

PETERSON & PRICE
A PROFESSIONAL CORPORATION

LAWYERS

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Peterson & Price is one of San Diego County's oldest and most respected law firms, with offices located in downtown San Diego. From its beginning, approximately forty years ago, the firm has evolved to encompass a dynamic and diverse practice which includes many of the most complex and rapidly changing areas of the law today. A commitment to excellence and a cost efficient approach for our clients remain the driving forces behind the firm's success.

Although the firm handles a variety of legal matters, our primary emphasis is in the following areas of practice:

Real Estate

- Contracts and Transactions
- Land Use and Development
- Zoning, Permitting, Mapping and Entitlements
- Neighborhood Code Compliance/Zoning Violations
- Purchases and Sales
- Financing
- Leasing and Management
- Landlord/Tenant
- Environmental
- Construction
- Property Taxes
- Redevelopment
- Development and Historic Site Assessments
- Subdivision Approvals
- Property Owner Associations
- Low Income and Inclusionary Housing

Municipal and Administrative Advocacy and Lobbying

- Permitting, Entitlements and Approvals
- Municipal Contracts
- Administrative Hearings

Business

- Non Profit – Tax Exempt Entities
- Planning and Formation
- Sales, Acquisitions and Mergers
- Contracts
- Corporations, Partnerships and Limited Liability Companies
- Permitting and Licensing
- Employment

Probate/Estates

- Probate Proceedings
- Probate Claims
- Estate Administration

Our Commitment To Excellence

We take pride in the quality of our work and the timely responsiveness to the needs of each client. The important services provided to all clients include thorough preparation, sound practical advice, a positive problem-solving, cost-effective approach, and a commitment to prompt results and successful resolutions. This practical approach, combined with the ability, dedication and experience of our attorneys, makes Peterson & Price a leader in the San Diego legal community.

Attorneys

MARSHAL A. SCARR graduated from San Diego State University in 1978 and graduated from the University of Santa Clara School of Law in 1983, where he was an associate editor of the Santa Clara Law Review. Mr. Scarr has served as Co-Chair of the Environmental Law/Land Use Section of the San Diego County Bar Association and is currently the Co-Chair of the Real Property Section of the San Diego County Bar Association. A LEAD San Diego graduate, Mr. Scarr is an active member of trade and community groups, including having served on the Board of Directors of the San Diego CCIM Chapter and Senior Community Centers of San Diego. Currently, Mr. Scarr serves on the Board of Directors of San Diego Hebrew Homes, a non profit organization which operates the Seacrest Village Retirement Community. Mr. Scarr is a co-founder of Landmark National Bank and is a member of its Board of Directors. He is an experienced arbitrator having served on the National Panel of Arbitrators of the American Arbitration Association.

Mr. Scarr is a member of the Real Property Section of the State Bar of California and practices primarily in the areas of business, corporate and real property law. Mr. Scarr's experience includes representing clients in business and real estate transactions with an emphasis in commercial sales, leasing, financing, low income housing and acquisitions. He has formed numerous business entities and has served as both the general and real estate counsel for fiduciaries and various business enterprises. He also handles probates, conservatorships and estate planning.

MATTHEW A. PETERSON Born and raised in San Diego, Mr. Peterson graduated from La Jolla High School in 1978, San Diego State University in 1982, and from the University of San Diego School of Law in 1986. He is a member and officer of the Supreme Court of the United States, a member of the State Bar of California, the San Diego County Bar Association, the County Bar Real Property Section, and previously a member of Lambda Alpha International. He has served as Co-Chairman of the Metro San Diego Political Policies Committee of the Building Industry Association of San Diego County and as Co-Chairman of the Environmental Law/Land Use Section of the County Bar Association.

He was appointed by San Diego City Council to the San Diego Stadium Authority Governing Board, where he has served as Chairman and was then appointed by Mayor Susan Golding to serve on the 1998 San Diego Super Bowl Task Force.

Mr. Peterson currently serves on the UCSD Foundation Board of Trustees and has served on

its Stewardship Committee. He currently serves on Chancellor's Pardeep Khosla's UCSD Real Estate Advisory Counsel. He also serves on the Advisory Board of the La Jolla Community Foundation (affiliate of the San Diego Foundation).

Mr. Peterson is very active in children's rights issues, and has served on the Rady Children's Hospital Foundation Board for over 18 years and participated as a member of the Board Development Committee. Previously a "Miracle Maker" in the Children's Hospital Telethons, he currently serves on the Rady Children's Hospital Board of Advisors, and for a number of years volunteered in the Activity Room every Monday in the Acute Care Pavilion. Recently, Mr. Peterson participated in a Mission Trip to Malawi in partnership with Y- Malawi, World Vision, Opportunity International Bank and the Nkhoma Hospital to address issues such as starvation, health care, nutrition, micro finance, and faith.

As part of a professional certificate program in Land Use and Environmental Planning, he taught "Urban Planning and Development Law" and other land use courses at the University of California and San Diego Extension for a number of years. He has also lectured at UCSD, USD, SDSU, and at PLNU as part of the Master's Program in Business.

Mr. Peterson focus is in land use, real property, redevelopment, environmental, coastal, historic, port, and airport development law. He provides consultant and legal services to property buyers, owners, and developers on due diligence and site assessment matters, and has served numerous times as an expert witness and has testified in complex litigation cases involving land use and real estate matters. His practice emphasizes municipal and governmental advocacy, including permitting and processing of discretionary and administrative permits, subdivisions, approvals and property development entitlements, as well as neighborhood code compliance and zoning violation matters.

AMY STRIDER HARLEMAN specializes in transactional real estate and corporate law, Amy represents buyers, sellers, landlords, tenants and developers (both commercial and residential) in:

- Negotiation and documentation of real estate purchase and sale transactions
- Commercial, industrial and office leasing
- Acquisition and development financing
- Construction contracts
- Development agreements and joint ventures.

She also represents clients in the planning, formation and operation of all types of business entities. She holds an AV Preeminent rating from Martindale Hubble.

Amy was voted a San Diego Daily Transcript Top Attorney 2010 and 2011 by her peers in the real estate transactional practice area, and was named a 2015 Super Lawyers Rising Star.

Amy is admitted to practice before all courts in the State of California, the District of Columbia, and the United States District Court for the Southern District of California.

She was appointed by the City Council in 2016 to serve on the Historical Resources Board of the City of San Diego.

She is a member of the Business and Corporate Law and Real Property Law sections of the San Diego County Bar Association and has served as a delegate to the State Bar Conference

of Delegates. She has also served on the Downtown Planning Committee of the Downtown San Diego Partnership and is a member of the Military Spouse J.D. Network, which works to assist military spouses with maintaining their legal careers.

TRACY BERGER has been residing and working in San Diego since 2011 and joined Peterson & Price, APC as an Associate Attorney in 2019. Prior to joining Peterson & Price, Tracy worked for a private practice focused on commercial real estate law. She has represented landlords, sellers and developers in connection with a variety of leases, ground leases, acquisitions, dispositions and easement transactions, many of which involved national and regional big box retailers, banks, and restaurant chains in multiple states. Additionally, Tracy has volunteered her time to provide legal counseling to elder clients and their caregivers in San Diego on matters involving financial abuse, real estate, and estate planning.

Tracy obtained her Bachelor of Arts degree in Anthropology from Washington University in St. Louis in 2007, and she earned her Juris Doctor degree from Washington University in St. Louis School of Law in 2011. During law school, Tracy worked in-house for a REIT that owns and operates hundreds of retail centers across the United States.

Tracy is a member of the Real Property Law and Estate Planning, Probate and Trust Law Sections of the San Diego County Bar Association. She is also a member of the Lawyers Club of San Diego, the State Bar of California, and the Real Property, Trust and Estate Law Committee of the Young Lawyers Division of the American Bar Association.

As a native Michigander, Tracy enjoys being outside year round in San Diego, and she loves cooking, crafting, and traveling with her husband, Jovette.

Retired

PAUL A. PETERSON Paul Peterson, now retired, was one of the founders of Peterson & Price. He graduated from the University of California at Berkeley with a Bachelor of Arts degree in Economics (Phi Beta Kappa) in 1953, and received his Juris doctor degree from the School of Law at the University of California Berkeley in 1956 (Order of the Coif). He is currently on the Board of Directors of the Children's Advocacy Institute, and The Board of Overseers of the University of California at San Diego. He is a past member of the Boards of Directors of the San Diego County Water Authority, the San Diego Convention Center Corporation, the San Diego Stadium Authority, the San Diego Regional Airport Authority, Children's Hospital, the San Diego Economic Development Corporation, and the San Diego Region Citizens' Commission on Local Government Efficiency and Restructuring. He is also a present and past member of numerous other civic organizations. Mr. Peterson has taught at the University of San Diego School of Law, California Western School of Law, the University of California at San Diego, and University of California Extension.

Mr. Peterson practice involved land use, real estate, business and litigation. He was also a mediator and arbitrator trained at Harvard Law School, Pepperdine School of Law, and the San Diego Mediation Center.

A Sampling of Mr. Peterson's Past and Current Clients

Ace Parking Management, Inc.
AllBrite Technologies, Inc.
Alexis Hearst Parker
American Medical Services, Inc.
Atlas Hotel Inc.
Bank of America
Barkett, Bill & Lisa
Bay City Marine
Bayview Baptist Church
Black, Steve
BOMA of San Diego
Borrego Sand and Rock Inc.
Burnham Pacific Properties
Butterfield, David & Lois
California Institute of Technology
Cape Cod Center LLC
Casidy, Lisa & Steve
CenterMark Properties, Inc. (formerly May Centers, Inc.)
Chateau La Jolla Ltd.
Children's Hospital
China Diesel Imports
Chula Vista Capital
Chula Vista Marina
Chula Vista Masonic Lodge
Clark, Lee and Jerry Pikolsky
Coleman, Jerry
Collins, Bob & Mike
Correia, Kevin & Diane
Costco Wholesale, Inc.
Cousins Market Centers, Inc.
Dave & Buster's Inc.
Deason, Darwin
Dewhurst & Associates
Donovan, Landon
Downtown Senior Center
El Cajon Elks Lodge
Ellis, Senator Jim (Retired)
Enberg, Dick
Encinitas Self Storage LLC
First Assembly of God (City View Church)
Fish Market Restaurants Inc.
Food Maker Corporation (Jack in the Box)
Simon Property Group (Fashion Valley Shopping Center)
Gateway Computers
Gordon/Beck Ventures
Hakkasan Group
Harborview Chateau, Inc.
Henderson Hospitality Group
Host Marriott Corporation
Hunt, Woody
Island Architects
Jacobs, Irwin and Joan
Jacobs, Gary
Jacobs, Paul
JC Resorts
Kearny Real Estate
Kinsella, Kevin
Koll Real Estate Services Company
Krikorian Premiere Theatres
La Jolla Beach and Tennis Club
La Jolla Colonial Hotel
La Jolla Country Club
Lankford & Associates
Lend Lease Real Estate Investments, Inc
Machado, Manuel "Manny"
Madison Avenue LLC
Manchester, "Papa Doug"
Manchester Resorts, L.P.
McKellar/McGowan Development
Miller, John
Molaski Development
Monarch Senior Living Communities
North County Self Storage LLC
Ocean Pacific Properties
Petco
Poway Unified School District
Price Enterprises, Inc., Price Club
Price, Robert
Prime Healthcare (Paradise Valley Hospital)
Qualcomm, Inc.
Quantum Estates
Romney, Willard "Mitt" and Ann
SAIC
Salvation Army
San Diego Kind Corporation
San Diego Local Agency Formation Commission
San Diego National Sports Training Fdn. (Olympic Training Center)
San Diego Police Tow Operators, Inc.
San Diego Self Storage
Schenk, Honorable Lynn
Seau, Junior
Senyei, Dr. Drew
Sharp Healthcare
Sharp Memorial Hospital
Shaw, Jerry & Joyce Cutler
Sorrento Valley Self Storage
Spieker Properties
St. Peters Church (Del Mar)
St. Stephen's Church
Stedman, Stuart and Eliza
Stockdale Capital Partners LLC
Sudberry, Tom & Colton
Sun Properties, LLC
Sunburst Capital LLC
Tanger Factory Outlet Centers
Techbuilt
Telesis Development Group
Texaco Refining & Marketing Inc.
The Gillispie School
Torrey Pines Real Estate Investments
Town and Country (Camelback)
Tsai, Joseph, Clara Wu
Union Bank of California
United States Olympic Committee
U.S. West Cellular
Verizon
Waite, Joan
Waite, Ted
Wall Street Partners L.P.
Weege, Reinhold
West Coast Cab Company
Westbrook Properties
Westcor Partners
Westfield Development Corporation
Westshaw Associates