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 ppg			

image014.phg image015.phg image016.phg image017.phg image018.phg image019.phg

Hi Levi,

	ding the documentation.
	-
4.3 Gross Re	venue. "Gross Revenue" shall mean all revenue derived from the Allowed Uses
and Acce	ssory Uses, whether earned directly or through sublessees or licensees.
Possesso	ry interest taxes or other property taxes shall not be deducted in computing
Gross Re	venue. Notwithstanding the foregoing, Gross Revenue shall not include: (a) tate or municipal taxes collected from consumers (regardless of whether such
tederal, s	s stated to the consumer as a separate charge) and paid periodically by LESSEE
to a gove	remental agency and accompanied by a tax return or statement as required by
laun (b)	acfunds for goods returned for resale on the Premises or retunds of deposits; (c)
00000000	area maintenance ("CAM") charges collected from sublessees or licensees; and
(d) gratu	ities. LESSEE shall clearly indicate the amount of all such excluded items on its
books an	d records.
Could you please pr	ovide any additional documentation by 08/09/2022?
Thank you,	
Andrew Grimaldo	
Accountant IV	
City of San Diego Office of the City Tre	asurer
T (619) 236-6841	
The City of	
SAN DI	GO
CONFIDENTIAL COMM	
not an intended recipier	sage and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are it, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.
Sent: Tuesday, Aug	lverner@pemginc.com>
	sis 2, 2022 2-90 FW w <agrimaldo@sandiego.gov></agrimaldo@sandiego.gov>
,	V \communications and the point of the po
	RE: Audit of Symphony Asset Pool XVI LLC
•	rom an external source. Be cautious about clicking on any links in this email or opening attachments.**
Please let me know	if you have any questions
Please let me know Thank you,	if you have any questions.
	Levi Verner
	Levi Verner Finance Manager PE Management Group
	Levi Verner Finance Manager PE Management Group BRE #: 2035105
	Levi Verner Finance Manager PE Management Group
Thank you,	Levi Verner Finance Manager PE Management Group BRE #. 02035105 p/ 858.779.9317
Thank you,	Levi Verner Finance Manager PE Management Group BRE #. 02035105 p/ 858.779.9317 drew <a<u>Grimaldo@sandiego.gov></a<u>
Thank you, PPE From: Grimaldo, Ar Sent: Monday, Aug	Levi Verner Finance Manager PE Management Group BRE #: 02035105 p/ 858.779.9317 drew < <u>AGrimaldo@sandiego.gov</u> > ust 1, 2022 4:46 PM
Thank you, PICE From: Grimaldo, Arr Sent: Monday, Aug To: Levi Verner < <u>Ive</u>	Levi Verner Finance Manager PE Management Group BRE #. 02035105 p/ 858.779.9317 drew <a<u>Grimaldo@sandiego.gov></a<u>
Thank you, PCC 4 From: Grimaldo, Arr Sent: Monday, Aug To: Levi Verner < <u>Ve</u> Cc: Modelo, Dianne	Levi Verner Finance Manager PE Management Group BRE #: 0038106 p/ \$58.779.9317 drew <agrimaldo@sandiego.gov> ust 1, 2022 4:46 PM rner@penginc.com></agrimaldo@sandiego.gov>
Thank you, PCC 4 From: Grimaldo, Arr Sent: Monday, Aug To: Levi Verner < <u>Ve</u> Cc: Modelo, Dianne	Levi Verner Finance Manager PE Management Group BRE #: 02035105 p/ 858.779.9317 drew <agrimaldo@sandiego.gov> ist 1, 2022 4:46 PM rner@pemginc.com> <dmodelo@sandiego.gov>; Pino Vitti <<u>pvitti@pemginc.com</u>></dmodelo@sandiego.gov></agrimaldo@sandiego.gov>
Thank you, PTOM: Grimaldo, Arr Sent: Monday, Aug To: Levi Verner <[ve Cc: Modelo, Dianne Subject: RE: Audit of Hi Levi,	Levi Verner Finance Manager PE Management Group BRE #: 02035105 p/ 858.779.9317 drew <agrimaldo@sandiego.gov> ist 1, 2022 4:46 PM rner@pemginc.com> <dmodelo@sandiego.gov>; Pino Vitti <pvitti@pemginc.com></pvitti@pemginc.com></dmodelo@sandiego.gov></agrimaldo@sandiego.gov>
Thank you, PECE From: Grimaldo, Arr Sent: Monday, Aug To: Levi Verner < <u>lve</u> Cc: Modelo, Dianne Subject: RE: Audit c Hi Levi, Thank you for takin,	Levi Verner Finance Manager PE Management Group BRE #: 02035105 p/ 858.779.9317 drew <a<u>Grimaldo@sandiego.gov> st 1, 2022 4:46 PM rner@pemginc.com> <<u>DModelo@sandiego.gov></u>; Pino Vitti <<u>pvitti@pemginc.com></u> f Symphony Asset Pool XVI LLC</a<u>
Thank you, PECE From: Grimaldo, Arr Sent: Monday, Aug To: Levi Verner < <u>lve</u> Cc: Modelo, Dianne Subject: RE: Audit c Hi Levi, Thank you for takin,	Levi Verner Finance Manager PE Management Group BRE #: 00050105 p/ 858.779.9317 drew < <u>AGrimaldo@sandiego.gov></u> st 1, 2022 4:46 PM rner@pemginc.com> < <u>DModelo@sandiego.gov></u> ; Pino Vitti < <u>pvitti@pemginc.com></u> f Symphony Asset Pool XVI LLC g 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.
Thank you, The server of the	Levi Verner Finance Manager PE Management Group BRE #: 00050105 p/ 858.779.9317 drew < <u>AGrimaldo@sandiego.gov></u> st 1, 2022 4:46 PM rner@pemginc.com> < <u>DModelo@sandiego.gov></u> ; Pino Vitti < <u>pvitti@pemginc.com></u> f Symphony Asset Pool XVI LLC g 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.
Thank you, The Serie Monday, Aug Sent: Monday, Aug To: Levi Verner < <u>Ive</u> Cc: Modelo, Dianne Subject: RE: Audit co Hi Levi, Thank you for takin Could you please pr Thank you, Andrew Grimaldo Accountant IV	Levi Verner Finance Manager PE Management Group BRE #: 00050105 p/ 858.779.9317 drew < <u>AGrimaldo@sandiego.gov></u> st 1, 2022 4:46 PM rner@pemginc.com> < <u>DModelo@sandiego.gov></u> ; Pino Vitti < <u>pvitti@pemginc.com></u> f Symphony Asset Pool XVI LLC g 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.
Thank you, The second	Levi Verner Finance Manager PE Management Group BRE #: 02035105 p/ 858.779.9317 drew <agrimaldo@sandiego.gov> ist 1, 2022 4:46 PM rere@pemginc.com> <dnodelo@sandiego.gov>; Pino Vitti <pvitti@pemginc.com> f Symphony Asset Pool XVI LLC g 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. ovide the additional records by the end of business on 08/03/2022?</pvitti@pemginc.com></dnodelo@sandiego.gov></agrimaldo@sandiego.gov>
Thank you, Thom Serimaldo, Arr Sent: Monday, Aug To: Levi Verner < <u>V</u> Cc: Modelo, Dianne Subject: RE: Audit cl Hi Levi, Thank you for takin, Could you please pr Thank you, Ancount ant IV City of San Diego Office of the City Tre (519) 236-6841	Levi Verner Finance Manager PE Management Group BRE #: 20205105 p/ 855.779.9317 drew <agrimaldo@sandiego.gov> ust 1, 2022 4:46 PM rere@pemginc.com> <dmodelo@sandiego.gov>; Pino Vitti <pvitti@pemginc.com> fSymphony Asset Pool XVI LLC g 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. ovide the additional records by the end of business on 08/03/2022?</pvitti@pemginc.com></dmodelo@sandiego.gov></agrimaldo@sandiego.gov>
Thank you, The second	Levi Verner Finance Manager PE Management Group BRE #: 20205105 p/ 855.779.9317 drew <agrimaldo@sandiego.gov> ust 1, 2022 4:46 PM rere@pemginc.com> <dmodelo@sandiego.gov>; Pino Vitti <pvitti@pemginc.com> fSymphony Asset Pool XVI LLC g 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. ovide the additional records by the end of business on 08/03/2022?</pvitti@pemginc.com></dmodelo@sandiego.gov></agrimaldo@sandiego.gov>
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Thank you, The City of The City of Subject: RE: Audit of Hi Levi, Thank you, Andrew Grimaldo Account ant IV City of San Diego Office of the City Tre (19) 236-6841 agrimaldo@sandiegr SAN DII	Levi Verner Finance Manager PK Management Group BE # coopsisons p/ \$88,779.9317 drew <agrimaldo@sandiego.gov> ist 1, 2022 4:46 PM mer@pemginc.com> <<u>QNddelo@sandiego.gov></u>; Pino Vitti <<u>pvitti@pemginc.com></u> fSymphony Asset Pool XVI LLC ag 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. ovide the additional records by the end of business on 08/03/2022?</agrimaldo@sandiego.gov>
Thank you, Thank you, Term: Grimaldo, Arr Sent: Monday, Aug To: Levi Verner <[w] C: Modelo, Dianne Subject: RE: Audito C Hi Levi, Thank you, Andrew Grimaldo Accountant IV City of San Diego Office of the City Tre (619) 236-6841 aerimaldowsandiege SAL Composed Sal Com	Levi Verner Finance Manager PK management Group BSE # c02035016 p' 858.779.9317 drew <acrimation@sandiego.gov> sist 1, 2022 4:46 PM mer@pemginc.com> >DModelo@sandiego.gov>; Pino Vitti <pre>vitti@pemginc.com> Symphony Asset Pool XVI LLC g 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. ovide the additional records by the end of business on 08/03/2022? asurer sega and any stachments are intended only for the use of the addressee() named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are</pre></acrimation@sandiego.gov>
Thank you, Thom you, From: Grimaldo, Arr Sent: Monday, Aug To: Levi Verner Ce: Modelo, Dianne Subject: RE: Audit Ce Hi Levi, Thank you for takin, Could you please pr Thank you, Andrew Grimaldo Accountant IV City of San Diego Office of the City Tre (City of San Diego Office of the City Tre (City of San Diego Office of the City Tre ConFIDENTIAL COMM This electronic mail mes CONFIDENTIAL COMM	Levi Verner Finance Manager PE Management Group BSE # 200350166 p/ 858.779.9317 drew <acrimatdo@sandiego.gov> ist 1, 2022 4:46 PM inter@pemginc.com> CModelo@sandiego.gov>; Pino Vitti vitti@pemginc.com> f Symphony Asset Pool XVI LLC g 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. ovide the additional records by the end of business on 08/03/2022? asurer surer surer surer surer surer surer asurer a</acrimatdo@sandiego.gov>
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Thank you, Thank you, From: Grimaldo, Ard Sent: Monday, Aug To: Levi Verner <[ve Cc: Modelo, Dianne Subject: RE: Audito Subject: RE: Audito Andrew Grimaldo Accountant IV City of San Diego ONFIDENTIAL COMM Subject: RE: Audito Subject: RE: Audito S	Levi Verner France Manager PE Management Group BE# 20230506 p/ 838.779.317 drew <agrimaldo@sandiego.gov> prof Dempine.com> (DModelo@sandiego.gov>, Pino Vitti Vit</agrimaldo@sandiego.gov>
Thank you, Thank you, From: Grimaldo, Art Sent: Monday, Aug To: Levi Verner < <u>Ive</u> Cc: Modelo, Dianne Subject: RE: Audit C Hi Levi, Thank you for takin Could you please pr Thank you, Andrew Grimaldo Accountant IV City of San Diego Office of the City Tre (619) 236-6841 agrimaldo@saft SAN DUI SAN DUI The City of SAN DUI CONFIDENTIAL COMM This electronic mail mes The City of the e-mail From: Levi Verner < Sent: Wednesday, J To: Grimaldo, Andri	Levi Verner Fix Banagement Group Bit is exclosions y / Additional down andiego.gov> sist 1, 2022 4:46 PM rerer Querniglinc.com>
Thank you, Thank you, From: Grimaldo, Arr Sent: Monday, Aug To: Levi Verner < <u>Ive</u> C: Modelo, Dianne Subject: RE: Audit C Hi Levi, Thank you, for takin, Could you please pr Thank you, Andrew Grimaldo Accountant IV City of San Diego Office of the City Tre (City 236-6841 agrimaldo@scalation SAN DUI SAN DUI CONFIDENTIAL COMM This electronic mail mes you received this e-mail From: Levi Verner - Sent: Wednesda, J G: Grimaldo, Andri Ce: Modelo, Dianne	Levi Verner Finance Manager Finance Manager PE Management Group site is 20035105 // S8.779.9317
Thank you, Thank you, From: Grimaldo, Arr Sent: Monday, Aug To: Levi Verner <lve Cc: Modelo, Dianne Subject: RE: Audit ct Hi Levi, Thank you for takin, Could you please pr Thank you, Andrew Grimaldo Accountant IV City of San Diggo Office of the City Tre (619) 236-6841 agrimaldo&sandiege To GribentTiaL COMM This electronic mail mes not an intended recipier Societ Mesensal To: Grimaldo, Andr Cc: Modelo, Dianne Subject: [EXTERNAI</lve 	Levi Verner Fixenagement Group Bit is excessions y // Additional and exponses start 1, 2022 4:46 PM merer Aremination Sandiego, goxy>, prino Vitti / pyutti @ pemginc.com> vDModelo@sandiego, goxy>, Pino Vitti / pyutti @ pemginc.com> vDModelo@sandiego, goxy>, Pino Vitti / pyutti @ pemginc.com> fSymphony Asset Pool XVI LLC gt 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. ovide the additional records by the end of business on 08/03/2022? asurer start segar of any atdachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not speak with watachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not speak or agent responsible for delivering this e-mail to the intended respiner, you are hereby notified that any desemination, distribution or coping of this communication is startly prohibited. Intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not precise intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not precise intended only for the use of the addresse

Sounds great! Yes, we can meet through teams. Thank you,



From: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>>

Sent: Wednesday, July 27, 2022 3:21 PM To: Levi Verner <<u>lyerner@pempinc.com</u>> Cc: Modelo, Dianne <<u>DModelo@sandiego.gov</u>>; Pino Vitti <<u>pvitti@pempinc.com</u>> 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 grigological council



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From: Levi Verner <<u>lverner@pemginc.com</u>> Sent: Wednesday, July 27, 2022 2:39 PM

 Sent. weanesday, July 27, 2022 21:35 FM

 To: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>>

 Cc: Modelo, Dianne <<u>DModelo@sandiego.gov</u>>; Pino Vitti <<u>pvitti@pemginc.com</u>>

 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,

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 <<u>AGrimaldo@sandiego.gov</u>> Sent: Wednesday, July 27, 2022 8:49 AM

To: Levi Verner <<u>lverner@pemginc.com</u>>

Cc: Modelo, Dianne <<u>DModelo@sandiego.gov</u>>; Pino Vitti <<u>pvitti@pemginc.com</u>>

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 aerimaldo@sandiego.gov

The City of SAN DIEGO CONFIDENTIAL COMMUNICATION

CONDENIAL COMMUNICATION This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

From: Levi Verner <<u>lverner@pemginc.com</u>>

Sent: Friday, July 15, 2022 5:16 PM

To: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>>

Cc: Modelo, Dianne <<u>DModelo@sandiego.gov</u>>; Pino Vitti <<u>pvitti@pemginc.com</u>>

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,

Thank you for sending this over. This is very helpful, and we are very close to finalizing everything.

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

I	p/	858.779.9317
From: Grimaldo, An	drev	v <agrimaldo@sandiego.gov></agrimaldo@sandiego.gov>

Sent: Friday, July 15, 2022 10:18 AM To: Levi Verner <<u>lverner@pemginc.com</u> Cc: Modelo, Dianne <<u>DModelo@sandiego.gov</u>> 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@sandiego.gov The City of SAN DIEGO CONDENTIAL COMMONICATION This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you. From: Grimaldo, Andrew Sent: Friday, July 15, 2022 9:22 AM To: Levi Verner <<u>lverner@pemginc.com</u>> Cc: Modelo, Dianne <<u>DModelo@sandiego.gov</u>> Subject: RE: Audit of Symphony Asset Pool XVI LLC Hi Levi Rent Deficiency and Overnavment. 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 4.21.2 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 (625). 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, ns 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 equily. ached workbook you will also find schedules that will show the pross revenue that In the attached workbook you will also find schedules that will show the gross revenue that I calculated. Minimum Annual Rent – Initial Revised Term. Section 4.6, above, shall be deleted in its entirety and replaced with the following: 11.2.8 Minimum Annual Rent - Initial Revised Term The Minimum Annual Rent for the first (1st) Lease Year of the Initial Revised Term shall be One Million Three Hundred Thousand Dollars (\$1,300,000)." Δ 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@sandiego.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



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From: Modelo, Dianne <<u>DModelo@sandiego.gov</u>> Sent: Thursday, June 2, 2022 3:11 PM To: Levi Verner <<u>lverner@pemginc.com</u>>

Cc: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>> 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/req Regards,

Dianne

Dianne Modelo Revenue Compliance Manager City of San Diego Office of the City Treasurer T (619) 236-7790



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From: Levi Verner lverner@pemginc.com>

Sent: Thursday, June 2, 2022 2:27 PM

To: Modelo, Dianne < DModelo@sandiego.gov> Cc: Grimaldo, Andrew <AGrimaldo@sandiego.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,



From: Modelo, Dianne <<u>DModelo@sandiego.gov</u>> Sent: Thursday, March 24, 2022 9:37 AM To: Levi Verner <<u>lverner@pemginc.com</u>> Cc: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>> 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 SAN

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From: Levi Verner <<u>lverner@pemginc.com</u>> Sent: Wednesday, March 23, 2022 3:59 PM To: Modelo, Dianne <<u>DModelo@sandiego.gov</u>> Cc: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>>

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 BRF # 02035105 p/ 858,779,9317

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

From: Levi Verner <<u>lverner@pemginc.com</u>> Sent: Tuesday, March 22, 2022 1:50 PM

To: Modelo, Dianne < DModelo@sandiego.gov>

Cc: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>>

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

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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 <<u>DModelo@sandiego.gov</u>> Sent: Tuesday, March 22, 2022 11:31:27 AM

To: Levi Verner <<u>lverner@pemginc.com</u>>; Levi Verner <<u>lverner@pemginc.com</u>> Cc: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>>

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 <<u>lverner@pemginc.com</u>>; Levi Verner <<u>lverner@pacificaent.com</u>>

Cc: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>>

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 <<u>AGrimaldo@sandiego.gov</u>>

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

To: Levi Verner <<u>lverner@pemginc.com</u>>; Levi Verner <<u>lverner@pacificaent.com</u>>

Cc: Modelo, Dianne <<u>DModelo@sandiego.gov</u>>

Subject: RE: Audit of Symphony Asset Pool XVI LLC

Hi Levi,

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



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 arrimaldo@sandiego.gov The City of



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From: Grimaldo, Andrew Sent: Wednesday, March 2, 2022 6:49 PM

To: Levi Verner <<u>lverner@pemginc.com</u>>

Cc: Modelo, Dianne <<u>DModelo@sandiego.gov</u>> 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 The City of



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From: Levi Verner <<u>lverner@pemginc.com</u>>

Sent: Wednesday, February 23, 2022 5:11 PM

To: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>> Cc: Modelo, Dianne <<u>DModelo@sandiego.gov</u>>

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

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Hi Andrew, Please see below

Levi Verner



From: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>> Sent: Wednesday, February 23, 2022 10:57 AM

To: Levi Verner <<u>lverner@pemginc.com</u>>

Cc: Modelo, Dianne <<u>DModelo@sandiego.gov</u>>

Subject: RE: Audit of Symphony Asset Pool XVI LLC

Hi Levi,

I wanted to follow up again on the status of my below request.

Please have these items by end of business on 03/03/2022. We are trying to have this audit finalized by the end of March 2022 and in order to achieve that goal we need the requested documents as soon as possible.

Thank you,

Andrew Grimaldo

Supervising Accountant City of San Diego Office of the City Treasurer (619) 236-6841

aldo@sandiego.gov The City of SAN DIEGO CONFIDENTIAL COMMUNICATION

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From: Grimaldo, Andrew

Sent: Monday, February 14, 2022 10:58 AM To: 'Levi Verner'

Subject: RE: Audit of Symphony Asset Pool XVI LLC

Hi Levi,

I just wanted to follow up on my request below.

Thank you, Andrew Grimaldo

Supervising Accountant City of San Diego Office of the City Treasurer

(619) 236-6841 @sandiego.gov

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From: Grimaldo, Andrew

Sent: Thursday, January 27, 2022 11:43 AM To: Levi Verner <<u>lverner@pacificaent.com</u>>

Subject: RE: Audit of Symphony Asset Pool XVI LLC

Hi Levi, Thank you for your responses.

Thank you

Andrew Grimaldo Supervising Accountant City of San Diego Office of the City Treasurer agrimaldo@sandiego.gov The City of

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From: Levi Verner <<u>lverner@pacificaent.com</u>>

Sent: Wednesday, January 26, 2022 12:29 PM

To: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>>

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

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Hi Andrew, See answers below in blue. Thank you.



Levi Verner Finance Manager | Pacifica Real Estate Services

Subject: RE: Audit of Symphony Asset Pool XVI LLC

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

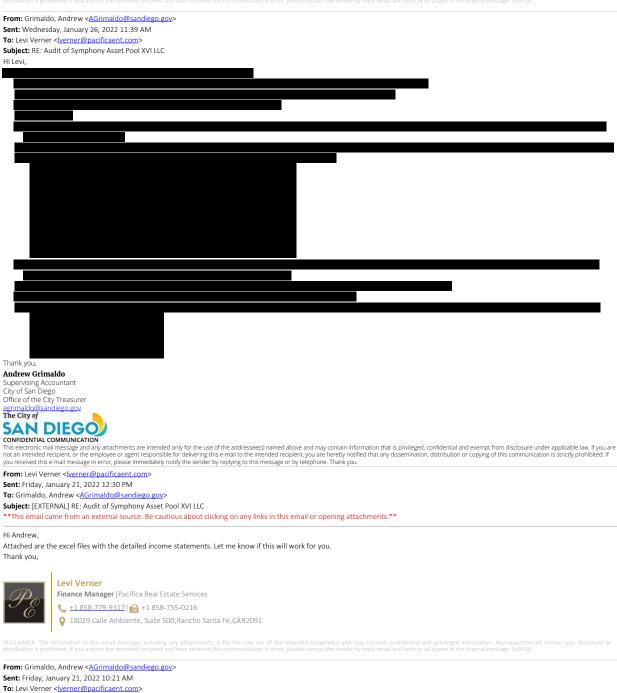
Hi Levi,

Thank you, Andrew Grimaldo Supervising Accountant City of San Diego Office of the City Treasurer arrimaldo@sandiego.gov The City of

SAN DIEGO

💡 18029 Calle Ambiente, Suite 500, Rancho Santa Fe, CA92091

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you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.
From: Levi Verner <<u>Verner@pacificaent.com</u>>
Sent: Wednesday, January 12, 2022 2:09 PM
To: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov>
Subject:</u> [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.



Levi Verner

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From: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>> Sent: Monday, January 10, 2022 8:42 AM To: Levi Verner <<u>lverner@pacificaent.com</u>> 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 aldo@sandiego.gov The City of SAN DIEGO This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you. From: Grimaldo, Andrew Sent: Thursday, December 23, 2021 5:08 PM To: Levi Verner < lverner@pacificaent.com> Subject: RE: Audit of Symphony Asset Pool XVI LLC Hi Levi, hank you Andrew Grimaldo Supervising Accountant City of San Diego Office of the City Treasurer The City of SAN DIEGO CONDENTIAL COMMUNICATION This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you. From: Levi Verner <<u>lverner@pacificaent.com</u>> Sent: Monday, December 13, 2021 1:26 PM To: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>> 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! 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 📞 <u>+1 858-779-9317</u> | 🔚 +1 858-755-0216 💡 18029 Calle Ambiente, Suite 500,Rancho Santa Fe,CA92091

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From: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>> Sent: Tuesday, December 7, 2021 3:00 PM To: Levi Verner <<u>lverner@pacificaent.com</u>> Subject: RE: Audit of Symphony Asset Pool XVI LLC Hi Levi, Thank you, Andrew Grimaldo

Supervising Accountant City of San Diego Office of the City Treasurer aldo@sandiego.gov

The City of SAN DIEGO

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From: Grimaldo, Andrew

Sent: Wednesday, October 20, 2021 4:52 PM

To: 'Levi Verner' < lverner@pacificaent.com> Subject: RE: Audit of Symphony Asset Pool XVI LLC

Hi Levi,



Andrew Grimaldo

Senior Revenue Auditor

City of San Diego Office of the City Treasurer 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

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.

Thank you

Andrew Grimaldo

Senior Revenue Auditor

City of San Diego Office of the City Treasurer agrimaldo@sandiego.gov The City of



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From: Levi Verner <<u>lverner@pacificaent.com</u>>

Sent: Wednesday, October 13, 2021 10:56 AM To: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>>

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 📞 <u>+1 858-779-9317</u> | 💼 +1 858-755-0216 18029 Calle Ambiente, Suite 500, Rancho Santa Fe, CA 92091

From: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>> Sent: Monday, October 4, 2021 7:07 AM To: Levi Verner <<u>lverner@pacificaent.com</u>> 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@sandie The City of



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you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.
From: Levi Verner <<u>Verner@pacificaent.com</u>>
Sent: Friday, October 1, 2021 5:12 PM
To: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>>
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

 <u>+1858-779-9317</u>

 <u>+1858-755-0216</u>

 <u>9</u>

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From: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>> Sent: Monday, September 27, 2021 11:18 AM To: Levi Verner <<u>lverner@pacificaent.com</u>> 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

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From: Grimaldo, Andrew

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

To: Levi Verner <<u>lverner@pacificaent.com</u>>

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



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From: Levi Verner <<u>lverner@pacificaent.com</u>>

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

To: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>>

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 <u>+1858-779-9317</u> | +1858-755-0216 18029 Calle Ambiente, Suite 500,Rancho Santa Fe,CA92091

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From: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>> Sent: Thursday, August 5, 2021 12:47 PM To: Levi Verner <<u>Iverner@pacificaent.com</u>>

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



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From: Levi Verner <<u>verner@pacificaent.com</u>>
Sent: Wednesday, August 4, 2021 4:45 PM
To: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov>
Subject:</u> [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

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From: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>> Sent: Wednesday, August 4, 2021 4:43 PM To: Levi Verner <<u>lverner@pacificaent.com</u>> 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.



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

Thank you, Andrew Grimaldo

Senior Revenue Auditor City of San Diego

City of San Diego Office of the City Treasurer T (619) 236-6841

agrimaldo@sandiego.gov
The City of



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From: Levi Verner <<u>lverner@pacificaent.com</u>>

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

To: Grimaldo, Andrew <<u>AGrimaldo@sandiego.gov</u>>

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,

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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 • 18029 Calle Ambiente, Suite 500, Rancho Santa Fe, CA92091

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From: Pino Vitti <<u>pvitti@pacificaent.com</u>> Sent: Monday, August 2, 2021 12:36 PM To: Levi Verner <<u>lverner@pacificaent.com</u>> 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" <<u>AGrimaldo@sandiego.gov</u>> Date: July 27, 2021 at 4:20:54 PM PDT To: Pino Vitti <<u>pvitti@pacificaent.com</u>> 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.

detail the items needed in Thank you, **Andrew Grimaldo** Senior Revenue Auditor City of San Diego Office of the City Treasurer T (619) 236-6841 agrimaldo@sandiego.gov