

SHORT TITLE: Sypher, Tracy v. Center For Autism And Related Disorders, LLC, et al	CASE NUMBER:
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4. Plaintiff (name):
 is doing business under the fictitious name (specify):

 and has complied with the fictitious business name laws.
5. Each defendant named above is a natural person
- a. except defendant (name): Center For Autism And Related Disorders, LLC
 (1) a business organization, form unknown
 (2) a corporation
 (3) an unincorporated entity (describe):
 LLC
 (4) a public entity (describe):
 (5) other (specify):
- b. except defendant (name): 2437 Grand, LLC
 (1) a business organization, form unknown
 (2) a corporation
 (3) an unincorporated entity (describe):
 LLC
 (4) a public entity (describe):
 (5) other (specify):
- c. except defendant (name): Gokey Locksmiths, LLC
 (1) a business organization, form unknown
 (2) a corporation
 (3) an unincorporated entity (describe):
 LLC
 (4) a public entity (describe):
 (5) other (specify):
- d. except defendant (name):
 (1) a business organization, form unknown
 (2) a corporation
 (3) an unincorporated entity (describe):
 (4) a public entity (describe):
 (5) other (specify):
- Information about additional defendants who are not natural persons is contained in Attachment 5.
6. The true names of defendants sued as Does are unknown to plaintiff.
- a. Doe defendants (specify Doe numbers): 1 to 100 were the agents or employees of other named defendants and acted within the scope of that agency or employment.
- b. Doe defendants (specify Doe numbers): 1 to 100 are persons whose capacities are unknown to plaintiff.
7. Defendants who are joined under Code of Civil Procedure section 382 are (names):
8. This court is the proper court because
- a. at least one defendant now resides in its jurisdictional area.
- b. the principal place of business of a defendant corporation or unincorporated association is in its jurisdictional area.
- c. injury to person or damage to personal property occurred in its jurisdictional area.
- d. other (specify):
9. Plaintiff is required to comply with a claims statute, and
- a. has complied with applicable claims statutes, or
- b. is excused from complying because (specify):

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10. The following causes of action are attached and the statements above apply to each (each complaint must have one or more causes of action attached):

- a. Motor Vehicle
- b. General Negligence
- c. Intentional Tort
- d. Products Liability
- e. Premises Liability
- f. Other (specify):

11. Plaintiff has suffered

- a. wage loss
- b. loss of use of property
- c. hospital and medical expenses
- d. general damage
- e. property damage
- f. loss of earning capacity
- g. other damage (specify):

12. The damages claimed for wrongful death and the relationships of plaintiff to the deceased are

- a. listed in Attachment 12.
- b. as follows:

13. The relief sought in this complaint is within the jurisdiction of this court.

14. Plaintiff prays for judgment for costs of suit; for such relief as is fair, just, and equitable; and for

- a. (1) compensatory damages
- (2) punitive damages

The amount of damages is (in cases for personal injury or wrongful death, you must check (1)):

- (1) according to proof prejudgment interest according to proof
- (2) in the amount of: \$

15. The paragraphs of this complaint alleged on information and belief are as follows (specify paragraph numbers):

Date: October 12, 2020

Austin L. Alfonso

(TYPE OR PRINT NAME)



(SIGNATURE OF PLAINTIFF OR ATTORNEY)

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First _____ **CAUSE OF ACTION—Premises Liability** Page 4
 (number)

ATTACHMENT TO Complaint Cross - Complaint
 (Use a separate cause of action form for each cause of action.)

Prem.L-1. Plaintiff (name): **Tracy Sypher**

alleges the acts of defendants were the legal (proximate) cause of damages to plaintiff.

On (date): **November 5, 2018** plaintiff was injured on the following premises in the following

fashion (description of premises and circumstances of injury):

With regard to the property at 2437 Grand Ave., Suite B, C & D, Ventura, California, Defendants, Center For Autism And Related Disorders, LLC and 2437 Grand, LLC, so negligently managed, leased, entrusted, maintained, owned and operated their building and/or property that part of the building entryway door frame, and associated materials, fell from above onto Plaintiff, proximately causing Plaintiff's injuries and damages.

Prem.L-2. **Count One—Negligence** The defendants who negligently owned, maintained, managed and operated the described premises were (names):
Center For Autism And Related Disorders, LLC; 2437 Grand, LLC;

Does 1 to 100

Prem.L-3. **Count Two—Willful Failure to Warn** [Civil Code section 846] The defendant owners who willfully or maliciously failed to guard or warn against a dangerous condition, use, structure, or activity were (names):

Does _____ to _____

Plaintiff, a recreational user, was an invited guest a paying guest.

Prem.L-4. **Count Three—Dangerous Condition of Public Property** The defendants who owned public property on which a dangerous condition existed were (names):

Does _____ to _____

- a. The defendant public entity had actual constructive notice of the existence of the dangerous condition in sufficient time prior to the injury to have corrected it.
- b. The condition was created by employees of the defendant public entity.

Prem.L-5. a. **Allegations about Other Defendants** The defendants who were the agents and employees of the other defendants and acted within the scope of the agency were (names):
Gokey Locksmiths, LLC; Matthew Johnson;

Does 1 to 100

- b. The defendants who are liable to plaintiffs for other reasons and the reasons for their liability are described in attachment Prem.L-5.b as follows (names):

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Second _____ **CAUSE OF ACTION—General Negligence** Page 5
 (number)

ATTACHMENT TO Complaint Cross - Complaint

(Use a separate cause of action form for each cause of action.)

GN-1. Plaintiff (name): Tracy Sypher

alleges that defendant (name): Center for Autism and Related Disorders, LLC; 2437 Grand, LLC; Gokey Locksmiths, LLC; Matthew Johnson; and

Does 1 to 100

was the legal (proximate) cause of damages to plaintiff. By the following acts or omissions to act, defendant negligently caused the damage to plaintiff

on (date): November 5, 2018

at (place): 2437 Grand Ave., Suite B, C & D, Ventura, California

(description of reasons for liability):

With regard to the property at 2437 Grand Ave., Suite B, C & D, Ventura, California, Defendants, Center For Autism And Related Disorders, LLC and 2437 Grand, LLC, so negligently managed, leased, entrusted, maintained, owned and operated their building and/or property that part of the building entryway door, frame, and associated materials, fell from above onto Plaintiff, proximately causing Plaintiff's injuries and damages. Defendants, Gokey Locksmiths, LLC and Matthew Johnson, so negligently performed repairs, installation, replacement and maintenance at the building and/or property that part of the building entryway, door, frame and associated materials fell from above onto Plaintiff, proximately causing Plaintiff's injuries and damages.