

CITY OF SAN DIEGO
LEASE SURRENDER AND
TERMINATION AGREEMENT

THIS LEASE SURRENDER AND TERMINATION AGREEMENT ("Agreement") is entered into by and between THE CITY OF SAN DIEGO, a California municipal corporation ("CITY"), and MDTQ LLC, a limited liability corporation ("MDTQ") (collectively referred to herein as the "Parties"), to be effective when executed by the parties and as of the date approved by the San Diego City Attorney (the "Effective Date"), as follows:

RECITALS

- A. CITY, as lessor, and Downtown Johnny Brown's, Inc., as lessee, entered into that certain CITY OF SAN DIEGO PERCENTAGE LEASE (the "Lease") filed in the Office of the San Diego City Clerk as Document No. RR-296518 on May 21, 2002, which was assigned to Alexander Construction and Home Inspection, Inc. pursuant to that certain CITY OF SAN DIEGO CONSENT TO ASSIGNMENT OF LEASE AGREEMENT, dated March 30, 2006, and assigned to MDTQ pursuant to that certain CITY OF SAN DIEGO CONSENT TO ASSIGNMENT AND AGREEMENT, dated October 2, 2013, by which MDTQ leased from CITY the CITY-owned improved real property located at 1220 Third Avenue, in the City of San Diego, California and more particularly described in the Lease (the "Premises") to operate and maintain a café-style restaurant and bar for use by the general public, as more particularly specified in the Lease.
- B. The Lease is scheduled to expire on May 31, 2017.
- C. CITY and MDTQ entered into a Letter Agreement dated January 15, 2016, whereby CITY agreed to refrain from issuing MDTQ a Notice of Default for its failure to timely pay rent, as further set forth in the Letter Agreement. MDTQ agreed to allow CITY to instigate and process a Request for Proposals ("RFP") for the award of a new lease for the Premises, as further set forth in the Letter Agreement.
- D. On April 29, 2016, CITY sent MDTQ a Notice that the CITY does not waive any rights or remedies available to the CITY at law or in equity as a result of damages that the CITY may incur as a result of MDTQ's abandonment of the Lease.
- E. Since the Letter Agreement dated January 16, 2016, MDTQ claims it has incurred extreme financial hardship, including pending ADA lawsuits.
- F. On June 24, 2016, CITY received a letter from MDTQ requesting early termination of the Lease.

- G. CITY desires to accept the surrender and termination of the Lease effective on the Effective Date ("Termination Date"), and as of the Termination Date release each other from their respective rights and obligations under the Lease on the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the Recitals stated above and incorporated herein by this reference and of the mutual benefits and obligations of the Parties set forth in this Agreement, the Parties agree as follows:

1. Termination of Lease. The Lease shall terminate as of the Termination Date, subject to the terms and conditions set forth below.
2. Release. On the Termination Date, CITY and MDTQ are released from their respective rights and obligations under the terms and conditions of the Lease, except as to any monetary obligations, claims and remedies accrued thereunder and rights and obligations that shall normally survive the termination of the Lease, including, but not limited to, indemnity.
3. Surrender. On or before the Termination Date, MDTQ shall vacate the Premises and surrenders to CITY the Lease and all rights of MDTQ in and to the Premises, however acquired, together with all of its right and interest, and title, if any, in and to all improvements, furniture, equipment, and fixtures (except any and all personal property and trade fixtures) contained in the Premises, and all of the right of MDTQ in and to the Lease, and shall deliver to CITY all keys possessed and/or controlled by it to the Premises. On or before the Termination Date, MDTQ shall remove all of its trade fixtures and personal property from the Premises, upon providing to CITY written receipts or other documentation for the trade fixtures and personal property.
4. MDTQ's Release of Claims. MDTQ, for itself and its successors and assigns forever releases CITY from any claim, demand, or cause of action against CITY, its successors and assigns, arising after the Termination Date out of the Lease or its use and occupancy of the Premises or the termination of the Lease and surrender of the Premises.
5. Acceptance of Termination. CITY, for itself and its successors and assigns, accepts the termination of the Lease and the surrender of the Premises by MDTQ as of the Termination Date subject to the conditions of this Agreement, and acknowledges that the Premises is in good condition and repair and that MDTQ shall have no liability with respect to the Premises or condition thereof.
6. Effect of Termination. CITY and MDTQ agree that the Lease, and all obligations thereunder, is to be canceled and the term brought to an end as of the Termination Date with the same force and effect as if the term of the Lease were fixed to expire on the Termination Date by the provisions of the Lease.

7. Past Due Rents. MDTQ shall pay past due rents to CITY in the amount of THIRTY-ONE THOUSAND EIGHT HUNDRED SEVENTY-FOUR DOLLARS AND 74/100 CENTS (\$31,874.74) (the "Past Due Amount") upon the close of escrow of the sale of the liquor license held by MDTQ, but in no event later than May 31, 2017, representing minimum monthly rent of \$4,185.21 for the period November 1, 2015 through June 30, 2016 (\$33,481.68) and payment of an August 2015 late fee in the amount of \$198.80, a September 2015 late fee in the amount of \$206.26, and credits from the close-out audit for overpaid percentage rent in the amounts of \$1,168 for lease year 2013/2014 and \$844 for lease year 2014/2015. MDTQ shall notify the escrow agent for the liquor license of MDTQ's approval for the payment to CITY of the Past Due Amount upon the close of escrow and shall instruct the escrow agent to pay to CITY the Past Due Amount upon the close of escrow.
8. MDTQ Representations and Warranties. MDTQ represents and warrants that:
- a. It is the legal and equitable owner of MDTQ's interest in the Lease with full power and authority to terminate it.
 - b. The Lease is not and has not been assigned or transferred and is not and has not been hypothecated, pledged, mortgaged, or in any way encumbered.
 - c. No filed, pending, or potential legal claims of any kind related to the Lease or the Premises exist as of the date of this Agreement. All subleases, concessions, and other rights of use and occupancy of the Premises, insurance policies, and maintenance and service contracts which, prior to this Agreement, CITY has not elected in writing to continue have been legally terminated and all charges paid in full and no cause of action against CITY exists as of the date of this Agreement nor will exist subsequent to this Agreement in any party to a sublease, concession, agreement for use, or occupancy or insurance policy, or maintenance or service contract, based on inducing the breach of contract with respect to it.
 - d. That it has not made any assignment, sublease, transfer, or other disposition of the Lease or any interest in the Lease or any demand, obligation, liability, or cause of action arising out of the Lease, in any manner.
 - e. All charges of those insurance policies and maintenance and service contracts which CITY has elected in writing prior to this Agreement to continue have been paid in full, except those accrued charges which have been approved by CITY and prorated to the Termination Date.
 - f. All rent or other payments on any sublease or other agreement for use and occupancy which CITY has elected in writing prior to this Agreement to continue have been paid in full or prorated to the Termination Date, the sublessee's or holders' rights under other agreements are not in default under these agreements, and rent or other charges have been paid in advance, except for rent and other

charges which have been approved by CITY and prorated to the date of this Agreement.

- g. All charges for utility service (gas, water, electricity, etc.) have been paid in full, except those charged approved by CITY and prorated to the Termination Date.
 - h. There are no outstanding contracts for the supply of labor or materials as of the date of this Agreement, and no work has been done or is being done nor have materials been delivered to the Premises for which full payment has not been made or for which a mechanic's lien or stop notice could be asserted or foreclosed under the laws of California.
 - i. Neither MTDQ nor any of its predecessors in interest under the Lease has done or permitted anything resulting in the Premises or CITY's title to the Premises being in any manner encumbered or charged.
 - j. All taxes, charges, assessments, levies, or impositions required by the Lease to be paid by MTDQ have been paid in full, except those charges approved by CITY and prorated to the Termination Date.
 - k. The Premises are now and will, on the Termination Date, be clean and in good condition and repair, reasonable wear and tear excepted.
 - l. MTDQ is the legal and equitable owner of all personal property that will remain and that CITY has permitted to remain on the Premises pursuant to Section 9, below, and that no property other than that permitted by CITY to remain will remain on the Premises as of the Termination Date.
9. Personal Property. MTDQ agrees that, if any property or other items which may be considered personal property remain on the Premises as of the Termination Date, that property shall belong to CITY, free and clear of any claim or interest of MDTQ or any third party, and this Agreement shall constitute a bill of sale for that property to CITY.
10. Indemnity. MDTQ shall protect, defend, indemnify, and hold CITY and its elected officials, officers, employees, representative and agents ("City Indemnified Parties") harmless from and against any and all claims asserted and liability established for any breach by MTDQ of the representations and warranties made in this Agreement; from MTDQ's termination of the Lease; from any lien, charge, encumbrance, or claim against the Premises; from any claim against the City Indemnified Parties for which Lessee is responsible; or from any damages or injuries to any person or property, including injury to MDTQ's officers, employees, agents, or contractors, which arise out of or are in any manner directly or indirectly connected with any person or legal entity claiming to hold any right under the Lease and/or in the Premises, and all expenses of investigating and defending against same, including without limitation attorney fees and costs.

11. Quitclaim. Pursuant to section 2.5 Surrender of Premises, of the Lease, concurrent with the execution of this Agreement, MDTQ shall execute, acknowledge, and deliver to CITY a valid and recordable quitclaim deed in form and content as attached hereto as **Exhibit A: Quitclaim Deed.**
12. Construction. The provisions of this Agreement, or this Agreement as a whole, shall not be construed against the drafting party.
13. Waiver. No breach of any provision of this Agreement shall be waived unless in writing. Waiver of any one breach of any provision of this Agreement shall not be deemed to be a waiver of any other breach of the same or any other provision.
14. Entire Agreement. This Agreement contains the entire agreement between the Parties regarding the matters covered in this Agreement and supersedes any and all prior understandings, representations, warranties and agreements between the parties pertaining to this Agreement. There have been no other statements, promises, or representations made by the Parties that are intended to alter, modify, or complement this Agreement. Any further amendments to the Lease or the Termination Date shall require the prior written authorization of the Parties hereto.
15. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, representative, successors and assigns.
16. Governing Law. This Agreement shall be governed by, construed, interpreted and enforced in accordance with the laws of the State of California.
17. Titles. The section titles in this Agreement are used for the convenience of the Parties and are not to be taken as part of the instrument or used to interpret this Agreement.

[Page intentionally left blank.]

18. Authority. Each individual executing this Agreement on behalf of another person or legal entity represents and warrants that he/she is authorized to execute and deliver this Agreement on behalf of such person or entity in accordance with duly adopted resolutions or other authorizing actions which are necessary and proper and under such legal entity's articles, charter, bylaws, or other written rules of conduct or governing agreement, and that this Agreement is binding upon such person or entity in accordance with its terms. Each person executing this Agreement on behalf of another person or legal entity shall provide CITY with evidence, satisfactory to CITY, that such authority is valid and that such entity is a valid, qualified corporation, limited liability company, partnership, or other unincorporated association in good standing in its home state and that such entity is qualified to do business in California.

IN WITNESS WHEREOF, this Agreement shall be effective as of the Effective Date.

Date: 1/9/17

MDTQ LLC, a limited liability company

BY: Sean E. Cole

Sean E. Cole

Managing Member

Date: 3/8/17

THE CITY OF SAN DIEGO, a California
municipal corporation

BY: Cybele Thompson

Cybele Thompson

Director, Real Estate Assets

Approved as to form this 6th day of
March, 2017.

MARA W. ELLIOTT, City Attorney

BY: Hilda P. Hernandez

Name: Hilda P. Hernandez

Title: Deputy City Attorney

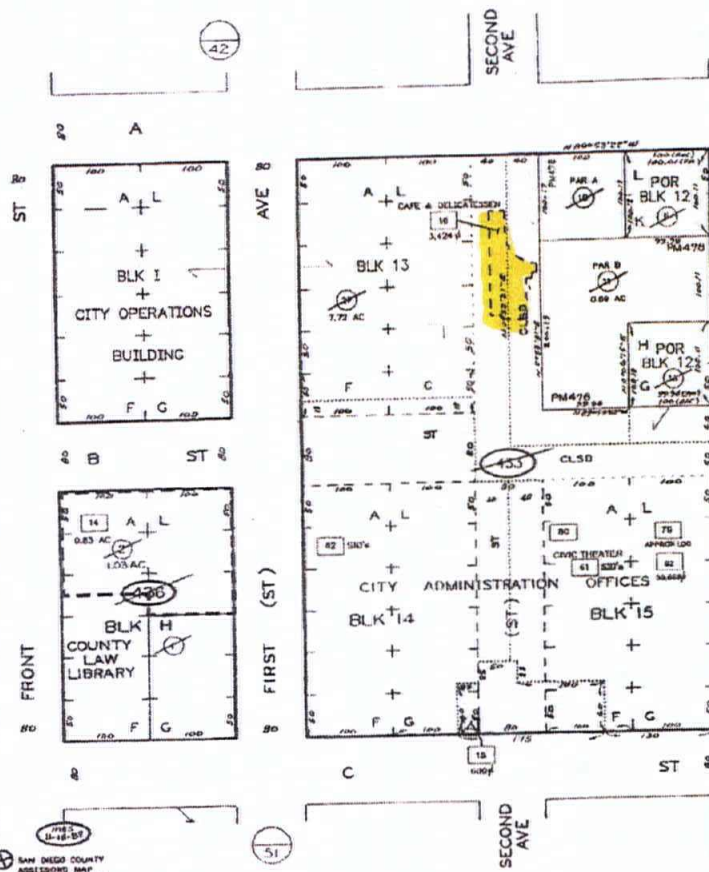
EXHIBIT "A"

PROPERTY SITE - MDTQ LLC LEASE AREA

38

DB13 PG 522
ADD LOCKLING

(41)



DB13 PG 522
ADD LOCKLING

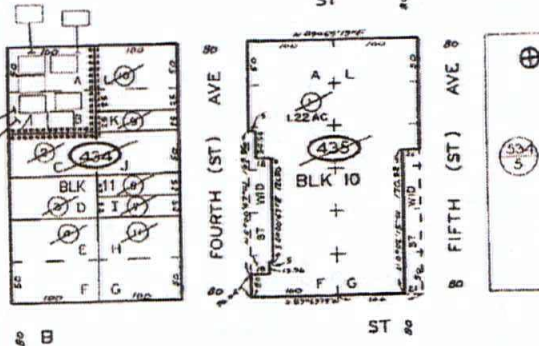
SECOND AVE

SECOND AVE

THIRD (ST)

SECOND AVE

760-213
533-43
SEE ALSO 760-248



25-2003 SERV

CHANGES	
BLK OLD	NEW/IN CUT
433	433
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436	436
437	437
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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

DB13 PG 522 - HORTONS ADD LOCKLING

1945/2012 CE

PI CHANGES			
BLK	PI	CHANGES	VS 2012
PICKUP	01-06	10	8000
PICKUP	01-07	11	8137
BLK	01-08	12	8000

Requested by

After recording mail to:

City of San Diego
Real Estate Assets Dept.
Mail Station 51A
1200 Third Ave Suite 1700
San Diego, CA 92101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is
hereby
acknowledged,

MDTQ LLC,
a limited liability company ("Transferor"),

HEREBY RELEASES, REMISES AND FOREVER QUITCLAIMS TO

THE CITY OF SAN DIEGO,
a California municipal corporation ("Transferee"),

all of the right, title and interest of Transferor in and to the following described real
property, along with all improvements thereon and appurtenances thereto, situated in the
City of San Diego, County of San Diego, State of California, described as follows:

See Exhibit "A" attached hereto for illustration purposes

IN WITNESS WHEREOF, this Quitclaim Deed is executed to be effective upon
this 6th day of March, 2017.

MDTQ LLC, a limited liability company

BY: *Sean Cove*

Name: SEAN COVE

Title: MANAGING MEMBER

Date: 2/14/17

RESOLUTION NUMBER R- 310950

DATE OF FINAL PASSAGE FEB 22 2017

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO AUTHORIZING THE MAYOR, OR HIS
DESIGNEE, TO EXECUTE THE LEASE SURRENDER AND
TERMINATION AGREEMENT FOR THE CITY-OWNED
PROPERTY COMMONLY KNOWN AS DOWNTOWN
JOHNNY BROWN'S.

WHEREAS, in May 2002, the City of San Diego (City) and Downtown Johnny Brown's, Inc., entered into that certain City of San Diego Percentage Lease (Lease), on file in the Office of the San Diego City Clerk as Document No. RR-296518, for City-owned property located at 1220 Third Avenue, San Diego, California, commonly known as Downtown Johnny Brown's (Property); and

WHEREAS, in March 2006, the Lease was assigned to Alexander Construction and Home Inspection, Inc.; and

WHEREAS, in October 2013, the Lease was assigned to MDTQ LLC (Tenant); and

WHEREAS, the Lease is scheduled to expire on May 31, 2017; and

WHEREAS, for the last two years, Tenant has expressed to City staff that it has faced financial difficulties caused by several contributing factors, including major repairs required to the building located on the Property due to the building's age, high maintenance costs, increased labor costs due to higher minimum wage requirements, and an Americans with Disabilities Act non-compliance lawsuit served in January 2016; and

WHEREAS, on January 15, 2016, City and Tenant entered into a Letter Agreement whereby City agreed to refrain from issuing Tenant a notice of default for its failure to timely pay rent and Tenant agreed to allow City to instigate and process a request for proposal (RFP) for the award of a new lease for the Property; and

WHEREAS, in April 2016, City issued an RFP for the operation and lease of the Property, however, City did not receive any responses to the RFP; and

WHEREAS, on or about April 22, 2016, Tenant notified City of its intent to cease its operations at the Property on April 30, 2016; and

WHEREAS, on April 29, 2016, City sent Tenant a Notice that City does not waive any rights or remedies available to City, at law or in equity, as a result of damages that the City may incur as a result of Tenant's abandonment of the Lease; and

WHEREAS, on June 24, 2016, City received a letter from Tenant requesting early termination of the Lease; and

WHEREAS, City staff recommends that City accept Tenant's requested surrender and termination of the Lease because of the following: the earlier possession and control of the Property by City will allow City to better market the Property as vacant space, and not require further permission from Tenant to access the Property; the Property is currently vacant, is an attractive nuisance, and needs to be re-leased as soon as possible in order to activate the Concourse; earlier possession and control of the Property by City will permit City to assume maintenance of the Property, and forego waste and destruction of the Property; City staff does not believe Tenant has adequate assets worth the legal expense to pursue rent through May 31, 2017; and earlier possession and control of the Property by City will create an increased opportunity to locate a replacement tenant to assume responsibility for the Property and its operating expenses; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that the Council finds that the acceptance of Tenant's requested surrender and termination of the Lease will serve the public purposes of City and are in the best interest of City because: the earlier possession and

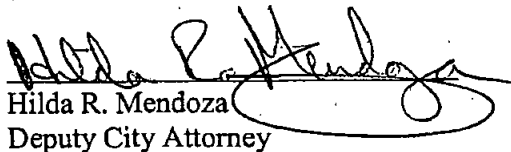
control of the Property by City will allow City to better market the Property as vacant space, and not require further permission from Tenant to access the Property; the Property is currently vacant, is an attractive nuisance, and needs to be re-leased as soon as possible in order to activate the Concourse; earlier possession and control of the Property by City will permit City to assume maintenance of the Property, and forego waste and destruction of the Property; City does not believe Tenant has adequate assets worth the legal expense to pursue rent through May 31, 2017; and earlier possession and control of the Property by City will create an increased opportunity to locate a replacement tenant to assume responsibility for the Property and its operating expenses.

BE IT FURTHER RESOLVED, based on the foregoing determinations, that the Mayor, or his designee, is authorized and directed to execute that certain Lease Surrender and Termination Agreement, on file in the Office of the City Clerk as Document No.

RR- 310950

APPROVED: MARA W. ELLIOTT, City Attorney.

By


Hilda R. Mendoza
Deputy City Attorney

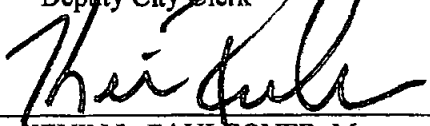
HRM:als
01/30/2017
Or.Dept: READ
Doc. No.: 1429562

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of FEB 14 2017.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 2/22/17
(date)


KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

Passed by the Council of The City of San Diego on FEB 14 2017, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	☒	☐	☐	☐
Lorie Zapf	☒	☐	☐	☐
Chris Ward	☒	☐	☐	☐
Myrtle Cole	☒	☐	☐	☐
Mark Kersey	☒	☐	☐	☐
Chris Cate	☒	☐	☐	☐
Scott Sherman	☒	☐	☐	☐
David Alvarez	☒	☐	☐	☐
Georgette Gomez	☒	☐	☐	☐

Date of final passage FEB 22 2017

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

(Seal)

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By *Sandra Brown*, Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 310950



THE CITY OF SAN DIEGO

September 13, 2016

Gabby@capitaltrustescrow.com
via facsimile (888) 908-0836Ms. Gabby Garcia, Escrow Officer
Capital Trust Escrow
280 S. Beverly Drive, Suite 300
Beverly Hills, CA 90212Subject: Escrow Number 005201
MDTQ, LLC (dba Downtown Johnny Brown's)

Dear Ms. Garcia:

Please find enclosed the revised City of San Diego Lease Surrender and Termination Agreement ("Agreement") between the City of San Diego ("City"), and MDTQ, LLC, a limited liability corporation ("MDTQ") (collectively referred to herein as the "Parties"), to be effective when executed by the parties and as of the date approved by the San Diego City Attorney (the "Effective Date").

As outlined in Section 7 of the Agreement, the City has included the total outstanding amount due for rent, late fees, and close-out audit credits in the amount of \$31,874.74. It is the understanding of all parties that the total amount due of \$31,874.74 will be paid to the "City Treasurer" concurrent with the close of escrow, and is a condition of the City consenting to the Agreement.

If you have any questions regarding the Agreement, please contact me at hfarst@sanidiego.gov or at (619) 236-6727.

Sincerely,

Heide E. Farst, CSM
Property Agent, Real Estate Assetscc: Patti Phillips, Asset Manager, Real Estate Assets
Sean Cole, MDTQ, LLC

I:\SUPPORT STAFF GROUP\WFO\2016\FARSTL-GARCIA.docx

Claim received by
Capital Trust Escrow
Escrow # 5201-GG
Date: 9/13/16
By: 

Real Estate Assets

1200 Third Avenue, Suite 1700, MS 51A • San Diego, CA 92101-4199
Tel (619) 236-6020 Fax (619) 236-6706



Capital Trust Escrow

280 S. BEVERLY DR., STE. 300
BEVERLY HILLS, CA 90212
310-273-0100
Trust Account

CALIFORNIA REPUBLIC BANK
90-4485/1222

CHECK NO.

024641

ESCROW NO. 005201-GG

DATE: May 16, 2017

AMOUNT \$***31,874.74

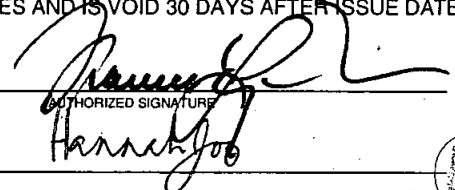
PAY THIRTY-ONE THOUSAND EIGHT HUNDRED SEVENTY-FOUR AND 74/100 DOLLARS -----

TO THE
ORDER OF

City Treasurer*
1200 Third Avenue, Ste 1700 MS 51A
San Diego, CA 92101

Creditor Claim

THIS CHECK EXPIRES AND IS VOID 30 DAYS AFTER ISSUE DATE


AUTHORIZED SIGNATURE

⑈024641⑈ ⑆122244854⑆ 3301003781⑈

CAPITAL TRUST ESCROW - TRUST ACCOUNT

Check No. 00024641

024641

ESCROW NO. 005201-GG
OFFICER: Gabby Garcia

DATE: May 16, 2017

AMOUNT \$** *31,874.74

Property: 1220 3rd Ave Community Concourse, San Diego, CA 92101
Seller: MDTQ LLC

Buyer: RH VENTURES, INC.

* Unspecified Item *

31,874.74



Capital Trust Escrow

280 S. BEVERLY DR., STE. 300
BEVERLY HILLS, CA 90212
310-273-0100

City Treasurer
1200 Third Avenue, Ste 1700 MS 51A
San Diego, CA 92101



THE CITY OF SAN DIEGO

April 29, 2016

Certified Return Receipt 7005 0390 0004 7280 6135

MDTQ, LLC
dba Downtown Johnny Brown's
ATTN: Mr. Sean E. Cole
2546 Mercury Drive
San Diego, CA 91945

Reference: NOTICES regarding the City of San Diego Percentage Lease (Lease), dated May 21, 2002, filed with the San Diego City Clerk as Document #RR-296518

Dear Mr. Cole:

MDTQ LLC (MDTQ) notified the City on or about April 22, 2016, that MDTQ intends to cease its operations at the Premises located at 1220 Third Avenue, San Diego, California 92101 on Saturday, April 30, 2016, which the City interprets as MDTQ choosing to abandon the Premises. As the City is sure you are aware, the Lease is scheduled to expire on May 31, 2017, and the City has not agreed to a mutual termination of the Lease. Therefore, all terms and conditions of the Lease remain in full force and effect, subject only to the City's obligation to mitigate its damages. As of the date of this letter, be on NOTICE that the City does not waive any rights or remedies available to the City at law or in equity as a result of damages that the City will incur as a result of your abandonment of the Lease.

Notwithstanding the foregoing, because MDTQ has informed the City of MDTQ's intent to abandon the Premises, and thus its leasehold obligations under the Lease, yesterday (April 27th) a property agent from the City's Real Estate Assets Department requested and received permission to conduct an inspection of the Premises on April 29, 2016. The inspection is being sought in an effort to mitigate damages and prevent further damages from being suffered by the City. In light of the City's efforts to mitigate its damages, consider this letter your further NOTICE that the City demands that MDTQ not remove any improvements, fixtures, trade features, structures, installations, equipment or other property from the Premises before the scheduled inspection, and that MDTQ be prepared to provide the City written receipts or other documentation for all property already removed, or planned to be removed, from the Premises.

If you have any questions concerning this letter, please contact the City's Property Agent, Ms. Farst. Ms. Farst can be reached at (619) 236-6727 or via email hfarst@sandiego.gov.

Sincerely,

By: 
Cybele Thompson
Director, Real Estate Assets Department

HEF

cc: Patti Phillips, Asset Manager
Heide Farst, Property Agent
Shelley Redman, Lease Billing Supervisor

Real Estate Assets Department

1200 Third Avenue, Suite 1700, MS 51A • San Diego, CA 92101-4199
Tel (619) 236-6020 Fax (619) 236-6706