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Ninus Malan, San Diego United Holdings Group
7 Balboa Ave Cooperative, California Cannabis Group

ELECTRONICALLY FILED
Superior Court of California,
County of San Diego

08/17/2018 at 03:29:00 PM
Clerk of the Superior Court
By Ines Quirarte, Deputy Clerk

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

11
12 SALAM RAZUKI, an individual,

13 Plaintiff,

14 vs.

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

24 Defendants.

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

**DECLARATION OF ABHAY SCHWEITZER
IN SUPPORT OF NINUS MALAN'S
SUPPLEMENTAL BRIEFING IN SUPPORT
OF ORDER VACATING RECEIVERSHIP**

[IMAGED FILE]

Judge: Hon. Eddie C. Sturgeon

Date: August 20, 2018

Dept.: C-67

Time: 2:00 p.m.

Trial Date: Not Set

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1 I, Abhay Schweitzer, declare as follows:

2 1. I am a resident of California and over the age of 18. I have personal knowledge of
3 the facts stated in this declaration, except as to those facts stated upon information and belief,
4 which facts I believe to be true. If called as a witness, I would testify competently thereto. I
5 make this declaration in support of defendants Ninus Malan, San Diego United Holdings Group,
6 Balboa Ave Cooperative, California Cannabis Group, Devilish Delights, and Flip Management's
7 Supplemental Brief In Support Of Order Vacating Receivership.

8 2. I am a design professional currently employed by TECHNE, an architectural firm
9 that I founded in approximate December 2010. Our offices are located at 3956 30th Street, San
10 Diego, California 92104.

11 3. In my capacity as a design professional, I have been retained by multiple clients to
12 provide architectural services in connection with marijuana projects, including dispensaries and
13 production facilities.

14 4. My services have included, but are not limited to, services in connection with the
15 design of the dispensary or production facility project and the application for a Conditional Use
16 Permit ("CUP"). Through my work, I have served as the primary contact with the City of San
17 Diego ("City") in processing CUP applications for marijuana dispensaries.

18 5. On or around October 25, 2017, I was retained by San Diego United Holdings
19 Group, LLC ("San Diego United") to obtain a CUP for a marijuana production facility (the
20 "SDUH CUP").

21 6. For approximately eight months after San Diego United retained me, the SDUH
22 CUP went through multiple levels of City review.

23 7. In mid-July, I received a call and subsequent voicemail message from Michael
24 Essary. He indicated that he was appointed as a receiver for San Diego United.

25 8. I do not know whether Mr. Essary knew that San Diego United owed me money
26 for services rendered related to the SDUH CUP.

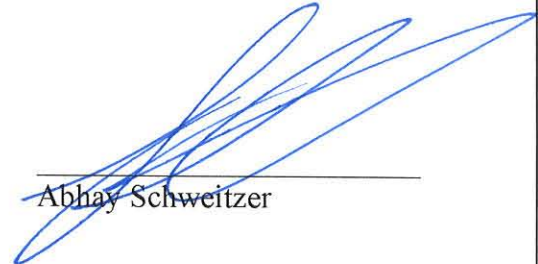
27 9. Prior to Mr. Essary's appointment, SDUH had been paying my invoices. Since Mr.
28 Essary left me the voicemail, I have not been paid although I have been informed that Mr. Essary

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made payments on other outstanding invoices.

10. As of the date of this declaration, San Diego United owes me \$19,493.25 for services rendered related to the SDUH CUP.

I declare under penalty of perjury the foregoing is true and correct. Executed in San Diego, California, on August 16, 2018.



Abhay Schweitzer