

USDC SCAN INDEX SHEET

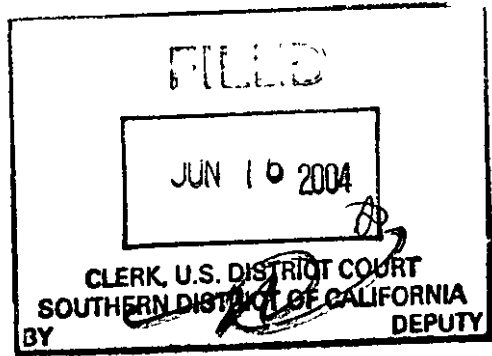


NMC 6/17/04 14:34
3:04-CV-01217 RIVERA V. ISAKOVICH
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CMP.

ORIGINAL

LAW OFFICES OF ROY L. LANDERS
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Attorney for Plaintiff, Ismael Rivera



UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF CALIFORNIA

ISMAEL RIVERA,

Plaintiff,

vs.

GEORGE ISAKOVICH, dba PALMS INN;
BALIJI MANAGEMENT, LLC AND DOES 1-
10, INCLUSIVE

Defendants.

Case No. 04 CV 1217 J (JFS)

COMPLAINT FOR DAMAGES RE:
VIOLATION OF CIVIL RIGHTS ON BASIS
OF DISCRIMINATION IN PUBLIC
ACCOMMODATIONS; NEGLIGENT
INFLECTION OF EMOTIONAL DISTRESS;
INTENTIONAL INFLECTION OF
EMOTIONAL DISTRESS; DECLARATORY
RELIEF; DEMAND FOR JURY TRIAL

I

JURISDICTION AND VENUE

1. (a) Jurisdiction of this action is invoked on the basis of 28 USC 1331 and 1343, 42 USC 12101-12102, 12181-12183 and 12201, et. seq., which is applicable to causes of action where persons with disabilities have been denied their civil rights. Venue in the Southern Judicial District of California in the United States District Court is in accord with 28. U.S.C. Section 1391(b) because a substantial part of Plaintiff's claims arose within the Judicial District of the United States District Court of the Southern District of California.

(b) Supplemental Jurisdiction. The Judicial District of the United States District Court of the Southern District of California has supplemental jurisdiction over the state claims alleged in this Complaint pursuant to 28 U.S.C. Section 1367(a). Supplemental jurisdiction is appropriate in this action on the basis that all the causes of action or claims derived from federal law and those arising

1 under state law, as herein alleged, arose from a common nucleus of operative facts. The common
2 nucleus of operative facts, include, but are not limited to, the incidents whereby Plaintiff was denied
3 full and equal access to Defendant's facilities, goods, and/or services in violation of both federal and
4 state laws when Plaintiff attempted to enter, use, and/or exit Defendant's facilities as described
5 within this Complaint. Further, due to this denial of full and equal access, Plaintiff and other
6 person's with disabilities were injured. Based upon such allegations, the state actions, as stated
7 herein, are so related to the federal actions that they form part of the same case or controversy, and
8 the actions would ordinarily be expected to be tried in one judicial proceeding.

9 II

10 PARTIES

11 2. Defendant, George Isakovich, dba Palms Inn was and at all times herein mentioned, was a duly
12 organized business, association, or corporation duly authorized to exist and operate within the State
13 of California and County of San Diego and the owner, lessee, or tenant of the premises located at
14 2650 South Escondido Boulevard Escondido, California.

15 3. Plaintiff is informed and believes and thereon alleges that defendant Baliji Management, LLC is
16 the owner and/or landlord of the subject property upon which Defendants' business is sited.

17 4. Plaintiff is informed and believes and thereon alleges that each of the named defendants herein
18 operate a business and or/facility of public accommodation as defined and described within 42 USC
19 12181(7)(A) of the American with Disabilities Act [ADA] and, as such, must comply with the ADA
20 under provisions of Title III therein.

21 5. Plaintiff is ignorant of the Defendants sued as Does 1-10 herein, and therefore sues them in their
22 fictitious names as Doe Defendants. Plaintiff is informed and believes and thereon alleges that Does
23 1-10 are the owners, operators, lessees or tenants of the subject property and each of the Doe
24 Defendants at all times herein were acting as the agent and or representative of each other and,
25 thereby, are responsible in some manner for the injuries and damages complained of herein.

26 Plaintiff will seek leave of the court to amend this complaint to name Doe Defendants when the
27 same is ascertained.
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III

GENERAL ALLEGATIONS COMMON TO ALL CLAIMS

6. Plaintiff is a male who is disabled and confined to a wheelchair. He has no control over his lower extremities and must use a wheelchair to transport himself and to affect the basic necessities of his everyday existence. Plaintiff's disability substantially limits one or more of life's major activities and therefore he is disabled as defined under section 42 USC 12102(2)(A)(B)(C).

7. On or about April 23, 2004 Plaintiff patronized the premises of Defendants to utilize goods and/or services offered by Defendants. When Plaintiff attempted to gain access to the goods and/or services offered by Defendants he encountered access barriers because the premises failed to comply with federal ADA Access Guidelines For Building and Facilities [hereinafter "ADAAG"]; Department of Justice [DOJ] regulations at 28 CFR. 36.201; 36.304 and/or the State of California's Title 24 Building Code Requirements.

8. The specific difficulty Plaintiff had in entering and utilizing Defendants' facility and which amount to a violation of ADAAG, DOJ regulations and Title 24 of the California Building Code are:

1 Site Entrance Signage (Does Not Exist)

(CA Title 24 1129B.5)

1 Site Entrance Signage (Not Filled Out - Reclaim at:)

(CA Title 24 1129B.5)

1 Site Entrance Signage (Not Filled Out – Telephone number:)

(CA Title 24 1129B.5)

1 Site Entrance Signage (Size not less than 17" x 22")

(CA Title 24 1129B.5)

1 Site Entrance Signage (Lettering not less than 1" in Height)

(CA Title 24 1129B.5)

1 Site Entrance Signage (Warning Information)

(CA Title 24 1129B.5)

- 1 1 Designated Disabled "VAN ACCESSIBLE" Parking - Space
2 (ADAAG 4.1.2(5)(b) & CA Title 24 1129.B.4.2)
- 3 1 Designated Disabled "VAN ACCESSIBLE" Parking Space - Width
4 (ADAAG 4.1.2(5)(b) & CA Title 24 1129.B.4.2)
- 5 1 Designated Disabled "VAN ACCESSIBLE" Parking Space - Length
6 (ADAAG 4.1.2(5)(b) & CA Title 24 1129.B.4.2)
- 7 1 Designated Disabled "VAN ACCESSIBLE" Parking Space - Signage
8 (ADAAG 4.1.2(5)(b) & CA Title 24 1129.B.4.2)
- 9 1 Warning – Access Aisle - (NO PARKING)
10 (CA Title 24 1129B.4.1 & 2)
- 11 1 Warning – Access Aisle - (12" High Minimum)
12 (CA Title 24 1129B.4.1 & 2)
- 13 1 Regular Access Aisle – Exist/Improper
14 (CA Title 24 1129B.4.1)
- 15 1 Van Accessible Aisle – Exist/Improper
16 (ADAAG 4.6.3 & CA Title 24 1129B.4.2)
- 17 1 Van Accessible Aisle - Width
18 (ADAAG 4.6.3 & CA Title 24 1129B.4.2)
- 19 1 Van Accessible Aisle - Length
20 (ADAAG 4.6.3 & CA Title 24 1129B.4.2)
- 21 1 Additional Signage - (Van Accessible)
22 (ADAAG 4.6.4 & CA Title 24 1129B.5)
- 23 1 Access Route - A Visible Route of Travel
24 (ADAAG 4.1.3(2), 4.3.2(2) & CA Title 24 1114B.1.2)
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- 1 Entrance - Signage at Every Entrance/Exit, Accessibility
- 1 Counters – (Counter Height 28"-34")
(ADAAG 4.23.3 & CA Title 24 1122B.4)
- 1 Counters (Clear Space 30" x 48" Min))
(ADAAG 4.2.4 & CA Title 24 1122B.3)
- 1 Grab Bars do not comply with ADAAG 4.17.6 and CA Title 23 115B.8.1
- 1 Grab Bars do not comply with ADAAG 4.16.6 and Ca Title 24 1115B.8.1
- 2 Hardware – Handle Inside/Outside Compartment Door
(ADAAG 4.13.9 & CA Title 24 1115B.7.1.4)
- 1 Drain & Hot Water Pipes – Insulated or Covered
(ADAAG 4.24.6)
- 1 Kick Plate at Doors
(CA Title 24 1133B.2.6)
- 1 Bathing Facilities – Seat in Tub Clear Floor Space 30" x 60" Parallel Approach
(ADA 4.20.2 & CA Title 24 1115B.6.1.1)
- 1 Bathing Facilities – Seat in Tub Clear Floor Space 48" x 60" Perpendicular Approach
(ADA 4.20.2 & CA Title 24 1115B.6.1.1)
- 1 Bathing Facilities – Seat at Head of Tub 30" x75" Parallel Approach
(ADA 4.20.3 & CA Title 24 1115B.6.1.1)
- 1 Bathing Facilities – Seat in Tub 15" Minimum Width
(CA Title 24 1115B.6.1.2)
- 1 Bathing Facilities – Grab Bar – Control Side of Tub 24", starting at Edge of Tub
(ADA 4.20.4 & CA Title 24 1115B.6.1.3)
- 1 Bathing Facilities – Side of Tub has **Two** grab Bars 24" Long, 9 & 33" –36" above Floor

1 (ADA 4.20.4 & CA Title 24 1115B.6.1.3)

2 1 Bathing Facilities – Side of Tub has **One** grab Bar 24" Long, 33" –36" above Floor

3 (ADA 4.20.4 & CA Title 24 1115B.6.1.3)

4 1 Bathing Facilities – Side of Tub has **One** grab Bar 24" Long, 9" above Tub

5 (ADA 4.20.4 & CA Title 24 1115B.6.1.3)

6 **Grab Bars Location with Seat at Head of Tub**

7
8 1 Bathing Facilities – Side of Tub has **Two** grab Bars 48" Long, 9" & 33" –36" above Tub

9 (ADA 4.20.4 & CA Title 24 1115B.6.1.3)

10 1 Bathing Facilities – Side of Tub has **One** grab Bars 48" Long, 9" above Tub

11 (ADA 4.20.4 & CA Title 24 1115B.6.1.3)

12 1 Bathing Facilities – Side of Tub has **One** grab Bars 48" Long, 33" – 36" above Tub

13 (ADA 4.20.4 & CA Title 24 1115B.6.1.3)

14 **Controls**

15 1 Controls - Operable with One Hand

16 (ADA 4.27.4 & CA Title 24 1115B.6.1.4)

17 1 Controls – Operable with 5lb Force Max

18 (ADA 4.27.4 & CA Title 24 1115B.6.1.4)

19 1 Controls – Located on the Foot Wall Below Grab bar

20 (ADA 4.20.5 & CA Title 24 1115B.6.1.4)

21 1 Level Area Clearance in Direction of Door Swing

22 (ADAAG 4.13.6 & CA Title 24 1133B.2.4.2)

23 1 Fully accessible rooms are provided in the number required.

24 (ADAAG 9.1.2 & CA Title 24 1111B.4.2)

25 1 At least one bathtub or shower in each accessible sleeping room or suite is accessible.

26 (ADAAG 9.2.2 (6)(e) & CA Title 24 1111B.4.6.6)

27 1 Ridged Pool Seat

1 (CA Title 24 1104B.4.3.4.1.2)

2 1 Pool Seat with Two Armrests

3 (CA Title 24 1104B.4.3.4.1.3)

4 1 Pool Seat Capable of Unassisted Operation

5 (CA Title 24 1104B.4.3.4.2)

6 1 Pool Seat not designated for 300 lbs per CA Title 24 1104B.4.3.4.4

7 1 Operating mechanism for grasping, pinching or twisting of the wrist does not comply with
8 ADAAG 4.27.4 and Ca Title 24 1117B.6.3

9
10 9. Based upon the above facts, Plaintiff as been discriminated against and will continue to be
11 discriminated against unless and until Defendants are enjoined and forced to cease and desist from
12 continuing to discriminate against Plaintiff and others similarly situated.

13 10. Pursuant to Federal [ADA], Title 28 CFR 36.201; 36.203; 36.304; 36.305 and state law
14 [California Title 24], Defendants are required to remove barriers to their existing facilities.
15 Defendants have been put on notice pursuant to the ADA and California Civil Codes [51,52] prior
16 to the statutory effect of the ADA on January 26, 1992 that Defendants and each of them had a duty
17 to remove barriers to persons with disabilities such as plaintiff. Defendants also knew or should
18 have known that individuals such as Plaintiff with a disability are not required to give notice to a
19 governmental agency prior to filing suit alleging Defendants' failure to remove architectural
20 barriers.

21 11. Plaintiff believes and thereon allege that Defendants' facilities, as described herein, have other
22 access violations not directly experienced by Plaintiff, which preclude or limit access by others with
23 disabilities, including, but not limited to, Space Allowances, Reach Ranges, Accessible Routes,
24 Protruding Objects, Ground and Floor Surfaces, Parking and Passenger Loading Zones, Curb
25 Ramps, Ramps, Stairs, Elevators, Platform Lifts (Wheelchair Lifts), Windows, Doors, Entrances,
26 Drinking Fountains, and Water Coolers, Water Closets, Toilet Stalls, Urinals, Lavatories and
27 Mirrors, Sinks, Storage, Handrails, Grab Bars, Telephones, Controls and Operating Mechanisms,
28 Alarms, Detectable Warnings and Signage. Accordingly, Plaintiff alleges Defendants are required

1 to remove all architectural barriers, known or unknown. Also, Plaintiff alleges Defendants are
2 required to utilize the ADA checklist for Readily Achievable Barrier Removal approved by the
3 United States Department of Justice and created by Adaptive Environments.

4 12. Plaintiff desires to return to Defendants' places of business and utilize their facilities without
5 being discriminated against in the immediate future.

6 **IV**

7 **FIRST CAUSE OF ACTION**

8 **(Violation of Civil Rights-American With Disabilities Act)**

9 13. Plaintiff realleges the allegations in paragraphs 1 through 12 as though set forth fully herein.

10 **Claim 1: Denial of Full and Equal Access**

11 14. Based on the facts asserted above Plaintiff has been denied full and equal access to Defendants'
12 goods, services, facilities, privileges, advantages, or accommodations. Defendant business is a
13 public accommodation owned, leased and/or operated by Defendants and each of them. Defendants'
14 existing facilities and/or services failed to provide full and equal access to Defendants' facility as
15 required by 42 U.S.C. Section 12182(a). Thus, Plaintiff was subjected to discrimination in violation
16 of 42 U.S.C. 12182(b)(2)(A)(ii)(iv) and 42 U.S.C. section 12188 because Plaintiff was denied equal
17 access to Defendants' existing facilities.

18 15. Plaintiff has a physical impairment as alleged herein because his condition affects one or more
19 of the following body systems: neurological, musculoskeletal, special sense organs, and/or
20 cardiovascular. Further, his physical impairments substantially limits one or more of the following
21 major life activities: [walking]. In addition, Plaintiff cannot perform one or more of the said major
22 life activities in the manner speed, and duration when compared to the average person. Moreover,
23 Plaintiff has a history of or has been classified as having a physical impairment as required by 42
24 U.S.C. section 12102(2)(A).

25 **Claim 2: Failure To Remove Architectural Barriers**

26 16. Based upon the facts alleged herein, Plaintiff was denied full and equal access to Defendants'
27 goods, services, facilities, privileges, advantages, or accommodations within a public
28 accommodation owned leased, and/or operated by the named Defendants. Defendants individually

1 and collectively failed to remove barriers as required by 42 U.S.C. 12182(a) and 28 CFR 36.304.
2 Plaintiff is informed and believes, and thus alleges that architectural barriers which are structural in
3 nature exist at the following physical elements of Defendants' facilities:
4 Space Allowance and Reach Ranges, Accessible Route, Protruding Objects, Ground and Floor
5 Surfaces, Parking and Passenger Loading Zones, Curb Ramps, Ramps, Stairs, Elevators, Platform
6 Lifts (Wheelchair Lifts), Windows, Doors, Entrances, Drinking Fountains and Water Coolers,
7 Water Closets, Toilet Stalls, Urinals, Lavatories and Mirrors, Sinks, Storage, Handrails, Grab Bars,
8 and Controls and Operating Mechanisms, Alarms, Detectable Warnings, Signage, and Telephones.
9 Pursuant to 42 USC section 12182(b)(2)(iv) and 28 CFR 36.304 Title III requires places of public
10 accommodation to remove architectural barriers that are structural in nature within existing
11 facilities. Failure to remove such barriers and disparate treatment against a person who has a known
12 association with a person with a disability are forms of prohibited discrimination. Accordingly,
13 Plaintiff was subjected to discrimination in violation of 42 USC 12182(b)(2)(A)(iv) and 42 USC
14 12182 (b)(2)(A)(iv) and 42 USC 12188.

15 **Claim 3: Failure To Modify Practices, Policies And Procedures**

16 17. Based on the facts alleged in this Complaint Defendants failed and refused to provide a
17 reasonable alternative by modifying its practices, policies and procedures in that they failed to have
18 a scheme, plan, or design to assist Plaintiff and/or others similarly situated in entering and utilizing
19 Defendants' services, as required by 42 U.S.C. Section 12188(a). Thus, Plaintiff was subjected to
20 discrimination in violation of 42 U.S.C. section 12182(b)(2)(A)(iv); 28 CFR 36.302 and 42 U.S.C.
21 section 12188 because Plaintiff was denied equal access to Defendants' existing facilities.

22 18. As a result of the wrongful and discriminatory practices of defendants, plaintiff has suffered
23 actual damages consisting of special damages and general damages in an amount to be determined
24 at time of trial herein.

25 19. Pursuant to the provisions of 42 USC 12188 plaintiff seeks injunctive relief and an order
26 directing defendants to cease and desist from discriminating against plaintiff and others similarly
27 situated and for an order that defendants comply with the Americans With Disabilities Act
28 forthwith.

1 20. Under the provisions of 42 USC 12205 Plaintiff is entitled to an award of reasonably attorneys
2 fees and requests that the court grant such fees as are appropriate.

3 **VI**

4 **SECOND CAUSE OF ACTION**

5 **(Violation Of Civil Rights Under California Accessibility Laws)**

6 21. Plaintiff realleges the allegations of the First Cause of Action as though set forth fully herein.

7 **(a) Denial Of Full And Equal Access**

8 22. Plaintiff has been denied full and equal access to Defendants' goods services, facilities,
9 privileges, advantages, or accommodations within a public accommodation owned, leased, and/or
10 operated by Defendants in violation of California Civil Code Sections 54 and 54.1 and California
11 Health and Safety Code Section 19955. The actions of Defendants also violate the provisions of
12 Title 24 of the State of California Building Codes with regard to accessibility for persons with
13 disabilities by failing to provide access to Defendants facilities due to violations pertaining to
14 accessible routes, ground and floor surfaces, parking and passenger loading zones, curb ramps,
15 ramps, stairs, elevators, platform lifts (wheelchair lifts), windows, doors, toilet stalls, urinals,
16 lavatories and mirrors, sinks, storage, handrails, grab bars, controls and operating mechanisms
17 alarms, detectable warnings, signage and telephones.

18 23. On the above basis Plaintiff has been wrongfully discriminated against.

19 **(b) Failure To Modify Practices, Policies And Procedures**

20 24. Defendants have failed and refused and continue to fail and refuse to provide a reasonable
21 alternative to allow plaintiff equal access to their facility by modifying their practices, policies, and
22 procedures in that that they failed to have s scheme, plan, or design to assist Plaintiff and others
23 similarly situated in entering and utilizing Defendants' goods or services as required by California
24 Civil Code section 54 and 54.1. Accordingly Defendants have wrongfully discriminated against
25 Plaintiff.

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VII

THIRD CAUSE OF ACTION

(Violation of The Unruh Civil Rights Act)

25. Plaintiff realleges the allegations of the Second Cause of Action as though set forth fully herein.

26. Section 51(b) of the Cal. Civ. Code [The Unruh Civil Rights Act], provides in pertinent part:

"All persons within the jurisdiction of this state are free and equal, and no matter what their sex, race, color, religion, ancestry, national origin, disability, or medical condition is entitled to the full and equal accommodations, advantages, facilities, privileges, or services in all business establishments of every kind whatsoever."

27. Defendants have violated the provisions of Civ. Code 51 (b) by

failing and refusing to provide free and equal access to Plaintiff to their facility on the same basis as

other persons not disabled. By their failure to provide equal access to Plaintiff as herein alleged,

Defendants have also violated 42 U.S.C. section 12182(b)(2)(A)(iv) as provided in Cal. Civ. Codes section 51(f).

28. By reason of their acts and denial of Plaintiff's civil rights Defendants also violated the

provisions of Cal. Civ. Code section 52, which makes a person or entity in violation of Cal.Civ.

Code 51 liable for the actual damages to a Plaintiff including treble damages where appropriate.

29. Defendants and each of them, at all times prior to and including April 2004, respectively and

continuing to the present time, knew that persons with physical disabilities were denied their rights

of equal access to all portions of this public facility. Despite such knowledge, Defendants, and each

of them, failed and refused to take steps to comply with the applicable access statutes and despite

knowledge of the resulting problems and denial of civil rights suffered by Plaintiff and other

similarly situated persons with disabilities.

30. Defendants and each of them have failed and refused to take action to grant full and equal

access to person with physical disabilities. Defendants have carried out a course of conduct of

1 refusing to respond to, or correct complaints about unequal access and have refused to comply with
2 their legal obligations to make the subject facility accessible pursuant the ADAAG and the
3 California Building Code [Title 24 of the California Code of Regulations]. Such actions and
4 continuing course of conduct by Defendants, and each of them, evidence despicable conduct in
5 conscious disregard of the rights and/or safety of Plaintiff and those similarly situated and thus
6 justify an award of treble damages pursuant to section 52(a) and 54.3(a) of the Cal.Civ. Code or
7 alternatively an award of punitive damages in an appropriate amount.
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10 31. Plaintiff has suffered emotional and physical damage and continues to suffer such damages all
11 in an amount to be determined at time of trial.

12 32. Under the provisions of Cal. Civ. Code section 55 Plaintiff seeks an award of reasonable
13 attorney's fees and costs as a result of having to bring this action. Plaintiff requests the court to
14 award such fees in an appropriate amount.
15

16 VIII

17 FOURTH CAUSE OF ACTION

18 (Negligent Infliction of Emotional Distress)

19 33. Plaintiff realleges the allegations of the Third Cause of Action as though set forth fully herein.

20
21 34. Defendants and each of them owed a duty to Plaintiff to make their facility accessible and to
22 keep Plaintiff reasonably safe from known dangers and risks of harm. This duty arises by virtue of
23 the legal duties proscribed by various federal and state statutes including, but not limited to, ADA,
24 ADAAG, California Civil Code sections 51, 52, 54, 54.1 and Title 24 of the California Code of
25 Regulations. Defendants had a duty of due care not to do or cause anything to happen that would
26 subject Plaintiff to undue stress, embarrassment, chagrin, and discouragement.
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1 35. Defendants breached their duty of care to Plaintiff by the actions and inaction complained of
2 herein and as a result thereof Plaintiff was shocked, discouraged, embarrassed and outraged at the
3 callousness and disregard of Defendants. Defendants knew or had reason to know that by denying
4 Plaintiff equal access to their facility and failing and refusing to remove architectural barriers,
5 Plaintiff would suffer emotional and/or mental distress because of such discrimination and disparate
6 treatment. Defendants breached their duty of care to plaintiff by the perpetration of the acts outlined
7 herein.
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10 36. As a proximate result of the actions of Defendants Plaintiff did suffer emotional and mental
11 stress and pain and suffering all in an amount to be determined at time of trial.

12 **IX**

13 **FIFTH CAUSE OF ACTION**

14 **(Intentional Infliction of Emotional Distress)**

15 37. Plaintiff realleges the allegations of the Fourth Cause of Action as though set forth fully herein.

16 38. The actions of Defendants and each of them are despicable, intentional and done with conscious
17 disregard of the rights and safety of Plaintiff and as such should be regarded as outrageous.

18 39. As a proximate result of Defendants' actions Plaintiff has suffered severe emotional and mental
19 distress all to his damage in an amount to be determined at time of trial.

20 40. Plaintiff seeks an award of punitive damages for this claim as the actions of Defendants are
21 tantamount to outrageous conduct and subject them to exemplary damages.

22 **X**

23 **SIXTH CAUSE OF ACTION**

24 **(DECLARATORY RELIEF)**

25 41. Plaintiff realleges and incorporates by reference each and every allegation contained in
26 paragraphs 1-40 of this complaint as though set forth fully herein.

27 42. An actual controversy now exists in that plaintiff is informed and believes and thereon alleges
28 that Defendants' premises are in violation of the disabled access laws of the State of California

1 including, but not limited to, Civil Code Sections 51, et seq., Section 52, et seq., Title 24 of the
2 California Code of Regulations and Title III of the Americans with Disabilities Act and the
3 Americans with Disabilities Access Guidelines (ADAAG).

4 43. A declaration of Plaintiff's rights is necessary and appropriate in order for the parties to this
5 action to know their respective rights and duties. Accordingly, the court should make a declaration
6 of the rights of the parties.

7 **DEMAND FOR JURY**

8 44. Plaintiff respectfully requests that the claims made herein be heard and determined by a jury.

9 **WHEREFORE PLAINTIFF PRAYS:**

- 10 1. For general damages according to proof;
- 11 2. For special damages according to proof;
- 12 3. For damages pursuant to Cal. Civil Code section 52, in the amount of \$4,000 for each and every
13 offense of California Civil Code section 51, Title 24 of the California Building Code and the
14 Americans with Disabilities Act.
- 15 4. For Injunctive relief pursuant to 42 U.S.C. 12188(a) and for declaratory relief;
- 16 5. For an award of attorney's fees pursuant to 42 U.S.C. 1988, 42 U.S.C. 12205 and Cal. Civ. Code
17 section 55;
- 18 6. For treble damages pursuant to Cal. Civ. Code 52 (a);
- 19 7. For punitive damages according to proof;
- 20 8. For a Jury Trial;
- 21 9. For costs of suit incurred herein and;
- 22 10. For such other and further relief as the court deems proper.

23
24 Respectfully submitted,

25 Dated: 6/7/04

THE LAW OFFICES OF ROY L. LANDERS
By: Roy L. Landers
Attorney for Plaintiff,
Ismael Rivera

(Rev. 07/89)

CIVIL COVER SHEET

The JS-44 civil cover sheet and the information contained herein neither replace nor supplement the filing and service of pleadings or other papers as required by law, except as provided by local rules of court. This form, approved by the Judicial Conference of the United States in September 1974, is required for the use of the Clerk of Court for the purpose of initiating the civil docket sheet. (SEE INSTRUCTIONS ON THE SECOND PAGE OF THIS FORM.)

I (a) PLAINTIFFS

RIVERA, ISMAEL

DEFENDANTS

ISAKOVICH, GEORGE, dba, PALMS INN, et al.

(b) COUNTY OF RESIDENCE OF FIRST LISTED PLAINTIFF SAN DIEGO
(EXCEPT IN U.S. PLAINTIFF CASES)

COUNTY OF RESIDENCE OF FIRST LISTED DEFENDANT SAN DIEGO
(IN U.S. PLAINTIFF CASES ONLY)

NOTE: IN LAND CONDEMNATION CASES, THE DISTRICT OF THE TRACT OF LAND INVOLVED

(c) ATTORNEYS (FIRM NAME, ADDRESS, AND TELEPHONE NUMBER)
Law Office of Roy L. Landers
7840 Mission Center Ct., #101
San Diego, California 92108
(619) 296-7898

ATTORNEYS (IF KNOWN)

'04 CV 1217 J

(JFS)

II. BASIS OF JURISDICTION (PLACE AN X IN ONE BOX ONLY)

- 1 U.S. Government Plaintiff
- 2 Federal Question (U.S. Government Not a Party)
- 3 Diversity (Indicate Citizenship of Parties in Item III)
- 4 U.S. Government Defendant

III. CITIZENSHIP OF PRINCIPAL PARTIES (PLACE AN X IN ONE BOX FOR PLAINTIFF AND ONE BOX FOR DEFENDANT)
(For Diversity Cases Only)

	PT	DEF		PT	DEF
Citizen of This State	<input type="checkbox"/>	<input type="checkbox"/>	Incorporated or Principal Place of Business in This State	<input type="checkbox"/>	<input type="checkbox"/>
Citizen of Another State	<input type="checkbox"/>	<input type="checkbox"/>	Incorporated and Principal Place of Business in Another State	<input type="checkbox"/>	<input type="checkbox"/>
Citizen or Subject of a Foreign Country	<input type="checkbox"/>	<input type="checkbox"/>	Foreign Nation	<input type="checkbox"/>	<input type="checkbox"/>

IV. CAUSE OF ACTION (CITE THE US CIVIL STATUTE UNDER WHICH YOU ARE FILING AND WRITE A BRIEF STATEMENT OF CAUSE. DO NOT CITE JURISDICTIONAL STATUTES UNLESS DIVERSITY).

42 USC 12101 - 12102; 12181 - 12183; and 12201, et seq.
Discrimination on basis of disability (Public Accommodations)

V. NATURE OF SUIT (PLACE AN X IN ONE BOX ONLY)

CONTRACT	TORTS	FORFEITURE/PENALTY	BANKRUPTCY	OTHER STATUTES
<ul style="list-style-type: none"> 110 Insurance 120 Marine 130 Miller Act 140 Negotiable Instrument 150 Recovery of Overpayment & Enforcement of Judgment 151 Medicare Act 152 Recovery of Defaulted Student Loans (Excl. Veterans) 153 Recovery of Overpayment of Veterans Benefits 160 Stockholders Suits 190 Other Contract 195 Contract Product Liability 	<p>PERSONAL INJURY</p> <ul style="list-style-type: none"> 310 Airplane 315 Airplane Product Liability 320 Assault, Libel & Slander 330 Federal Employers' Liability 340 Marine 345 Marine Product Liability 350 Motor Vehicle 355 Motor Vehicle Product Liability 360 Other Personal Injury <p>PERSONAL INJURY</p> <ul style="list-style-type: none"> 362 Personal Injury-Medical Malpractice 365 Personal Injury - Product Liability 368 Asbestos Personal Injury Product Liability <p>PERSONAL PROPERTY</p> <ul style="list-style-type: none"> 370 Other Fraud 371 Truth in Lending 380 Other Personal Property Damage 385 Property Damage Product Liability 	<ul style="list-style-type: none"> 610 Agriculture 620 Other Food & Drug 625 Drug Related Seizure of Property 21 USC 881 630 Liquor Laws 640 RR & Truck 650 Airline Regs 660 Occupational Safety/Health 690 Other <p>LABOR</p> <ul style="list-style-type: none"> 710 Fair Labor Standards Act 720 Labor/Mgmt. Relations 730 Labor/Mgmt. Reporting & Disclosure Act 740 Railway Labor Act 790 Other Labor Litigation 791 Empl. Ret. Inc. Security Act 	<ul style="list-style-type: none"> 422 Appeal 28 USC 158 423 Withdrawal 28 USC 157 <p>PROPERTY RIGHTS</p> <ul style="list-style-type: none"> 820 Copyrights 830 Patent 840 Trademark <p>SOCIAL SECURITY</p> <ul style="list-style-type: none"> 861 HIA (13958) 862 Black Lung (923) 863 DIWCDIWW (405(g)) 864 SSID Title XVI 865 RSI (405(g)) <p>FEDERAL TAX SUITS</p> <ul style="list-style-type: none"> 870 Taxes (U.S. Plaintiff or Defendant) 871 IRS - Third Party 26 USC 7609 	<ul style="list-style-type: none"> 400 State Reappointment 410 Antitrust 430 Banks and Banking 450 Commerce/ICC Rates/etc. 460 Deportation 470 Racketeer Influenced and Corrupt Organizations 810 Selective Service 850 Securities/Commodities Exchange 875 Customer Challenge 12 USC 891 Agricultural Acts 892 Economic Stabilization Act 893 Environmental Matters 894 Energy Allocation Act 895 Freedom of Information Act 900 Appeal of Fee Determination Under Equal Access to Justice 950 Constitutionality of State 890 Other Statutory Actions
REAL PROPERTY	CIVIL RIGHTS	PRISONER PETITIONS		
<ul style="list-style-type: none"> 210 Land Condemnation 220 Foreclosure 230 Rent Lease & Ejectment 240 Tort to Land 245 Tort Product Liability 290 All Other Real Property 	<ul style="list-style-type: none"> 441 Voting 442 Employment 443 Housing/Accommodations 444 Welfare 440 Other Civil Rights. <input checked="" type="checkbox"/> 	<ul style="list-style-type: none"> 510 Motions to Vacate Sentence Habeas Corpus 530 General 535 Death Penalty 540 Mandamus & Other 550 Civil Rights 555 Prisoner Conditions 		

VI. ORIGIN (PLACE AN X IN ONE BOX ONLY)

- 1 Original Proceeding
- 2 Removal from State Court
- 3 Remanded from Appellate Court
- 4 Reinstated or Reopened
- 5 Transferred from another district (specify)
- 6 Multidistrict Litigation
- 7 Appeal to District Judge from Magistrate Judgment

VII. REQUESTED IN COMPLAINT:

CHECK IF THIS IS A CLASS ACTION UNDER f.r.c.p. 23

DEMAND \$

Check YES only if demanded in complaint:

JURY DEMAND: YES NO

VIII. RELATED CASE(S) IF ANY (See Instructions): JUDGE

DATE 6/15/04

SIGNATURE OF ATTORNEY OF RECORD

Docket Number [Signature]

104614 JG 150⁰⁰ 6/17/04