

REPORTER'S TRANSCRIPT  
IN RE THE MATTER OF  
FLORES et. al. versus AUSTIN et. al.  
AUDIO-RECORDED PROCEEDING  
INTERVIEW OF PHIL ZAMORA BY CARA ANDERSON

TRANSCRIBED ON: JULY 26, 2022  
TRANSCRIBED BY: JENNIFER G. TORRES, CSR NO. 13022

1 (Begin transcription of audio-recorded  
2 proceeding, file name:  
3 Candid-Chronicle-Cara-Anderson-Interview.)  
4  
5 (Continuous inaudible background conversation.)  
6  
7 MR. ZAMORA: It's all in the record after that.  
8 MS. ANDERSON: Okay.  
9 MR. ZAMORA: Again, where do you want to start is  
10 the real question?  
11 MS. ANDERSON: By the way so recording this but  
12 if you say off the record --  
13 MR. ZAMORA: Okay.  
14 MS. ANDERSON: -- whatever and then you can go  
15 back on the record.  
16 MR. ZAMORA: All right. No --  
17 MS. ANDERSON: And then we're good --  
18 MR. ZAMORA: -- that's fine.  
19 MS. ANDERSON: Okay.  
20 MR. ZAMORA: If you can edit it, that's -- that's  
21 cool, too, but I'm -- I will pretty much keep it --  
22 MS. ANDERSON: This is just for me --  
23 MR. ZAMORA: Between me -- yeah.  
24 MS. ANDERSON: -- to go back and listen to it.  
25 MR. ZAMORA: Okay.

1 MS. ANDERSON: Yeah.

2 MR. ZAMORA: Literally, this all started about  
3 2016.

4 MS. ANDERSON: Okay.

5 MR. ZAMORA: Give or take. You know what I mean?  
6 It could have been 2015. But there's not much underlying,  
7 fucking, you know, parameters that gave us this shit where  
8 we're at right now.

9 And what's going on right now in the industry was  
10 a cluster fuck. It's obviously, like, unprofessional  
11 people that are fucking trying to capitalize and make  
12 something happen that shouldn't have happened --

13 MS. ANDERSON: Are we safe back here?

14 MR. ZAMORA: -- period.

15 What's that?

16 MS. ANDERSON: Are we safe back here?

17 MR. ZAMORA: Yeah, absolutely. Yeah.

18 MS. ANDERSON: Okay. All right.

19 MR. ZAMORA: What do you want to know? Let's  
20 start there. 'Cause I can tell you -- I could start -- I  
21 could start from my end. But what the fuck do you want to  
22 know --

23 MS. ANDERSON: Okay.

24 MR. ZAMORA: -- is the real question?

25 MS. ANDERSON: What do I want to know.

1 MR. ZAMORA: We -- you can start with your  
2 questions. Write them down if you have to. I'll give  
3 you --

4 MS. ANDERSON: Oh, I've got them.

5 MR. ZAMORA: -- everything you need to know.

6 MS. ANDERSON: So you told me a bit about how you  
7 met them. I'll just give you a couple of things --

8 MR. ZAMORA: You want me to start with how I met  
9 them?

10 MS. ANDERSON: I'll give you a couple of things I  
11 want to know.

12 MR. ZAMORA: Yeah.

13 MS. ANDERSON: I want to know how you met them.

14 MR. ZAMORA: Okay.

15 MS. ANDERSON: Your involvement with them.

16 MR. ZAMORA: Okay.

17 MS. ANDERSON: What unfolded with Biker.

18 MR. ZAMORA: Okay.

19 MS. ANDERSON: Why his wife never talked.

20 MR. ZAMORA: Biker -- Biker and all that shit,  
21 I'm not going to go on the record and say what was what.

22 MS. ANDERSON: Okay.

23 MR. ZAMORA: Because that's not -- that's not  
24 touchable --

25 MS. ANDERSON: Yeah.

1 MR. ZAMORA: -- in terms of me.

2 There are other people, I could put you in  
3 contact with, that can actually tell you.

4 But what I will tell you is that that  
5 motherfucker had the insight and had everything that he  
6 had dialed out for a reason the way he had it. And his  
7 death was very suspicious because of the way things went  
8 down. There -- there is no reason that someone that was  
9 in his position, regardless of the CT brain injury or  
10 depression or anything like that -- we all have that shit.

11 MS. ANDERSON: Uh-huh.

12 MR. ZAMORA: We all -- we all are suspect to  
13 that.

14 MS. ANDERSON: Yeah.

15 MR. ZAMORA: But this motherfucker was literally  
16 top -- top dog. So Adam of PLPCC, fucking Balboa Avenue  
17 Cooperative and there were several other fucking  
18 dispensaries that his name was on, they weren't able to  
19 move forward until he was gone.

20 MS. ANDERSON: Okay.

21 MR. ZAMORA: So once he was gone, that -- mean,  
22 obviously, it's gonna be up for the taking, right?

23 MS. ANDERSON: Right.

24 MR. ZAMORA: And what do you think happened?  
25 Obviously. So if you -- if you can trace it back far

1 enough, you can actually understand where the fuck these  
2 people were.

3 And his closest friends will even say, That  
4 motherfucker would never, in his life, would have  
5 committed suicide.

6 And even the police report and everything that  
7 had to do with his death, it did not equate to what the  
8 fuck happened, like --

9 MS. ANDERSON: Did you read that ESPN article?

10 MR. ZAMORA: No, I didn't.

11 MS. ANDERSON: All right. So they referenced an  
12 interview that he did in the past for like his X Games  
13 shit --

14 MR. ZAMORA: Yeah.

15 MS. ANDERSON: -- and in that he talks about how  
16 much he loves life.

17 MR. ZAMORA: Yeah.

18 MS. ANDERSON: And as soon as I --

19 MR. ZAMORA: Yeah.

20 MS. ANDERSON: -- read that quote I was like --

21 MR. ZAMORA: Yeah, the motherfucker would  
22 definitely do it.

23 MS. ANDERSON: Yeah.

24 MR. ZAMORA: And -- and that's the thing. Like,  
25 all his best friends even told me, they're like after I

1 took over bal -- Balboa, they're like, Nah. These  
2 motherfuckers are shady. You got to watch out.

3 Like people --

4 MS. ANDERSON: Who?

5 MR. ZAMORA: -- people -- I'm not gonna name  
6 names --

7 MS. ANDERSON: No, I mean who's shady?

8 MR. ZAMORA: Ninus Malan, fucking Salam, all  
9 those motherfuckers, literally the motherfuckers that were  
10 the ones that took over after he was gone.

11 And it was actually Brad and fucking Adam that  
12 were the ones that ran PLPCC, Urban Leaf. Like Urban Leaf  
13 was supposed to be Balboa. Urban Leaf was supposed to be  
14 Golden Bloom. Like, all -- all these fucking dispensaries  
15 that are here now were supposed to be under one flag. And  
16 that was the monopoly.

17 MS. ANDERSON: Gotcha.

18 MR. ZAMORA: That was -- that's what I was  
19 telling you. That's why they're all fucking bullshit.

20 MS. ANDERSON: Who are those eight to ten dudes?

21 MR. ZAMORA: They're all -- I'm not gonna name  
22 names, but they're all fucking piece of shit, fucking  
23 Chaldean fucks. Like, literally, these are all guys that  
24 think they are bigger than life. They all drive fucking  
25 Land Rovers. Like, they don't -- they don't care about

1 the industry. They care more about their own pocket. And  
2 they had been exploiting this industry for so long that's  
3 it's been a problem. You know what I mean?

4 MS. ANDERSON: (Inaudible) from the head.

5 MR. ZAMORA: So -- yeah, well, I mean Razuki,  
6 like they said in that fucking article own -- owns  
7 percentages in X, Y, Z. Like, all these dispensaries that  
8 are out there in the world --

9 MS. ANDERSON: Uh-huh.

10 MR. ZAMORA: -- from East County to here, they --  
11 they're all profiting from people that really are putting  
12 themselves on the line every day, and they're not giving  
13 anything back. They don't care.

14 MS. ANDERSON: Yeah.

15 MR. ZAMORA: It fails, it doesn't fail, whatever.  
16 The reason they wanted the fucking hit on Ninus  
17 was because he played them. That's -- that's the  
18 difference. You know what I mean? Like we're not --  
19 we're not in the position to be like, Oh, we know what the  
20 fuck we're doing kind of shit?

21 MS. ANDERSON: Yeah.

22 MR. ZAMORA: Like people like Ninus were.

23 So he knew -- he knew what he was doing, and he  
24 kept telling them, I know what I'm doing. I know what I'm  
25 doing.



1                   But what happened?

2                   MS. ANDERSON: He ran it into the ground

3 (inaudible) --

4                   MR. ZAMORA: Yeah, exactly. Exact --

5                   MS. ANDERSON: -- (inaudible).

6                   MR. ZAMORA: Exactly.

7                   MS. ANDERSON: Uh-huh.

8                   MR. ZAMORA: And why is that? Why is that?

9                   Because he didn't know what the fuck he was

10 doing.

11                   MS. ANDERSON: He was taking money.

12                   MR. ZAMORA: He had no -- yeah, exactly.

13                   MS. ANDERSON: Yeah.

14                   MR. ZAMORA: And he was a fucking eight ball a

15 day, fucking coke addict. Yeah, exactly.

16                   MS. ANDERSON: Uh-huh.

17                   MR. ZAMORA: I mean you could see the writing is

18 on the fucking wall. So it is what it is. But we

19 don't -- we don't go --

20                   MS. ANDERSON: But what I don't understand about

21 him is it seems like he's got --

22                   MR. ZAMORA: Do you want to meet him?

23                   MS. ANDERSON: It seems like he's got money --

24 yeah, (inaudible) --

25                   MR. ZAMORA: Oh, yeah, of course. It seems

1 like --

2 MS. ANDERSON: But I heard --

3 MR. ZAMORA: -- he has money --

4 MS. ANDERSON: I heard he's --

5 MR. ZAMORA: It seems like he has money.

6 MS. ANDERSON: I heard that he's in with like a

7 coke dealer, 'cause he owes him like two ki's or

8 something. Okay.

9 MR. ZAMORA: And we are not afraid of anybody.

10 (Inaudible). We've never had to be afraid of anybody.

11 MS. ANDERSON: Do you know those ladies?

12 MR. ZAMORA: Yeah, very well. And the one you're

13 referring to earlier --

14 MS. ANDERSON: Yeah.

15 MR. ZAMORA: -- I've met her like -- for like two

16 seconds, but I understood her.

17 Ninus even pointed out, like 100 percent, like,

18 Learn from her, like learn what she's saying. 'Cause she

19 knew litigation. She knew how to get away with certain

20 shit. So these people --

21 MS. ANDERSON: You're talking about Gonzalez or

22 Juarez?

23 MR. ZAMORA: Yeah, Juarez.

24 So these people are -- are able to identify the

25 rules and bend them. You know what I mean? They -- they

1 participate within them but they -- they will continually  
2 fucking take them and fucking manipulate them to their own  
3 ends. And that's the problem with this industry. It's  
4 like it's based on compassion, like care and shit like  
5 that, right? As far as what we're told. These  
6 motherfuckers are manipulating it to their own ends.

7 MS. ANDERSON: Yeah.

8 MR. ZAMORA: So you have -- even -- even  
9 Gonzalez. Gonzalez is -- she's an amazing person. She's  
10 an advocate for patient's rights and things like that.  
11 But at the end, obviously, she's caught up on fucking  
12 tape, fucking taking a thousand dollars from fucking what?  
13 From Golden Bloom to fucking pay a hitman to kill Ninus  
14 Malan. Like get the fuck out of here. Like --

15 MS. ANDERSON: They're trying to say that she  
16 didn't take the money from them.

17 MR. ZAMORA: Oh, okay. So then why is an  
18 informant literally quoting -- you know what I mean?  
19 Like, why the fuck -- why is that even a thing?

20 MS. ANDERSON: Uh-huh.

21 MR. ZAMORA: Why is that even a thing?

22 To -- to me and to what I know, she fucking hates  
23 Ninus. She hates him. He's disgusting. He's a pig.  
24 Word for word. Verbatim. Like what she's told me.

25 And she wanted to meet up with me after, like, me

1 and him had a falling out. And the only reason me and him  
2 had a falling out -- a falling out was because I -- I  
3 understood more about the industry than he was able to  
4 allow to happen. Like he was --

5 MS. ANDERSON: (Inaudible).

6 MR. ZAMORA: He was the master of the chains and  
7 I was, you know, a slave.

8 MS. ANDERSON: Yeah.

9 MR. ZAMORA: But these motherfuckers don't  
10 understand one thing. It's like this -- this plant and,  
11 you know, everything, it's medicinal. It's gonna -- it's  
12 gonna be grown everywhere. It's gonna take over the  
13 industry. Like, it's gonna do its own thing. They're  
14 trying to capitalize on something that they can't  
15 capitalize on. You can't capit --

16 MS. ANDERSON: That's the shit I don't like.

17 MR. ZAMORA: Yeah. Well, I don't like it either.

18 MS. ANDERSON: Yeah.

19 MR. ZAMORA: But there are people in this world  
20 that want that. And if you go back throughout time, you  
21 have dispensaries time and time again, whether it's  
22 Mankind, whether it's a Green Alternative, whether it's  
23 fucking, you know, Elevated Greens or fucking -- whoever  
24 the fuck it is, that I've sold -- I sold to every fucking  
25 dispensary here fucking in San Diego, legal or not, these

1 motherfuckers don't know how it's really gonna go down.

2           And -- and the sad thing is they're gon --  
3 they're willing to exploit people. They're willing to  
4 fucking put people on the line for -- for their own ends.  
5 So that -- that's really what it comes down to. And  
6 that's why they're so fucked where they're at now.

7           So this whole thing that's happening is --  
8 it's -- it's almost -- it's almost perfect, because  
9 they -- they -- they made their bed. They -- they have to  
10 sleep in it. You know what I mean? Salam and all these  
11 motherfuckers.

12           And Ninus -- Ninus is not a good guy. No matter  
13 how they try to play it in the news, no matter what it is,  
14 Ninus isn't a good guy, neither is Salam --

15           MS. ANDERSON: People feel empathetic for his  
16 situation but --

17           MR. ZAMORA: Fuck him.

18           MS. ANDERSON: -- everything we're getting --

19           MR. ZAMORA: Fuck him. I wanted to kill that  
20 motherfucker. I'll say it on fucking record. I wanted to  
21 fucking (inaudible) put a bullet in his head. They don't  
22 have to pay me anything to do it. That motherfucker  
23 robbed me of \$30,000. You know like nothing. Like that.

24           MS. ANDERSON: Uh-huh.

25           MR. ZAMORA: So there are people like that out

1 there that are sharks. You know what I mean? And they --  
2 they do this for a reason. They're in this business for a  
3 reason, because they can exploit people.

4 MS. ANDERSON: But you know that Razuki is out on  
5 bail, right?

6 MR. ZAMORA: I can call my cousin right now. Do  
7 you want the whole story? I'll put him on speakerphone  
8 and we can find out.

9 MS. ANDERSON: Who's your cousin?

10 MR. ZAMORA: He was my personal body guard  
11 throughout the whole fucking thing, and now he's working  
12 for Salam.

13 MS. ANDERSON: Anthony?

14 MR. ZAMORA: Yeah.

15 MS. ANDERSON: I already talked to him.

16 MR. ZAMORA: Yeah, yeah.

17 MS. ANDERSON: Yeah.

18 MR. ZAMORA: What did you talk to him about?

19 Add let me get --

20 MS. ANDERSON: Razuki.

21 MR. ZAMORA: Let -- let me guess. Let me guess.  
22 He gave you the fucking yes, no, maybe so kind of thing.  
23 Yeah.

24 You want the real story?

25 MS. ANDERSON: He seems like a good guy --

1 MR. ZAMORA: No, he's not.

2 MS. ANDERSON: -- but he's -- he's --

3 MR. ZAMORA: He's not. He has a rooster on his  
4 neck. Yeah.

5 MS. ANDERSON: He has a what on his neck?

6 MR. ZAMORA: He has a rooster right here.

7 MS. ANDERSON: Okay.

8 MR. ZAMORA: Yeah, on his neck.

9 MS. ANDERSON: Gotcha.

10 MR. ZAMORA: Yeah, that's my cousin.

11 MS. ANDERSON: Gotcha.

12 MR. ZAMORA: Yeah, that's my cousin. He's Lomas  
13 until he dies. Lomas 26. We're all gangsters. Like, our  
14 whole life, everything, all we know is being fucking  
15 gangster. And that motherfucker will lie and fucking  
16 cheat, steal, until --

17 MS. ANDERSON: I know. He was painting a picture  
18 for me.

19 MR. ZAMORA: Yeah, yeah.

20 MS. ANDERSON: Yeah.

21 MR. ZAMORA: But -- but he's the smartest one out  
22 of all of them. He's the smartest one, because he will  
23 play them. 'Cause they're -- they're stupid fucks.  
24 They're -- they're Chaldean. They -- they have no say.  
25 If you look at the prison system and you look at

1 how it really is, they have no say on the streets, so  
2 Chaldeans, Arabics, Armenians like none of those  
3 motherfuckers really can give anything to the street level  
4 that the Mexicans got.

5 MS. ANDERSON: Gotcha.

6 MR. ZAMORA: We're -- we're Mexican Mafia all day  
7 for -- for life.

8 MS. ANDERSON: Uh-huh.

9 MR. ZAMORA: Like I'll probably die saying this  
10 shit to you but that is what it is. Like these  
11 motherfuckers will defend that. They'll die for it. They  
12 kick money up into the prison system like on a dispensary  
13 level.

14 Look, we had fucking times where we thought Ninus  
15 was trying to rob us of integrity and fucking like  
16 monetary like -- whatever name it.

17 And my cousin's like, Hey, bro, you want to go in  
18 there and fucking put the red hand on his fucking shit.  
19 You know what I mean? We'll -- we'll fucking take  
20 everything in his dispensary. We'll fucking put him down  
21 on his knees. We'll bury him. It doesn't matter. All  
22 this shit is like beyond what the news in the media is  
23 really trying to make it to be.

24 MS. ANDERSON: Uh-huh.

25 MR. ZAMORA: It has nothing to do with this FBI



1 informant, which is obvious. You're going to talk to  
2 somebody, I mean come on.

3 MS. ANDERSON: What's his name? Marciano or  
4 something?

5 MR. ZAMORA: I don't know.

6 MS. ANDERSON: Oh, okay.

7 MR. ZAMORA: I don't want to know him, and I'm  
8 glad I never knew him.

9 The whole time I was -- I was the director of  
10 their operations, my phone was tapped. I knew that.

11 MS. ANDERSON: Yeah.

12 MR. ZAMORA: You can hear it. You can literally  
13 hear the clicks. You can hear the whistles, all that  
14 shit, like you're -- if you know what you're doing, you  
15 know what you're doing. But that's all I can tell you.

16 But the -- the shit that they were doing was not  
17 okay. They were -- they were fucking people over.

18 MS. ANDERSON: How?

19 MR. ZAMORA: They were -- oh, mone -- like, they  
20 would muscle people into a corner and to the point where  
21 they would make you feel like you did something wrong, no  
22 matter what.

23 MS. ANDERSON: Uh-huh.

24 MR. ZAMORA: No matter what.

25 MS. ANDERSON: And you can be as specific as

1 possible and provide like --

2 MR. ZAMORA: As specific as possible, let's say I  
3 have fucking 15 apples. Let me be honest. I have 15  
4 apples, right?

5 MS. ANDERSON: Yeah.

6 MR. ZAMORA: I had -- I had my apple orchard and  
7 I fucking have 15 apples. They wanted all fucking 20 of  
8 my apples but I only grew 15.

9 MS. ANDERSON: Uh-huh.

10 MR. ZAMORA: And they're looking at you and  
11 yelling at you like you only gave us fucking 15 apples.

12 MS. ANDERSON: So what happened with the falling  
13 out.

14 MR. ZAMORA: The falling out was based on me  
15 being smart enough to be like, You motherfuckers are  
16 trying to fuck people out of, like, not even just like  
17 basic shit. But, like, you motherfuckers are trying to  
18 fucking take someone for their work and -- and multiply it  
19 on your end.

20 Like they were literally trying to take  
21 everything and give nothing. If I can -- if I can explain  
22 it in so many words. Like they -- they had nothing to  
23 bring to the table other than money. Like we -- we will  
24 give you like everything you want. Like, oh, you can  
25 sell -- you can sell this dime bag for sixty bucks, and

1 we'll give you everything.

2 MS. ANDERSON: Uh-huh.

3 MR. ZAMORA: Fucking everything, but they can't  
4 do that. They can't do that. They can't do anything.

5 MS. ANDERSON: Yeah.

6 MR. ZAMORA: These motherfuckers they're the  
7 worst --

8 MS. ANDERSON: What will happen to him if he goes  
9 into prison, though?

10 MR. ZAMORA: What's that?

11 MS. ANDERSON: What's gonna happen to him if he  
12 goes to prison?

13 MR. ZAMORA: Who?

14 MS. ANDERSON: Razuki.

15 MR. ZAMORA: Razuki? Nothing. He's going to get  
16 fucked in the ass, and he's gonna love it. He's --  
17 he's -- he's homo -- he's like a homosexual, hundred  
18 percent. Hundred percent.

19 MS. ANDERSON: He's got kids, too, right?

20 MR. ZAMORA: Yeah, but he's like a closet homo --  
21 homosexual.

22 MS. ANDERSON: Okay.

23 MR. ZAMORA: Hundred percent. Hundred percent.

24 I've saw him in that fucking back office again  
25 and let me tell you, like, I can give you his phone

1 number. Like, literally, that guy is Satan like hundred  
2 percent.

3 MS. ANDERSON: He's sick?

4 MR. ZAMORA: Satan.

5 MS. ANDERSON: Satan.

6 MR. ZAMORA: Satan. Like, literally, that guy is  
7 the epitome of evil.

8 MS. ANDERSON: You afraid of him?

9 MR. ZAMORA: That -- that guy does not give a  
10 fuck about anybody, you, me, left, right, up, down, that  
11 guy doesn't care.

12 MS. ANDERSON: Uh-huh.

13 MR. ZAMORA: As long as he gets his money, he  
14 doesn't care. And Ninus was his little punk. So Ninus  
15 being his pawn by having this fucking coke habit, coming  
16 down on other people, it was a recipe for a fucking  
17 disaster.

18 MS. ANDERSON: Uh-huh.

19 MR. ZAMORA: Yeah, it was terrible. But, yeah.  
20 It -- it's weird. It -- that -- that is the, literally,  
21 one of the weirdest questions you could ask.

22 MS. ANDERSON: Got five minutes on here.

23 MR. ZAMORA: That's fine.

24 MS. ANDERSON: What do you know about Gina.

25 MR. ZAMORA: Gina was very smart but she was

1 giving insider trading.

2 MS. ANDERSON: How do you know that?

3 MR. ZAMORA: Because she sat in a fucking office  
4 in Balboa with me and told us how she couldn't talk about  
5 her other clients but still gave enough to tell us where  
6 things were gonna be zoned based on like Lemon Grove and  
7 East County zoning and that shit.

8 MS. ANDERSON: What did she tell you about Lemon  
9 Grove?

10 MR. ZAMORA: So it was -- it was, literally, like  
11 they pulled up a fucking map, like Google Maps, and they  
12 fucking brought it down to like a fucking geographical  
13 fucking point. And there's like the 94 Freeway -- I'm not  
14 even shitting you -- 94 Freeway. And like this is all --  
15 this is all blue, right? This is all red. And we were --  
16 we were trying to buy property that was here, here, and  
17 here.

18 Ninus is like, I'm gonna go in on these -- these  
19 three properties. What are you gonna do, Gina? What are  
20 you gonna do?

21 And Gina's like, I can't tell you what we're  
22 gonna do, 'cause that would be -- I gotcha.

23 MALE SPEAKER: (Inaudible) somebody --

24 MR. ZAMORA: Yeah, I gotcha you.

25 MALE SPEAKER: Until somebody else comes and

1 tells me --

2 MR. ZAMORA: I got you. What they want to do  
3 about it?

4 MALE SPEAKER: (Inaudible) --

5 MR. ZAMORA: What do you want to do, Gina?

6 And, literally, she's like, Fuck. Like that's  
7 patient-client confidentiality. I can't breach that. As  
8 a lawyer I cannot --

9 MS. ANDERSON: Did she, though?

10 MR. ZAMORA: Not necessarily. In so many words,  
11 no.

12 As -- if we're gonna tip toe around the fucking  
13 tulips, no. But if we're gonna be honest, yeah. Fuck,  
14 yeah, she did.

15 MS. ANDERSON: Yeah.

16 MR. ZAMORA: Yeah, she -- she gave enough. Yeah.

17 MS. ANDERSON: For what?

18 MR. ZAMORA: For people to actually go in and  
19 invest.

20 MS. ANDERSON: Like what did she give?

21 MR. ZAMORA: In the sense that these properties,  
22 if you buy them, you're gonna have a fucking line in  
23 between one of those properties where it's gonna be your  
24 side and their side, and then you two are gonna have to go  
25 to court. Like they've always been in fucking court.

1 Right or wrong they --

2 MS. ANDERSON: Uh-huh.

3 MR. ZAMORA: -- that's all they -- that's all  
4 they've been through. Razuki, fucking Ninus, that's all  
5 they know is court. And that's why they're so good at  
6 what they fucking do, 'cause they're able to litigate how  
7 people are able to fucking differentiate the laws.

8 MS. ANDERSON: Do you remember any specific  
9 properties that she was talking to you guys about?

10 MR. ZAMORA: Fuck, dude. If you pull up a map, I  
11 can actually --

12 MS. ANDERSON: So just so you know, I've been  
13 investigating Lemon Grove's --

14 MR. ZAMORA: Yeah, I bet.

15 MS. ANDERSON: -- dispensaries for two years.

16 MR. ZAMORA: And they're suspect is fucked.

17 MS. ANDERSON: Yeah.

18 MR. ZAMORA: They're suspect is fucked because  
19 why? Tell -- you tell me why. You tell me why.

20 Because they've been sold out. Because people  
21 had used those as a fucking like lottery fucking ticket.  
22 There are people in fucking Lemon Grove that have bought  
23 those properties and were like, Who wants to buy it?  
24 Who -- who the fuck is coming up? Who's first? Who's  
25 next? Who's left? Who's right?

1           Dude, Ninus Malan is one of those guys that's  
2 like, We're gonna buy all three of these. I know the guy.

3           The -- it was a fucking African-American  
4 gentleman -- right? -- that got fucking caught up for  
5 beating the shit out of some other fucking white dude,  
6 right? If I'm not mistaken.

7           MS. ANDERSON: There's -- there's a black guy  
8 that got beat up by -- I think the guy is Mexican.

9           MR. ZAMORA: Other way around.

10          MS. ANDERSON: Yeah, yeah.

11          MR. ZAMORA: So he got -- he got the shit beat  
12 out of him. The black guy was the one that was buying all  
13 the property. The Mexican guy was one of the guys -- so  
14 the way they do this shit, the person that owns the land,  
15 the person that owns the property owns the rights to the  
16 dispensary.

17          The person that buys the fucking dispensary like,  
18 literally, like, Oh, you have a dispensary there. Here --  
19 here's \$200,000 for your dispensary. Okay. Cool.

20          They can't under sell it based on, Oh, the  
21 property actually owns the rights to the dispensary.

22          I give you \$200,000 -- that's what happened with  
23 Brad at Balboa. Brad, Adam all bought in to fucking  
24 Balboa, but they were forced out because Ninus bought the  
25 fucking actual land.



1 MS. ANDERSON: (Inaudible).

2 MR. ZAMORA: Brad bought -- Brad and Adam bought  
3 the fucking -- the -- the license.

4 MS. ANDERSON: So that black guy bought up a  
5 bunch of properties and then what?

6 MR. ZAMORA: That's why he got his ass whipped.  
7 It was -- it was a -- it was a fight.

8 MS. ANDERSON: The guy -- that guy that beat him  
9 up was a city councilman.

10 MR. ZAMORA: Yeah.

11 MS. ANDERSON: Yeah.

12 MR. ZAMORA: Exactly.

13 MS. ANDERSON: So what would the city councilman  
14 want to beat up this black guy?

15 MR. ZAMORA: But what do you think he would do it  
16 for? Money. Anyone that sits on those --

17 MS. ANDERSON: But who's -- who's paying him to  
18 do that, though?

19 MR. ZAMORA: He's paying himself. It goes into  
20 his own pocket. Are you kidding me?

21 MS. ANDERSON: But, like, what I'm trying to  
22 understand is --

23 MR. ZAMORA: Why would he fucking do it?

24 MS. ANDERSON: I'm a journalist, not business  
25 person --

1 MR. ZAMORA: Yeah, of course.

2 MS. ANDERSON: You know what I mean? So that's  
3 why I'm asking.

4 MR. ZAMORA: So let me explain this to you.

5 MS. ANDERSON: Like, do you know specifically why  
6 he did that, where he gets the kickbacks from?

7 MR. ZAMORA: Let me explain it to you. Let me  
8 explain it to you.

9 He doesn't get kickbacks.

10 MS. ANDERSON: Okay.

11 MR. ZAMORA: He owns it. It goes right -- it  
12 goes right back into his own pocket.

13 MS. ANDERSON: What does he own?

14 MR. ZAMORA: If he owns those land plots or if he  
15 owns the licenses, they go right back into his own pocket.

16 MS. ANDERSON: So you think the councilman owns  
17 those properties?

18 MR. ZAMORA: Of course. Are you fucking kidding  
19 me?

20 You got it, bro. It's all right. Don't worry  
21 about it.

22 MS. ANDERSON: Okay.

23 MR. ZAMORA: Thank you.

24 Are you fucking kidding me? Of course, he does.

25 MS. ANDERSON: Is that a fact, though?

1           MR. ZAMORA:  Dude, you want to look it up?  You  
2 can look at -- you can actually look this shit up.

3           MS. ANDERSON:  So I'm confused, though.  If he  
4 owns the properties, how did the black guy buy them?

5           MR. ZAMORA:  Because the black guy probably  
6 opened the license or owned the licenses.

7           MS. ANDERSON:  (Inaudible).

8

9           (End transcription of audio-recorded proceeding,  
10 file name:

11 Candid-Chronicle-Cara-Anderson-Interview.)

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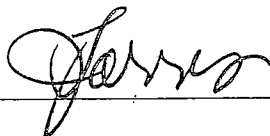
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1 REPORTER'S CERTIFICATE

2  
3 I, Jennifer G. Torres, Certified Shorthand Reporter  
4 for the State of California, do hereby certify:

5  
6 That the foregoing proceeding is a verbatim  
7 transcription prepared from the electronic sound recording  
8 provided to me of the proceedings in the above-entitled  
9 matter; that the foregoing is a true and accurate  
10 transcript of said proceedings to the best of my ability.

11  
12 Dated this 1st day of August, 2022  
13 at San Diego, California.

14  
15  
16  
17 

18  
19 JENNIFER G. TORRES  
20 CSR No. 13022  
21  
22  
23  
24  
25

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