

Transcript of Call with Jessika Calkins – July 5, 2025

Audio file

[7.5.25 1030 AM Phone Call with Jessica at Weinstein Properties.m4a](#)

Transcript

00:00:00 Jessica at Weinstein Properties

But I wanted to call you this morning and check in and hopefully we can start, you know, getting some stuff together to move forward.

00:00:11 Katie

Yeah, that'd be good.

00:00:14 Jessica at Weinstein Properties

Awesome. Awesome. Well, I've had a chance to review everything Katie, and you know we are still 1000% confident that this is something that is within our reason. And you know our authorities to handle.

We would love to begin work on Monday so we can get this done for you. We don't anticipate the work taking more than a full day, with the exception of, I just need to check with our pest control vendor they were I wasn't able to reach them over the long holiday weekend, so I'm hoping on Monday I can chat with them and find out when they would be there to do treatment. But everything else we can do on Monday, I have our field support supervisor ready to go to complete the work and I know that we talked about, you know, a hotel stay for you. So I would love to, you know, try to get that going so we can get this wrapped up and you can get back, you know, to living normally.

00:01:15 Katie

I'd love to get the hotel stay going but. Sorry. But I mean. I don't know what to tell you about the whole handling it in House thing because it's illegal.

00:01:38 Jessica at Weinstein Properties

It's not, Katie. It's not.. We have thoroughly checked. We're 100% within our rights. We this is definitely something that we can handle and we have not been notified by anybody that this is not within our rights. We've had, you know similar cases before we've been able to

treat and remediate and it be completely fine. Any other person that would come in and do this work is going to do the same exact work is what we would do. It's all treated and handled the same way so I know that we we would be able to do this for you and do it quickly. So that way we can you know you can move on. I know I know that's most important to you.

00:02:21 Katie

Yeah. I. I mean. I'm just surprised to hear y'all say that because the law's pretty clear. You know you can't mess around with mold at this level greater than 25 feet and all the things without a professional person and it's been like 8 days since I reported it and I mean by now y'all should have reached out to a licensed professional mold assessors and remediators and had them, you know, come look at it and make a plan, but instead, you know.

00:03:06 Jessica at Weinstein Properties

Well, Katie. We have tried to get in and we have tried to make the plan. Unfortunately you're not accepting you know what we're able to do. I assure you, we're not breaking any laws. We're not doing anything that's not within our reason or our rights, our capabilities. We do not want this to go on any longer. I want to resolve this for you. And I know that we have the the resources and the people that can do it and they will do it 1000% correctly. Is there anything that I can do on my end while they're doing the repairs that would give you that reassurance that it is, you know, being handled?

00:03:43 Katie

I mean, I I'm just surprised because the law is very clear and you've they've already violated the law by coming in here without a professional and kicking up more mold spores and, you know, so they've already kind of burned that bridge of being able to handle it correctly and if I let them come in, they're more likely to make mistakes that you know, damage all of my property and get all of my stuff covered and mold spores. And. And I just got back my results and it's bad news. So I mean, do you want me to pull up which law I'm talking about because.

00:04:25 Jessica at Weinstein Properties

I assure you I've had, you know, our folks have researched our team. You know, beyond, you know, my on site team have looked at this, we are not breaking any rules, any regulations, any laws.

We are very more than willing to do this and we're capable of doing it. I don't believe that it's 20 more than 25 feet continuously. I think that there's two separate areas, but regardless, we can we can take care of this, we can handle it, I assure you we'll take every precaution. I'm more than willing to have the team, you know, cover in your personal belongings. We will make sure everything is, you know, cleaned up. We'll have the moisture readings taken before and after. And my field support supervisor, the one that would be coming to do this, he he's handled this before and it has gone flawlessly, we've not had any, you know, issues after the work has been done and I'm very confident that we can do this. Not allowing us to do this. Katie, is prolonging this and I don't want that for you. I want to get this done as soon as possible.

00:05:32 Katie

I I really don't know what to do or say because I mean the right thing to do is to have a professional mold assessor come look, come look at it. No, I mean like with a license to have them come out and look at it, which is what I did.

00:05:41 Jessica at Weinstein Properties

Our team is professional. Our communities have been trained on this.

Any other company, any other company is going to take the same steps to remediate it as we would. They would not be doing anything differently. Our team, you know, does go through training, we follow the EPA guidelines to a tee. This is something that we take serious and like I said, I'm taking that extra precaution of having the field support supervisor that has many, many years of trained experience. He's going to handle it the same way anybody else would.

00:06:20 Katie

Except that's just not the law down here. You have to have a license to mess around with mold and your people aren't licensed so.

00:06:31 Jessica at Weinstein Properties

We're not required to Katie. We're able to handle this. **By not allowing us to, you know, go in and make these repairs now that you have reported it and you are asking for us to take attention, is breaking your lease.** I we really want to come to, you know, a, you know, a resolution that's going to work for both of us. We are trying to work with you, Katie, but I need you to work with us and I need you to let this team get in and get this resolved for you.

00:06:57 Katie

Yeah, I mean, it just seems like the smarter thing to do for both of us would be to get another professional licensed person out here to make that call.

00:07:11 Jessica at Weinstein Properties

Well, we're not. **We're not going to get somebody else at this point.** Everything that we have is something that is within our reason. **So at this point, having someone else come in, you know, a third party come in and do this work is not an option that we will consider.** What I am considering is getting you know, our most trained and qualified people on our team there Monday to take care of this for you.

00:07:34 Katie

I mean, I guess we I need to think about it.

00:07:41 Jessica at Weinstein Properties

And like I said, Katie, at this point refusing us to come in or refusing to allow us to do this is only prolonging it. And it is you are now violating your lease and I don't want to go down that road because like I said, we want, I, I want you to be able to get into your home, you know, and and get your piece back as quickly as possible.

00:08:01 Jessica at Weinstein Properties

So I'm willing to put you in a hotel and your dogs, you know, while this work is being done, we only anticipating it, you know, taking a day and we can get you back in. We're more than willing to take those moisture readings and make sure everything comes back normal. So you can have that peace of mind.

00:08:17 Katie

Well, it definitely would take more than a day because they need to go in and rip out a lot of stuff with that has mold on it so.

00:08:27 Jessica at Weinstein Properties

Correct. They would remove all of the affected drywall and put it back. We would the readings that we got back on the not this Friday but the previous Friday were at a two and that is well within the reason that is considered dry. So we'd be able to do that work. And I have a team ready to go.

00:08:47 Katie

The moisture readings aren't mold, though.

00:08:47 Jessica at Weinstein Properties

That could do this for you, OK.

00:08:54 Katie

Like we have visible confirmation of all this toxic mold.

00:08:55 Jessica at Weinstein Properties

Right. So we would remove all of that drywall. We would remove that safely and securely remove it from the home, safely dispose of it properly. We would make sure everything is dry. We'd make sure that there's no continuous leak.

The team did when they were there, they did report that there was an open window in the home and I'm not quite sure which room it was, Katie, but that could also be contributing because if you have, you know that hot moist air coming in and it's butting up against that cold air from the AC, there could be condensation from that. So we're going to look at everything, like I said, we've already taken steps to look at the adjacent homes above you. We've looked, you know, everywhere our team is more than capable of making sure that there's no leaks and they will not seal anything back if there is a continuous leak, I don't anticipate it taking more than a day. However, if we do get in and we do find that there is something that is going to take longer than a day, we will make sure that we take that precautionary step and I I don't want you, you know, disrupted from your home more than possible so if we find something as we're going. You will make sure that we if it takes a little bit longer, we will take those steps so that it's done 100%.

00:10:13 Katie

Yeah. **Well, the other thing I'm troubled by is that. It sounds like y'all aren't willing to get me away from this mold, unless I, you know, agree to do something I'm not comfortable with, but those things should be completely separate. You know, I've made ADA requests.** I've, you know, made all kinds of requests to get me away from the mold and as an act of good faith, you know y'all should be putting me up anyway. And maybe if y'all were willing to do that, then I would trust your intentions for the rest. But.

00:11:00 Katie

Making it contingent.

00:11:01 Jessica at Weinstein Properties

So we're not required to, we're not required to relocate in a case like this, Katie, it does not require relocation. We are willing to relocate you because we know how you know concerning it is to you, we want to take the utmost care. So we are trying to relocate you so we can get in to do the work. We also offered, if you know this is just not a place

where you're happy. I'm. I'm offering to allow you out of the lease without any termination and we even, you know, put on the table that we'd be willing to pay. You know, look at moving costs and that's not something that we're required to do or have to do, but we want to because we want to make this right and we want to move forward, but I also, I do need you know your support in in helping us and we want to to get this going.

00:11:49 Katie

I know, but that would require y'all to give a little on your end.

00:11:54 Jessica at Weinstein Properties

We are Katie. Like I said, **we typically don't have to relocate a resident when we do a repair like this.** This is not something that it is our norm or that is required of us. But we we're we're trying to do this for you.

00:12:08 Katie

I mean, maybe the solution is to just let the Texas licensing people make that call and you know, give them that opportunity.

00:12:19 Jessica at Weinstein Properties

And at this point, like I said **you're at fault for your lease**, because you're not allowing us to come in and do this and I don't want to go down that road. I'm trying to get this fixed for you and resolved with it. You know, as the minimal disruption and you know, I know you've been through a lot and then you've had a lot of appointments and you know it has been time consuming and I just I want to be able to just move forward and get you back to a place where you're comfortable again.

00:12:45 Katie

There's, I mean, a couple of things. They're like the ADA laws, you know, I have a special condition medically and a disability and an accommodation for a disability such as, you know, getting me away from something that's making me very sick should have nothing to do with the other laws which are still valid, **so I don't understand why you think that you don't have to follow ADA either.**

00:13:19 Jessica at Weinstein Properties

I did not. I did not say that at all. Katie. Again, I would be more than willing to get you a hotel starting this evening for tomorrow so we can get in and get this work done on Monday. If you allow us in.

00:13:33 Katie

I think I'm just saying I think you should get the hotel anyway because that's, I mean, you **said that you're not required to do this stuff but there's a bunch of requirements on you guys from ADA to the property code to the mold repair thing and I mean it's already not been handled correctly and so it's almost like retaliation.** You know, because I've reported this issue and instead of taking care of it the right way, which is to get professional mold assessor people out here and let them make the call on whether it can be done in house or not, but I mean, the retaliation piece is like, OK, **now I'm being threatened that I'm violating my lease.** Now, I'm not being protected whether it's under the mold or ADA, I mean. I'm being retaliated against by being stuck here to the point that they weren't even willing to come help me with the roach. You know, that should have been handled very quickly, but it's like they were withholding maintenance because, you know, I mean.

00:14:43 Jessica at Weinstein Properties

Not being not being.

That's not him.

No Katie that's not the case. We're not withholding any maintenance from your our pest control vendor. He only comes out once a week, and that's standard across. We use a company that is nationwide.

00:15:08 Katie

It was just one roach. Like, that's something that the the in-house guys could have come to deal with.

00:15:16 Jessica at Weinstein Properties

You know, that's something that we typically don't do. We would allow our pest control vendor to do that, Katie. And we're not retaliating against you at all. We're genuinely trying to work and we're trying to get this done. And like I said, **we are very well versed in all of our, you know, in ADA, the property codes, the compliance we always have done things ethically and to the T and that's what we're trying to do here.** I do need your support and I do need your help to meet me here so we can work on this together. It's not retaliation. We're trying to work with you.

00:15:48 Katie

OK. Well, I mean, **there's a few things I was requesting like the name of the insurance company or contact person there, the hotel relocation. I threw out there about returning the rent I've paid because it looks like this chaetomium mold has been here**

the whole time I've lived here, which has made me incredibly sick. And I mean, that's kind of what it would take for me to be able to go relocate and start detoxifying. You know, I'd have to be able to go somewhere that I can prepay rent. You know, because I haven't been able to work or anything because I've been so sick, so I don't have as many options without you know y'all doing some things on your part, but I've already thrown that out there and I'm just getting "no" to everything so it's kind of hard to trust that the next step will be handled correctly when I'm just getting a "no" to every reasonable request I've made so far.

00:16:50 Jessica at Weinstein Properties

Katie, listen, we don't suspect that mold has been in your home the entire time that you've lived there. Um again, the best thing to do in this solution is either to, you know, allow you out of the lease that you can find somewhere else to go or allow us to come in and remove it and we would remove all of the drywall, all of the base boards of any of the affected areas and get you, you know, get new fresh drywall on there. Make sure that there is no leaks. **That's the best reasonable thing to do here.**

00:17:41 Katie

Well, I mean, I just, I don't know what to do right now. I'm really disappointed that y'all didn't consider any of the requests that I've made and

00:17:54 Jessica at Weinstein Properties

No, not at this time.

00:18:00 Katie

that you let you let me be here and be sick and you've let me get worse. And you've you've known about this since last October.

00:18:01 Jessica at Weinstein Properties

The things that we are doing are.

00:18:05 Katie

I mean, I reported this last October.

00:18:06 Jessica at Weinstein Properties

We have.

00:18:09 Katie

And you guys let me be sick. You. **And it's obvious from where the HVAC stuff was. We haven't had a leak in that spot or a flood in that spot, but there's clearly water damage and a lot of dangerous mold behind those baseboards that was painted over so that didn't happen while I was living here, which means it was here before I got here and instead of handling it correctly that time, which would have prevented the mold from growing like it was painted over and then. It's made me really sick and I've lost vision that I'm not going to get back. I've lost so much of my life, because y'all didn't do what you're supposed to do and, So it's just heartbreaking. And I don't know how to think through this.**

00:19:13 Jessica at Weinstein Properties

Again, Katie, we're you know, very sorry to hear of, you know, all of this. We're trying to make it right. We're trying to move forward. Would you allow it in the Monday?

00:19:20 Katie

Making it right would at the very least giving me my money back from poisoning me the last couple of years, but that's not even something y'all have responded to so it just seems like we need to call in a tie breaker in the form of an insurance company or the Texas license Department of regulation or whatever it is and let them.

Because I know that this is greater than the 25, whatever square feet and that I **paid a lot of money for a licensed professional assessment and y'all aren't even willing to bring out somebody licensed to look at it**, and I mean the only reason there could be for that is because you know it's going to say that I'm right and that that increases your liability and what other reason could you have to not just have a professionally licensed person look at it.

00:20:28 Jessica at Weinstein Properties

Because again, this is. This is something that, you know, our teams have been trained to handle. We've unfortunately **we've had to deal with this in the past and we can't. We are more than capable of doing this, Katie.**

00:20:43 Katie

Well, that's just admitting that you've done other illegal things in the past and gotten away with it.

00:20:50 Jessica at Weinstein Properties

It's not illegal, Katie. We have every right to to mitigate this. This is we have not done anything illegal.

00:20:57 Katie

When, When mold like this is discovered, you have to have a licensed mold person do the next steps and it has been discovered. And that wasn't done. So I mean, I'm just stuck. I mean, I guess I'm just going to have to think about it. I mean, you should be putting me in a safe location either way, but it sounds like that's contingent upon me agreeing to what you want right now and I don't know if I should do that or not.

00:21:36 Jessica at Weinstein Properties

So by staying Katie like that, we want to get in and get this resolved. Staying there is not the the probably most logical solution right now. We need to get in and remediate that and that's what I agreed to do. Katie, I said I agree to do that and you would agree that you win on Monday.

00:21:45 Katie

I know. So put me in a hotel. You agreed if. So yours is yours is contingent.

00:21:55 Jessica at Weinstein Properties

I would I want to get in on Monday and there of this for you. We're trying to move as quickly as we can and get this mitigated as fast as possible for you, but by not letting us in, you are prolonging this problem right now and I don't want that. I'm trying to help you.

00:22:11 Katie

It sounds like your offer is contingent upon me agreeing to what you want right now, which I'm not sure is the right thing to do.

00:22:20 Jessica at Weinstein Properties

Because we are not required to relocate you, we're not required to do this. This, like I said, we're trying to.

00:22:25 Katie

Well then, how are you? **OK, I understand. You think you're not required to do that, but you are required to make reasonable ADA accommodations. And I'm in a place where I'm getting really sick from this mold. So how do you plan to accommodate?**

00:22:29 Jessica at Weinstein Properties

We are trying.

00:22:41 Katie

That.

00:22:43 Jessica at Weinstein Properties

Like I said, Katie, we're trying to get you relocated to the hotel for the remainder of the weekend. So we can get in and get the home repaired.

00:22:51 Katie

But you're saying that's contingent upon this other piece. So taking all that off the table and talking only about reasonable ADA accommodations, how **do you plan to accommodate the fact that there's somebody with mast cell activation syndrome around all this mold.**

00:23:13 Jessica at Weinstein Properties

Katie, at this point we we are trying to work with you and these are the options. So I would be willing to get.

00:23:21 Katie

I'm. I'm just asking a straight question about ADA accommodation.

00:23:26 Jessica at Weinstein Properties

Katie, I'm not going to continue.

00:23:27 Katie

That's something I'm entitled to.

00:23:31 Jessica at Weinstein Properties

Katie, I'm. I'm trying to work with you here. Would you like to go relocate to a hotel this weekend so we can begin the work on Monday?

00:23:41 Katie

I wanted to just ask you about ADA, but you're not willing to have that conversation either, so I don't know what to do except just think about it. I know I can't make the right decision right now because y'all aren't making any kind of good faith move.

00:23:54 Jessica at Weinstein Properties

All right, so by not...

00:23:59 Jessica at Weinstein Properties

We are Katie. We are trying, I understand that it might not be exactly what you are looking for in this moment but we are doing. You know what what is within our reason and our business practices, and in good faith, we're trying to to get this going.

00:24:15 Katie

So. Even if there wasn't all of...

00:24:18 Jessica at Weinstein Properties

Are you going to let us in on Monday?

00:24:21 Katie

I don't know right now, I mean. I don't mind letting you in obviously, like I've never said no to that, but I don't, I don't know the right thing to do right now, but I am shocked, shocked and disappointed about the ADA stuff, I can't think straight here because I've got, you know, toxic mold. You're making me make these decisions under duress when I could have been in a health and safe place to have these conversations days ago, but you weren't willing to do that.

00:25:05 Jessica at Weinstein Properties

But we are.

00:25:06 Katie

OK. Well then how do you want to accommodate my reasonable ADA request? Answer that for me, I mean, but it sounds like your answer is the same as it is involving all these other pieces of the puzzle. Take away all the other pieces of the puzzle, and we've got a reasonable ADA request on the table. And what are you going to do about it?

It sounds like the answer is you're going to do nothing unless I do something for y'all, but that's not how ADA works so.

00:25:34 Jessica at Weinstein Properties

No, that we were trying to relocate you. We are, we're trying to make the repairs to resolve the matter you've sent us, you know.

00:25:43 Katie

OK, well, there is a legal way to do that. That's a there is a way that is prescribed by the legislature.

00:25:48 Jessica at Weinstein Properties

We are doing in the legal way. **We we are doing it the legal way at this moment in time, we are not required to have a licensed professional come in.** Our team is professional or.

00:25:54 Katie

Yes you are. **You have to have a licensed assessment done. And you haven't done that yet.**

So like until you have a licensed assessment done, you can't intelligently say that your solution is the right solution. It's like you're skipping that step. Which just causes more problems so.

00:26:25 Jessica at Weinstein Properties

As I've stated, Katie, our team is trained, **we follow mold remediation policies straight from the EPA guidelines, which is exactly how the legislature has written it** and we're going to.

00:26:36 Katie

This is I mean this is a very straightforward law when you discover mold like this in multiple locations, you have to have professional license mold assessment done. And that's not being done. So that's step one. And there's really no way of looking at it a different way.

00:26:53 Katie

That's just the law here, so I mean, if you don't believe me, I'm sure that the regulators will tell you.

00:27:06 Jessica at Weinstein Properties

Our obligation is to follow our lease agreement and our lease agreement does say that we need to come in and we need to rectify this for you and that's what we're trying to do. And while we're rectifying it, we are willing to relocate you. I'm asking that you allow us to do that for you?

00:27:24 Katie

OK. Well, on top of the lease agreement, **there's a state law that requires a professional licensed mold assessment to be done first. So I don't know why we're not just doing that.**

00:27:42 Jessica at Weinstein Properties

Because it that is not required of us and you've already come in with your. You've already had a professional assessment that you want.

00:27:46 Katie

Why do you? **Why do you think that? Like, I don't understand why you think this law doesn't apply to you guys, because it does.** OK, well.

00:28:00 Jessica at Weinstein Properties

That's not the case, Katie. Our, you know, **upper management, our maintenance team beyond our local maintenance team, we are very well versed in these things.**

00:28:10 Katie

Just Google it. I mean it's right in. It's really straightforward.

00:28:11 Jessica at Weinstein Properties

I want to see every every step.

Now, Katie, I'm trying to come to our resolution with you today so we can start to get this going. I don't want this to linger any longer. If not, you know, it's something that we want to have you continuously in the homeless. I would really like to relocate you today through the weekend and get this going on Monday.

00:28:40 Katie

And I **would really like you guys to just follow this law. That's very, very important law because this stuff is really dangerous and I don't I mean.** Will you give me your e-mail address so I can think about this and just e-mail you something because I don't like talking on the phone.

00:28:52 Jessica at Weinstein Properties

We understand that and we are trained.

Sure, I'm more than willing to give you my e-mail address. Katie. Again, I'm trying to to relocate you this weekend. Now our offices are not open tomorrow, so I'm trying to get this resolved for you today.

00:29:22 Katie

I think if **I think doing the right thing is never contingent upon getting what you want by force and coercion.** I mean, that's not the right thing to do. So, either way, I mean I need to think about my options so I you know it would be nice if I could e-mail you directly but.

00:29:47 Jessica at Weinstein Properties

Sure, I have your e-mail address. I can send you an e-mail and you're more than welcome to respond to that. Like I said, we are outside of normal business hours at this point, so I.

00:29:58 Katie

Well up and just put me up in a hotel like I asked and we can reassess things on Monday once I've had time to think about it.

00:30:06 Jessica at Weinstein Properties

Katie again, that is not something that we are required to do. We are trying to do that within good faith. And again I, I want to to do that for you. As you know, a goodwill gesture we're trying to work with you here, but I also need you to help us.

You know, allow us to begin this work so we can remediate it for you. I am so confident that our team will have every step taken, you know, to ensure that it does not get disrupted or, you know, cause any, you know, disruption to your to your, to your home. I'm trying to do this for you.

00:30:46 Katie

I mean. **The right thing to do is to get me away from this dangerous stuff. So it's not really fair for me to be stuck in this situation for so long and then asked to make really important decisions while I'm being poisoned, I mean it's obvious you're not going to put me up in a hotel unless I give you what you want, which I'm not sure is legal and I haven't had the time or ability to think through and you know.** Heck, I'd love to just go move somewhere else, but I can't do that without y'all returning my rent at least and neither of those options are being discussed, so I'm just stuck here. So I mean, I don't think I'm asking for much to just have a safe place to breathe while we continue talking, because if y'all had done that days ago, when I asked then we might have had a solution before now but it's just really disappointing.

00:32:10 Jessica at Weinstein Properties

And I know that you want to get to the safe place, and I know you want your home back.

00:32:17 Katie

I know, I just can't believe now that y'all are watching out for me because if you were watching out for me, you wouldn't have contingency requirements on something as simple as a couple of nights in a hotel, which is like \$300. But it's \$300 I don't have.

00:32:39 Jessica at Weinstein Properties

Because I'm trying to get to a permanent solution, I don't want just a temporary one. I'm trying to come up with a permanent one with you permanent to remove you from your home and to get the spot at the front door taken care of. And to get those base boards in the drywall prepared for you. I want that permanent solution as quickly as possible so that way you can return back to normal living.

00:33:09 Katie

I mean, a few days ago that I might have trusted you, but you've burned so much trust in the last few days so. I can't think right now and I don't want to talk on the phone anymore.

00:33:23 Jessica at Weinstein Properties

OK, Katie. Well, I'm really sorry. I was really hoping that we could have, you know, worked through this today.

00:33:30 Katie

You you aren't willing to budge at all. **You aren't willing to make any adjustment so that is not negotiation, it's just bullying. So just stop.** I mean, just stop.

00:33:45 Jessica at Weinstein Properties

OK. Well, I'm happy to respond to or to send you an e-mail and you're more than welcome to respond to to my e-mail.

00:33:57 Katie

OK.

00:34:00 Jessica at Weinstein Properties

All right, Katie. Well, I hope you have a good evening and we will continue to try to resolve this.

00:34:08 Katie

OK.

00:34:12 Jessica at Weinstein Properties

OK, bye bye.

00:34:12 Katie

Ok. Thanks.

Verification of Authenticity and Accuracy

I, Kathryn Copeland, state that I made and possess an audio recording of a telephone conversation between myself Jessica Calkins on July 5, 2025. I have transcribed this recording myself, and the above transcript is a true, complete and accurate transcription of that conversation, to the best of my ability. The recording has not been edited or altered. I certify under penalty of perjury that these statements are true and correct.

Respectfully submitted,

A handwritten signature in cursive script that reads "Katie Copeland".

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