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07 MAY 23 AM 9:30

CLERK, U.S. DISTRICT COURT  
SOUTHERN DISTRICT OF CALIFORNIA

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**PINNOCK & WAKEFIELD**

A Professional Corporation  
Theodore A. Pinnock, Esq.  
David C. Wakefield, Esq.  
Michelle L. Wakefield, Esq.  
3033 Fifth Avenue, Suite 410  
San Diego, CA 92103  
Telephone: 619.858.3671  
Facsimile: 619.858.3646

Bar #: 153434  
Bar #: 185736  
Bar #: 200424

Attorneys for Plaintiffs

**UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF CALIFORNIA**

**TRIPPLE AAA ASSOCIATION FOR  
CHILDREN AND ADULTS WITH  
DEVELOPMENTAL DISABILITIES,  
SUING ON BEHALF OF ITS  
MEMBERS AND LISSA DOE;**

**Plaintiffs,**

**v.**

**COMMUNITY MEDICAL  
PHARMACY; IN-HOUSE  
PHARMACIES, INC.; BAY MEDICAL  
PLAZA INVESTMENT LLC; NORMA  
M. ANDRADE; SHARP CHULA  
VISTA MEDICAL CENTER  
And DOES 1 THROUGH 10, Inclusive**

**Defendants.**

Case No.

'07 CV 931 J (NLS)

**CIVIL COMPLAINT:**  
**DISCRIMINATORY PRACTICES IN**  
**PUBLIC ACCOMMODATIONS**  
[42 U.S.C. 12182(a) ET. SEQ; CIVIL  
CODE 51, 52, 54, 54.1]

**DEMAND FOR JURY TRIAL**  
[F.R.Civ.P. rule 38(b)]

**INTRODUCTION**

Plaintiffs herein complain, by filing this Civil Complaint in accordance with rule 8 of the Federal Rules of Civil Procedure in the Judicial District of the United States District Court of the Southern District of California, that Defendants have in the past, and presently are, engaging in discriminatory practices against individuals with disabilities.

1 Therefore, Plaintiffs make the following allegations in this federal civil rights action:

2 **JURISDICTION AND VENUE**

3 1. The federal jurisdiction of this action is based on the Americans with Disabilities  
4 Act, 42 United States Code 12101-12102, 12181-12183 and 12201, et seq. Venue in the  
5 Judicial District of the United States District Court of the Southern District of California  
6 is in accordance with 28 U.S.C. § 1391(b) because a substantial part of Plaintiffs' claims  
7 arose within the Judicial District of the United States District Court of the Southern  
8 District of California.

9 **SUPPLEMENTAL JURISDICTION**

10 2. The Judicial District of the United States District Court of the Southern District of  
11 California has supplemental jurisdiction over the state claims as alleged in this Complaint  
12 pursuant to 28 U.S.C. § 1367(a). The reason supplemental jurisdiction is proper in this  
13 action is because all the causes of action or claims derived from federal law and those  
14 arising under state law, as herein alleged, arose from common nucleus of operative facts.  
15 The common nucleus of operative facts, include, but are not limited to, the incidents  
16 where Plaintiffs were denied full and equal access to Defendants' facilities, goods, and/or  
17 services in violation of both federal and state laws when they attempted to enter, use,  
18 and/or exit Defendants' facilities as described below within this Complaint. Further, due  
19 to this denial of full and equal access, TRIPPLE AAA ASSOCIATION FOR  
20 CHILDREN AND ADULTS WITH DEVELOPMENTAL DISABILITIES, SUING ON  
21 BEHALF OF ITS MEMBERS and other persons with disabilities were injured. Based  
22 upon the said allegations, the state actions, as stated herein, are so related to the federal  
23 actions that they form part of the same case or controversy and the actions would  
24 ordinarily be expected to be tried in one judicial proceeding.

25 **NAMED DEFENDANTS AND NAMED PLAINTIFF**

26 3. Defendants are, and, at all times mentioned herein, were, a business or  
27 corporation or franchise organized and existing and/or doing business under the laws of  
28

1 the State of California. Plaintiffs are further informed and believe and thereon allege that  
2 Defendants, as attached as Exhibit A, are the owners, operators, and/or lessors of the real  
3 property, as well as the business operated thereon.

4 4. The words "Plaintiffs" and "Plaintiff's Member" as used herein specifically  
5 include the organization and TRIPPLE AAA ASSOCIATION FOR CHILDREN AND  
6 ADULTS WITH DEVELOPMENTAL DISABILITIES , SUING ON BEHALF OF ITS  
7 MEMBERS, LISSA DOE; and persons associated with its Members who accompanied  
8 Members to Defendants' facilities. Defendants Does 1 through 10, were at all times  
9 relevant herein subsidiaries, employers, employees, agents, of Defendants in attached as  
10 Exhibit A. Plaintiffs are ignorant of the true names and capacities of Defendants sued  
11 herein as Does 1 through 10, inclusive, and therefore sues these Defendants by such  
12 fictitious names. Plaintiffs will pray leave of the court to amend this complaint to allege  
13 the true names and capacities of the Does when ascertained.

14 5. Plaintiffs are informed and believe, and thereon allege, that Defendants and each  
15 of them herein were, at all times relevant to the action, the owner, lessor, lessee,  
16 franchiser, franchisee, general partner, limited partner, agent, employee, representing  
17 partner, or joint venturer of the remaining Defendants and were acting within the course  
18 and scope of that relationship. Plaintiffs are further informed and believe, and thereon  
19 allege, that each of the Defendants herein gave consent to, ratified, and/or authorized the  
20 acts alleged herein to each of the remaining Defendants.

21  
22  
23 **CONCISE SET OF FACTS**

24 6. Plaintiff's Members Lissa Doe contacted the Defendants. Plaintiff Doe has  
25 cerebral palsy and a sight impairment. Plaintiff Doe contacted Defendant with the intent  
26 of buying medicine if auxiliary aids were provided and she was informed such aids were  
27 not provided.

28 7. Defendants failed to provide auxiliary aids and services that are necessary to

1 ensure equal access to the goods, services, privileges, or accommodations that it offers.

2 Title 28, part 36.303 of Code of Federal Regulations states:

3 (a) General. A public accommodation shall take those steps that may be  
4 necessary to ensure that no individual with a disability is excluded, denied  
5 services, segregated or otherwise treated differently than other individuals  
6 because of the absence of auxiliary aids and services, unless the public  
7 accommodation can demonstrate that taking those steps would  
8 fundamentally alter the nature of the goods, services, facilities, privileges,  
9 advantages, or accommodations being offered or would result in an undue  
10 burden, i.e., significant difficulty or expense.

11 (b) Examples. The term "auxiliary aids and services" includes:

12 (1) Qualified interpreters, notetakers, computer-aided transcription  
13 services, written materials, telephone handset amplifiers, assistive  
14 listening devices, assistive listening systems, telephones compatible with  
15 hearing aids, closed caption decoders, open and closed captioning,  
16 telecommunications devices for deaf persons (TDD's), videotext displays,  
17 or other effective methods of making aurally delivered materials available  
18 to individuals with hearing impairments;

19 (2) Qualified readers, taped texts, audio recordings, Brailled materials,  
20 large print materials, or other effective methods of making visually  
21 delivered materials available to individuals with visual impairments;

22 (3) Acquisition or modification of equipment or devices; and

23 (4) Other similar services and actions.

24 (c) Effective communication. A public accommodation shall furnish  
25 appropriate auxiliary aids and services where necessary to ensure effective  
26 communication with individuals with disabilities.  
27  
28

1 Defendants failed to comply with Title 28, part 36.303 of Code of Federal Regulations as  
2 it failed to provide Qualified readers, taped texts, audio recordings, Brailled materials, or  
3 large print materials. Further, Defendants failed to remove architectural barriers as  
4 attached as attached as Exhibit B.

5 8. Plaintiff's Member and Plaintiff(s) have physical impairments because their  
6 conditions affect one or more of the following body systems: neurological,  
7 musculoskeletal, special sense organs, and/or cardiovascular. Further, Plaintiff's  
8 Member and Plaintiff(s) said physical impairments substantially limits one or more of the  
9 following major life activities: walking and sight. In addition, Plaintiff's Member and  
10 Plaintiff(s) cannot perform one or more of the said major life activities in the manner,  
11 speed, and duration when compared to the average person. Moreover, Plaintiff's  
12 Member and Plaintiff(s) has a history of or has been classified as having a physical  
13 impairment as required by 42 U.S.C. § 12102(2)(A).

14 9. Plaintiff's Members expressly intend to patronize the establishment and the  
15 property that is the subject of this Complaint in the immediate future.

16 10. Plaintiff's Member was deterred from patronizing the facility.  
17

18  
19 **WHAT CLAIMS ARE PLAINTIFFS ALLEGING AGAINST EACH NAMED**  
20 **DEFENDANT**

21 10. Defendants as attached as Exhibit A and Does 1 through 10 will be referred to  
22 collectively hereinafter as "Defendants."

23 11. Plaintiffs aver that the Defendants are liable for the following claims as alleged  
24 below:

25  
26 **DISCRIMINATORY PRACTICES IN PUBLIC ACCOMMODATIONS**  
27 **FIRST CAUSE OF ACTION AGAINST ALL DEFENDANTS- Claims Under The**  
28 **Americans With Disabilities Act Of 1990**

1 Claim I

2 12. Based on the facts stated above, Defendants discriminated against Plaintiffs on the  
3 basis of disability in the full and equal enjoyment of the goods, services, facilities,  
4 privileges, advantages, or accommodations of any place of public accommodation as  
5 Defendants own, lease (or lease to), or operate a place of public accommodation in  
6 violation of 42 U.S.C. §12182.

7 Claim II

8 13. Based on the facts stated above, Defendants discriminated against Plaintiffs  
9 directly, or through contractual, licensing, or other arrangements, to a denial of the  
10 opportunity of the individual or class to participate in or benefit from the goods, services,  
11 facilities, privileges, advantages, or accommodations of an entity in violation of 42  
12 U.S.C. §12182.

13 Claim III

14 14. Based on the facts stated above, Defendants discriminated against Plaintiffs as it  
15 is discriminatory to afford an individual or class of individuals, on the basis of a disability  
16 or disabilities of such individual or class, directly, or through contractual, licensing, or  
17 other arrangements with the opportunity to participate in or benefit from a good, service,  
18 facility, privilege, advantage, or accommodation that is not equal to that afforded to other  
19 individuals in violation of 42 U.S.C. §12182.

20 Claim IV

21 15. Based on the facts stated above, Defendants discriminated against Plaintiffs as it  
22 is discriminatory to provide an individual or class of individuals, on the basis of a  
23 disability or disabilities of such individual or class, directly, or through contractual,  
24 licensing, or other arrangements with a good, service, facility, privilege, advantage, or  
25 accommodation that is different or separate from that provided to other individuals.

26 Claim V

27 16. Based on the facts stated above, Defendants discriminated against Plaintiffs as  
28

1 Defendants failed to afforded to an individual with a disability in the most integrated  
2 setting appropriate to the needs of the individual in violation of 42 U.S.C. §12182.

3 Claim VI

4 17. Based on the facts stated above, Defendants discriminated against Plaintiffs as  
5 Defendants utilized standards or criteria or methods of administration that have the effect  
6 of discriminating on the basis of disability; or that perpetuate the discrimination of others  
7 who are subject to common administrative control in violation of 42 U.S.C. §12182.

8 Claim VII

9 18. Based on the facts stated above, Defendants discriminated against Plaintiffs as it  
10 is discriminatory to exclude or otherwise deny equal goods, services, facilities, privileges,  
11 advantages, accommodations, or other opportunities to an individual or entity because of  
12 the known disability of an individual with whom the individual or entity is known to have  
13 a relationship or association in violation of 42 U.S.C. §12182. See Niece v. Fitzner 922 F.  
14 Supp. 1208 (1996)

15 Claim VIII

16 19. Based on the facts stated above, Defendants discriminated against Plaintiffs as  
17 Defendants engaged in the specific prohibitions as stated in 42 U.S.C. §12182.

18 Claim IX

19 20. Based on the facts stated above, Defendants discriminated against Plaintiffs as  
20 Defendant failed to demonstrate that the removal of a barrier is not readily achievable,  
21 and made such goods, services, facilities, privileges, advantages, or accommodations  
22 available through alternative methods in a segregated manner in violation of 42 U.S.C.  
23 §12182.

24 Claim X

25 21. Based on the facts stated above, Defendants discriminated against Plaintiffs as  
26 Defendants altered the use of their establishment in a manner that affected or could have  
27 affected the usability of the facility or part thereof and failed to make alterations in such a  
28

1 manner that, to the maximum extent feasible, the altered portions of the facility are  
2 readily accessible to and usable by individuals with disabilities, including individuals  
3 who use wheelchairs in violation of 42 U.S.C. §12183.

4 22. WHEREFORE, Plaintiffs pray for judgment and relief as hereinafter set forth.

5  
6 **SECOND CAUSE OF ACTION AGAINST ALL DEFENDANTS - CLAIMS UNDER**  
7 **CALIFORNIA ACCESSIBILITY LAWS**

8 **CLAIM I: Denial Of Full And Equal Access**

9 23. Based on the facts plead above and elsewhere in this complaint, Plaintiff's  
10 Member and Plaintiff(s) was denied full and equal access to Defendants' goods, services,  
11 facilities, privileges, advantages, or accommodations within a public accommodation  
12 owned, leased, and/or operated by Defendants as required by Civil Code Sections 54 and  
13 54.1.

14 **CLAIM II: Failure To Modify Practices, Policies And Procedures**

15 24. Based on the facts plead at ¶¶ 6-16 above and elsewhere herein this complaint,  
16 Defendants failed and refused to provide a reasonable alternative by modifying its  
17 practices, policies, and procedures in that they failed to have a scheme, plan, or design to  
18 assist Plaintiffs and/or others similarly situated in entering and utilizing Defendants'  
19 services as required by Civil Code § 54.1. Thus, Plaintiff's Member and Plaintiff(s) were  
20 subjected to discrimination in violation of Civil Code § 54.1.

21 **CLAIM III: Violation Of The Unruh Act**

22 25. Based on the facts plead above and elsewhere herein this complaint and because  
23 Defendants violated the Civil Code § 51 by failing to comply with 42 United States Code  
24 § 12182(b)(2)(A)(iv) and 42 U.S.C. § 12183(a)(2), Defendants did and continue to  
25 knowingly discriminate against Plaintiffs and persons similarly situated in violation of  
26 Civil Code §§ 51, 52, and 54.1. Plaintiffs allege the access violations alleged here are so  
27 obvious as to implicate at least a prima facie case of discriminatory intent.

28 26. Based on the facts plead above, Claims I, II, and III of Plaintiffs' Second Cause

1 Of Action above, and the facts elsewhere herein this complaint, Plaintiffs will suffer  
 2 irreparable harm unless Defendants are ordered to remove architectural, non-  
 3 architectural, and communication barriers at Defendants' public accommodation.  
 4 Plaintiffs allege that Defendants' discriminatory conduct is capable of repetition, and this  
 5 discriminatory repetition adversely impacts Plaintiffs and a substantial segment of the  
 6 disability community. Plaintiffs allege there is a state and national public interest in  
 7 requiring accessibility in places of public accommodation. Plaintiffs have no adequate  
 8 remedy at law to redress the discriminatory conduct of Defendants. Plaintiffs desire to  
 9 return to Defendants' places of business in the immediate future. Accordingly, the  
 10 Plaintiffs allege that a structural or mandatory injunction is necessary to enjoin  
 11 compliance with state civil rights laws enacted for the benefit of individuals with  
 12 disabilities.

13 27. Wherefore, Plaintiffs pray for damages and relief as hereinafter stated.  
 14

15 DEMAND FOR JUDGMENT FOR RELIEF:

- 16
- 17 A. For injunctive relief pursuant to 42 U.S.C. § 12188(a).
- 18 B. For damages pursuant to Cal. Civil Code § 52 or 54.3
- 19 C. For attorneys fees pursuant to 42 U.S.C. § 1988, 42 U.S.C. § 12205, and Cal.  
 20 Civil Code § 51, 52; 54.3;
- 21 D. A Jury Trial and;
- 22 E. For such other further relief as the court deems proper.
- 23

24 Respectfully submitted:

**PINNOCK & WAKEFIELD, A.P.C.**

25  
 26 Dated: May 22, 2007

By:   
 \_\_\_\_\_  
 THEODORE A. PINNOCK, ESQ.  
 Attorneys for Plaintiffs

Exhibit A

**A. IN-HOUSE PHARMACIES, INC.**

1. Owns:

- a. Community Medical Pharmacy  
610 Gateway Center Way, Ste. A  
San Diego, CA
- b. Community Medical Pharmacy  
750 Medical Center Court  
Chula Vista, CA
- c. Community Medical Center Pharmacy  
450 Fourth Ave., Ste. 100  
Chula Vista, CA

2. To Be Served At:

Registered Agent: JON R KURTIN  
12672 CAMINITO RADIANTE  
SAN DIEGO, CA 92130

**B. BAY MEDICAL PLAZA INVESTMENT LLC**

a. Landlord for:

450 Fourth Ave., Ste. 100  
Chula Vista, CA  
Assessor's Parcel Number: 568-371-10

b. To Be Served At:

Registered Agent: C T CORPORATION SYSTEM (C0168406)

**C. NORMA M. ANDRADE**

a. Landlord for:

610 GATEWAY CENTER WAY, SAN DIEGO, CA

b. To Be Served At:

ANDRADE, NORMA M  
636 N CENTRAL AVE  
SIERRA VISTA, AZ 85635

**D. SHARP CHULA VISTA MEDICAL CENTER**

a. Landlord For:

750 MEDICAL CENTER CT #10, CHULA VISTA, CA 91911  
Assessor's Parcel Number: 641-010-19-10

b. To Be Served At:

SHARP CHULA VISTA MEDICAL CENTER  
Registered Agent: JENNA HAYES  
8695 SPECTRUM CENTER BLVD  
SAN DIEGO, CA 92123

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**ACCESSIBILITY SURVEY  
ADA TITLE III**

**Disability Compliance Documentation**

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**Reported May 16, 21, 2007**

Community Medical Pharmacy  
610 Gateway Center Way, Ste. A  
San Diego, CA  
(619) 308-0820

Community Medical Pharmacy  
750 Medical Center Court  
Chula Vista, CA

Community Medical Center Pharmacy  
450 Fourth Ave., Ste. 100  
Chula Vista, CA

**Report of Findings**

**I. IN GENERAL**

This report focuses on architectural barriers and the provision of auxiliary aids which may challenge access to goods or services. This is only a preliminary report conducted to comply with Rule 11 of the Federal Rules of Civil Procedure.

- II. **AUXILIARY AIDS**: The pharmacy provides written information to customers without offering large print, Braille or taped text. Written information in the form of medicine instructions is given to customers to take home.

A pharmacy must provide the Auxiliary Aids as follows:

- a. Purchase Braille Translation Software: The industry leading multi-platform, multi-language Braille translator for anyone from the casual user to the

Exhibit B

power user. Approximate Cost Price: \$580.00. The purpose of the device is to translate current word documents to be printed as Braille.

b. Purchase or provide Digital Dictating Machine/Voice. Approximate Cost Price: \$15.00. The purpose of this machine is to provide taped text to customers that are blind that do not read Braille.

c. Provide large Print by using Microsoft Word.

Large Print is 16 point or greater upon customer request.

d. Provide Qualified Reader - A trained employee who reads the prescriptions. Costs –none.

e. Provide signage as to the availability of auxiliary aids;

f. Provide staff training as to how to provide auxiliary aids and to provide staff training to recognize customers with sight impairments to offer available auxiliary aids.

### III. ARCHITECTURAL BARRIERS

#### A. VIOLATIONS

Community Medical Pharmacy  
610 Gateway Center Way, Ste. A  
San Diego, CA  
(619) 308-0820

a. The customer counter exceeded 36 inches

**904.3.2 Counter.** The counter surface height shall be 38 inches (965 mm) maximum above the finish floor or ground. The top of the counter edge protection shall be 2 inches (51 mm) maximum above the top of the counter surface on the aisle side of the check-out counter.

**904.4.1 Parallel Approach.** A portion of the counter surface that is 36 inches (915 mm) long minimum and 36 inches (915 mm) high maximum above the finish floor shall be provided. A clear floor or ground *space* complying with 305 shall be positioned for a parallel approach adjacent to the 36 inch (915 mm) minimum length of counter.

Exhibit B

**EXCEPTION:** Where the provided counter surface is less than 36 inches (915 mm) long, the entire counter surface shall be 36 inches (915 mm) high maximum above the finish floor.

**904.4.2 Forward Approach.** A portion of the counter surface that is 30 inches (760 mm) long minimum and 36 inches (915 mm) high maximum shall be provided. Knee and toe *space* complying with 306 shall be provided under the counter. A clear floor or ground *space* complying with 305 shall be positioned for a forward approach to the counter.

**Community Medical Pharmacy**  
**750 Medical Center Court**  
**Chula Vista CA**

- a. Disabled parking for all the buildings  
None of the parking spaces or the entry ways (2) into the parking area have tow away disabled parking signage.

The three buildings have disable parking spaces at each of the buildings but curb ramps encroach into all of the access aisles and all these curb ramps are too steep.

**502 Parking Spaces**

**502.1 General.** Car and van parking *spaces* shall comply with 502. Where parking *spaces* are marked with lines, width measurements of parking *spaces* and access aisles shall be made from the centerline the markings.

**EXCEPTION:** Where parking *spaces* or access aisles are not adjacent to another parking *space* or access aisle, measurements shall be permitted to include the full width of the line defining the parking *space* or access aisle.

**502.2 Vehicle Spaces.** Car parking *spaces* shall be 96 inches (2440 mm) wide minimum and van parking *spaces* shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

**EXCEPTION:** Van parking *spaces* shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

**406 Curb Ramps**

**406.1 General.** *Curb ramps* on *accessible* routes shall comply with 406, 405.2 through 405.5, and

## Exhibit B

405.10.

**406.2 Counter Slope.** Counter slopes of adjoining gutters and road surfaces immediately adjacent to the *curb ramp* shall not be steeper than 1:20. The adjacent surfaces at transitions at *curb ramps* to *walks*, gutters, and streets shall be at the same level.

**406.3 Sides of Curb Ramps.** Where provided, *curb ramp* flares shall not be steeper than 1:10.

**406.4 Landings.** Landings shall be provided at the tops of *curb ramps*. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the *curb ramp*, excluding flared sides, leading to the landing.

**406.5 Location.** *Curb ramps* and the flared sides of *curb ramps* shall be located so that they do not project into vehicular traffic lanes, parking *spaces*, or parking access aisles. *Curb ramps* at *marked crossings* shall be wholly contained within the markings, excluding any flared sides.

- b. A bus stop is located on the street right at 750 Medical Center Court. No path of travel exists from the public sidewalk servicing the bus stop to the entrances of the three buildings except along the vehicular entrances to the parking area.
- c. No marked path of travel along vehicular way.

## 206 Accessible Routes

**206.1 General.** *Accessible* routes shall be provided in accordance with 206 and shall comply with Chapter 4.

**206.2 Where Required.** *Accessible* routes shall be provided where required by 206.2.

**206.2.1 Site Arrival Points.** At least one *accessible* route shall be provided within the *site* from *accessible* parking *spaces* and *accessible* passenger loading zones; public streets and sidewalks; and public transportation stops to the *accessible building* or *facility entrance* they serve.  
**EXCEPTIONS: 1.** Where exceptions for *alterations* to *qualified historic buildings* or *facilities* are permitted by 202.5, no more than one *accessible* route from a *site* arrival point to an *accessible entrance* shall be required.

**2.** An *accessible* route shall not be required between *site* arrival points and the *building* or *facility entrance* if the only means of access between them is a *vehicular way* not providing pedestrian

**206.2.2 Within a Site.** At least one *accessible* route shall connect *accessible buildings*, *accessible*

Exhibit B

*facilities, accessible elements, and accessible spaces that are on the same site.*

**206.2.3 Multi-Story Buildings and Facilities.** At least one *accessible* route shall connect each

*story and mezzanine in multi-story buildings and facilities.*

d. The path of travel to the pharmacy building (750 building) does not have any accessible ramps to the perimeter sidewalk servicing the entrance from the parking area. The pharmacy entrance does not have accessible signage on door.

e. No kick plate observed.

**404.2.10 Door and Gate Surfaces.** Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

f. Service/prescription counter too high.

g. Common area restroom in building 750 Medical Center Court. The mens restroom is not part of the pharmacy but customers are allowed to use it. Not enough turn radius at commode. Improper grab bars. Round knob on entrance door to restroom, separate. Door lock mechanism not accessible, and not accessible signage on door. Toilet paper dispenser not located properly. The commode seat cover dispenser was too high.

**604.3 Clearance.** Clearances around water closets and in toilet compartments shall comply with 604.3.

**604.3.1 Size.** Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

**604.2 Location.** The water closet shall be positioned with a wall or partition to the rear and to one side.

The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm)

Exhibit B

maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory *accessible* toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

**604.5 Grab Bars.** Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

**604.7 Dispensers.** Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

**609 Grab Bars**

**609.1 General.** Grab bars in toilet *facilities* and bathing *facilities* shall comply with 609.

**609.2 Cross Section.** Grab bars shall have a cross section complying with 609.2.1 or 609.2.2.

**609.2.1 Circular Cross Section.** Grab bars with circular cross sections shall have an outside diameter of 1¼ inches (32 mm) minimum and 2 inches (51 mm) maximum.

**609.2.2 Non-Circular Cross Section.** Grab bars with non-circular cross sections shall have a cross-section dimension of 2 inches (51 mm) maximum and a perimeter dimension of 4 inches (100 mm) minimum and 4.8 inches (120 mm) maximum.

**Community Medical Center Pharmacy**

450 Fourth Ave., Ste. 100  
Chula Vista, CA

1. Parking

- a. At the parking entrance there fails to be signage which complies with:

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**208.2.1 Hospital Outpatient Facilities.** Ten percent of patient and visitor parking spaces provided to serve hospital outpatient *facilities* shall comply with 502.

Exhibit B

**216 Signs**

**216.1 General.** Signs shall be provided in accordance with 216 and shall comply with 703.

**EXCEPTIONS:** 1. *Building* directories, menus, seat and row designations in *assembly areas*, occupant names, *building* addresses, and company names and logos shall not be required to comply with 216.

2. In *parking facilities*, signs shall not be required to comply with 216.2, 216.3, and 216.6 through 216.12.

3. Temporary, 7 days or less, signs shall not be required to comply with 216.

4. In *detention and correctional facilities*, signs not located in *public use areas* shall not be required to comply with 216.

2. The customer counter exceeded 36 inches

3. The door of the first floor bathroom exceeded 5 pounds. It was impossible for Mr. Pinnock to open

**404.2.9 Door and Gate Opening Force.** Fire doors shall have a minimum opening force allowable

by the appropriate *administrative authority*. The force for pushing or pulling open a door or gate

other than fire doors shall be as follows:

1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum.

2. Sliding or folding doors: 5 pounds (22.2 N) maximum.

These forces do not apply to the force required to retract latch bolts or disengage other devices that

This report contains a number of serious violations to the accessibility Standards as outlined in the ADA Act of 1990 Title III, and the California Accessibility Standards Title 24. However, more violations could, and perhaps do exist. A more detailed study must be conducted to identify all violations. Such a study is beyond the scope of the violations noted in this survey.

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

TRIPPLE AAA ASSOCIATION FOR CHILDREN AND ADULTS WITH DEVELOPMENTAL DISABILITIES, SUING ON BEHALF OF ITS MEMBERS AND LISSA DOE;

DEFENDANTS

COMMUNITY MEDICAL PHARMACY; IN-HOUSE PHARMACIES, INC.; BAY MEDICAL PLAZA INVESTMENT; ANDRADE; SHARP CHULA VISTA MEDICAL CENTER AND DOES 1 THROUGH 10, Inclusive

FILED

MAY 23 AM 9:31 CLERK, U.S. DISTRICT COURT SOUTHERN DISTRICT OF CALIFORNIA

(b) COUNTY OF RESIDENCE OF FIRST LISTED PLAINTIFF San Diego

(EXCEPT IN U.S. PLAINTIFF CASES)

COUNTY OF RESIDENCE OF FIRST LISTED DEFENDANT (IN U.S. PLAINTIFF CASES ONLY) San Diego

NOTE: IN LAND CONDEMNATION CASES, USE THE LOCATION OF THE TRACT OF LAND INVOLVED

(c) ATTORNEYS (FIRM NAME, ADDRESS, AND TELEPHONE NUMBER)

Theodore A. Pinnock, Esq. SBN: 153434
David C. Wakefield, Esq. SBN: 185736
PINNOCK & WAKEFIELD, A.P.C.
3033 Fifth Ave., Suite 410, San Diego, CA 92103
Telephone: (619) 858-3671; Facsimile: (619) 858-3646

ATTORNEYS (IF KNOWN)

'07 CV 931 J (NLS)

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

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

III. CITIZENSHIP OF PRINCIPAL PARTIES (PLACE AN X IN ONE BOX)

(For Diversity Cases Only)

FOR PLAINTIFF AND ONE BOX FOR DEFENDANT

- Citizen of This State
Citizen of Another State
Citizen or Subject of a Foreign Country
PT DEF
1 Incorporated or Principal Place of Business in This State
2 Incorporated and Principal Place of Business in Another State
3 Foreign Nation
PT DEF
4
5
6

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 U.S.C. Sections 12101-12102, 12181-12183, and 12201, Et. Seq.

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

Table with columns: CONTRACT, REAL PROPERTY, CIVIL RIGHTS, PERSONAL INJURY, TORTS, PRISONER PETITIONS, FORFEITURE/PENALTY, LABOR, BANKRUPTCY, SOCIAL SECURITY, FEDERAL TAX SUITS, OTHER STATUTES. Includes various legal categories like 110 Insurance, 210 Land Condemnation, 302 Personal Injury, 610 Agriculture, 810 Selective Service, etc.

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 \$

To Be Determined At Trial

Check YES only if demanded in complaint:

JURY DEMAND: YES NO

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

Docket Number

DATE May 22, 2007

SIGNATURE OF ATTORNEY OF RECORD

PAID \$350 - 5/23/07 BH RPT #138500

Handwritten signature

**UNITED STATES  
DISTRICT COURT  
SOUTHERN DISTRICT OF CALIFORNIA  
SAN DIEGO DIVISION**

**# 138500 - BH**

**May 23, 2007  
09:43:20**

**Civ Fil Non-Pris**

USAO #: 07CV0931 CIV. FIL.  
Judge.: NAPOLEON A JONES, JR  
Amount.: \$350.00 CC

**Total-> \$350.00**

FROM: TRIPLE AAA ASSOC. V. COMMUNITY  
MEDICAL PHARMACY ET AL  
VISA AUTH# 009432