Kamala D. Harris, Attorney General, State of California
Office of the Attorney General
300 South Spring Street
Los Angeles, CA
90013-1230
(213) 897-2000

Steve Cooley, District Attorney, County of Los Angeles
210 West Temple Street, Suite 18000
Los Angeles, CA
90012-3210
(213) 974-3512

Carmen A. Trutanich, Los Angeles City Attorney
200 North Main Street, 8th Floor
Los Angeles, CA
90012
(213) 978-8100

Jonathan J. Barach
Vista Cahuenga, LLC
630 Brooks Avenue
Los Angeles, CA
90291

Jerome B. Smith
Statewide Enterprises Inc.
4551 Glencoe Avenue, Suite 300
Marina Del Rey, CA
90292

Seymour Fagen
Peterburg Construction
1880 Century Park E STE 315
Los Angeles, CA
90067

NOTICE PURSUANT TO Cal. Health & Safety Code § 25249.6

To: Kamala D. Harris, Attorney General, State of California; Vista Cahuenga, LLC, Statewide Enterprises Incorporated, and Peterburg Construction;

Pursuant to Cal. Health & Safety Code § 25249.7(d), the Inner City Law Center, 1309 East Seventh Street, Los Angeles, CA., 90021, hereby gives notice of a violation of Cal. Health & Safety Code § 25249.6, by Vista Cahuenga, LLC, Statewide Enterprises, Inc., and Peterburg Construction.

Health and Safety Code § 25249.7(c) of Proposition 65 provides that actions to enforce the statute may be brought by the Attorney General in the name of the People of the State of California.

The above-mentioned violation consists of Vista Cahuenga, LLC, Statewide Enterprises, Inc., and Peterburg Construction knowingly and intentionally exposing individuals at 1963 North Cahuenga Boulevard, Los Angeles, CA to lead, a chemical known to the state to cause cancer or reproductive toxicity, without giving clear and reasonable warnings. From October 2010 to the present day Vista Cahuenga, LLC, Statewide Enterprises, Inc., and Peterburg Construction have failed to give clear and reasonable warnings in violation of Cal. Health & Safety Code § 25249.6 which provides;[1]

> *"No person in the course of doing business shall knowingly and intentionally expose any individual to a chemical known to the state to cause cancer or reproductive toxicity without first giving clear and reasonable warning to such individual, except as provided in Section 25249.10"*

Pursuant to Cal. Health & Safety Code § 25249.7(d), attached with this notice is an appropriate certificate of merit stating our office has obtained (1) a lead-based screening report (attached hereto as Exhibit B) of 1963 North Cahuenga Boulevard, Los Angeles, CA, (2) a work log entry by Carlos Pelaez (attached hereto as Exhibit C) (3) a Declaration by engineer, construction manager, and licensed general contractor Stephen Wexler (attached hereto as Exhibit A) (4) a copy of Mr. Wexler's Curriculum Vitae (attached hereto as Exhibit D).

The lead-based screening report, which was conducted on February 7, 2011, was prepared by Advanced American Laboratories (AAL) and supervised by Mr. Steven Denzler, a California Certified Lead Based Paint Inspector (ID # 1261). The lead-based screening report was commissioned by Vista Cahuenga, LLC at the direction of Peterburg Construction.

The building located at 1963 North Cahuenga Boulevard, Los Angeles, CA is a combination of residential and commercial units (hereafter "the Building"). The Building is owned by Vista Cahuenga, LLC and managed by Statewide Enterprises, Inc. The Building is/has been under renovation by Peterburg Construction from October 2010 to the present day. The renovation has been done in such a manner that the dust and debris caused by renovation of the Building has not been contained to the units under renovation.

Currently the Building has 100 residential units with approximately fourteen to fifteen permanent residential tenants. Mr. Denzler stated, in his lead-based screening report, that he "inspected the plumbing lines in 22 residential units and all of the commercial units." (Page 1 of Exhibit B). From October 2010 to the present day, employees of Statewide Enterprises Inc., Peterburg Construction and building tenants have been exposed to lead-based paint by both inhalation and skin contact at the Building as a result of the renovation. Additionally, the occupational and

---

[1] Pursuant to 27 CCR 25903, attached to this letter is a copy of "The Safe Drinking Water and Toxic Enforcement Act of 1986 (Proposition 65): A Summary"

environmental exposure occurred on the property owned by Vista Cahuenga, LLC and managed by Statewide Enterprises Inc.

In his lead-based screening report, it is the conclusion of Mr. Denlzer that;

> *"AAL detected lead-based paint on 4 kitchen plaster walls containing plumbing lines. Because greater than 15% of the kitchen walls tested positive for lead paint, AAL considers all the kitchen, plaster walls positive for lead."* (Page 4 of Exhibit B)

Additionally, it is the conclusion of Mr. Denlzer that;

> *"Three bathroom ceramic tile showers tested lead positive...AAL advises that all the bathroom showers containing original ceramic tile should be considered lead positive."* (Page 4 of Exhibit C)

NOTICE IS ALSO GIVEN that The Inner City Law Center, 1309 East Seventh Street, Los Angeles, CA, 90021, intends to commence an action against Vista Cahuenga, LLC, Statewide Enterprises Inc,. and Peterburg Construction no sooner than sixty (60) days after the date of this notice if none of the governmental entities to whom this notice is addressed commences an action regarding these violations. The Plaintiff will be seeking $2500 a day for each day that the violation occurred as well as an injunction stopping any further violations.

All notices or other communications with regard to this notice should be sent to the undersigned attorney for Inner City Law Center, 1309 East Seventh Street, Los Angeles, CA, 90021.

Dated: November 13, 2012
Sincerely,

Ashley Parris
Attorney for the Noticing Party
Inner City Law Center, Litigation Department
1309 E. Seventh Street
Los Angeles, CA 90021
Tel: (213) 891-2880
Fax: (213) 891-2888
aparris@innercitylaw.org

27 CCR Appendix A

OFFICE OF ENVIRONMENTAL HEALTH

HAZARD ASSESSMENT

CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY

THE SAFE DRINKING WATER AND TOXIC

ENFORCEMENT ACT OF 1986

(PROPOSITION 65): A SUMMARY

The following summary has been prepared by the Office of Environmental Health Hazard Assessment, the lead agency for the implementation of the Safe Drinking Water and Toxic Enforcement Act of 1986 (commonly known as "Proposition 65"). A copy of this summary must be included as an attachment to any notice of violation served upon an alleged violator of the Act. The summary provides basic information about the provisions of the law, and is intended to serve only as a convenient source of general information. It is not intended to provide authoritative guidance on the meaning or application of the law. The reader is directed to the statute and its implementing regulations (see citations below) for further information. Proposition 65 appears in California law as Health and Safety Code Sections 25249.5 through 25249.13. Regulations that provide more specific guidance on compliance, and that specify procedures to be followed by the State in carrying out certain aspects of the law, are found in Title 22 of the California Code of Regulations, Sections 12000 through 14000.

WHAT DOES PROPOSITION 65 REQUIRE?

The "Governor's List." Proposition 65 requires the Governor to publish a list of chemicals that are known to the State of California to cause cancer, or birth defects or other reproductive harm. This list must be updated at least once a year. Over 735 chemical listings have been included as of November 16, 2001. Only those chemicals that are on the list are regulated under this law. Businesses that produce, use, release or otherwise engage in activities involving those chemicals must comply with the following:

Clear and reasonable warnings.

A business is required to warn a person before "knowingly and intentionally" exposing that person to a listed chemical. The warning given must be "clear and reasonable." This means that the warning must: (1) clearly make known that the chemical involved is known to cause cancer, or birth defects or other reproductive harm; and (2) be given in such a way that it will effectively reach the person before he or she is exposed. Exposures are exempt from the warning requirement if they occur less than twelve months after the date of listing of the chemical.

Prohibition from discharges into drinking water.

A business must not knowingly discharge or release a listed chemical into water or onto land where it passes or probably will pass into a source of drinking water. Discharges are exempt from this requirement if they occur less than twenty months after the date of listing of the chemical.

DOES PROPOSITION 65 PROVIDE ANY EXEMPTIONS?

Yes. The law exempts: Governmental agencies and public water utilities. All agencies of the federal, State or local government, as well as entities operating public water systems, are exempt. Businesses with nine or fewer employees. Neither the warning requirement nor the discharge prohibition applies to a business that employs a total of nine or fewer employees. Exposures that pose no significant risk of cancer. For chemicals that are listed as known to the State to cause cancer ("carcinogens"), a warning is not required if the business can demonstrate that the exposure occurs at a level that poses "no significant risk." This means that the exposure is calculated to result in not more than one excess case of cancer in 100,000 individuals exposed over a 70-year lifetime. The Proposition 65 regulations identify specific "no significant risk" levels for more than 250 listed carcinogens.

Exposures that will produce no observable reproductive effect at 1,000 times the level in question. For chemicals known to the State to cause birth defects or other reproductive harm ("reproductive toxicants"), a warning is not required if the business can demonstrate that the exposure will produce no observable effect, even at 1,000 times the level in question. In other words, the level of exposure must be below the "no observable effect level (NOEL)," divided by a 1,000-fold safety or uncertainty factor. The "no observable effect level" is the highest dose level which has not been associated with an observable adverse reproductive or developmental effect.

Discharges that do not result in a "significant amount" of the listed chemical entering into any source of drinking water. The prohibition from discharges into drinking water does not apply if the discharger is able to demonstrate that a "significant amount" of the listed chemical has not, does not, or will not enter any drinking water source, and that the discharge complies with all other applicable laws, regulations, permits, requirements, or orders. A "significant amount" means any detectable amount, except an amount that would meet the "no significant risk" or "no observable effect" test if an individual were exposed to such an amount in drinking water.

HOW IS PROPOSITION 65 ENFORCED?

Enforcement is carried out through civil lawsuits. These lawsuits may be brought by the Attorney General, any district attorney, or certain city attorneys (those in cities with a population exceeding 750,000). Lawsuits may also be brought by private parties acting in the public interest, but only after providing notice of the alleged violation to the Attorney General, the appropriate district attorney and city attorney, and the business accused of the violation. The notice must provide adequate information to allow the recipient to assess the nature of the alleged violation. A notice must comply with the information and procedural requirements specified in regulations

(Title 22, California Code of Regulations, Section 25903). A private party may not pursue an enforcement action directly under Proposition 65 if one of the governmental officials noted above initiates an action within sixty days of the notice.

A business found to be in violation of Proposition 65 is subject to civil penalties of up to $2,500 per day for each violation. In addition, the business may be ordered by a court of law to stop committing the violation.

FOR FURTHER INFORMATION. . .

Contact the Office of Environmental Health Hazard Assessment's Proposition 65 Implementation Office at (916) 445-6900.

This database is current through 4/13/12 Register 2012, No. 15

27 CCR Appendix A, 27 CA ADC Appendix A

27 CA ADC Appendix A

Exhibit A

DECLARATION OF STEPHEN C. WEXLER, PE

I, Dr. Stephen C. Wexler, PE, declare that the following facts are within my personal knowledge, and if called as a witness in the above-entitled case regarding these facts, I could and would competently testify thereto:

1. I am a Licensed Civil Engineer, a Licensed Safety Engineer, and a Licensed General Contractor. I also hold certifications as a Certified Safety Professional, a Certified Project Management Professional, a Certified Building Official, a Certified Construction Specifier, a Certified Cost Engineer, a Certified Professional Estimator, amongst other certifications. I am also an Arbitrator with the American Arbitration Association, and a Certified Public Works Arbitrator with the Public Works Contracts Arbitration Committee. I have a combination of 58+ years of experience in the construction industry as a (1) General Contractor, (2) Specialty Subcontractor for several trades, and (3) Consultant to Owners (Public and Private), Contractors, and Subcontractors. A copy of my curriculum vitae is attached hereto which further outlines my background and experience (Exhibit A).

2. I am an experienced Civil Engineer and Safety Engineer in the Construction Industry, and have been for 58+ years. I am highly experienced in the construction industry, having been involved in hundreds of construction projects, not limited to: apartment and mixed-use building construction. My experience includes my work as a General Contractor in building such work, and my work, for many years, as a Construction Manager, where I have been involved in overseeing the design, as well as the construction. I have taught Engineering and Construction Management at UCLA for six (6) years. I have qualified and testified in Superior and Federal Court in excess of 200 times on construction and safety issues.

3. I have reviewed the results of the February 10, 2011, Lead-Based Paint Screening prepared by Advanced American Laboratories (the "AAL report"). Attached to my declaration as Exhibit "B" is true and accurate copy of the AAL Report. I have also reviewed several videos of the building taken by Trent Buxton (a tenant within the Complex) which depict construction activities in open, uncontained units. Based upon my review of these documents, I have formed

opinions regarding the safety of the tenants currently living at 1963 North Cahuenga Boulevard ("Complex").

4. The Complex has unsafe lead levels throughout the building. Although AAL performed a limited lead-based material testing of twenty-one (21) of the 105 tenant units of the Complex on behalf of Statewide Enterprises, Inc., 6 of the 21 tenant units that were tested, tested positive for lead. That means that approximately 28 percent of the units were lead positive. More specifically, 21 percent of the kitchen walls tested positive for lead paint. Industry safety guidelines dictate that where at least 15 percent of a component tests positive for lead, you must assume that the tested component is contaminated complex-wide. Simply put, the contractor at the Complex should be implementing lead-safe work practices for **every unit under construction**, not just the ones that tested positive as reflected in the AAL report.

5. Federal law, specifically 40 CFR Part 745, Subpart E Section 745.85 Work Practices Standards ("Code") lists the requirements for performing renovation work at a Complex which has tested positive for lead. The Code requires that the contractor must:

a. Be certified as per Sections 745.89 and 745.90 of the Code;

b. Firms must post signs clearly defining the work area and warning occupants and other persons not involved in renovation activities to remain outside of the work area;

c. Isolate and contain the work area so that no dust or debris leaves the work area while the renovation is being performed;

d. Maintain the integrity of the containment by ensuring that any plastic or other impermeable materials are not torn or displaced;

e. Take other steps necessary to ensure that no dust or debris leaves the work area while the renovation is being performed.

6. Additionally, the Code requires contractors to:

a. Close and cover all duct openings in the work area with taped-down plastic sheeting or other impermeable material;

b. Close windows and doors in the work area. Doors must be covered with plastic sheeting or other impermeable material. Doors used as an entrance to the work area must be covered with plastic sheeting or other impermeable material in a manner that allows workers to pass through while confining dust and debris to the work area;

c. Cover the floor surface, including installed carpet, with taped-down plastic sheeting or other impermeable material in the work area 6 feet beyond the perimeter of surfaces undergoing renovation or a sufficient distance to contain the dust, whichever is greater; and

d. Use precautions to ensure that all personnel, tools, and other items, including the exteriors of containers of waste, are free of dust and debris before leaving the work area.

7. Additionally, the Code restricts contractors as to:

a. The use of abrasive or cutting tools, unless such machines have shrouds or containment systems, and are equipped with a HEPA vacuum attachments.

8. After my review of the documents, including the videos shot by Mr. Buxton, it is clear that the contractors on the 1963 Cahuenga project have not implemented proper lead-safe work practices. Based on the videos, it appears that there is only periodic and partial containment of units. The videos capture images of construction dust and debris in the tenants' units and in the common areas of the building.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct, and that I executed this declaration on the 11th day of October 2011 at Marina del Rey, California.

Dr. Stephen C. Wexler, PE

Exhibit B

LEAD-BASED PAINT SCREENING
1963 N. CAHUENGA BLVD.
LOS ANGELES, CA

PREPARED FOR:

BEN GORDON
STATEWIDE ENTERPRISES, INC
4311 WILSHIRE BLVD, SUITE 600
LOS ANGELES, CA 90010

PREPARED BY:

ADVANCED AMERICAN LABORATORIES
11026 VENTURA BLVD, SUITE 5
STUDIO CITY, CA 91604
(818) 761-4712

FEBRUARY 10, 2011

DISCLAIMER

Advanced American Labs prepared this report with specific application to a Lead-Based Paint Screening of an apartment building located at 1963 N. Cahuenga Blvd, Los Angeles, CA. AAL prepared same with the care and skill generally exercised by reputable professionals, under similar circumstances, in this or similar localities. No other warranty, either expressed or implied, is made as to the professional advice presented herein.

TABLE OF CONTENTS

EXECUTIVE SUMMARY

Advanced American Laboratories (AAL) conducted a limited lead-based paint ("LBP") testing or screening of an apartment building located at 1963 N. Cahuenga Blvd, Los Angeles, CA referred to as the ("Complex"). Specifically, AAL inspected the plumbing lines in 22 residential units, and all the commercial units.

Steven Denzler conducted AAL's LBP survey on February 7, 2011. Mr. Denzler is a California Certified LBP Inspector (I-1261).

LIMITATIONS

Please be advised that AAL's limited lead-based paint testing in the Complex did not meet the protocol detailed in the HUD Guidelines as AAL only tested the components that will be disturbed during the rehabilitation work:

- Residential Kitchen and Bath walls with plumbing lines;
- Bathroom shower enclosures;
- Commercial units' walls with plumbing line.

SUMMARY OF LEAD RESULTS

AAL detected lead-based paint on the following painted components:

- Commercial Unit 102 (B) concrete wall;
- Commercial Unit 111 (B) concrete wall;
- Unit 300 (A) & (D) Kitchen walls;
- Unit 411 Kitchen (A) wall;
- Unit 508 Kitchen (A) wall.

AAL also detected lead in the following bathroom ceramic tile components:

- Unit 301 Shower tile;
- Unit 502 Shower tile;
- Unit 507 Shower tile.

1. INTRODUCTION

Advanced American Laboratories (AAL) conducted a limited lead-based paint ("LBP") testing or screening of an apartment building located at 1963 N. Cahuenga Blvd, Los Angeles, CA referred to as the ("Complex"). Specifically, AAL inspected the plumbing lines in 22 residential units, and all the commercial units.

Steven Denzler conducted AAL's LBP survey on February 7, 2011. Mr. Denzler is a California Certified LBP Inspector (I-1261).

2. MOST STRINGENT REGULATION CONTROLS

"If there is a difference between Federal, State, or local regulations, the more stringent requirement must be observed..." HUD Guidelines. For purposes of this report and referencing Chapter 11 of the Los Angeles Department of Health and Human Services Safety Code, **AAL considers XRF readings equal to or greater than 0.7-mg/cm^2 lead positive.**

3. LIMITATIONS

Please be advised that AAL's limited lead-based paint testing in the Complex did not meet the protocol detailed in the HUD Guidelines as AAL only tested the components that will be disturbed during the rehabilitation work:

- Residential Kitchen and Bath walls with plumbing lines;
- Bathroom shower enclosures;
- Commercial units' walls with plumbing line.

Client agrees not to make any assumptions on the LBP content of building components not tested during the screening. The limited screening only provides lead readings of the components tested.

4. X-RAY FLUORESCENCE ANALYTICAL METHODOLOGIES

Our inspector used a portable XRF LBP Spectrum Analyzer manufactured by Radiation Monitoring Devices ("RMD") to test for LBP. Our RMD serial number was 1918 and the age of the radioactive source was eight months.

The LBP analyzer was equipped with 12-mCi cobalt 57 sealed radioactive source. AAL calibrated the XRF pursuant to the manufacturer's specifications and regularly verified XRF readings against pre determined lead samples produced by the National Institute of Standards and Testing (NIST). All of these quality control measures produce a 95% confidence level that our XRF readings accurately reflect the actual level of lead in the tested surfaces.

5. INTERPRETING AGGREGATE XRF TESTING RESULTS

By conducting a random sampling of the Complex's interior, and statistically sampling the results of the XRF LBP survey, LTE discovers whether any LBP exists in the

Complex. The following criteria have been adopted to ensure a 98% chance of correctly concluding that lead based paint is either absent or present on all component types in the Complex:

1. If 15 percent or more of a given component/substrate type's XRF results are positive, lead is present Complex-wide on that component/substrate type.

2. If 100% of a given component/substrate type's XRF results are negative, no further testing is required and that component/substrate type is negative.

3. If positive XRF results for a given component/substrate type are less than 15 percent and equal to or greater than 5% or if no positives but XRF results of a component/substrate type have greater than 15% high inconclusives, confirmatory laboratory sampling is necessary to reach a conclusion.

4. If positive XRF results for a given component/substrate type are less than 5%, the inspector can do one of three things: (a) confirm the results by laboratory analysis, (b) select a second random sample using unsampled units and test component type in those units and if less than 2.5% are positive, consider component type not positive Complex-wide but, rather, having LBP in isolated areas, (c) consider these component types lead positive Complex-wide.

6. INTERPRETING THE LEAD REPORT

AAL referenced all building components as existing on either side "A", "B", "C", or "D" of the Complex. For the Complex's interior, AAL reports designated side A, B, C and D as follows:

1. Side A is the wall containing the units front door.

2. While facing side A, side B is the wall directly to the right of side A or the next side clockwise around the room.

3. While facing side B, side C is the wall directly to the right of side B or the next side clockwise around the room.

4. While facing side A, side D is the wall directly to the left of side A.

7. INTERPRETING THE DATA

For purposes of AAL's inspection, all XRF readings equal to or greater than 0.7 mg/cm^2 are considered lead positive.

8. RENOVATION, REPAIR AND PAINTING (RRP) RULE

Pursuant to 40 CFR Part 745, anyone performing renovation, repair and painting projects that disturb painted surfaces in Complex, child care facilities, and schools built before 1978 must be EPA RRP certified and follow specific lead safe work practices to prevent lead contamination. The rule applies where more than 6 square feet per room, or 20 square feet outside will be "disturbed".

9. SUMMARY

As detailed in Section 1, Positive Results by Location, AAL detected lead-based paint on 4 kitchen plaster walls containing plumbing lines. Because greater than 15% of the kitchen walls tested positive for lead paint, AAL considers all the kitchen, plaster walls positive for lead. However, all the bathroom walls tested negative for lead paint, and can be considered negative.

AAL tested all the commercial unit walls that contained plumbing lines. Unit 102 and Unit 111 (B) concrete walls are lead positive.

As detailed in Section 1, Positive Results by Location, 3 bathroom ceramic tile showers tested lead positive. Many of the bathrooms did not contain ceramic tile, or were remolded over the years. AAL advises the all the bathroom showers containing original ceramic tile should be considered lead positive.

The RRP applies to the disturbance of any kitchen walls. However, lead in tile is not defined as lead-based paint or a painted surface. The RRP rule does not apply to lead in tile. Please note lead in tile can pose a hazard if it becomes granular or it is removed.

10. DISCLOSURE REQUIREMENTS

A copy of this report must be provided to new lessees (tenants) and purchasers of this property under Federal Law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U.S. Environmental Protection Agency and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

11. RESOURCES ON LEAD BASED PAINT

For additional information on LBP, you can call 800-LA-4-LEAD for professional education and materials. Other information sources are the National Lead Information center (NLIC) 1-800-424-5323 at www.epa.gov/lead/; Consumer Product Safety Hotline for recalled products 1-800-638-2772. For a list of certified lead paint professionals in California, you can call CDPH at (800) 597-5323 or go to http://www.cdph.ca.gov/programs/CLPPB/Pages/LeadCompliance.aspx. Additional links

for the RRP rule are: EPA Renovate Right Brochure Link http://www.epa.gov/opptintr/lead/pubs/renovaterightbrochure.pdf; EPA RRP RULE LINK http://www.epa.gov/opptintr/lead/pubs/renovation.htm.

POSITIVE RESULTS BY LOCATION
1963 N. CAHUENGA BLVD

PAINTED COMPONENTS

UNIT	LOCATION	SIDE	COMPONENT	CONDITION	COLOR	READING mg/cm^2
102	MAIN	B	WALL	INTACT	WHITE	0.8
111	MAIN	B	WALL	INTACT	WHITE	4.7
300	KITCHEN	A	WALL	INTACT	WHITE	1.2
300	KITCHEN	D	WALL	INTACT	WHITE	0.9
411	KITCHEN	A	WALL	DEFECTIVE	WHITE	2.3
408	KITCHEN	A	WALL	DEFECTIVE	WHITE	1.5

CERAMIC TILE COMPONENTS

UNIT	LOCATION	SIDE	COMPONENT	CONDITION	COLOR	READING mg/cm^2
301	BATH	C	SHOWER	INTACT	WHITE	1.8
502	BATH	B	SHOWER	INTACT	BEIGE	3.1
507	BATH	C	SHOWER	INTACT	YELLOW	9.9

SECTION 1

POSITIVE RESULTS BY LOCATION

POSITIVE RESULTS BY LOCATION
1963 N. CAHUENGA BLVD

PAINTED COMPONENTS

UNIT	LOCATION	SIDE	COMPONENT	CONDITION	COLOR	READING mg/cm^2
102	MAIN	B	WALL	INTACT	WHITE	0.8
111	MAIN	B	WALL	INTACT	WHITE	4.7
300	KITCHEN	A	WALL	INTACT	WHITE	1.2
300	KITCHEN	D	WALL	INTACT	WHITE	0.9
411	KITCHEN	A	WALL	DEFECTIVE	WHITE	2.3
408	KITCHEN	A	WALL	DEFECTIVE	WHITE	1.5

CERAMIC TILE COMPONENTS

UNIT	LOCATION	SIDE	COMPONENT	CONDITION	COLOR	READING mg/cm^2
301	BATH	C	SHOWER	INTACT	WHITE	1.8
502	BATH	B	SHOWER	INTACT	BEIGE	3.1
507	BATH	C	SHOWER	INTACT	YELLOW	9.9

SECTION 2

XRF DATA

ADVANCED AMERICAN LABS

LEAD BASED PAINT INSPECTION DATA

ADDRESS: 1963 N. CAHUENGA BLVD, LOS ANGELES, CA 90068

DATE: 2/07/11

INSPECTOR: STEVEN DENZLER

UNIT	SIDE	ROOM	COMPONENT	SUB-STRATE	CONDITION	LEAD READINGS POSITIVE OR NEGATIVE	COLOR	MEASUREMENT MG/CM²
101	D	MAIN	WALL	DRYWALL	INTACT	NEGATIVE	WHITE	0.2
101	B	MAIN	WALL	CONCRETE	INTACT	NEGATIVE	WHITE	0.2
101	C	MAIN	WALL	CONCRETE	INTACT	NEGATIVE	WHITE	0.1
102	**B**	**MAIN**	**WALL**	**CONCRETE**	**INTACT**	**POSITIVE**	**WHITE**	**0.8**
102	C	MAIN	WALL	DRYWALL	INTACT	NEGATIVE	WHITE	0.3
102	D	MAIN	WALL	CONCRETE	INTACT	NEGATIVE	WHITE	0.0
103	B	MAIN	WALL	DRYWALL	FAIR	NEGATIVE	WHITE	0.2
103	D	MAIN	WALL	DRYWALL	FAIR	NEGATIVE	WHITE	0.1
103	C	MAIN	WALL	DRYWALL	FAIR	NEGATIVE	WHITE	-0.3
104	D	MAIN	WALL	DRYWALL	INTACT	NEGATIVE	WHITE	0.3
104	B	MAIN	WALL	CONCRETE	INTACT	NEGATIVE	WHITE	0.2
105	D	MAIN	WALL	DRYWALL	INTACT	NEGATIVE	WHITE	0.3
105	A	MAIN	WALL	DRYWALL	INTACT	NEGATIVE	WHITE	0.2
105	C	MAIN	WALL	DRYWALL	INTACT	NEGATIVE	WHITE	0.1
106	D	MAIN	WALL	DRYWALL	INTACT	NEGATIVE	WHITE	0.3
106	B	MAIN	WALL	DRYWALL	INTACT	NEGATIVE	WHITE	-0.2
107	B	MAIN	WALL	DRYWALL	INTACT	NEGATIVE	WHITE	0.4

ADVANCED AMERICAN LABS

LEAD BASED PAINT INSPECTION DATA

ADDRESS: 1963 N. CAHUENGA BLVD, LOS ANGELES, CA 90068

DATE: 2/07/11

INSPECTOR: STEVEN DENZLER

107	D	MAIN	WALL	DRYWALL	INTACT	NEGATIVE	WHITE	0.2
107	D	BATH	WALL	DRYWALL	INTACT	NEGATIVE	WHITE	-0.4
110	D	MAIN	WALL	DRYWALL	INTACT	NEGATIVE	WHITE	0.3
110	C	MAIN	WALL	DRYWALL	INTACT	NEGATIVE	WHITE	0.2
110	B	MAIN	WALL	DRYWALL	INTACT	NEGATIVE	WHITE	0.4
111	**B**	**MAIN**	**WALL**	**CONCRETE**	**INTACT**	**POSITIVE**	**WHITE**	**4.7**
111	C	MAIN	WALL	DRYWALL	INTACT	NEGATIVE	WHITE	0.3
111	D	MAIN	WALL	DRYWALL	INTACT	NEGATIVE	WHITE	0.2
	B	BATH MENS	WALL	DRYWALL	INTACT	NEGATIVE	GRAY	0.1
	C	BATH MENS	WALL	DRYWALL	INTACT	NEGATIVE	GRAY	0.3
	C	BATH MENS	WALL	DRYWALL	INTACT	NEGATIVE	GRAY	0.2
	C	BATH LADY	WALL	DRYWALL	INTACT	NEGATIVE	GRAY	0.1
	D	BATH LADY	WALL	DRYWALL	INTACT	NEGATIVE	GRAY	-0.3
200	C	LIVING	WALL	PLASTER	DEFECTIVE	NEGATIVE	WHITE	0.2
200	C	BATH	WALL	PLASTER	DEFECTIVE	NEGATIVE	WHITE	0.4
200	C	BATH	WALL	TILE	INTACT	NEGATIVE	WHITE	0.0
200	D	KITCHEN	WALL	PLASTER	DEFECTIVE	NEGATIVE	WHITE	0.3
204	A	KITCHEN	WALL	PLASTER	DEFECTIVE	NEGATIVE	WHITE	0.4
204	D	BATH	SHOWER ENCL.	TILE	DEFECTIVE	NEGATIVE	WHITE	0.2

ADVANCED AMERICAN LABS

LEAD BASED PAINT INSPECTION DATA

ADDRESS: 1963 N. CAHUENGA BLVD, LOS ANGELES, CA 90068

DATE: 2/07/11

INSPECTOR: STEVEN DENZLER

204	C	BATH	WALL	PLASTER	DEFECTIVE	NEGATIVE	WHITE	0.4
203	C	BATH	WALL	PLASTER	DEFECTIVE	NEGATIVE	WHITE	0.2
203	B	KITCHEN	WALL	PLASTER	FAIR	NEGATIVE	WHITE	0.3
208	C	BATH	SHOWER	TILE	INTACT	NEGATIVE	WHITE	0.4
208	C	BATH	WALL	PLASTER	INTACT	NEGATIVE	WHITE	0.5
208	A	BATH	WALL	PLASTER	INTACT	NEGATIVE	WHITE	0.4
211	C	BATH	SHOWER	TILE	FAIR	NEGATIVE	WHITE	0.3
211	C	BATH	WALL	PLASTER	FAIR	NEGATIVE	WHITE	0.4
221	A	KITCHEN	WALL	DRYWALL	DEFECTIVE	NEGATIVE	WHITE	0.2
221	C	BATH	WALL	DRYWALL	DEFECTIVE	NEGATIVE	WHITE	0.3
300	**A**	**KITCHEN**	**WALL**	**PLASTER**	**INTACT**	**POSITIVE**	**WHITE**	**1.2**
300	**D**	**KITCHEN**	**WALL**	**PLASTER**	**INTACT**	**POSITIVE**	**WHITE**	**0.9**
300	C	BATH	WALL	PLASTER	INTACT	NEGATIVE	WHITE	0.4
300	C	BATH	SHOWER	TILE	INTACT	NEGATIVE	WHITE	0.5
301	C	BATH	WALL	PLASTER	INTACT	NEGATIVE	WHITE	0.2
301	**C**	**BATH**	**SHOWER**	**TILE**	**INTACT**	**POSITIVE**	**WHITE**	**1.8**
301	B	KITCHEN	SINK WALL	PLASTER	INTACT	NEGATIVE	WHITE	0.5
302	A	ENTRY	WALL	PLASTER	INTACT	NEGATIVE	WHITE	0.0
302	C	BATH	WALL	PLASTER	DEFECTIVE	NEGATIVE	WHITE	0.2

ADVANCED AMERICAN LABS

LEAD BASED PAINT INSPECTION DATA

ADDRESS: 1963 N. CAHUENGA BLVD, LOS ANGELES, CA 90068

DATE: 2/07/11

INSPECTOR: STEVEN DENZLER

308	A	KITCHEN	WALL	PLASTER	DEFECTIVE	NEGATIVE	WHITE	0.0
310	A	MAIN	WALL	PLASTER	DEFECTIVE	NEGATIVE	WHITE	0.4
310	C	BATH	WALL	PLASTER	DEFECTIVE	NEGATIVE	WHITE	0.3
402	D	KITCHEN	WALL	PLASTER	INTACT	NEGATIVE	WHITE	0.3
402	A	BEDROOM	WALL	PLASTER	INTACT	NEGATIVE	WHITE	0.2
402	C	BATH	SHOWER	TILE	INTACT	NEGATIVE	WHITE	-0.3
402	B	BATH	WALL	PLASTER	INTACT	NEGATIVE	WHITE	0.2
404	A	KITCHEN	WALL	PLASTER	INTACT	NEGATIVE	WHITE	0.3
404	C	BATH	WALL	PLASTER	INTACT	NEGATIVE	WHITE	0.2
404	C	BATH	WALL	TILE	INTACT	NEGATIVE	WHITE	0.1
411	**A**	**KITCHEN**	**WALL**	**PLASTER**	**DEFECTIVE**	**POSITIVE**	**WHITE**	**2.3**
411	C	BATH	WALL	PLASTER	DEFECTIVE	NEGATIVE	WHITE	0.2
415	A	KITCHEN	WALL	PLASTER	DEFECTIVE	NEGATIVE	WHITE	0.1
415	C	BATH	WALL	PLASTER	DEFECTIVE	NEGATIVE	WHITE	0.3
418	A	KITCHEN	WALL	PLASTER	DEFECTIVE	NEGATIVE	WHITE	0.5
418	C	BATH 2	WALL	PLASTER	DEFECTIVE	NEGATIVE	WHITE	0.4
420	A	KITCHEN	WALL	PLASTER	DEFECTIVE	NEGATIVE	WHITE	0.3
420	C	BATH	WALL	PLASTER	DEFECTIVE	NEGATIVE	WHITE	0.3
502	A	KITCHEN	WALL	PLASTER	INTACT	NEGATIVE	WHITE	0.1

ADVANCED AMERICAN LABS

LEAD BASED PAINT INSPECTION DATA

ADDRESS: 1963 N. CAHUENGA BLVD, LOS ANGELES, CA 90068

DATE: 2/07/11

INSPECTOR: STEVEN DENZLER

502	C	BATH	WALL	PLASTER	DEFECTIVE	NEGATIVE	WHITE	0.2
502	**B**	**BATH**	**SHOWER**	**TILE**	**INTACT**	**POSITIVE**	**BEIGE**	**3.1**
505	B	KITCHEN	WALL	PLASTER	INTACT	NEGATIVE	WHITE	0.4
505	D	BATH	WALL	PLASTER	INTACT	NEGATIVE	WHITE	0.3
505	C	BATH	SHOWER	TILE	INTACT	NEGATIVE	WHITE	-0.2
507	C	BATH	WALL	PLASTER	INTACT	NEGATIVE	WHITE	0.2
507	**C**	**BATH**	**SHOWER**	**TILE**	**INTACT**	**POSITIVE**	**YELLOW**	**9.9**
507	A	KITCHEN	WALL	PLASTER	INTACT	NEGATIVE	WHITE	0.4
508	C	BATH	WALL	PLASTER	DEFECTIVE	NEGATIVE	WHITE	0.3
508	**A**	**KITCHEN**	**WALL**	**PLASTER**	**DEFECTIVE**	**POSITIVE**	**WHITE**	**1.5**
515	A	KITCHEN	WALL	PLASTER	DEFECTIVE	NEGATIVE	WHITE	0.3
515	C	BATH	WALL	PLASTER	DEFECTIVE	NEGATIVE	WHITE	-0.1

SECTION 3

CDPH FORM 8552

State of California—Health and Human Services Agency

California Department of Public Health

LEAD HAZARD EVALUATION REPORT

Section 1 — Date of Lead Hazard Evaluation 2/2/11

Section 2 — Type of Lead Hazard Evaluation (Check one box only)

☐ Lead inspection ☐ Risk assessment ☐ Clearance Inspection ☒ Other (specify) Lead Screening

Section 3 — Structure Where Lead Hazard Evaluation Was Conducted

Address [number, street, apartment (if applicable)]	City	County	Zip Code
1963 N. Cahuenga Blvd	LA	LA	90068

Construction date (year) of structure	Type of structure		Children living in structure?
1925	☒ Multi-unit building ☐ Single family dwelling	☐ School or daycare ☐ Other_____	☐ Yes ☒ No ☐ Don't Know

Section 4 — Owner of Structure (If business/agency, list contact person)

Name	Telephone number
Contact Ben Gordon	(323) 934-5055 x 126

Address [number, street, apartment (if applicable)]	City	State	Zip Code

Section 5 — Results of Lead Hazard Evaluation (check all that apply)

☐ No lead-based paint detected ☐ Intact lead-based paint detected ☒ Deteriorated lead-based paint detected

☐ No lead hazards detected ☐ Lead-contaminated dust found ☐ Lead-contaminated soil found ☐ Other_____

Section 6 — Individual Conducting Lead Hazard Evaluation

Name	Telephone number
Steven Denzler	310-831-2479

Address [number, street, apartment (if applicable)]	City	State	Zip Code
605 S. Pacific Avenue, Suite 202	San Pedro	CA	90731

CDPH certification number	Signature	Date
1261	[signature]	2/11/11

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

Section 7 — Attachments

A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
B. Each testing method, device, and sampling procedure used;
C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

California Department of Public Health
Childhood Lead Poisoning Prevention Branch Reports
850 Marina Bay Parkway, Building P, Third Floor
Richmond, CA 94804-6403
Fax: (510) 620-5656

CDPH 8552 (6/07)

SECTION 4

INSPECTOR CDPH CERTIFICATE

State of California Department of Public Health

Inspector/Assessor:	01/19/2012
Supervisor	01/19/2012
Project Designer	01/19/2012
Project Monitor	01/19/2012

Steven W. Denzler

ID #: 1261

Exhibit C

Hide

Current Property

APN: 5575002002	Year Built: 1925	CD#: 4	CT#: 189600	PIN: 150A187 55
Use Code: 1210	APC ID:	Purchase Date:	Obsolete: No	RSU: 0389874
Total Units: LAHD 126 LUPAMS 111	Subject To RSO?:	Rent Office: Wilshire	SCEP Status: No	Code Office: Central Regional Office
Address: 1963 N CAHUENGA BLVD		LUPAMS Owner Information: VISTA INVESTMENT GROUP LLC 630 BROOKS AVE VENICE CA 90291 Phone: Cell:	LAHD Owner Information: VISTA CAHUENGA LLC ATTN JONATHAN BARACH 630 BROOKS AVE VENICE CA 90291	Manager: STATEWIDE ENTERPRISES INC ATTN BEN GORDON
Legal Cases:	Mom Pop: No	Section8: No	HPOZ:	URP: CLOSED
Residential Hotel: NO	Task Force: YES	Home: NO	Description:	
View Case Profiles	View Property Worklog	View Exemptions	Dorothy Mae Done: 11/19/1987	
CaseID: 364529		Other APNs:		

Work Log 364529

Contact:

Design | HTML

Limit to 7000 characters

Display Section... | Create Log W/Email | Submit | Close !

Case Number	Date	Contact	LogText	Recorded By	Sent To	Sent CC
364529	11/29/2011 2:42:00 PM	THP	Owner Mr. Barach, contractor Adam Goldberg and Ben Gordon (PM) came into the WPC to submitt documents required per SWO they provided affidavit signed by contractor stating no work after 5:00pm, Mr. Gordon provided final relocation schedule, Stop Work Order is removed and they are allowed to start work on 11/30/11 they will remove the resin paper because floors are finished and will contain any/all dust and debis with plastic as needed, will scan docs	Carlos Pelaez		
364529	11/29/2011 8:26:00 AM	THP	At site on 11/28/11 for inspection based on complaint from 2 tenants who came into the WPC their complaints are 1) Working past 5:00pm. 2) Temporary relocation schedule not being followed. Met with Adam Goldberg (Contractor) and walked the site found that workers were not following THP guidelines, they are working with unit doors open and allowing dust and debis to spill out into the common area, the contractor admitted that they worked late on Friday to try and meet a deadline for relocation and LAPD was called out due to noise complaints from tenants at the bldg. Issued a Stop Work Order and requested 1) Final relocation schedule that won't change. 2) affidavit from owner and contractor stating NO more work after 5:00pm.	Carlos Pelaez	Richard Brinson,	
364529	10/31/2011 2:49:00 PM		At site for IHTF complaint case. Deficiencies have been addressed. Close complaint case.	Michael Soto		
364529	10/25/2011 3:37:00 PM		At site for IHTF complaint case. No answer @ unit. There is a posted 24 hour notice on door for 10/26 to make repairs. Will follow up to see if repairs are made.	Michael Soto		
353230	10/13/2011 1:04:00 PM		At site for IHTF complaint case. Met with Manager Dajon and tenant. Deficiencies have been corrected. Close case.	Michael Soto		
353230	10/6/2011 8:55:00 AM		On 10/04/11 @ site for re-inspection . Tenant in #305 not at site Lock Out. Per Manager Djone tenant will be on site on 10-13-11@ 09:00	Daniel Haecker		
361395	9/30/2011 2:34:00 PM	THP	At site for complaint inspection for ceiling damage from construction work above unit # 200 found that workers were cutting the floor above in the wrong place and the ceiling came down, met w/ const super Brian and property mgr Ben Gordon, the hole was	Carlos Pelaez		

			plugged and the mess was cleaned up, advised them to supervise the workers better and NO work on weekends per THP				
361395	9/22/2011 3:44:00 PM		Both LAHD and LUPAMS ownership information verified. A/S for complaint inspection for work impacting tenant habitability, met w/ owner Jonathan Barach & Statewide (PM) Ben Gordon and GC walked all floors and found that the units were sealed and no THP issues were found, contractor to put down rosin paper on all floors to keep dust down, no violations file closed	Carlos Pelaez			
359674	9/2/2011 1:11:00 PM		At site for complaint inspection@ unit 400. The female tenant showed the inspector a hole through the wall under the bar sink about 4 inch diameter. The inspector talked to the on site contractor. He stated it would be dovered. No other violations. No NTC generated.n Close case per Haecker	Daniel Haecker			
	8/10/2011 9:03:00 AM	THP	Referred elevator to LADBS elevator division under CSR 273701	Richard Brinson			
	8/10/2011 6:55:00 AM	THP	At site on 8-9-2011 in response to complaint about elevator being restricted to use only by construction company. Met with GC Brian and discussed elevator condition and usage. He stated their are issues with the elevator due to it's age and it was ordered shut down by the city inspectors. He stated they have a set schedule for an operator to be at the site to assist the residents in using the elevator and that the residents have a phone number they can call to get someone to come to the site outside the scheduled hours. The GC anticipates that it will be another 7/10 days befor elevator parts are available and repairs are completed. Site manager will provide copy of correspondence sent to tenants informing them of the temporary elevator operating guidelines and to post same at elevator lobby on each floor. Will follow up with LAHD supervision.	Richard Brinson			
353230	7/28/2011 4:02:00 PM	THP	At site for THP progress inspection, met w/ GC Brian found some vacant unit doorways open and asked him to make sure they stay closed, also found elevator being used by contractor only fueto poor condition, called Ben Gordon and left message to have elevator open for tenants use	Carlos Pelaez			
353230	7/18/2011 1:18:00 PM		Both LAHD and LUPAMS ownership information verified. At site with construction superintendant . Unit 305 with tenant Mike Milton (281-546-2304)allowed inspection . Three areas of concern 1) dust infiltration in several areas. 2) Reduced water pressure @ showerhead. 3) dust infiltration in bathroom vent. Superintendant is knowledgeable about all violations.	Daniel Haecker			
352548	7/18/2011 10:50:00 AM		Received a call from tenant in unit #305 Mr. mike Menton (281-546-2304) stating that dust and debris are impacting his apartment and health. A complaint inspection was scheduled for 07/18/1 @ 11:30AM by Sr. Haecker	Daniel Haecker			
352558	7/13/2011 3:39:00 PM	THP	At site for THP progress inspection, meet w/ contractor Brian Peters and walked several floors, advised him to maintain all doors closed during contruction all else OK	Carlos Pelaez			
352548	7/12/2011 3:47:00 PM		At site for IHTF complaint case. No access into unit to verify complaint. Business card left on door. Left message for manager for Dejan regarding situation.	Michael Soto			
352558	7/12/2011 3:45:00 PM		At site for IHTF complaint response. No violations noted in regards to work being conducted with out permits or in unsafe manner. Close this complaint case.	Michael Soto			
352007	7/6/2011 10:33:00 AM		At site for IHTF complaint inspection. At time of inspectiin no deficiencies noted as alledged on complaint. Complainant was informed. Close complaint case.	Michael Soto			
349705	6/20/2011 4:07:00 PM		At site verified that was work was being conducted in accordance to safe work practices. There is an approved THP in place. This complaint is being closed.	Michael Soto			
349985	6/20/2011 4:01:00 PM		Unable to verify owner information. Tenant not @ site. lock out	Daniel Haecker			
349296	6/17/2011 4:13:00 PM		At site for IHTF complaint case. Sr. Insp Dan Hacker and owners contractor Brian were present. Alleged violations have been resolved. Close complaint case.	Michael Soto			

	6/16/2011 11:45:00 AM		Inspector M. Soto is scheduled to respond to complaint, no 15 day letter generated due to complaint urgency.	Cecilia Lamas			
347198	6/3/2011 3:55:00 PM		At site for IHTF complaint inspection. LUPAMS information verified. Water service is operable. Close complaint case.	Michael Soto			
346318	6/1/2011 10:49:00 AM	THP	Temporary bathroom facilities for tenants will be completed by 3rd week in June to late June and temp relocation for tenants will start on August 1, 2011 per Ben Gordon	Carlos Pelaez			
346318	5/27/2011 1:13:00 PM	THP	Mr. Gordon and owner Johnathan Barach came into the WPC to submit the amended water shut off schedule and the amended relocation schedule, explained to them that they need to serve a copy to the tenants and to their council, they will fax a copy of the declaration of service for these 2 items. Will scan docs into doc file	Carlos Pelaez			
346314	5/25/2011 1:38:00 PM		At site for IHTF complaint inspection. the Deficiencies alleged are either not code violations (overgrown vegetation) or have been resolved (pot holes in parking lot). This complaint case will be closed.	Michael Soto			
346301	5/24/2011 3:16:00 PM		See work log dated 5/24/2011 for case #346318. Close complaint case.	Michael Soto			
346288	5/24/2011 3:14:00 PM		See work log dated 5/24/2011 for case #346318. Close complaint case.	Michael Soto			
346318	5/24/2011 3:11:00 PM		At site for IHTF complaint inspection. At time of inspection, THP precautions were being followed. Only ongoing work observed was being conducted inside vacant units on 2nd floor. Unit entrance doors were covered in plastic. Dirt and debris was not observed in common hallways or elevator. Stairway was open and accessible. Close complaint case.	Michael Soto			
345957	5/23/2011 8:35:00 AM		5/20/2011 - At site for IHTF complaint inspection. LUPAMS information verified. Manager Dijon was present. Spoke with complaintant, plumbing issues within specific unit have been addressed. At time of inspection, water service was on and work was being conducted in accordance with THP. Close this complaint case.	Michael Soto			
336718	5/13/2011 4:27:00 PM	THP	At site for THP progess inspection met w/ GC Brian and site mgr Dejon Mayes, walked 5 floors and found work is being done according to THP requirements	Carlos Pelaez			
336718	5/13/2011 9:42:00 AM	THP	Received a call from Betsy Handler (tenant advocate) she had concerns regarding the hearing officers decision for owners providing the revised water shut off plan and when will the owners provide alternate use facilities for the tenants, explained to her that I spoke to the owners yesterday and they will submit new water shut off schedule next week and will let me know when the alternate facilities will be available.	Carlos Pelaez			
336718	5/13/2011 9:17:00 AM	THP	Called and left a messagefor Betsy handler (213) 891-3202responding to an e-mail from Si cooc, that she had called regarding THP concerns	Carlos Pelaez	Si Cooc,		
336718	5/11/2011 10:34:00 AM	THP	Returned a call to Mr. Ben Gordon regarding hearing officers decision. I requested a copy from Garland and will call Mr. Gordon back once I receive it to discuss findings	Carlos Pelaez			
336436	4/26/2011 5:36:00 PM		At site for IHTF complaint reinspection. Manager Dejon Mayers was present. Deficiencies corrected, close case.	Michael Soto			
336718	4/20/2011 12:54:00 PM	THP	Returned a call from Nicketta (856) 904-6123 left message	Carlos Pelaez			
336436	4/4/2011 8:14:00 AM	THP	Returned a call from Adam Goldberg (818) 307-5997 left message	Carlos Pelaez			
336436	3/16/2011 1:52:00 PM	THP	Received a call from Betsey Handler (tenants Atty) who was questioning the permanent relocation amounts, explained to her that there is NO permanent relocation for the THP for this project, so she started to pick apart the THP until she found that the water w/b shut off every other day, explained appeal process to her.	Carlos Pelaez			
336718	3/14/2011 9:31:00 AM	THP	Received a call from Ben Gordon who wanted to do work on the 1st and 2nd floor, explained that while there is a 60 day waiting period on the THP no work can start prior to official star day on THP	Carlos Pelaez			
336436	3/10/2011 3:40:00 PM		At site for IHTF complaint inspection. LUPAMS information verified. Manager Ben Gordon was present. Will issue NTC for	Michael Soto			

			deficiencies found.				
336718	3/10/2011 3:36:00 PM		At site for IHTF complaint. LUPAMS information verified. Currently there is no work going on @ site. Close complaint case.	Michael Soto			
336718	3/9/2011 12:39:00 PM	THP	Ben Gordon (statewide ent) came into the wilshire P/C for a THP review, the THP was accepted along with the temp relocation paper work, explained dec of service requirements to him, will scan docs into case file	Carlos Pelaez	Michael Soto,		
336436	3/7/2011 9:50:00 AM		Ms. Troncos, 323-856-3972, called several times stating she is suing the owner and is being evicted illegally, her calls have been returned and she was referred to the Rent Hot-lone.	James Sonne			
331462	3/4/2011 12:32:00 PM		Complainant Ms. Georgette Troncos , #105, called about leaky plumbing and "Work without permits". Research reveals numerous issued permits. Ms. Troncos stated the leaks are sporadic, Complaint letter will be sent.	James Sonne			
331462	2/1/2011 11:50:00 AM		At site for initial IHTF Complaint inspection, met with Property Manager Mr. Mayers and Complainant Ms. Miriam Roman, 19 yr old daughter of Ella, able to enter Unit# 207, the toilet was not leaking and both sides of the electric stove were eventually functioning, NO deficiencies, Case closed. Neither LAHD or LUPAMS ownership information are correct, see New Contact. Created New Contact-Contact Type: Management Company Name: MANAGEMENT Dejon Mayers Phone: (323) 6362953 Address: 1963 N. Cahuenga Blvd. Los Angeles CA 90068	James Sonne			
323137	1/31/2011 8:42:00 AM		Received 3 voice-mails from Mr. Dijon Maze stating all work has been completed. Mr. Allen verified by phone.	James Sonne			
323137	1/27/2011 12:50:00 PM		At site for IHTF Complaint re-inspection, met with Complainant Mr. Allen, able to enter Unit #419, not all deficiencies were corrected, however, Mr. Allen stated he is voluntarily moving out this weekend, Case will be closed. Dejon(323-494-2104) of Statewide Enterprises was left a detailed voice-mail about the need to increase sink water pressure.	James Sonne			
323137	1/24/2011 8:49:00 AM	THP	Returned a call from Ben Gordon (818) 515-2509 left a message to submitt his application for permits for work to be done before filing the THP	Carlos Pelaez			
323137	1/12/2011 10:37:00 AM	THP	Received a call from Ben Gordon (818) 621-4343 he claims they will be doing a complete re-pipe and rewire of the bldg and wanted info on the THP process, explained guidelines and requirements and asked him to contact me once the permit application was submitted.	Carlos Pelaez			
323137	12/8/2010 11:38:00 AM		At site for IHTF Complaint, met with Complainant Mr. Demarco Allen(818-310-550), of Unit #419, he allowed entry, deficiencies existed, NTC to follow. Unable to verify owner information. The following information was on display in the buildings Entry. On Site Manager Information, Travares Weems, 323-8996974, #119, has been updated in Insp. Contacts. Created New Contact-Contact Type: Agent Name: Statewide Enterprises, Inc. Phone: (323) 9345055 Address: P.O. Box 481308 Los Angeles CA 90048	James Sonne			
	5/26/2010 10:55:00 AM	IHTF	received a letter from a tenant in unit 301, This letter is in regards to a fan that was installed in his unit. This fan was installed with permits # 10044 20000 04627 and 10041 10000 08653 which were finalized by LADBS on 5/20/10. The letter is scanned into documents.	Brian Beltran			
296159	5/12/2010 3:43:00 PM		Both LAHD and LUPAMS ownership information verified. Complaint for unit 108 is a tenant who has continually called in multiple complaints regarding various alleged violations. The current complaint is in regards to the gravity fed ventilation system for the building. The tenant does not seem to understand that the ventilation system was designed in accordance with code when the building was constructed. Multiple inspections of the unit have been conducted and the tenant does not notify management of her concerns but rather seeks to have	Brian Beltran			

			Inspectors from LAHD and DHS inspect. This tenant is currently involved in a lawsuit against the owner. The property management Joel Rodstein emailed me a copy of the work order from a plumbing contractor as evidence of an inspection done in this unit regarding any drain blockage. The tenant is seeking a rent reduction for lack of services.This work order document will be scanned into CCRIS. Complaint closed.				
	5/12/2010 3:20:00 PM	Scanned Documents	Supporting documentation has been scanned & uploaded for complaint closure.	Cecilia Lamas			
	5/12/2010 3:15:00 PM	Hotline Call	In office review- I spoke with tenant, Trikeeta Anderson who was scheduled for a complaint response in regards to plumbing drain blockage and ventilation. Per inspector B. Beltran he is closing complaint due to no violations. Documentation received from management will be scanned & uploaded. Ventilation has been addressed prior to this complaint submittal.	Cecilia Lamas			
272861	3/19/2010 7:35:00 AM		Orville Wright LAFD 213-841-1487 confirmed fire warning system was no operable.	Brian Beltran			
291276	3/18/2010 9:54:00 AM	IHTF Complaint Response	Inspector B. Beltran is schedule to respond to complaint on 3/19/10, no 15 day letter was generated due to urgency of complaint.	Cecilia Lamas			
286819	3/15/2010 7:08:00 AM		Both LAHD and LUPAMS ownership information verified. At site for complaint inspection, violations corrected, this complaint will be closed.	Brian Beltran			
288868	3/5/2010 2:06:00 PM		Both LAHD and LUPAMS ownership information verified. At site for complaint inspection regarding inoperable heating system. Inspection conducted with Property Supervisor revealed heating system was shut down due to a section of pipe in the commercial portion of the building having to be replaced due to leaking. Property management had a plumbing contractor on site to address the problem. However a two day order was issued to verify corrections will be made. Property Supervisor Monica Cabrera notified that I will be returning for compliance inspection.	Brian Beltran			
	3/4/2010 2:21:00 PM		Inspector B. Beltran is scheduled to conduct a site visit on 3/5/10 @ 2:30pm, to address not heat issue that tenants continue to complain about. No 15 day letter due to urgency.	Cecilia Lamas			
272861	3/2/2010 10:02:00 AM		PLEASE DISREGARD LAST WORK LOG NOTE. Wrong case.	Brian Beltran			
272861	3/2/2010 10:00:00 AM	IHTF	As per request from CA T. Hess, will re-issue last Notice to Comply to new property management company ABCD property management.	Brian Beltran			
	2/26/2010 12:49:00 PM		A call was made to property supervisor Monica Cabrera from Urban Housing LLC regarding multiple calls to clerical that there is no heat in the building. At the last re-inspection multiple tenants complained that there units were hot and requested management to turn off heating system during the day. To accommodate tenants this was done however tenants are now calling complaints of not heat. I advised Ms. Cabrera to keep heating system operable and allow the tenants to control their individual heaters as needed. She stated that the on site manager would turn on immediately.	Brian Beltran			
286819	2/23/2010 7:55:00 AM	IHTF Complaint Response	In office review- Inspector B. Beltran is scheduled to respond to complaint on 3/11/10 @ 12:30pm, a 15 day letter was generated and mailed to all pertaining addresses. I was unable to notify tenant, phone number provided only rings with no answering machine.	Cecilia Lamas			
272861	2/19/2010 11:52:00 AM		At site for IHTF re-inspection on met with Monica Cabrera from management company. Remaining violations were corrected. Work that was in progress previous to the initial inspection is continuing in the common areas regarding electrical permits and drop ceiling installation. The property is still on a fire watch as ordered by LAFD due to the corrections issued for new electrical by LADBS. Once permits are finalized, the warning system will be activated and fire watch terminated. This is the remaining violation and will monitor this until permit	Brian Beltran			

			sign off.				
285124	2/5/2010 11:23:00 AM		Both LAHD and LUPAMS ownership information verified. At site for IHTF complaint re-inspection. No violations.	Lee Bruce			
272861	2/4/2010 10:12:00 AM	IHTF	Case filing packet has been prepared and will be submitted to City Attorney today. BRUCE	Lee Bruce			
273623	2/3/2010 8:06:00 AM	IHTF	Close this complaint. Please refer to case # 272861.	Lee Bruce			
272861	2/2/2010 7:50:00 AM		At site for IHTF re-inspection on 1/28/10 met with property supervisor Monica Cabrera, assisted by Insp. Soto. Re-inspection revealed some violations corrected and some new violations observed. Urban housing property manangement is asking for an extension of time. Will review case with senior to proceed.	Brian Beltran			
	1/4/2010 2:20:00 PM		Cycle 1 Inspection uploaded into property profile.	LaTesha Hamm			
276703	12/30/2009 12:40:00 PM		Both LAHD and LUPAMS ownership information verified. At site for complaint inspection. In regards to anonymous complaint, the heating system is working and 2-day order still open in URP. The fire doors, and pad locked gate at basement exit are listed on open IHTF order. Close complaint.	Lee Bruce			
272861	12/29/2009 10:14:00 AM	IHTF	I recieved a call from a tenant complaining about the heating system at the building is making a "banging sound". I explained that I would be out at the property tomorrow to check on the heating system and other related issues in response to a complaint issued. I tried to refer tenant to URP although she refused to provide her name. I do not feel comfortable referring anyone without being able to confirm who it is that I am speaking with or that they are actually related to the property in any way.	Lee Bruce	Brian Beltran, Daniel Snyder, Scott Scha		
272861	12/29/2009 9:38:00 AM	IHTF	Recieved phone call and letter containing e-mails to the mngmnt of the property from Mel Sager. I tried to return the call to 323-461-4464 but it went to a fax machine.	Lee Bruce			
273861	12/24/2009 7:43:00 AM		URP NOTE: URP is monitoring owner work in progress. Heater has been repaired and is functioning. Fire warning system is in process of being upgraded and is still not functioning, however, management has provided a fire watch. URP will keep case open and monitor progress until fire warning system is replaced.	Timothy Hess			
272861	12/22/2009 12:35:00 PM	IHTF Re-inspection	In office review- NTC has been generarted and mailed to all pertaining addresses. Inspector L. Bruce scheduled to conduct a site visit on 1/29/10 @ 10am.	Cecilia Lamas			
272861	12/22/2009 10:09:00 AM	IHTF	e-mailed clarical to generate order. Research finished.	Lee Bruce			
	12/18/2009 9:30:00 AM		Recieved an angry phone call from Director of Property Manager Christina de La Torre. She was asking why this property was now in IHTF (Task Force) I explained that we had recieved a referral from LAFD regarding this property. She stated she did not believe this, and that they had recently fired a site manager and that site manager was having a relationship with an inspector and she believes that inspector put them into IHTF. I stated I am not aware of what she believes to be true or untrue, but the fact is that Andy Guitierez of the IHTF group referred the property to us, and that fact is that when we went out to the site we found a 100 unit building with NO fire warning system, and a defective heater for the building which we issued a two day order on. I expressed the severity of the issues and that is why IHTF is now on the site. She refused to understand this and said IHTF was out there because an inspector who has a relationship with her previous managerhad brought it to IHTF and we had taken it. Once again I stated the referral was from LAFD and the fact remains that the violations are some of the most severe violations of the Housing Code... the building remains on fire watch.. She angrily said she will get to the bottom of this and asked for my supervisors name, which I gave her.	Scott Schafer	Lee Bruce,		
275631	12/17/2009 1:08:00		Both LAHD and LUPAMS ownership information verified. At site for complaint inspection. No violations as stated in	Lee Bruce			

	PM		complaint. As a matter of fact DBS Inspector Chisolm is at site now pertaining to permits issued at site. Close complaint.				
273623	12/11/2009 10:22:00 AM		NTC has been generated and mailed to all pertaining addresses.	Cecilia Lamas			
273623	12/10/2009 1:09:00 PM		At site for 2DAY ORDER re-inspection. Some work is in progress although, No heat for the building and no fire warning system. Referred to URP.	Lee Bruce			
272861	12/10/2009 9:49:00 AM		LAHD ownership information verified. Created New Contact-Contact Type:Site Manager Name:SARAH DENNING Phone: (323) 4693760 Created New Contact-Contact Type:Agent Name:MONICA CABRERA Phone: (323) 8064589. 12-3-09 At site for IHTF initial inspection, accompanied by Inspector B. Beltran. Access gained to units and violations to LAMC noted. Issue order. Property is a six story mixed use type I apartment building. Bottom level commercial. BRUCE	Lee Bruce			
273623	12/9/2009 7:31:00 AM	IHTF	At site for complaint inspection. TWO DAY ORDER issued for lack of room heating facilities and defective fire warning system. Re-inspect on 12-10-09.	Lee Bruce			
272861	12/9/2009 7:23:00 AM	IHTF	12-3-09 At site for IHTF initial inspection, accompanied by Inspector B. Beltran. Access gained to units and violations to LAMC noted. Research needed before issueing order. Property is a six story mixed use type V apartment building. Bottom level commercial.	Lee Bruce			
273623	12/8/2009 9:32:00 AM		Both LAHD and LUPAMS ownership information verified. 2-DAY order issued for defective heating system-entire building. Defective fire warning system-entire building.	Lee Bruce			
272861	12/1/2009 9:11:00 AM	IHTF	POSTED FOR INSPECTION	Lee Bruce			
	11/30/2009 10:50:00 AM	IHTF	CONTACT Monica 310-586-1800, 323-806-4589	Lee Bruce			
272861	11/19/2009 2:56:00 PM	IHTF ONLY!	New Task Force case has been created and assigned to Inspector L. Bruce. A full SCEP has been scheduled for 12/3/09 @ 10am, NOI has been generated and mailed to all pertaining addresses. Inspector will post property prior to scheduled inspection.	Cecilia Lamas			
269264	10/9/2009 11:59:00 AM		Both LAHD and LUPAMS ownership information verified. No violations, closing case.	Woody Woodmancy			
269264	10/7/2009 2:25:00 PM		This complaint was referred from the Health Dept, Inspector Abraham. This samecomplainant from the referral (Mel Sager) called on 9/22 and submitted a complaint (#267810) and it was scheduled for inspection on 10/7/09 @ 10:45. Mr. Sager was called on 10/7/09 to schedule the complaint #269264 and he informed the clerkthat the inspector had called and said that he would not be able to makethe inspection on 10/7, but it still was showing on the inspectors calendar. After looking in the worklog, it stated that the case was closed due to the repairs being done. Mr. Sager stated that no inspection took place on 10/7 and no repairs were done to his unit. Therefore, the complaint, case#269264,was scheduled with the tenant, Mel Sager,for 10/9/09 @ 10:45.	Cynthia Stanton	Steve Hofstad,		
267810	10/7/2009 12:16:00 PM		Both LAHD and LUPAMS ownership information verified. Repairs were done prior to initial complaint inspection, closing case.	Woody Woodmancy			
267021	9/28/2009 3:31:00 PM		Both LAHD and LUPAMS ownership information verified. No violations, cosing case.	Woody Woodmancy			
267021	9/22/2009 1:38:00 PM		Received returned mail for case#267021. Complaint notice addressed to Château Hollywood LLC and Daniels, Brett H 2917 Wilshire Blvd. Santa Monica, CA 90403. No forwarding address provided. Will scan mail to case.	LaTesha Hamm			
253015	8/12/2009 12:41:00 PM		Compliance obtained, closing case.	Woody Woodmancy			
255066	7/16/2009 11:12:00 AM		Both LAHD and LUPAMS ownership information verified. At site for initial complaint inspection, unit 312 is vacant, no violations were observed, closing case.	Woody Woodmancy			
			Received returned mail for case#253015. NTC addressed to Chateau Hollywood LLC				

253015	7/15/2009 3:52:00 PM	2917 Wilshire Blvd Santa Monica, CA 90403. No forwarding address provided will scan mail to case.	LaTesha Hamm			
255066	7/7/2009 4:09:00 PM	Received returned mail Complaint Notification addressed to Chateau Hollywood LLC 2917 Wilshire Blvd Santa Monica, CA 90403. No forwarding address. Will scan mail to case.	LaTesha Hamm	Woody Woodmancy,		
253015	7/1/2009 12:26:00 PM	Both LAHD and LUPAMS ownership information verified. At site with tenant and onsite manager and violations were observed will issue a Notice to Comply .	Woody Woodmancy			
230681	4/7/2009 2:25:00 PM	At site for reinspection. Met with manager Monica. All deficiencies have been corrected. Closing case. Note: THP has been filed for the repairs being done.	Daniel Collins			
243202	4/7/2009 1:43:00 PM	Both LAHD and LUPAMS ownership information verified. At site for SCEP Reinspection and to address this complaint, Spoke with tenant Justin Hayes (323-798-4172) in unit # 110. Tenant was complaining abort work being performed in common areas. I advised that there is a THP on file and the Contractor is performing the work under those guidelines. Manager is providing a portable heater for him since he has an infant and needs to regulate the heat in his unit independently (Building is on a central boiler system). Tenant is now satisfied; closing this complaint case.	Daniel Collins			
240165	3/26/2009 9:13:00 AM	Closing complaint case, pending SCEP case on 4/7/09 .	Woody Woodmancy			
230681	3/10/2009 10:18:00 AM	Received returned mail for case 230681. NTC addressed to Château Hollywood LLC 2917 Wilshire Blvd Santa Monica, CA 90403 with a re inspection scheduled for 04/07/2009 @12:30 PM. No forwarding address provided.	LaTesha Hamm			
230681	3/5/2009 8:14:00 AM	Tenant Gabriel Avilos from unit #204 called. We discussed the tenant sanitation issues cited for his unit. He will make his best effort to clear discarded items. His # is 323-466-3992.	Daniel Collins			
235326	2/19/2009 1:46:00 PM	Unable to verify owner information. Initial complaint inspection: There is an open SCEP, case closed.	Ruben Perez			
230681	2/18/2009 2:14:00 PM	Both LAHD and LUPAMS ownership information verified. At Site for Initial SEEP Inspection with Senior Inspector Tompkins. Met with manager Monica Cabrera 323-806-4589 and on-site Manager Carmen Torres (#101)-322-467-3899.-Property is a 6 story masonry structure with 110 units. 50% of the units are occupied, first level is being converted to commercial use. Permits & THP is on file. observed deficiencies, NTC to follow.	Daniel Collins			
234278	2/12/2009 2:10:00 PM	Both LAHD and LUPAMS ownership information verified. Close case permits.are current for remodel work.	Woody Woodmancy			
	5/20/2008 8:44:00 AM	At site for survey. Chateau Hollywood/El Padre Apartments (APN 5575-002-002). This 6 story bldg. has commercial units at bottom, and light housekeeping from 2nd floor on up w/ permanent residential tenants per. Robert Torres w/ managment. Current C of O - LA79687/83 identifies Hotel w/ 110 light housekeepingunits, and land use code as 1210 (store & residential combo). Owner info: Urban Housing (Brett Daniels) @ (310) 261-4773. Property needs review from Sr. Insp. to see if it can be added to Residential Hotel List.	Anthony Cardoza	Lee Smith,	MARTHA QUINTERO, Theodore (Ted) Ries,	
	4/25/2008 1:04:00 PM	Mr. Brett Daniels came into office with THP. Mr. Daniels to complete the plans and will email to me for review.	Peter Partnoff			
	3/18/2008 2:55:00 PM	Rec'd call from owner, Brett Daniels who wanted to have permit cleared for the plumbing work ongoing in vacant units. I asked him to obtain the permit showing exactly the unit #'s that are under plumbing renovation, then I would be able to clear that specific permit.	Peter Partnoff			
	3/18/2008 11:08:00 AM	Received call from Mr. John Simmons 818-468-5087 hired consul ant for owner, had questions on waiting period before clearance of permits was given, wanted the code sections for THP procedures etc. I referred him towebsite pertaining to Primary Renovation Program.	Charles Garcia	Peter Partnoff,		
		Made a site visit to verify the scope of work				

	3/7/2008 4:23:00 PM		that the owner is planning as per the plans that their architect, Arron Whitehurst presented. Met with Brett Daniels (310) 586-1800, who is one of the owners and Randall Evers. The plan is to obtain 3 separate permits for the interior work which consists of replacing the waste/vent and add new water supply to each bathroom. New surface mounted electrical is being installed to each unit also. I explained that we would need a schedule from the plumber and other contractors' that would be included in the THP plan so that all tenants who occupy this building are made aware of the scope and length of this work. Owner's rep will be submitting THP next week.	Peter Partnoff	Charles Garcia,		
	3/6/2008 12:21:00 PM		1947-2001 N.Cahuenga: Architect Mr. Arron Whitehurst 323-778-7859 was contactedso to come intoofficeto review proposed interior work of units, and to verify what units are to be affected. Mr. Whitehurst, willbe-intoday.	Charles Garcia	Peter Partnoff,		
174155	1/31/2008 2:22:00 PM		Case closed due to reason:No Deficiencies	Woody Woodmancy			
174155	1/31/2008 2:03:00 PM		Repairs were made prior to initial inspection, closing case.	Woody Woodmancy			
167918	12/12/2007 9:24:00 AM		At site for complaint inspection and plumbing re-piping is impacting tenant units. Talked to the construction manager and explained to him,a THP is required. Stop work order was issued on 12/12/07. Construction manager Robert Torres 310-447-1197 Owner Bret Daniels was also contacted, his phone number is 310-586-1800	Woody Woodmancy			
144454	8/14/2007 8:28:00 AM		Cleared permit #07016-10000-10590. No THP req. All work is for the commercial portion of the building.	James Heiberg			
142035	8/8/2007 4:28:00 PM		8/7/07 At site for re-inspection in Apt. # 312 revealed compliance. Case closed.	Ricardo Bohorquez			
144454	7/13/2007 2:02:00 PM		Rec'd complaint call from Michael Minton unit # 305, (323) 871-1783 that he was given 3 day notice to move out of his unit for plumbing work. Was given manager's name as Carmen Towres (323) 467-3899. Called and explained that permit 07042-90000-12986 that was issued for plumbing work on stack of 5-units should have had a THP submitted for the work.	Peter Partnoff			
142035	6/22/2007 9:17:00 AM		6/18/07 At site for complaint inspection with Senior Inspector Lee Smith. Inspection in Apt. #312 revealed violations. We met with the on-site Manager Carmen Torres (323) 992-5706 and advised her of the violations. NTC to follow.	Ricardo Bohorquez			
130421	5/22/2007 3:39:00 PM		Compliance obtained closing case.	Woody Woodmancy			
130421	4/11/2007 11:41:00 AM		At site unit 312 with tenant and violations were observed. Discussed violations with resident manager and a NTC will be issued. Manager: Carman Torres, office phone 323-992-5706 fax 323-467-3899. Maintainance manager: Andrea 310-586-1800.	Woody Woodmancy			
52580	3/29/2006 12:50:00 PM		At site unit # 316 & hot water problems had been repaired prior to inspection. No violation, closing case.	Woody Woodmancy			
22833	9/9/2005 9:01:00 AM		At site for 1st complaint re-inspection. Unit is vacant and off the rental market. Case closed.	Tim Day			
22833	8/23/2005 4:12:00 PM		8/22/05-NTC REC'D FROM CHATEAU HOLLYWOOD LLC 2917 WILSHIRE BLVD, SANTA MONICA, CA 90403- 1 OF 2	Laura Acosta			
22833	8/8/2005 2:05:00 PM		8/8/05-NTC REC'D TYPO-WILL RE-MAIL	Laura Acosta			
22586	7/29/2005 12:44:00 PM		No violation at site.	Tim Day			
22833	7/29/2005 7:19:00 AM		At site for 1st complaint inspection. OTC written.	Tim Day			
8354	7/27/2005 11:16:00 AM		At site all violations are corrected. New complaint lodged in unit 212.	Tim Day			

Exhibit D

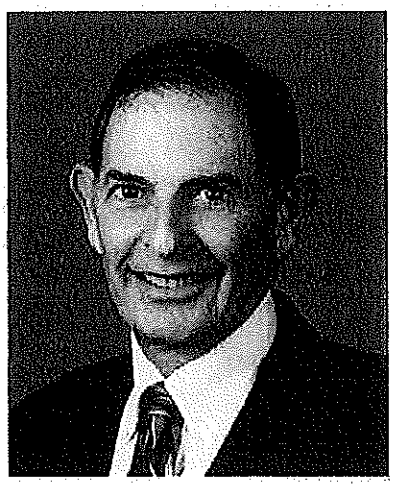
WEXCO INTERNATIONAL CORPORATION

Since 1969

Construction Consulting, Management, Safety & Engineering

DR. STEPHEN C. WEXLER, PE

CPE CCE CCS CPMP CVS CMC CBO CSP



EDUCATION

Ph.D.	Doctorate in Business Administration, California Coast University, 1988
MBA	Master of Business Administration, University of Michigan, 1967
BSCE	Bachelor of Science in Civil Engineering, Cum Laude, Univ of Massachusetts, 1964

PROFESSIONAL REGISTRATIONS/CERTIFICATIONS

PE	Licensed Professional Engineer (Civil)
PE	Licensed Professional Engineer (Safety)
CPE	Certified Professional Estimator [1980]
CCE	Certified Cost Engineer [1979]
CCS	Certified Construction Specifier [1982]
CPMP	Certified Project Management Professional [1984]
CVS	Certified Value Engineering Specialist [1988]
CMC	Certified Management Consultant [1992]
CBO	Certified Building Official [1992]
CSP	Certified Safety Professional [1993-2004]

Arbitrator - American Arbitration Association
Certified Public Works Contract Arbitrator
California Contractor's B License # 629899 [1991]

Private Pilot
Certified Scuba Diver
Boston Builder's License #558 [1981]

HONORS
Who's Who in the East, 1977, 1979 & 1980
Who's Who in California, 1984, 1986
Tau Beta Pi, National Engineering Honor Society
Board Certified Forensic Examiner

COURT TESTIMONY AS EXPERT
Contracting & Construction Management
Civil Engineering
Safety Engineering / Human Factors
Property Management
Accident Reconstructionist

INSTRUCTIONAL EXPERIENCE
Engineering & Construction Management, UCLA (1983-89)
WEXCO Construction Industry Seminars (1983-89)
CPM Scheduling, Boston Architectural Center, 1972
Industry Seminars & Guest Speaking for Professional Associations
Const Management Trainer for the U.S. Seabees - 1984-1987

CONTINUING PROFESSIONAL TRAINING
CA Mandatory Injury Prevention Program (SB198) - CA Safety Council
The Training Institute, Greater LA Chapter National Safety Council
CSP Safety Workshop - 1993 & 1997
Western Safety Congress - 1993

MEMBERSHIPS
American Association of Cost Engineers (AACE)
American Board of Forensic Examiners - Diplomat
American Concrete Institute (ACI)
American Society of Civil Engineers (ASCE)
American Society of Professional Estimators (ASPE)
American Society of Safety Engineers (ASSE)
Construction Division & Risk Management/Insurance Division
Associated Builders and Contractors of America* (ABC)
Board of Governors (1985)
Associated General Contractors of America* (AGC)
Construction Management Committee (1974)
American Society for Testing & Materials (ASTM)
California Apartment Association
California Glass Association
California Society of Professional Engineers
Construction Management Association of America (CMAA)
Construction Safety Association of America*
Construction Specifications Institute (CSI)
Human Factors Society - Safety Technical Group
Institute of Management Consultants*
International Conference of Building Officials (ICBO)
National Academy of Forensic Engineers – Fellow (NAFE)
National Fire Protection Association (NFPA)
National Safety Council & California Safety Council
National Society of Professional Engineers (NSPE)
Professional Engineers in Construction (PEC) Division
Scaffold Industry Association (SIA)
Society of American Value Engineers* (SAVE)
Society of Automotive Engineers (SAE)
System Safety Society - Professional Member
* *Past Memberships*

WORK EXPERIENCE RECORD

2/82-Present	WEXCO INTERNATIONAL CORPORATION [1]	Chairman *
6/87-6/88	PAOLO GUCCI INTERNATIONAL HOTELS, LTD.	President *
1983-89	UNIVERSITY OF CALIFORNIA, LOS ANGELES	Instructor - Evening Program
1980	MITCHELL SYSTEMS [3]	Special Consultant
1979-80	JOHN MAHONEY CONSTRUCTION COMPANY, INC. [2]	Special Consultant
11/78-1/82	STEPHEN C. WEXLER & ASSOCIATES, INC. [1]	President *
1976-78	WEXCO INTERNATIONAL CORP [1](New England)	President *
1/72-11/78	SYSTEMATIC ASSOCIATES, INC. [1]	President *
1970-12/71	WALDEN CONSTRUCTION CO. [2]	VP of Const, Sr. Proj Mgr, Chief Safety Engineer
1968-70	PROJECT SOFTWARE & DEVELOPMENT, INC. [3]	Software Developer
1968-70	COMPUTROL CORPORATION [1]	President *
5/67-69	JACKSON CONSTRUCTION COMPANY [2]	Proj Mgr, Chief Safety Engineer, Chief Estimator
4/66-4/67	YPSILANTI ASPHALT PAVING CO. [2]	General Manager
6/64-1/66	WEXLER CONSTRUCTION CO., INC. [2]	Asst Purchasing Agent, Asst Supt, Asst Safety Mgr
1956-63 (summers)	WEXLER CONSTRUCTION CO., INC [2]	Field Work, Site Eng & Field Safety Engineer

* Owner or Partner
1 Construction Consulting, Engineering & Management Firm
2 Construction Company
3 Computer Systems Firm

(Please see reverse side for additional data)

4132 Del Rey Avenue, Marina del Rey, CA 90292 • (310) 306-3877 • Fax: (310) 306-7480
website: wexco.net • e-mail: wexco@wexco.net
San Francisco (415) 281-3877 • California (800) 559-3877 • San Diego (619) 234-3877

(continued from p. 1)

PUBLISHED ARTICLES

(Includes magazines, course material, seminar material & client training)

THE INTEGRATION OF NETWORK SCHEDULING AND LABOR COST DISTRIBUTION [1], American Association of Cost Engineers
MODERN CONSTRUCTION CONSULTANTS KNOW YOUR PROBLEMS! [1], The Big Book Update
TOWARDS IMPROVED PROFITABILITY [1], California Builders and Engineers
UNDERSTANDING EFFECTIVE CPM TECHNIQUES FOR CONTRACTORS [1], California Builders and Engineers
TAKING THE CRITICAL PATH [1], Real Estate Magazine
LITERACY AND TRAINING IN VALUE ENGINEERING [1], Certification Paper for Society of Value Engineers
CHARACTERISTICS OF THE OPTIMAL CONSTRUCTION PM SYSTEM [1,2], California Coast University Doctorate Dissertation
HANDBOOK OF CPM DIAGRAMMING [1], Client Training/Seminar Material
WEXPRO CM & PROJECT CONTROL SYSTEM [1], Client Training/Seminar Material
WEXPRO DOCUMENT CONTROL SYSTEM USER MANUAL [1], Client Training/Seminar Material
PROJECT ADMINISTRATIVE GUIDEPLAN FOR CONSTRUCTION CONTRACTORS [1,2], Client Training/Seminar Material
THE PRE-CONSTRUCTION PROJECT WORKSHOP [1,2], Client Training/Seminar Material
WEXCO'S PROJECT MANAGEMENT AUDIT [1,2], Client Training/Seminar Material
BIDABILITY AND CONSTRUCTABILITY REVIEW [1,2], Client Training/Seminar Material
WEXCO'S CONSTRUCTION PREPAREDNESS PROGRAM [1,2], Client Training/Seminar Material
CONTRACTOR'S PROJECT PLAN [1,2], Client Training/Seminar Material
REVIEW AND CRITIQUE OF CONTRACTOR'S SCHEDULES [1,2], Client Training/Seminar Material
GENERAL CONTRACTOR/CONSTRUCTION MANAGER SELECTION MATRIX [1,2], Client Training/Seminar Material
ARCHITECT SELECTION SYSTEM AND DESIGN MANAGEMENT [1,2], Client Training/Seminar Material
OWNER'S PROJECT ADMINISTRATIVE GUIDEPLAN [1,2], Client Training/Seminar Material
CONSTRUCTION SCHEDULE AND MATERIAL DELIVERY VERIFICATION [1], Client Training/Seminar Material

GUEST LECTURES

SAFETY PROGRAM IMPLEMENTATION THROUGH CONTRACT ADMINISTRATION [1,2], Corps of Engineers
FORUM OF THE STATE-OF-THE-ART IN COMPUTERIZED ESTIMATING [1], American Society of Professional Estimators
CONSTRUCTION MANAGEMENT [1,2], National Association of Women in Construction
ESTIMATING IN CONSTRUCTION [1,2], Wang Laboratories
WORKABLE AND PRACTICAL SYSTEM OF CPM FOR MANAGING CONSTRUCTION [1], Associated Builders and Contractors of So Cal
ENGINEERING AND CONSTRUCTION MANAGEMENT [1,2], UCLA Extension
COMPUTER APPLICATIONS IN CONSTRUCTION [1], American Society of Professional Estimators
SCHEDULING TECHNIQUES FOR CONSTRUCTION PROJECTS [1], American Society of Professional Estimators
USE OF COMPUTERS IN PROJECT SCHEDULING [1], Sponsored by Engineering News Record
COST CONTAINMENT AND COST REDUCTION [1,2], American Association of Cost Engineers
CONTINUING EDUCATION SEMINARS [1,2], American Association of Cost Engineers
PROJECT MANAGEMENT SYSTEMS FOR CONTRACTORS AND SUBCONTRACTORS [1,2], Asso. Builders and Contractors of So Cal
AUTOMATED DOCUMENT CONTROL INTEGRATED TO THE COST ESTIMATE [1], American Society of Professional Estimators
ENHANCED STATE-OF-THE-ART CM FOR REAL ESTATE CONSTRUCTION LENDING [1], Bank Lending Institute
THE HISTORY AND DEFINITION OF CONSTRUCTION MANAGEMENT [1,2], Engineering News Record Seminar
MAKING VE MORE ATTRACTIVE TO THE PRIVATE MARKETPLACE [1], Society of Value Engineers
PRODUCTIVITY IN THE CONSTRUCTION INDUSTRY [1,2], Corps of Engineers - Los Angeles Branch
THE PROJECT PLAN [1,2], Associated Builders and Contractors
VALUE ENGINEERING CONSTRUCTION PREPAREDNESS PROGRAM [1], Society of American Value Engineers
CONSTRUCTION PREPAREDNESS PROGRAM [1], Project Management Institute
VALUE ENGINEERING APPLIED TO THE MANUFACTURING ENVIRONMENT [1], Project Management Institute
SCHEDULING SIMPLIFIED FOR HOME BUILDERS [1], The Big Show

1 - Construction Management related
2 - Safety related