



Real Estate Assets Department

SDC003

SCPT Marina Village LLC

P201RD-047-A02

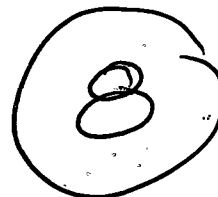
Document Type

LEGAL DOCUMENTS



Sub - Category

SUBLEASES



CITY OF SAN DIEGO

LESSEE'S AND SUBLESSEE'S QUESTIONNAIRE FOR ALL LEASES, ASSIGNMENTS AND SUBLEASES

Pursuant to the City of San Diego City Charter Section 225: "Mandatory Disclosure of Business Interests," before the City will process requests to (Sub)Lease, all information requested in this Questionnaire must be completed by the proposed (Sub)Lessee. Even though a proposed Sublessee may complete the Questionnaire, the Questionnaire must be delivered or mailed to the City with a cover letter signed by the City Lessee or proposed Lessee. **THE CITY WILL NOT ACCEPT THE QUESTIONNAIRE, DOCUMENTS, OR OTHER INFORMATION DIRECTLY FROM A SUBLESSEE.**

All information furnished in this Questionnaire must be complete and accurate. Omissions, inaccuracies, or misstatements may cause the rejection and/or subsequent revocation of the City's Lease, consent to Sublease, or consent to Assignment of (Sub)Lease.

In submitting this Questionnaire, the proposed (Sub) Lessee completing the Questionnaire authorizes the City to make any inquiry or investigation it believes necessary to substantiate or supplement the information furnished in the Questionnaire and authorizes others to release such information to the City.

Exact name of existing Lessee (always complete):

SCPT MARINE VILLAGE LLC

Exact name of proposed Lessee (complete only if applicable):

SCPT MARINE VILLAGE LLC

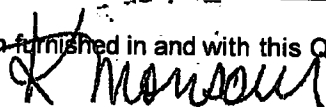
Exact name of existing Sublessee (complete only if applicable):

MDP Catering & Events Inc dba Ranch Events.

Exact name of proposed Sublessee (complete only if applicable):

MDP Catering & Events Inc dba Ranch Events.

Date this Questionnaire completed: 5/19/2022

The information furnished in and with this Questionnaire is true, complete, and correct to the best of my knowledge. 

Signature: _____

Title: PRESIDENT

Thank you for taking the time to complete the Questionnaire. Lessees may contact Real Estate Assets if they have any questions. Please return the completed Questionnaire, with any additional information or documents to:

REAL ESTATE ASSETS DEPARTMENT
1200 THIRD AVENUE STE. 1700
SAN DIEGO, CA 92101
TEL.: (619) 236-6020 FAX: (619) 236-6706

This Questionnaire contains 15 pages.

PROPOSED (SUB)LESSEE

1. Name of proposed (Sub)Lessee exactly as it will appear on the actual tenancy document:

MDP Catering & Events Inc dba Ranch Events.

2. Mailing Address of proposed (Sub)Lessee for purposes of notice or other communication relating to the proposed tenancy:

1935 QUIVIRA WAY, SAN DIEGO, CA 92109

Telephone No.: 619-398-4840

Fax. No.: 619-612-7180

E-mail Address: _____

3. Billing Address (*only if different from Mailing Address*):

N/A

Telephone No.: _____

Fax. No.: _____

4. Proposed (Sub)Lessee intends to operate as a:

Sole Proprietorship (☐);

Partnership (☐);

Corporation (☒);

Limited Liability Company (☐);

Other _____

Explain if necessary:

5. Effective date of assignment (complete only if applicable): _____

PARTNERSHIP STATEMENT

If proposed (Sub)Lessee is a partnership, please answer the following:

1. Date of Organization: N/A
2. General Partnership ☐
Limited Partnership ☐
Other ☐ Explain _____
3. Statement of Partnership recorded: Yes ☐ No ☐

Date	Book	Page	County
4. Has the partnership conducted business in San Diego County?
Yes ☐ No ☐ If so, when? _____
If so, where? _____
5. Name, address, and partnership share of each general and limited partner. If a general partner is another partnership, a corporation, or a limited liability company (LLC), please complete separate pages 3; or 4 and 5; or 6, as appropriate for such entity (type proposed [Sub]Lessee name [from page 2] on the top of each page for identification purposes). If a limited partner holding a 10% or greater interest is another partnership, a corporation, or an LLC, pages 3; or 4 and 5; or 6 must also be completed for such entity (type proposed [Sub]Lessee name [from page 2] on the top of each page).

General/Limited	Name	Address	Share %

6. Attach a complete copy of the Partnership Agreement. If a Partnership Agreement has been previously submitted, a new Partnership Agreement need be submitted only if the Partnership Agreement on file with the City is no longer current.

CORPORATION STATEMENT

If proposed (Sub)Lessee is a corporation, please answer the following:

1. Type of corporation: C (☒) Subchapter S (☐)
2. When incorporated? 12/10/2013
3. Where incorporated? SAN DIEGO, CALIFORNIA.
4. Is the corporation authorized to do business in California? Yes (☒) No (☐)
If so, as of what date? 12/10/2013
5. The corporation is held:
 - a. Publicly (☐) Privately (☒)
 - b. If publicly held, how and where is the stock traded?

6. Please list the following:	<u>Authorized</u>	<u>Issued</u>	<u>Outstanding</u>
a. Number of voting shares:	<u>10,000</u>	<u>10,000</u>	<u>0</u>
b. Number of nonvoting shares:	<u>0</u>	<u>0</u>	<u>0</u>
c. Number of shareholders:			<u>1</u>
d. Value per share of Common Stock:		Par	\$ <u> </u>
		Book	\$ <u>1,000</u>
		Market	\$ <u> </u>

7. Please furnish the name, title, address, and the number of voting and nonvoting shares of stock owned by each officer and, in addition, the same information for each stockholder owning more than 10% of any class of stock.

Name: Kathleen A Monsour

Title: PRESIDENT

Address: 1895 CAMINO DEL RIO SOUTH, SAN DIEGO, CA 92108

No. of Shares: 10,000

Name:	_____
Title:	_____
Address:	_____

No. of Shares:	_____
Name:	_____
Title:	_____
Address:	_____

No. of Shares:	_____
Name:	_____
Title:	_____
Address:	_____

No. of Shares:	_____
Name:	_____
Title:	_____
Address:	_____

No. of Shares:	_____

(Additional page(s) may be added if needed to complete list of stockholders [type proposed (Sub)Lessee name (from page 2) on the top of each page].)

8. Attach complete copies of the Articles of Incorporation (and any Certificate(s) of Amendment there to, as the case may be) of the Corporation, and the Bylaw s of the Corporation (and any Amended and Restated Bylaw s, as the case may be), and any other applicable Corporate documents.

Any partnership, corporation, or LLC owning more than a 10% ownership interest must also complete separate pages 3; or 4 and 5; or 6, as appropriate f or each entity (type proposed [Sub]Lessee name [from page 2] on the t op of each page f or identification purposes). Also, furnish the financial data f or such partnership, corporation, or LLC, as required on page 7. If there is an ownership chain of additional partnerships, corporations, or LLCs, the above requirements extend to each such entity having either: (1) a 10% or greater direct, indirect , beneficial ownership, or membership interest in the proposed (Sub)Lessee; or (2) effective control of the proposed (Sub)Lessee, regardless of the percentage of ownership or membership interest.

LIMITED LIABILITY COMPANY STATEMENT

If the proposed (Sub)Lessee is an LLC, please answer the following:

1. Date of Organization: _____
2. Where Organized: _____
3. Is the Company authorized to do business in California?
 - a. Yes (☐) No (☐)
 - b. If so, as of what date? _____
4. Has the Company conducted business in San Diego County?
 - a. Yes (☐) No (☐)
 - b. If so, when? _____
 - c. If so, where? _____
5. Please furnish the name, address, and membership share held by each manager and officer, and each member owning more than a 10% membership interest. If a member is a partnership, corporation, or another LLC, please complete separate pages 3; or 4 and 5; or 6, as appropriate for such entity (type proposed [Sub]Lessee name [from page 2] on the top of each page).

Manager/Officer/ Member	Name	Address	Share %

6. Attach a complete copy of the Operating Agreement. If an Operating Agreement has been previously submitted, a new Operating Agreement need be submitted only if the Operating Agreement on file with the City is no longer current.

FINANCIAL AND OTHER BACKGROUND INFORMATION

FINANCIAL STATEMENT

(Sub)Lessee, general partners of (Sub)Lessee, owner-corporations of (Sub)Lessee, members of (Sub)Lessee owning more than a 10% membership interest, and any person or business entity guaranteeing the performance of (Sub)Lessee must attach a complete report, prepared in accordance with good accounting practice, reflecting current financial condition. The report must include a balance sheet and annual income statement. The person or entity covered by the report must be prepared to substantiate all information provided.

OTHER INFORMATION

Each (Sub)Lessee, each general partner of (Sub)Lessee, each owner-corporation of (Sub)Lessee, each member of (Sub)Lessee owning more than a 10% membership interest, any person or business entity guaranteeing the performance of (Sub)Lessee, any person or entity owning more than a 10% interest of (Sub)Lessee, and any guarantor of (Sub)Lessee must answer the following questions:

1. **Surety Information** - Has a surety or bonding company ever been required to perform on the default of any of the individuals or entities?
 - a. Yes (☐) No (☒)
 - b. If yes, please attach a statement naming the surety or bonding company, date, amount of bond, and the circumstances surrounding said default and performance.
2. **Bankruptcy Information** - Have any of the individuals or entities ever been adjudicated bankrupt or are any presently a debtor in a pending bankruptcy action?
 - a. Yes (☐) No (☒)
 - b. If yes, please give dates, court jurisdiction, and amount of liabilities and assets.
3. **Pending Litigation** - Are any of the individuals or entities presently a party to ANY pending litigation?
 - a. Yes (☐) No (☒)
 - b. If yes, please provide detailed information for each action.
4. **Claims, Liens, or Judgments** - Are any of the individuals or entities now subject to any outstanding claims, liens, or judgments?
 - a. Yes (☐) No (☒)
 - b. If yes, please provide detailed information for each claim, lien, or judgment.

REFERENCES FOR PROPOSED (SUB)LESSEE

Please list four persons or firms with whom you have conducted business transactions during the past three years. Two of the references must have knowledge of your debt payment history, with at least one being a financial institution. Two of the references must have knowledge of your business experience.

REFERENCE NO. 1

Name: Kevin King

Firm: Union Bank

Title: BRANCH MANAGER

Address: 5664 Mission Center Road #403 San Diego, CA 92108

Telephone: (619) 294-7423

Nature and magnitude of purchase, sale, loan, business, association, etc.:

LEASING / PROPERTY MANAGEMENT

REFERENCE NO. 2

Name: John Owen

Firm: SYSCO

Title: SALES MANAGER

Address: 12180 Kirkham Rd, Poway, CA 92064

Telephone: 619-347-5937

Nature and magnitude of purchase, sale, loan, business, association, etc.:

PURCHASE FOOD PRODUCTS

REFERENCE NO. 3

Name: Tony Storniolo
Firm: Harvest Meat Company Inc
Title: BUSINESS OWNER
Address: 1022 Bay Marina Drive # 106 , National City, CA 91950
Telephone: 619-477-0785

Nature and magnitude of purchase, sale, loan, business, association, etc.:

PURCHASE MEAT PRODUCTS

REFERENCE NO. 4

Name: JoJo Quimpo
Firm: Scottish Rites Center
Title: General Secretary
Address: 1895 Camino Del Rio S, San Diego, CA 92108
Telephone: (619) 293-4888

Nature and magnitude of purchase, sale, loan, business, association, etc.:

CITY OF SAN DIEGO PERSONAL DESCRIPTION AND RELEASE

PLEASE NOTE: All partners, both general and limited; all stockholders owning more than 10% of any class of stock of corporations; all members of a limited liability company; and sole proprietors requesting to (sub)lease, must each complete this page before the tenancy request can be processed. (You may reproduce and use copies of this page, if necessary.)

The following personal information is required to initiate a credit investigation. The business and personal reputation of principals, partners, and members will be considered in qualifying Lessees or in consenting to Sublessees.

First, Middle, & Last Name	Kathleen A Monsour
Date of Birth	05/12/1957
Place of Birth	SAN DIEGO
Social Security Number	568-23-4625
Driver' s License Number/State	N3305289 - CALIFORNIA
Home Address	3224 Mc Graw Street, San Diego, CA 92117
Previous Address	N/A
Home Telephone No.	(619) 944-4925
Employer	RANCH EVENTS
Occupation	CHIEF OPERATIONS OFFICER
Business Address	1895 CAMINO DEL RIO SOUTH, SAN DIEGO, CA 92108
Business Telephone No.	619-398-4840
Business Fax No.	(619) 497-2839

The City is hereby authorized to request a credit report and other information covering my financial and business history.

Date 05/19/2022 Signed 

Print or type exact name of proposed (Sub)Lessee from page 2 of Questionnaire:

MDP Catering & Events Inc dba Ranch Events.

METHOD OF OPERATION

Please describe your proposed business operation on the property to be (Sub)Leased. Discuss any optional services and uses which you propose to provide.

Ranch Events is a family owned company, established in 1988. Since then, the company flourished and is now the largest catering company in San Diego County. Ranch grew steadily over the years creating relationships and building greater demand for its services. Ranch has been a tenant at Marina Village since over 25 years, also probably the oldest tenant on the property. Our core business is catering on site in our banquet halls & off site catering. Today, Ranch has grown into a full service event management and catering company. Ranch Events has been hired by all classes of clientele. We have provided services to everyone from emergency first responders to the President of the United States. Besides being known as one of the best wedding caterers in San Diego, we are also known for putting on diverse corporate and specialty events, including the Super Bowl, the Republican and Democratic national conventions, and many more. Additionally, our unique position on the busiest border in the world has made international food services a standard component of our business, and one that continues to expand today.

PROPOSED METHOD OF FINANCING
DEVELOPMENT OR LEASEHOLD PURCHASE

Describe the method of financing for the Leasehold purchase or any new or additional development on the Leasehold. Include a schedule of approximate dates when construction of each significant improvement is expected to be commenced and completed.

N/A

ESTIMATE OF GROSS RECEIPTS

If this Questionnaire is being completed by a prospective Lessee, please show the best estimate of the average annual gross sales for each significant use or service, and for each significant optional use or service which the Lessee and its Sublessees (if any) plan to conduct on or from the property. (If the Questionnaire is being completed by a Sublessee, only the estimate of the Sublessee's gross sales is required.) This data will be used by the City to analyze the proposed Lease or Sublease Consent application. The time periods shown should not be assumed to necessarily represent the term of a (Sub)Lease that may be granted or consented to by the City.

Average annual gross sales for each proposed significant use during each of the first five operating years:

Year of Operation	Uses (Identify Each Use)				
	2 0 1 5	2 0 1 6	2 0 1 7	2 0 1 8	2 0 1 9
1	\$ 3.87 MILLION	\$ 4.014 MILLION	\$ 4.019 MILLION	\$4.53 MILLION	\$ 4.56 MILLION
2					
3					
4					
5					

EXPERIENCE STATEMENT

Please describe in detail the duration and extent of your business experience, with special emphasis upon experience with the type of business which you propose to conduct on City property. Also state in detail the pertinent experience of the persons who will be directly involved in development and management of the business.

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**TERMS AND CONDITIONS OF PURCHASE, SALE,
OR TRANSFER OF (SUB)LEASEHOLD INTEREST**

(NOTE: Complete this page only if the transaction involves a Lease assignment.)

Please summarize the terms and conditions of the purchase, sale, or transfer of Leasehold interest(s) which requires City consent, as specified in the Assignment- Sublease provisions of the City Lease. Please attach copies of the applicable sales agreement(s), escrow instructions, assignment agreement(s), or other documents in conjunction with the sale, purchase, or transfer of the (Sub)Leasehold interest(s).

N/A