

**From:** [Grimaldo, Andrew](#)  
**To:** [Levi Verner](#)  
**Cc:** [Modelo, Dianne](#); [Pino Vitti](#)  
**Subject:** RE: Audit of Symphony Asset Pool XVI LLC  
**Date:** Friday, August 5, 2022 7:03:44 PM  
**Attachments:** [image007.png](#)  
[image012.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[image018.png](#)  
[image019.png](#)

Hi Levi,  
Thank you for providing the documentation.

[REDACTED]

4.3 **Gross Revenue.** "Gross Revenue" shall mean all revenue derived from the Allowed Uses and Accessory Uses, whether earned directly or through sublessees or licensees. Possessory interest taxes or other property taxes shall not be deducted in computing Gross Revenue. Notwithstanding the foregoing, Gross Revenue shall not include: (a) federal, state or municipal taxes collected from consumers (regardless of whether such amount is stated to the consumer as a separate charge) and paid periodically by LESSEE to a governmental agency and accompanied by a tax return or statement as required by law; (b) refunds for goods returned for resale on the Premises or refunds of deposits; (c) common area maintenance ("CAM") charges collected from sublessees or licensees; and (d) gratuities. LESSEE shall clearly indicate the amount of all such excluded items on its books and records.

Could you please provide any additional documentation by 08/09/2022?  
Thank you.

**Andrew Grimaldo**  
Accountant IV  
City of San Diego  
Office of the City Treasurer  
T (619) 236-6841  
The City of



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**From:** Levi Verner <[lverner@pemginc.com](mailto:lverner@pemginc.com)>  
**Sent:** Tuesday, August 2, 2022 2:46 PM  
**To:** Grimaldo, Andrew <[AGrimaldo@sandiego.gov](mailto:AGrimaldo@sandiego.gov)>  
**Cc:** Modelo, Dianne <[DModelo@sandiego.gov](mailto:DModelo@sandiego.gov)>; Pino Vitti <[pvitti@pemginc.com](mailto:pvitti@pemginc.com)>  
**Subject:** [EXTERNAL] RE: Audit of Symphony Asset Pool XVI LLC  
**\*\*This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.\*\***

Hi Andrew/Dianne,  
I was able to compile the following documents. See attached.

[REDACTED]

Please let me know if you have any questions.  
Thank you,



**Levi Verner**  
Finance Manager  
PE Management Group  
BRE # 02035105  
p/ 858.779.9317

**From:** Grimaldo, Andrew <[AGrimaldo@sandiego.gov](mailto:AGrimaldo@sandiego.gov)>  
**Sent:** Monday, August 1, 2022 4:46 PM  
**To:** Levi Verner <[lverner@pemginc.com](mailto:lverner@pemginc.com)>  
**Cc:** Modelo, Dianne <[DModelo@sandiego.gov](mailto:DModelo@sandiego.gov)>; Pino Vitti <[pvitti@pemginc.com](mailto:pvitti@pemginc.com)>  
**Subject:** RE: Audit of Symphony Asset Pool XVI LLC

Hi Levi,  
Thank you for taking the time to speak with us last week. I wanted to follow up and check in on the status of the items you were going to send over.  
Could you please provide the additional records by the end of business on 08/03/2022?  
Thank you,

**Andrew Grimaldo**  
Accountant IV  
City of San Diego  
Office of the City Treasurer  
(619) 236-6841  
[agrimaldo@sandiego.gov](mailto:agrimaldo@sandiego.gov)  
The City of



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**From:** Levi Verner <[lverner@pemginc.com](mailto:lverner@pemginc.com)>  
**Sent:** Wednesday, July 27, 2022 3:37 PM  
**To:** Grimaldo, Andrew <[AGrimaldo@sandiego.gov](mailto:AGrimaldo@sandiego.gov)>  
**Cc:** Modelo, Dianne <[DModelo@sandiego.gov](mailto:DModelo@sandiego.gov)>; Pino Vitti <[pvitti@pemginc.com](mailto:pvitti@pemginc.com)>  
**Subject:** [EXTERNAL] RE: Audit of Symphony Asset Pool XVI LLC  
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Sounds great! Yes, we can meet through teams.  
Thank you,



Levi Verner  
Finance Manager  
PE Management Group  
BRE #: 02035105  
p/ 858.779.9317

---

**From:** Grimaldo, Andrew <[AGrimaldo@sandiego.gov](mailto:AGrimaldo@sandiego.gov)>  
**Sent:** Wednesday, July 27, 2022 3:21 PM  
**To:** Levi Verner <[lverner@pemginc.com](mailto:lverner@pemginc.com)>  
**Cc:** Modelo, Dianne <[DModelo@sandiego.gov](mailto:DModelo@sandiego.gov)>; Pino Vitti <[pvitti@pemginc.com](mailto:pvitti@pemginc.com)>  
**Subject:** RE: Audit of Symphony Asset Pool XVI LLC

Hi Levi,  
11 AM would be best.  
Are you able to meet through Microsoft Teams? If not, I can schedule a phone call meeting.  
Thank you,

**Andrew Grimaldo**  
Accountant IV  
City of San Diego  
Office of the City Treasurer  
(619) 236-6841  
[agrimaldo@sandiego.gov](mailto:agrimaldo@sandiego.gov)



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---

**From:** Levi Verner <[lverner@pemginc.com](mailto:lverner@pemginc.com)>  
**Sent:** Wednesday, July 27, 2022 2:39 PM  
**To:** Grimaldo, Andrew <[AGrimaldo@sandiego.gov](mailto:AGrimaldo@sandiego.gov)>  
**Cc:** Modelo, Dianne <[DModelo@sandiego.gov](mailto:DModelo@sandiego.gov)>; Pino Vitti <[pvitti@pemginc.com](mailto:pvitti@pemginc.com)>  
**Subject:** [EXTERNAL] RE: Audit of Symphony Asset Pool XVI LLC

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Hi Andrew,  
Sure, what time works for you tomorrow? I'm free around 11 am and 1pm.  
Thank you,



Levi Verner  
Finance Manager  
PE Management Group  
BRE #: 02035105  
p/ 858.779.9317

---

**From:** Grimaldo, Andrew <[AGrimaldo@sandiego.gov](mailto:AGrimaldo@sandiego.gov)>  
**Sent:** Wednesday, July 27, 2022 8:49 AM  
**To:** Levi Verner <[lverner@pemginc.com](mailto:lverner@pemginc.com)>  
**Cc:** Modelo, Dianne <[DModelo@sandiego.gov](mailto:DModelo@sandiego.gov)>; Pino Vitti <[pvitti@pemginc.com](mailto:pvitti@pemginc.com)>  
**Subject:** RE: Audit of Symphony Asset Pool XVI LLC

Hi Levi,  
Would it be possible to set up a call tomorrow to discuss the below items? If tomorrow does not work, would you be available early next week?  
Thank you,

**Andrew Grimaldo**  
Accountant IV  
City of San Diego  
Office of the City Treasurer  
(619) 236-6841  
[agrimaldo@sandiego.gov](mailto:agrimaldo@sandiego.gov)



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---

**From:** Levi Verner <[lverner@pemginc.com](mailto:lverner@pemginc.com)>  
**Sent:** Friday, July 15, 2022 5:16 PM  
**To:** Grimaldo, Andrew <[AGrimaldo@sandiego.gov](mailto:AGrimaldo@sandiego.gov)>  
**Cc:** Modelo, Dianne <[DModelo@sandiego.gov](mailto:DModelo@sandiego.gov)>; Pino Vitti <[pvitti@pemginc.com](mailto:pvitti@pemginc.com)>  
**Subject:** [EXTERNAL] RE: Audit of Symphony Asset Pool XVI LLC

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Hi Andrew & Dianne,  
Thank you for sending this over. This is very helpful, and we are very close to finalizing everything. [REDACTED]

[REDACTED]

Please let me know if you would like to discuss further over the phone, or if we can provide any more details over to you.  
Thank you,



Levi Verner  
Finance Manager  
PE Management Group  
BRE #: 02035105

**From:** Grimaldo, Andrew <[AGrimaldo@san-diego.gov](mailto:AGrimaldo@san-diego.gov)>  
**Sent:** Friday, July 15, 2022 10:18 AM  
**To:** Levi Verner <[lverner@pemginc.com](mailto:lverner@pemginc.com)>  
**Cc:** Modelo, Dianne <[DModelo@san-diego.gov](mailto:DModelo@san-diego.gov)>  
**Subject:** RE: Audit of Symphony Asset Pool XVI LLC

Hi Levi,

I realized I forgot to include the other attachments.  
Thank you,

**Andrew Grimaldo**  
Accountant IV  
City of San Diego  
Office of the City Treasurer  
(619) 236-6841  
[agrimaldo@san-diego.gov](mailto:agrimaldo@san-diego.gov)  
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**From:** Grimaldo, Andrew  
**Sent:** Friday, July 15, 2022 9:22 AM  
**To:** Levi Verner <[lverner@pemginc.com](mailto:lverner@pemginc.com)>  
**Cc:** Modelo, Dianne <[DModelo@san-diego.gov](mailto:DModelo@san-diego.gov)>  
**Subject:** RE: Audit of Symphony Asset Pool XVI LLC

Hi Levi,

[REDACTED]

**4.21.2 Rent Deficiency and Overpayment.** Any rent deficiency determined by the audit shall be delinquent rent, subject to all penalties and remedies provided to CITY for delinquent rent under this Lease. CITY shall credit any overpayment determined by the audit, without interest, against future rents due under this Lease. If no future rents are then due under this Lease, CITY shall refund to LESSEE any overpayment determined by the audit, without interest, within sixty (60) days after CITY's certification of the audit

**4.22 Delinquent Payments.** If LESSEE fails to make any payment under this Lease when due, LESSEE shall pay to CITY, in addition to the unpaid amount, five percent (5%) of the unpaid amount, which shall be additional rent. If any amount of such payment remains unpaid after fifteen (15) days past due, LESSEE shall pay to CITY an additional five percent (5%) of the unpaid amount (being a total of ten percent (10%)), which shall be additional rent. Notwithstanding the foregoing, in no event shall the charge for late payment of rent be less than Twenty-Five Dollars (\$25). After thirty (30) days past due, unpaid amounts due CITY under this Lease may be referred to the San Diego City Treasurer for collection, and shall be subject to San Diego Municipal Code section 22.1707, as may be amended from time to time. LESSEE shall pay to CITY any collection-referral fee and all other fees and charges plus interest as may then be charged by the San Diego City Treasurer under authority of the San Diego Municipal Code. Acceptance of late charges and any portion of the late payment by CITY shall neither constitute a waiver of LESSEE's breach or default with respect to the late payment nor prevent CITY from exercising any other rights and remedies available at law or in equity.

In the attached workbook you will also find schedules that will show the gross revenue that I calculated.

[REDACTED]

**11.2.8 Minimum Annual Rent – Initial Revised Term.** Section 4.6, above, shall be deleted in its entirety and replaced with the following:

**"Minimum Annual Rent – Initial Revised Term.** The Minimum Annual Rent for the first (1<sup>st</sup>) Lease Year of the Initial Revised Term shall be One Million Three Hundred Thousand Dollars (\$1,300,000)."

4. [REDACTED]

Please note that these are preliminary findings and are subject to additional review and changes. Please confirm these findings or send over any additional documents you would like to be considered by the end of the business day on July 27, 2022. Please let me know if you have any questions or if you would like to schedule a meeting to discuss the audit findings.

I also wanted to let you know that I will be out of the office from 07/15/2022 through 07/22/2022. You can send any documentation to [sdrevenueaudit@san-diego.gov](mailto:sdrevenueaudit@san-diego.gov) and someone will review the documentation in my absence. Otherwise I will review and respond to all emails as soon as I return back to the office.

Thank you,

**Andrew Grimaldo**  
Accountant IV  
City of San Diego  
Office of the City Treasurer  
(619) 236-6841  
[agrimaldo@san-diego.gov](mailto:agrimaldo@san-diego.gov)  
The City of



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**From:** Modelo, Dianne <[DModelo@san-diego.gov](mailto:DModelo@san-diego.gov)>  
**Sent:** Thursday, June 2, 2022 3:11 PM

**To:** Levi Verner <[lverner@pemginc.com](mailto:lverner@pemginc.com)>  
**Cc:** Grimaldo, Andrew <[AGrimaldo@san Diego.gov](mailto:AGrimaldo@san Diego.gov)>  
**Subject:** RE: Audit of Symphony Asset Pool XVI LLC

Hello Levi,  
The audit is pending additional review. At this time, no additional information is needed from your end.  
Thank you for your patience and we will let you know if we have any additional questions/requests.  
Regards,  
Dianne

**Dianne Modelo**  
Revenue Compliance Manager  
City of San Diego  
Office of the City Treasurer  
T (619) 236-7790  
[dmodelo@san Diego.gov](mailto:dmodelo@san Diego.gov)



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---

**From:** Levi Verner <[lverner@pemginc.com](mailto:lverner@pemginc.com)>  
**Sent:** Thursday, June 2, 2022 2:27 PM  
**To:** Modelo, Dianne <[DModelo@san Diego.gov](mailto:DModelo@san Diego.gov)>  
**Cc:** Grimaldo, Andrew <[AGrimaldo@san Diego.gov](mailto:AGrimaldo@san Diego.gov)>  
**Subject:** [EXTERNAL] RE: Audit of Symphony Asset Pool XVI LLC  
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Hi Dianne,  
I wanted to follow up on this audit and see if it has been finished or if anything else is needed from our end.  
Thank you,



Levi Verner  
Finance Manager  
PE Management Group  
BRE #: 02035105  
p/ 858.779.9317

---

**From:** Modelo, Dianne <[DModelo@san Diego.gov](mailto:DModelo@san Diego.gov)>  
**Sent:** Thursday, March 24, 2022 9:37 AM  
**To:** Levi Verner <[lverner@pemginc.com](mailto:lverner@pemginc.com)>  
**Cc:** Grimaldo, Andrew <[AGrimaldo@san Diego.gov](mailto:AGrimaldo@san Diego.gov)>  
**Subject:** RE: Audit of Symphony Asset Pool XVI LLC

Thank you Levi.  
We will review the information and let you know if we have additional questions/requests.  
Dianne

**Dianne Modelo**  
Supervising Revenue Auditor  
City of San Diego  
Office of the City Treasurer  
The City of



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---

**From:** Levi Verner <[lverner@pemginc.com](mailto:lverner@pemginc.com)>  
**Sent:** Wednesday, March 23, 2022 3:59 PM  
**To:** Modelo, Dianne <[DModelo@san Diego.gov](mailto:DModelo@san Diego.gov)>  
**Cc:** Grimaldo, Andrew <[AGrimaldo@san Diego.gov](mailto:AGrimaldo@san Diego.gov)>  
**Subject:** [EXTERNAL] RE: Audit of Symphony Asset Pool XVI LLC  
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Hi Diane,  
See attached the zip file. It has all the backup for the gross sales.



Please let me know if you need anything else!  
Thank you,



Levi Verner  
Finance Manager  
PE Management Group  
BRE #: 02035105  
p/ 858.779.9317

---

**From:** Modelo, Dianne <[DModelo@san Diego.gov](mailto:DModelo@san Diego.gov)>  
**Sent:** Tuesday, March 22, 2022 2:22 PM  
**To:** Levi Verner <[lverner@pemginc.com](mailto:lverner@pemginc.com)>  
**Cc:** Grimaldo, Andrew <[AGrimaldo@san Diego.gov](mailto:AGrimaldo@san Diego.gov)>  
**Subject:** RE: Audit of Symphony Asset Pool XVI LLC  
Thank you so much for the update Levi.  
Dianne

---

**From:** Levi Verner <[lverner@pemginc.com](mailto:lverner@pemginc.com)>  
**Sent:** Tuesday, March 22, 2022 1:50 PM  
**To:** Modelo, Dianne <[DModelo@san Diego.gov](mailto:DModelo@san Diego.gov)>  
**Cc:** Grimaldo, Andrew <[AGrimaldo@san Diego.gov](mailto:AGrimaldo@san Diego.gov)>  
**Subject:** [EXTERNAL] Re: Audit of Symphony Asset Pool XVI LLC  
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Hi Dianne,

I'm out of the office today but I should be able to get you all the documentation tomorrow. I had already pulled almost all of it as of Friday last week.

Thank you,

Get [Outlook for iOS](#)



**Levi Verner**  
Finance Manager  
PE Management Group  
BRE #: 02035105  
p/ 858.779.9317

---

**From:** Modelo, Dianne <[DModelo@sanidiego.gov](mailto:DModelo@sanidiego.gov)>

**Sent:** Tuesday, March 22, 2022 11:31:27 AM

**To:** Levi Verner <[lverner@pempinc.com](mailto:lverner@pempinc.com)>; Levi Verner <[lverner@pempinc.com](mailto:lverner@pempinc.com)>

**Cc:** Grimaldo, Andrew <[AGrimaldo@sanidiego.gov](mailto:AGrimaldo@sanidiego.gov)>

**Subject:** Audit of Symphony Asset Pool XVI LLC

Hello Levi,

This is a quick follow-up to inquire about the status of providing the requested information to complete our audit. Tomorrow, Wednesday, March 23, is the deadline to provide the information. If we do not receive the information, we will proceed to wrap up the audit and estimate preliminary findings.

Please do not hesitate to contact me or Andrew if you have any questions/concerns.

Thank you for your time.

Dianne

**Dianne Modelo**

Supervising Revenue Auditor

City of San Diego

Office of the City Treasurer

The City of



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---

**From:** Modelo, Dianne

**Sent:** Tuesday, March 15, 2022 1:49 PM

**To:** Levi Verner <[lverner@pempinc.com](mailto:lverner@pempinc.com)>; Levi Verner <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>

**Cc:** Grimaldo, Andrew <[AGrimaldo@sanidiego.gov](mailto:AGrimaldo@sanidiego.gov)>

**Subject:** RE: Audit of Symphony Asset Pool XVI LLC

Good afternoon Levi,

Thank you for working with Andrew to provide the necessary information to conduct our audit. I am assisting in the oversight and progress of the audit to ensure timely completion.

Per Andrew's communication below, we are following up to inquire progress of being provided with the requested backup documentation. Please note that Wednesday, March 23, is the deadline to provide the information.

We look forward to hearing from you.

Regards,

Dianne

**Dianne Modelo**

Supervising Revenue Auditor

City of San Diego

Office of the City Treasurer

The City of



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---

**From:** Grimaldo, Andrew <[AGrimaldo@sanidiego.gov](mailto:AGrimaldo@sanidiego.gov)>

**Sent:** Wednesday, March 9, 2022 2:29 PM

**To:** Levi Verner <[lverner@pempinc.com](mailto:lverner@pempinc.com)>; Levi Verner <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>

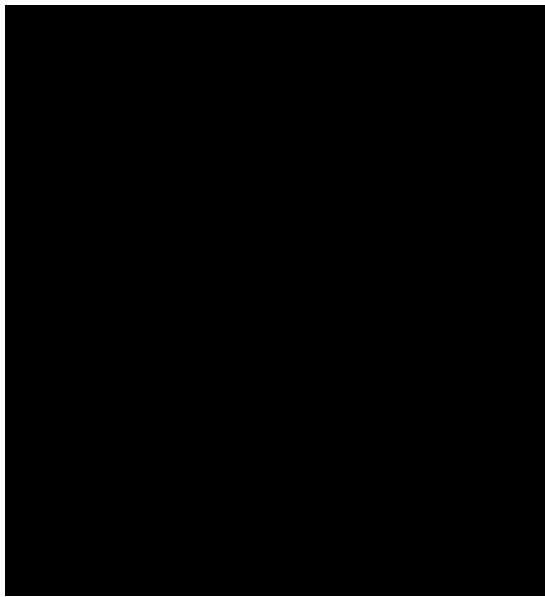
**Cc:** Modelo, Dianne <[DModelo@sanidiego.gov](mailto:DModelo@sanidiego.gov)>

**Subject:** RE: Audit of Symphony Asset Pool XVI LLC

Hi Levi,

Below please find a list of items needed to finalize this audit.





[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

Million Two Hundred Thousand Dollars (\$5,200,000) is approved. The Plunge Refurbishment Rent Credit shall be added to the balance of the Existing Rent Credit and, is subject to verification by City audits, as it stated in Section 4.21. of the Lease.

Please provide the requested information by end of business day on March 23, 2022. If requested information is not provided by the deadline, then an estimate will be performed and the audit will be finalized by March 31, 2022.

Thank you,

**Andrew Grimaldo**  
Supervising Accountant  
City of San Diego  
Office of the City Treasurer  
(619) 236-6841  
[agrimaldo@sandiego.gov](mailto:agrimaldo@sandiego.gov)



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---

**From:** Grimaldo, Andrew  
**Sent:** Wednesday, March 2, 2022 6:49 PM  
**To:** Levi Verner <[lverner@pemginc.com](mailto:lverner@pemginc.com)>  
**Cc:** Modelo, Dianne <[DModelo@sandiego.gov](mailto:DModelo@sandiego.gov)>  
**Subject:** RE: Audit of Symphony Asset Pool XVI LLC

Hi Levi,

The reason for the requested records below, including Belmont Park Entertainment LLC, is to ensure Symphony is reporting and paying rent to the City accurately. This is standard practice in all our audits, including the prior audit of Symphony. If the requested records can't be provided, then I can't accept the payments received from Symphony as accurate and thus will result in an audit deficiency.

As mentioned before we are trying to wrap this audit up by the end of this month. Please provide the requested records or provide me with the contact information of the person who can provide me the requested records.

Thank you,

**Andrew Grimaldo**  
Supervising Accountant  
City of San Diego  
Office of the City Treasurer  
(619) 236-6841  
[agrimaldo@sandiego.gov](mailto:agrimaldo@sandiego.gov)



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---

**From:** Levi Verner <[lverner@pemginc.com](mailto:lverner@pemginc.com)>  
**Sent:** Wednesday, February 23, 2022 5:11 PM  
**To:** Grimaldo, Andrew <[AGrimaldo@sandiego.gov](mailto:AGrimaldo@sandiego.gov)>  
**Cc:** Modelo, Dianne <[DModelo@sandiego.gov](mailto:DModelo@sandiego.gov)>  
**Subject:** [EXTERNAL] RE: Audit of Symphony Asset Pool XVI LLC

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Hi Andrew,  
Please see below.

| Levi Verner



Thank you,



**Levi Verner**  
Finance Manager | Pacifica Real Estate Services  
+1 858-779-9317 | +1 858-755-0216  
18029 Calle Ambiente, Suite 500, Rancho Santa Fe, CA 92091

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**From:** Grimaldo, Andrew <[AGrimaldo@sanidiego.gov](mailto:AGrimaldo@sanidiego.gov)>  
**Sent:** Wednesday, January 26, 2022 11:39 AM  
**To:** Levi Verner <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>  
**Subject:** RE: Audit of Symphony Asset Pool XVI LLC

Hi Levi,

[REDACTED]

Thank you,

**Andrew Grimaldo**  
Supervising Accountant  
City of San Diego  
Office of the City Treasurer  
[agrimaldo@sanidiego.gov](mailto:agrimaldo@sanidiego.gov)  
The City of



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**From:** Levi Verner <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>  
**Sent:** Friday, January 21, 2022 12:30 PM  
**To:** Grimaldo, Andrew <[AGrimaldo@sanidiego.gov](mailto:AGrimaldo@sanidiego.gov)>  
**Subject:** [EXTERNAL] RE: Audit of Symphony Asset Pool XVI LLC

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Hi Andrew,

Attached are the excel files with the detailed income statements. Let me know if this will work for you.

Thank you,



**Levi Verner**  
Finance Manager | Pacifica Real Estate Services  
+1 858-779-9317 | +1 858-755-0216  
18029 Calle Ambiente, Suite 500, Rancho Santa Fe, CA 92091

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**From:** Grimaldo, Andrew <[AGrimaldo@sanidiego.gov](mailto:AGrimaldo@sanidiego.gov)>  
**Sent:** Friday, January 21, 2022 10:21 AM  
**To:** Levi Verner <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>  
**Subject:** RE: Audit of Symphony Asset Pool XVI LLC

Hi Levi,

I wanted to follow up. Will I be receiving the requested P&L statements today?

Thank you,

**Andrew Grimaldo**  
Supervising Accountant  
City of San Diego  
Office of the City Treasurer  
[agrimaldo@sanidiego.gov](mailto:agrimaldo@sanidiego.gov)  
The City of



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**From:** Levi Verner <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>

**Sent:** Wednesday, January 12, 2022 2:09 PM

**To:** Grimaldo, Andrew <[AGrimaldo@sandiego.gov](mailto:AGrimaldo@sandiego.gov)>

**Subject:** [EXTERNAL] RE: Audit of Symphony Asset Pool XVI LLC

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Hi Andrew,

I am going to supply you with the income statements tomorrow. I have been going through and re-exporting the detailed data. In regard to the rent credit, please see attached the approval letter that we already received from the City of San Diego when we went through the project with them.

Thank you,



**Levi Verner**

Finance Manager | Pacifica Real Estate Services

+1 858-779-9317 | +1 858-755-0216

18029 Calle Ambiente, Suite 500, Rancho Santa Fe, CA 92091

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**From:** Grimaldo, Andrew <[AGrimaldo@sandiego.gov](mailto:AGrimaldo@sandiego.gov)>

**Sent:** Monday, January 10, 2022 8:42 AM

**To:** Levi Verner <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>

**Subject:** RE: Audit of Symphony Asset Pool XVI LLC

Hi Levi,

I hope you are doing well. I wanted to follow up on my request below and see if there was a timeline on when I can expect to receive the requested records?

Thank you,

**Andrew Grimaldo**

Supervising Accountant

City of San Diego

Office of the City Treasurer

[agrimaldo@sandiego.gov](mailto:agrimaldo@sandiego.gov)

The City of



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**From:** Grimaldo, Andrew

**Sent:** Thursday, December 23, 2021 5:08 PM

**To:** Levi Verner <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>

**Subject:** RE: Audit of Symphony Asset Pool XVI LLC

Hi Levi,

[REDACTED]

Thank you,

**Andrew Grimaldo**

Supervising Accountant

City of San Diego

Office of the City Treasurer

[agrimaldo@sandiego.gov](mailto:agrimaldo@sandiego.gov)

The City of



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**From:** Levi Verner <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>

**Sent:** Monday, December 13, 2021 1:26 PM

**To:** Grimaldo, Andrew <[AGrimaldo@sandiego.gov](mailto:AGrimaldo@sandiego.gov)>

**Subject:** [EXTERNAL] RE: Audit of Symphony Asset Pool XVI LLC

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Hi Andrew!

I received your phone call and message. I apologize for the delay in my response. Please see below and attached the request.

Let me know if you need anything else.

Thank you,



**Levi Verner**

Finance Manager | Pacifica Real Estate Services

+1 858-779-9317 | +1 858-755-0216

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**From:** Grimaldo, Andrew <[AGrimaldo@sandiego.gov](mailto:AGrimaldo@sandiego.gov)>

**Sent:** Tuesday, December 7, 2021 3:00 PM

**To:** Levi Verner <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>

**Subject:** RE: Audit of Symphony Asset Pool XVI LLC

Hi Levi,

[REDACTED]

Thank you,

**Andrew Grimaldo**  
Supervising Accountant  
City of San Diego  
Office of the City Treasurer  
[agrimaldo@sandiego.gov](mailto:agrimaldo@sandiego.gov)  
The City of



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**From:** Grimaldo, Andrew  
**Sent:** Wednesday, October 20, 2021 4:52 PM  
**To:** 'Levi Verner' <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>  
**Subject:** RE: Audit of Symphony Asset Pool XVI LLC  
Hi Levi,

[REDACTED]

**Andrew Grimaldo**  
Senior Revenue Auditor  
City of San Diego  
Office of the City Treasurer  
[agrimaldo@sandiego.gov](mailto:agrimaldo@sandiego.gov)  
The City of



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**From:** Grimaldo, Andrew  
**Sent:** Wednesday, October 13, 2021 12:20 PM  
**To:** Levi Verner <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>  
**Subject:** RE: Audit of Symphony Asset Pool XVI LLC  
Hi Levi,

Thank you for providing the requested records. I will review them and let you know if I have any questions.

[REDACTED]

Thank you,

**Andrew Grimaldo**  
Senior Revenue Auditor  
City of San Diego  
Office of the City Treasurer  
[agrimaldo@sandiego.gov](mailto:agrimaldo@sandiego.gov)  
The City of



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**From:** Levi Verner <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>  
**Sent:** Wednesday, October 13, 2021 10:56 AM  
**To:** Grimaldo, Andrew <[AGrimaldo@sandiego.gov](mailto:AGrimaldo@sandiego.gov)>  
**Subject:** [EXTERNAL] RE: Audit of Symphony Asset Pool XVI LLC

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Hi Andrew,

I apologize for the delay. We are currently closing our Q3 numbers so it has been very busy. Attached are the requested documents.

Please let me know if you have any questions.

Thank you,



**Levi Verner**

Finance Manager | Pacifica Real Estate Services

+1 858-779-9317 | +1 858-755-0216

18029 Calle Ambiente, Suite 500, Rancho Santa Fe, CA 92091

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**From:** Grimaldo, Andrew <[AGrimaldo@sandiego.gov](mailto:AGrimaldo@sandiego.gov)>  
**Sent:** Monday, October 4, 2021 7:07 AM  
**To:** Levi Verner <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>  
**Subject:** RE: Audit of Symphony Asset Pool XVI LLC

Hi Levi,

Thank you for the update.

Thank you,

**Andrew Grimaldo**  
Senior Revenue Auditor  
City of San Diego  
Office of the City Treasurer  
T (619) 236-6841  
[agrimaldo@sandiego.gov](mailto:agrimaldo@sandiego.gov)  
The City of



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**From:** Levi Verner <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>

**Sent:** Friday, October 1, 2021 5:12 PM

**To:** Grimaldo, Andrew <[AGrimaldo@sandiego.gov](mailto:AGrimaldo@sandiego.gov)>

**Subject:** [EXTERNAL] RE: Audit of Symphony Asset Pool XVI LLC

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Hi Andrew,

Thank you, and hope you are doing good as well. I'm working on compiling the data and will have it to you by mid next week.

Thank you,



**Levi Verner**

Finance Manager | Pacifica Real Estate Services

+1 858-779-9317 | +1 858-755-0216

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**From:** Grimaldo, Andrew <[AGrimaldo@sandiego.gov](mailto:AGrimaldo@sandiego.gov)>

**Sent:** Monday, September 27, 2021 11:18 AM

**To:** Levi Verner <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>

**Subject:** RE: Audit of Symphony Asset Pool XVI LLC

Hi Levi,

I hope you're doing well. I wanted to follow up on the status of the P&L's requested on 09/17/2021. Could you please let me know when I can expect to receive those records?

Thank you,

**Andrew Grimaldo**

Senior Revenue Auditor

City of San Diego

Office of the City Treasurer

T (619) 236-6841

[agrimaldo@sandiego.gov](mailto:agrimaldo@sandiego.gov)

The City of

**SAN DIEGO**

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**From:** Grimaldo, Andrew

**Sent:** Friday, September 17, 2021 11:36 AM

**To:** Levi Verner <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>

**Subject:** RE: Audit of Symphony Asset Pool XVI LLC

Hi Levi,

Would you be able to provide me with Symphony's profit and loss statements for the entire audit period? I have attached an example of the type of document that was provided in the prior audit for this request.

Thank you,

**Andrew Grimaldo**

Senior Revenue Auditor

City of San Diego

Office of the City Treasurer

T (619) 236-6841

[agrimaldo@sandiego.gov](mailto:agrimaldo@sandiego.gov)

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**From:** Levi Verner <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>

**Sent:** Thursday, August 19, 2021 5:26 PM

**To:** Grimaldo, Andrew <[AGrimaldo@sandiego.gov](mailto:AGrimaldo@sandiego.gov)>

**Subject:** [EXTERNAL] RE: Audit of Symphony Asset Pool XVI LLC

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Hi Andrew,

Thank you for sending over that example. I have uploaded the requested files to the Google Drive. I am still waiting on the Business Tax Certificate to be sent over to me, but will have it uploaded tomorrow hopefully.

Thank you,



**Levi Verner**

Finance Manager | Pacifica Real Estate Services

+1 858-779-9317 | +1 858-755-0216

18029 Calle Ambiente, Suite 500, Rancho Santa Fe, CA 92091

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**From:** Grimaldo, Andrew <[AGrimaldo@sandiego.gov](mailto:AGrimaldo@sandiego.gov)>

**Sent:** Thursday, August 5, 2021 12:47 PM

**To:** Levi Verner <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>

**Subject:** RE: Audit of Symphony Asset Pool XVI LLC

Hi Levi,

Attached please find the sales report that was provided in the prior audit. Also, I wanted to let you know that the initial documents requested can be provided by 08/20/2021. Please let me know if you have any questions. I look forward to working with you on this audit.

Thank you,

**Andrew Grimaldo**

Senior Revenue Auditor

City of San Diego

Office of the City Treasurer

T (619) 236-6841

[agrimaldo@sandiego.gov](mailto:agrimaldo@sandiego.gov)



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**From:** Levi Verner <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>

**Sent:** Wednesday, August 4, 2021 4:45 PM

**To:** Grimaldo, Andrew <[AGrimaldo@sandiego.gov](mailto:AGrimaldo@sandiego.gov)>

**Subject:** [EXTERNAL] RE: Audit of Symphony Asset Pool XVI LLC

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Hi Andrew,

11 AM works great. I will call you then.

Thank you,



**Levi Verner**

Finance Manager | Pacifica Real Estate Services

+1 858-779-9317 | +1 858-755-0216

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**From:** Grimaldo, Andrew <[AGrimaldo@sandiego.gov](mailto:AGrimaldo@sandiego.gov)>

**Sent:** Wednesday, August 4, 2021 4:43 PM

**To:** Levi Verner <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>

**Subject:** RE: Audit of Symphony Asset Pool XVI LLC

Hi Levi,

I am available tomorrow during the below times. Please let me know if any of these times would work.

- 11 AM
- 12 PM
- 1:30 PM
- 2:30 PM
- 3:30 PM
- 4 PM

Thank you,

**Andrew Grimaldo**

Senior Revenue Auditor

City of San Diego

Office of the City Treasurer

T (619) 236-6841

[agrimaldo@sandiego.gov](mailto:agrimaldo@sandiego.gov)



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**From:** Levi Verner <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>

**Sent:** Wednesday, August 4, 2021 1:46 PM

**To:** Grimaldo, Andrew <[AGrimaldo@sandiego.gov](mailto:AGrimaldo@sandiego.gov)>

**Subject:** [EXTERNAL] RE: Audit of Symphony Asset Pool XVI LLC

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Hi Andrew,

I was forwarded an email from Pino, who I believe you reached out to in regards to the audit of Symphony Asset Pool XVI. I also just called your office line below and left a voicemail.

Please let me know when it would be a good time to discuss the document requests. I want to ensure that we provide you with all of the correct information.

Thank you,



**Levi Verner**

Finance Manager | Pacifica Real Estate Services

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**From:** Pino Vitti <[pvitti@pacificaent.com](mailto:pvitti@pacificaent.com)>

**Sent:** Monday, August 2, 2021 12:36 PM

**To:** Levi Verner <[lverner@pacificaent.com](mailto:lverner@pacificaent.com)>

**Subject:** Fwd: Audit of Symphony Asset Pool XVI LLC

Pino Vitti

Chief Financial Officer

Pacifica Enterprises Inc.

Sent from my iPhone

Begin forwarded message:

**From:** "Grimaldo, Andrew" <[AGrimaldo@sandiego.gov](mailto:AGrimaldo@sandiego.gov)>

**Date:** July 27, 2021 at 4:20:54 PM PDT

**To:** Pino Vitti <[pvitti@pacificaent.com](mailto:pvitti@pacificaent.com)>

**Subject:** Audit of Symphony Asset Pool XVI LLC

Hi Pino,

I was provided with your contact information by one of my colleagues. I wanted to inform you that I have been assigned to conduct an audit of the Amended and Restated City of San Diego Percentage Lease between the City of San Diego and Symphony Asset Pool XVI, LLC. Attached please find the engagement letter and initial document request that will detail the items needed in order to begin the audit. Please let me know if you have any questions. Thank you for your assistance.

Thank you,

**Andrew Grimaldo**

Senior Revenue Auditor  
City of San Diego  
Office of the City Treasurer  
T (619) 236-6841  
[agrimaldo@sandiego.gov](mailto:agrimaldo@sandiego.gov)