLC; Roselle Properties LLC.	Hakim, Chris (Defendant); Mira Este Properties LLC (Defendant); Roselle Properties LLC (Defendant)



654	04/29/2019	Response filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
655	04/29/2019	Proof of Service filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
656	04/18/2019	Proof of Service (American Lending and Holdings LLC's Substitution of Attorney - Civil) filed by American Lending and Holdings LLC.	American Lending and Holdings LLC (Cross - Complainant)
657	04/18/2019	Substitution of Attorney (Americna Lending and Holdings LLC) filed by American Lending and Holdings LLC.	American Lending and Holdings LLC (Cross - Complainant)
658	04/23/2019	Notice of Recorded Pendency of Action (1869-Avocado) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
659	04/23/2019	Notice of Recorded Pendency of Action (9749 Campo) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
660	04/23/2019	Notice of Recorded Pendency of Action (1415 Eckman) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
661	04/23/2019	Notice of Recorded Pendency of Action (130 S. Mollison) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
662	04/26/2019	Motion to Disqualify Attorney of Record (Notice of Motion to Disqualify Attorney of Record) filed by American Lending and Holdings LLC; Malan, Ninus.	American Lending and Holdings LLC (Cross - Complainant); Malan, Ninus (Cross - Complainant)
663	04/26/2019	Memorandum of Points and Authorities (Memorandum of Points and Authorities in Support of Motion to Disqualify) filed by American Lending and Holdings LLC; Malan, Ninus.	American Lending and Holdings LLC (Cross - Complainant); Malan, Ninus (Cross - Complainant)
664	04/26/2019	Declaration - Other (Declaration of Daniel Watts) filed by American Lending and Holdings LLC; Malan, Ninus.	American Lending and Holdings LLC (Cross - Complainant); Malan, Ninus (Cross - Complainant)
665	04/26/2019	Declaration - Other (Declaration of Ninus Malan) filed by American Lending and Holdings LLC; Malan, Ninus.	American Lending and Holdings LLC (Cross - Complainant); Malan, Ninus (Cross - Complainant)
666	04/26/2019	Proposed Order submitted by American Lending and Holdings LLC; Malan, Ninus received but not filed on 04/26/2019.	American Lending and Holdings LLC (Cross - Complainant); Malan, Ninus (Cross - Complainant)
667	04/26/2019	Proof of Service filed by American Lending and Holdings LLC; Malan, Ninus.	American Lending and Holdings LLC (Cross - Complainant); Malan, Ninus (Cross - Complainant)
668	04/11/2019	Default vacated.	
669	05/01/2019	Notice of Default SD generated.	

670	02/06/2019	Returned Mail (TYPE OF NTC: NOTICE OF RESCHEDULED HEARING / MAILED TO: ATTY ZACHARY E. ROTHENBERG / REASON FOR RETURN: RETURN TO SENDER, NOT DELIVERABLE AS ADDRESSED, UNABLE TO FORWARD) filed by The Superior Court of San Diego.	
671	05/08/2019	Ex Parte Application - Other and Supporting Documents (For Order Authorizing Operation and Funding of Balboa Ave Dispensary) filed by Essary, Michael.	Essary, Michael (Receiver)
672	05/08/2019	Declaration - Other (Of Michael Essary) filed by Essary, Michael.	Essary, Michael (Receiver)
673	05/08/2019	Proposed Order submitted by Essary, Michael received but not filed on 05/08/2019.	Essary, Michael (Receiver)
674	05/08/2019	Ex Parte Application - Other and Supporting Documents (EX PARTE APPLICATION FOR ORDER SPECIALLY SETTING MOTION OF RM PROPERTY HOLDINGS, LLC TO VACATE OR SET ASIDE ENTRY OF DEFAULT) filed by RM Property Holdings LLC.	RM Property Holdings LLC (Cross - Defendant)
675	05/08/2019	Ex Parte Application - Other and Supporting Documents (CHRIS HAKIM'S, MIRA ESTE PROPERTIES LLC'S AND ROSELLE PROPERTIES, LLC'S EX PARTE APPLICATION TO REMOVE RECEIVER FROM MIRA ESTE FACILITY OR IN THE ALTERNATIVE TO CLARIFY AND MODIFY 12/17/2019 ORDER SETTING BOND AMOUNTS) filed by Hakim, Chris; Mira Este Properties LLC; Roselle Properties LLC.	Hakim, Chris (Defendant); Mira Este Properties LLC (Defendant); Roselle Properties LLC (Defendant)
676	05/08/2019	Opposition - Other filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
677	05/08/2019	Declaration - Other filed by Razuki, Salam; Razuki, Salam; Razuki, Salam.	Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff)
678	05/09/2019	Appointment of Official Reporter Pro Tempore (BRIANNA HARO, CSR# 13121) filed by The Superior Court of San Diego.	
679	05/09/2019	Appointment of Official Reporter Pro Tempore (Joanna Castro, CSR# 6944) filed by The Superior Court of San Diego.	
680	05/09/2019	Appointment of Official Reporter Pro Tempore (JOANNE CASTRO, CSR# 6944) filed by The Superior Court of San Diego.	
681	05/09/2019	Order After Hearing filed by Razuki Investments LLC.	Razuki Investments LLC (Cross - Defendant)
684	05/09/2019	Motion Hearing (Civil) scheduled for 05/31/2019 at 02:00PM before Judge Eddie C Sturgeon.	
685	05/09/2019	Motion Hearing (Civil) scheduled for 05/31/2019 at 02:00PM before Judge Eddie C Sturgeon.	
686	05/09/2019	Minutes finalized for Multiple Events heard 05/09/2019 08:30:00 AM.	
687	05/09/2019	The Motion Hearing (Civil) was rescheduled to 05/31/2019 at 02:00:00 PM in C-67 before Eddie C Sturgeon at Central.	
688	05/09/2019	Motion Hearing (Civil) scheduled for 05/31/2019 at 02:00:00 PM at Central in C-67 Eddie C Sturgeon.	
689	05/10/2019	Notice - Other (Notice of Entry of Order) filed by Essary, Michael.	Essary, Michael (Receiver)
690	05/13/2019	Ex Parte scheduled for 06/25/2019 at 08:30:00 AM at Central in C-67 Eddie C Sturgeon.	
691	05/14/2019	Notice of Reporter's Waiver (Lois Mason Thompson, D075776) filed by The Superior Court of San Diego.	
692	05/14/2019	Default vacated.	
693	04/05/2019	Order - Other (ORDER SIGNED 4/5/19) filed by Essary, Michael.	Essary, Michael (Receiver)
694	04/05/2019	Proof of Service filed by Essary, Michael.	Essary, Michael (Receiver)

695	04/05/2019	Order - Other (ORDER SIGNED 4/5/19) filed by Essary, Michael.	Essary, Michael (Receiver)
696	04/05/2019	Proof of Service filed by Essary, Michael.	Essary, Michael (Receiver)
697	05/15/2019	Notice of Ruling filed by Essary, Michael.	Essary, Michael (Receiver)
698	05/15/2019	Notice of Ruling filed by Essary, Michael.	Essary, Michael (Receiver)
699	05/17/2019	Ex Parte Application - Other and Supporting Documents (Receiver Michael Essarys Ex Parte Application for Termination of Mira Este Operator) filed by Essary, Michael.	Essary, Michael (Receiver)
700	05/17/2019	Declaration - Other (Declaration of Brad Grimes in Support of Ex Parte Application) filed by Essary, Michael.	Essary, Michael (Receiver)
701	05/17/2019	Proposed Order submitted by Essary, Michael received but not filed on 05/17/2019.	Essary, Michael (Receiver)
702	05/17/2019	Declaration - Other (Declaration of Receiver Michael Essary in Support of Ex Parte Application) filed by Essary, Michael.	Essary, Michael (Receiver)
703	05/17/2019	Declaration - Other (Declaration of Richardson Griswold in Support of Ex Parte Application) filed by Essary, Michael.	Essary, Michael (Receiver)
704	05/20/2019	Discovery Hearing scheduled for 09/13/2019 at 09:00:00 AM at Central in C-67 Eddie C Sturgeon.	
705	05/20/2019	Discovery Hearing scheduled for 09/13/2019 at 09:00:00 AM at Central in C-67 Eddie C Sturgeon.	
706	05/20/2019	Discovery Hearing scheduled for 09/13/2019 at 09:00:00 AM at Central in C-67 Eddie C Sturgeon.	
707	05/20/2019	Declaration - Other filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
708	05/20/2019	Declaration - Other filed by Razuki, Salam; Razuki, Salam; Razuki, Salam.	Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff)
709	05/20/2019	Declaration - Other filed by Razuki, Salam; Razuki, Salam; Razuki, Salam.	Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff)
710	05/20/2019	Declaration - Other filed by Razuki, Salam; Razuki, Salam; Razuki, Salam.	Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff)
711	05/20/2019	Request for Judicial Notice filed by Razuki, Salam; Razuki, Salam; Razuki, Salam.	Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff)
712	05/20/2019	Joinder to Opposition filed by Razuki, Salam; Razuki, Salam; Razuki, Salam.	Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff)
713	05/20/2019	Proof of Service filed by Razuki, Salam; Razuki, Salam; Razuki, Salam.	Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff); Razuki, Salam (Plaintiff)
714	05/20/2019	Opposition - Other (DEFENDANTS CHRIS HAKIM'S, MIRA ESTE PROPERTIES LLC'S AND ROSELLE PROPERTIES, LLC'S MEMORANDUM OF POINTS AND AUTHORITIES RE EX PARTE APPLICATION OF RECEIVER TO TERMINATE SYNERGEY MANAGEMENT PARTNERS, LLC) filed by Hakim, Chris; Mira Este Properties LLC; Roselle Properties LLC.	Hakim, Chris (Defendant); Mira Este Properties LLC (Defendant); Roselle Properties LLC (Defendant)
715	05/20/2019	Declaration - Other (DECLARATION OF NON-PARTY JERRY BACA TO AID THE COURT'S DETERMINATION OF THE MATTERS TO BE HEARD ON MAY 21, 2019) filed by Synergy Management Partners, LLC.	Synergy Management Partners, LLC (Interested Party)
716	05/20/2019	Declaration - Other (Of Louis A Galuppo) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant)

717	05/20/2019	Declaration - Other (Of Ninus Malan) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant)
718	05/20/2019	Opposition - Other (To Receivers Ex Parte Application) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant)
719	05/20/2019	Proof of Service filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant)
720	05/21/2019	Joinder to Opposition filed by RM Property Holdings LLC.	RM Property Holdings LLC (Cross - Defendant)
721	05/20/2019	Joinder to Motion and Supporting Declarations (Joinder of RM Property Holdings, LLC in (1) Receiver Michael Essary's Ex Parte Application for Termination of Mira Este Operator; And (2) Plaintiff Salam Razuki's Joinder to the Receiver's Ex Parte Application for Termination of Mira Este Operator) filed by RM Property Holdings LLC.	RM Property Holdings LLC (Cross - Defendant)
722	05/20/2019	Motion to Compel Discovery (Notice of Plaintiff Salam Razuki's Motion to Compel Further Responses to Request for Production (Set One) Propounded on Defendant Ninus Malan) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
723	05/20/2019	Memorandum of Points and Authorities (in Support of Notice of Plaintiff Salam Razuki's Motion to Compel Further Responses to Request for Production (Set One) Propounded on Defendant Ninus Malan) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
724	05/20/2019	Statement - Other (Plaintiff Salam Razuki's Separate Statement in Support of Motion to Compel Further Responses to Request for Production (Set One) Propounded on Defendant Ninus Malan) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
725	05/20/2019	Declaration - Other (Declaration of James Joseph Esq. in Support of Plaintiff Salam Razuki's Motion to Compel Further Responses to Request for Production (Set One) Propounded on Defendant Ninus Malan) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
726	05/20/2019	Motion to Compel Discovery (Notice of Plaintiff Salam Razuki's Motion to Compel Further Responses to Form Interrogatories (aSet One) Propounded on Defendant Ninus Malan) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
727	05/20/2019	Memorandum of Points and Authorities (Plaintiff Salam Razuki's Memorandum of Points and Authorities in Support of Motion to Compel Further Responses to Form Interrogatories (aSet One) Propounded on Defendant Ninus Malan) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
728	05/20/2019	Statement - Other (Plaintiff Salam Razuki's Separate Statement in Support of Motion to Compel Further Responses to Form Interrogatories (aSet One) Propounded on Defendant Ninus Malan) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)

729	05/20/2019	Declaration - Other (Declaration of James Joseph Esq. in Support of Plaintiff Salam Razuki's Motion to Compel Further Responses to Form Interrogatories (aSet One) Propounded on Defendant Ninus Malan) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
730	05/20/2019	Motion to Compel Discovery (Notice of Plaintiff Salam Razuki's Motion to Compel Further Responses to Special Interrogatories (Set One) Propounded on Defendant Ninus Malan) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
731	05/20/2019	Memorandum of Points and Authorities (Plaintiff Salam Razuki's Memorandum of Points and Authorities in Support of Motion to Compel Further Responses to Special Interrogatories (Set One) Propounded on Defendant Ninus Malan) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
732	05/20/2019	Statement - Other (Plaintiff Salam Razuki's Separate Statement in Support of Motion to Compel Further Responses to Special Interrogatories (Set One) Propounded on Defendant Ninus Malan) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
733	05/20/2019	Declaration - Other (Declaration of James Joseph, Esq. in Support of Plaintiff Salam Razuki's Motion to Compel Further Responses to Special Interrogatories (Set One) Propounded on Defendant Ninus Malan) filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
734	05/20/2019	Proof of Service filed by Razuki, Salam.	Razuki, Salam (Plaintiff)
735	05/21/2019	Opposition - Other (Opposition of Ninus Malan to Dissolved Company RM Property Holdings, LLC's Ex Parte Application; Request for Judicial Notice) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant)
736	05/21/2019	Request for Judicial Notice (Request for Judicial Notice in Support of Opposition of Ninus Malan to Dissolved Company RM Property Holdings, LLC's Ex Parte Application) filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant)
737	05/21/2019	Proof of Service filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Monarch Management Consulting Inc (Defendant); Malan, Ninus (Defendant)
738	05/21/2019	Opposition - Other (To Motion to Vacate Receivership) filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC.	San Diego Building Ventures LLC (Plaintiff); SoCal Building Ventures LLC (Plaintiff)
739	05/21/2019	Declaration - Other (Of Chris Berman) filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC.	San Diego Building Ventures LLC (Plaintiff); SoCal Building Ventures LLC (Plaintiff)
740	05/21/2019	Declaration - Other (Of Dean Bornstein) filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC.	San Diego Building Ventures LLC (Plaintiff); SoCal Building Ventures LLC (Plaintiff)
741	05/21/2019	Declaration - Other (Of James Holler) filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC.	San Diego Building Ventures LLC (Plaintiff); SoCal Building Ventures LLC (Plaintiff)
742	05/21/2019	Declaration - Other (Of Salvatore Zimmitti) filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC.	San Diego Building Ventures LLC (Plaintiff); SoCal Building Ventures LLC (Plaintiff)
743	05/21/2019	Proof of Service filed by San Diego Building Ventures LLC; SoCal Building Ventures LLC.	San Diego Building Ventures LLC (Plaintiff); SoCal Building Ventures LLC (Plaintiff)

744	05/24/2019	Reply to Opposition - Other filed by RM Property Holdings LLC.	RM Property Holdings LLC (Cross - Defendant)
745	05/24/2019	Reply filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
746	05/24/2019	Declaration - Other filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
747	05/24/2019	Request for Judicial Notice filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
748	05/24/2019	Proof of Service filed by Balboa Ave Cooperative; California Cannabis Group; Devilish Delights Inc; Flip Management LLC; Monarch Management Consulting Inc; Malan, Ninus; San Diego United Holding Group LLC.	Balboa Ave Cooperative (Defendant); California Cannabis Group (Defendant); Devilish Delights Inc (Defendant); Flip Management LLC (Defendant); Monarch Management Consulting Inc (Defendant)
749	05/24/2019	Reply to Opposition of Noticed Motion and Supporting Declarations (REPLY MEMORANDUM OF POINTS AND AUTHORITIES OF DEFENDANTS CHRIS HAKIM, MIRA ESTE PROPERTIES LLC AND ROSELLE PROPERTIES LLC IN SUPPORT OF EX PARTE APPLICATION TO REMOVE RECEIVER FROM MIRA ESTE FACILITY OR IN THE ALTERNATIVE TO CLARIFY AND MODIFY) filed by Hakim, Chris; Mira Este Properties LLC; Roselle Properties LLC.	Hakim, Chris (Defendant); Mira Este Properties LLC (Defendant); Roselle Properties LLC (Defendant)
750	05/21/2019	Minutes finalized for Ex Parte heard 05/21/2019 08:30:00 AM.	

State of California )  
County of Los Angeles )  
)

Proof of Service by:  
US Postal Service  
Federal Express

I, Kirstin Largent, declare that I am not a party to the action, am over 18 years of age and my business address is: 626 Wilshire Blvd., Suite 820, Los Angeles, California 90017.

On 7/2/2019 declarant served the within: Appellants' Appendix  
upon:

Copies FedEx USPS  
ELECTRONICALLY SERVED ON:  
Steven Anmar Elia, Esq.  
Law Offices Of Steven A. Elia, APC  
2221 Camino Del Rio South, Suite 207  
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steve@elialaw.com  
Attorney for Respondent Salam Razuki

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ATTORNEY AT LAW  
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Charles F. Gorla, Esq.  
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San Diego, California 92108  
chasgorla@gmail.com  
Attorney for Appellants Chris Hakim, Mira Este  
Properties, LLC and Roselle Properties, LLC

the address(es) designated by said attorney(s) for that purpose by depositing **the number of copies indicated above**, of same, enclosed in a postpaid properly addressed wrapper in a Post Office Mail Depository, under the exclusive custody and care of the United States Postal Service, within the State of California, or properly addressed wrapper in an Federal Express Official Depository, under the exclusive custody and care of Federal Express, within the State of California

I further declare that this same day the **original and** copies has/have been hand delivered for filing OR the **original and** copies has/have been filed by third party commercial carrier for next business day delivery to:

ELECTRONICALLY FILED ON THE  
CALIFORNIA COURT OF APPEAL  
Fourth Appellate District, Division One

I declare under penalty of perjury that the foregoing is true and correct:

Signature: /s/ Kirstin Largent