

1 Gina M. Austin (SBN 246833)  
E-mail: *gaustin@austinlegalgroup.com*  
2 Tamara M. Leetham (SBN 234419)  
E-mail: *tamara@austinlegalgroup.com*  
3 AUSTIN LEGAL GROUP, APC  
3990 Old Town Ave, Ste A-112  
4 San Diego, CA 92110  
Phone: (619) 924-9600  
5 Facsimile: (619) 881-0045

6 Attorneys for Defendants  
Ninus Malan, San Diego United Holdings Group  
7 Balboa Ave Cooperative, California Cannabis Group  
And Devilish Delights  
8

**ELECTRONICALLY FILED**  
Superior Court of California,  
County of San Diego  
**09/05/2018** at 04:55:00 PM  
Clerk of the Superior Court  
By Valeria Contreras, Deputy Clerk

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

12  
13 SALAM RAZUKI, an individual,

14 Plaintiff,

15 vs.

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

25 Defendants.  
26  
27  
28

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

**DECLARATION OF CHRIS GRIPPI**

[Imaged File]

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

I, Chris Grippi, declare:

1. As I stated in my declaration that I gave to Salam Razuki, I am the owner of Element Builders, a commercial construction firm.
2. My company served as the general contractor for the marijuana dispensary located at 8863 Balboa Ave, Suite E, San Diego. My contract was with Ninus Malan only. I never signed any contract with Salam Razuki.

I declare under penalty of perjury under California state law that the foregoing is true and correct. Executed in San Diego, California, on September 5, 2018.



---

Chris Grippi