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 BRAD MARTINEZ, VICKI MARTINEZ,
 GAIL D. CALHOUN, AS TRUSTEE OF THE GAIL D. CALHOUN FAMILY TRUST, and
 LOTUS PROPERTY MANAGEMENT, INC.

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES – ALHAMBRA COURTHOUSE

JAMES BURBANK, an individual;
 JENNIFER BURBANK, an individual;

Plaintiffs,

vs.

BRAD MARTINEZ, an individual; VICKI
 MARTINEZ, an individual; GAIL D.
 CALHOUN, as TRUSTEE of the GAIL D.
 CALHOUN FAMILY TRUST; LOTUS
 PROPERTY MANAGEMENT, INC.; BRIAN
 GORDON, an individual; SALLY
 GUTIERREZ, an individual; GRACE
 CHENG, an individual; DOES 1 – 50,
 inclusive;

Defendants.

CASE NO. 24NNCV06082

**DEFENDANT GAIL D. CALHOUN,
 AS TRUSTEE OF THE GAIL D.
 CALHOUN FAMILY TRUST'S
 RESPONSES TO PLAINTIFF
 JENNIFER BURBANK'S REQUEST
 FOR PRODUCTION OF DOCUMENTS,
 SET ONE**

Trial Date: None Set
Complaint Filed: November 25, 2024

PROPOUNDING PARTY: Plaintiff, JENNIFER BURBANK

RESPONDING PARTY: Defendant, GAIL D. CALHOUN, AS TRUSTEE OF
 THE GAIL D. CALHOUN FAMILY TRUST

SET NO.: ONE

TO PLAINTIFF AND HER RESPECTIVE ATTORNEYS OF RECORD:

Defendant GAIL D. CALHOUN, AS TRUSTEE OF THE GAIL D. CALHOUN FAMILY
 TRUST ("Responding Party") hereby responds to Request for Production of Documents, Set One

1 from Plaintiff JENNNIFER BURBANK (“Propounding Party as follows:

2 **PRELIMINARY STATEMENT**

3 Responding Party has not completed its investigation of the facts relating to this case, its
4 discovery or its preparation for trial. All responses and objections contained herein are based only
5 upon information that is presently available to and specifically known by Responding Party. It is
6 anticipated that further discovery, independent investigation, legal research and analysis will
7 supply additional facts and add meaning to known facts, as well as establish entirely new factual
8 conclusions and legal contentions, all of which may lead to substantial additions to, changes in and
9 variations from the responses set forth herein.

10 These responses, while based on diligent inquiry and investigation by Responding Party,
11 reflect only the current state of Responding Party’s knowledge, understanding, and belief, based
12 upon the information reasonably available to it at this time. As this action proceeds, and further
13 investigation and discovery are conducted, additional or different facts and information could be
14 revealed to Responding Party. Moreover, Responding Party anticipates that Propounding Party
15 may make legal or factual contentions presently unknown to and unforeseen by Responding Party
16 which may require Responding Party to adduce further facts in rebuttal to such contentions.
17 Consequently, Responding Party may not yet have knowledge and may not fully understand the
18 significance of information potentially pertinent to these responses. Accordingly, these responses
19 are provided without prejudice to Responding Party’s right to rely upon and use any information
20 that it subsequently discovers, or that was omitted from these responses as a result of mistake,
21 inadvertence, surprise, or excusable neglect. Without in any way obligating itself to do so,
22 Responding Party reserves the right to modify, supplement, revise, or amend these responses, and
23 to correct any inadvertent errors or omissions which may be contained herein, in light of the
24 information that Responding Party may subsequently obtain or discover.

25 Nothing in this response should be construed as an admission by Responding Party with
26 respect to the admissibility or relevance of any fact or document, or of the truth or accuracy of any
27 characterization or statement of any kind contained in Propounding Party’s requests.

28 Each of the following responses is made solely for the purpose of this action. Each

1 response is subject to all objections as to relevance, materiality, and admissibility, and to any and
2 all objections on any ground that would require exclusion of any response if it were introduced in
3 court. All objections and grounds are expressly reserved and may be interposed at the time of
4 trial, hearing, or otherwise. Furthermore, each of the objections contained herein is incorporated
5 by reference as though fully set forth in each response.

6 The following objections and responses are made without prejudice to Responding Party's
7 right to produce at trial, or otherwise, evidence regarding any subsequently discovered
8 information. Responding Party accordingly reserves the right to modify and amend any and all
9 responses herein as research is completed and contentions are made.

10 Nothing contained herein is to be construed as a waiver of any attorney-client privilege,
11 work product doctrine, or any other applicable privilege or doctrine. To the extent any request
12 may be construed as calling for disclosure of information protected from discovery by the
13 attorney-client privilege, the work product doctrine, or any other privilege or protection, a
14 continuing objection to each and every such request is hereby interposed.

15 **GENERAL OBJECTIONS TO REQUESTS FOR PRODUCTION**

16 Responding Party generally objects to the Requests for Production as follows:

17 A. Responding Party objects generally to the Requests for Production to the extent that
18 they seek to elicit information that is neither relevant to the subject matter of this action, nor
19 reasonably calculated to lead to the discovery of admissible evidence.

20 B. Responding Party objects generally to the Requests for Production to the extent that
21 they are unreasonably overbroad in scope, and thus burdensome and oppressive, in that each such
22 request seeks information pertaining to items and matters that are not relevant to the subject matter
23 of this action, or, if relevant, so remote therefrom as to make its disclosure of little or no practical
24 benefit to Propounding Party, while placing a wholly unwarranted burden and expense on
25 Responding Party in locating, reviewing and producing the requested information.

26 C. Responding Party objects generally to the Requests for Production to the extent that
27 they are burdensome and oppressive, in that ascertaining the information necessary to respond to
28 them, and to produce documents in accordance therewith, would require the review and

1 compilation of information from multiple locations, and voluminous records and files, thereby
2 involving substantial time of employees of Responding Party and great expense to Responding
3 Party, whereas the information sought to be obtained by Propounding Party would be of little use
4 or benefit to Propounding Party.

5 D. Responding Party objects generally to the Requests for Production to the extent that
6 they are vague, uncertain, overbroad, and without limitation as to time or specific subject matter.

7 E. Responding Party objects generally to the Requests for Production to the extent that
8 they seek information at least some of which is protected by the attorney-client privilege or the
9 attorney work-product doctrine, or both.

10 F. Responding Party objects generally to the Requests for Production to the extent that
11 they seek to have Defendant furnish information and identify documents that are a matter of the
12 public record, and therefore are equally available to the Propounding Party as they are to
13 Responding Party.

14 G. Responding Party objects generally to the Requests for Production to the extent that
15 they seek to have Responding Party furnish information and identify documents that are
16 proprietary to Responding Party and contain confidential information.

17 Without waiver of the foregoing, Responding Party further responds as follows:

18 **RESPONSES TO REQUEST FOR PRODUCTION OF DOCUMENTS**

19 **REQUEST FOR PRODUCTION OF DOCUMENTS NO. 1:**

20 ALL DOCUMENTS RELATING TO any lease, rental agreement, or any other agreement
21 between YOU and PLAINTIFF relating to the PROPERTY, including any modifications,
22 alterations or amendments of any such agreement.

23 **RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 1:**

24 Responding Party objects to this request on the basis as vague, ambiguous, and overbroad in
25 time and scope. Responding Party objects that this request calls for documents already in the
26 Propounding Party's possession. Responding Party does not have an obligation to obtain
27 information that is equally available to the Propounding Party. (CCP § 2030.220(c).) Responding
28 Party is not required to prepare the Plaintiff's case. (*Sav-On Drugs, Inc. v. Superior Court of Los*

1 *Angeles County* (1975) 15 Cal. 3d 1, 5.) .

2 Subject to these objections but without waiving, Responding Party responds as follows:
3 After diligent search and reasonable inquiry, Responding Party identifies and produces the lease
4 agreement with Plaintiffs, along with the Animal Terms & Conditions Addendum. Please see DEF
5 000001 – 000046. Discovery is ongoing and Responding Party reserves the right to amend,
6 modify, or supplement its response as additional information is revealed through the discovery
7 process.

8 **REQUEST FOR PRODUCTION OF DOCUMENTS NO. 2:**

9 Any and all DOCUMENTS which YOU have sent to the Propounding Party during
10 the tenancy at the PREMISES.

11 **RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 2:**

12 Responding Party objects to this request on the basis as vague and ambiguous as to the
13 phrase “the tenancy,” which is nowhere defined by Propounding Party. Responding Party objects
14 to this request on the grounds that it is burdensome, oppressive, and harassing in its entirety.
15 Responding Party objects that this request calls for documents already in the Propounding Party’s
16 possession. Responding Party does not have an obligation to obtain information that is equally
17 available to the Propounding Party. (CCP § 2030.220(c).) Responding Party is not required to
18 prepare the Plaintiff’s case. (*Sav-On Drugs, Inc. v. Superior Court of Los Angeles County* (1975)
19 15 Cal. 3d 1, 5.) .

20 Subject to these objections but without waiving, Responding Party responds as follows:
21 After diligent search and reasonable inquiry, Responding Party identifies and produces the
22 following documents: DEF 000001 – 000046; DEF 000052; DEF 000085-000170; DEF 000197;
23 and DEF000386-410. Discovery is ongoing and Responding Party reserves the right to amend,
24 modify, or supplement its response as additional information is revealed through the discovery
25 process.

26 **REQUEST FOR PRODUCTION OF DOCUMENTS NO. 3:**

27 Any and all DOCUMENTS YOU have received from the Propounding Party during the
28 tenancy at the PREMISES.

RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 3:

Responding Party objects to this request on the basis as vague and ambiguous as to the phrase “the tenancy,” which is nowhere defined by Propounding Party. Responding Party objects to this request on the grounds that it is burdensome, oppressive, and harassing in its entirety. Responding Party objects that this request calls for documents already in the Propounding Party’s possession. Responding Party does not have an obligation to obtain information that is equally available to the Propounding Party. (CCP § 2030.220(c).) Responding Party is not required to prepare the Plaintiff’s case. (*Sav-On Drugs, Inc. v. Superior Court of Los Angeles County* (1975) 15 Cal. 3d 1, 5.).

Subject to these objections but without waiving, Responding Party responds as follows: After diligent search and reasonable inquiry, Responding Party identifies and produces the following documents: DEF 000001 – 000046; DEF 000085-000170; and DEF000386-410. Responding Party also directs the Propounding Party to its own production of documents. Discovery is ongoing and Responding Party reserves the right to amend, modify, or supplement its response as additional information is revealed through the discovery process.

REQUEST FOR PRODUCTION OF DOCUMENTS NO. 4:

All DOCUMENTS RELATING TO any COMMUNICATION YOU sent to or received from PLAINTIFF at any time. (For clarification, this request seeks emails, texts, Whatsapps, letters, notices, etc. between YOU and Plaintiff or any agent of Plaintiff).

RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 4:

Responding Party objects to this request on the basis as vague, ambiguous, and overbroad, as it seeks any communication as to an unlimited period of time. Responding Party objects to this request on the grounds that it is burdensome, oppressive, and harassing in its entirety. Responding Party objects that this request calls for documents already in the Propounding Party’s possession. Responding Party does not have an obligation to obtain information that is equally available to the Propounding Party. (CCP § 2030.220(c).) Responding Party is not required to prepare the Plaintiff’s case. (*Sav-On Drugs, Inc. v. Superior Court of Los Angeles County* (1975) 15 Cal. 3d 1, 5.).

1 Subject to these objections but without waiving, Responding Party responds as follows:
2 After diligent search and reasonable inquiry, Responding Party identifies and produces the
3 following documents: DEF 000001 – 000046; DEF 000052; DEF 000085-000170; DEF 000197;
4 and DEF000386-410. Discovery is ongoing and Responding Party reserves the right to amend,
5 modify, or supplement its response as additional information is revealed through the discovery
6 process.

7 **REQUEST FOR PRODUCTION OF DOCUMENTS NO. 5:**

8 ALL COMMUNICATIONS RELATING TO PLAINTIFF between YOU and anyone
9 other than YOUR attorney.

10 **RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 5:**

11 Responding Party objects to this request on the basis as vague, ambiguous, and overbroad,
12 as it seeks any communication as to an unlimited period of time. Responding Party objects to this
13 request on the grounds that it is burdensome, oppressive, and harassing in its entirety. Responding
14 Party further objects to this request on the grounds that it calls the disclosure of information
15 protected by the attorney-client privilege, litigation privilege, and work product doctrines.
16 Responding Party further objects to this request as calling for information in violation of-privacy
17 rights and third parties' privacy rights and outside the scope of the Complaint. Responding Party
18 objects that this request to the extent it calls for documents already in the Propounding Party's
19 possession. Responding Party does not have an obligation to obtain information that is equally
20 available to the Propounding Party. (CCP § 2030.220(c).) Responding Party is not required to
21 prepare the Plaintiff's case. (*Sav-On Drugs, Inc. v. Superior Court of Los Angeles County* (1975)
22 15 Cal. 3d 1, 5.).

23 Subject to these objections but without waiving, Responding Party responds as follows:
24 After diligent search and reasonable inquiry, Responding Party identifies and produces the
25 following documents: DEF 000171 – DEF 000196; DEF 000198 – DEF 000361; DEF 000381 –
26 DEF 000410. Discovery is ongoing and Responding Party reserves the right to amend, modify, or
27 supplement its response as additional information is revealed through the discovery process.

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1 **REQUEST FOR PRODUCTION OF DOCUMENTS NO. 6:**

2 ALL DOCUMENTS that CONSTITUTE or RELATE TO any COMMUNICATIONS that
3 YOU received from the PUBLIC HEALTH or CODE ENFORCEMENT relating to the RENTAL
4 UNIT.

5 **RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 6:**

6 Responding Party objects to this request on the basis as vague, ambiguous, and overbroad in
7 time and scope. This request seeks information and documents that invade the privacy of
8 Responding Party's employees and other third parties without good cause. This request also seeks
9 information the disclosure of which would constitute an unwarranted invasion of the right to
10 privacy of persons who are not parties to this lawsuit. (California Constitution, Article I, section
11 1). Responding Party objects to this request as vague and ambiguous as to the term "notice"
12 which is nowhere defined by Propounding Party. Responding Party further objects to this request
13 as overbroad and unlimited as to scope as to be an unwarranted annoyance and is oppressive.
14 (Code of Civ. Proc. § 2030.090(b); and *Columbia Broadcasting System, Inc. v. Superior Court of*
15 *Los Angeles County* (1968) 263 Cal.App.2d 12, 19.) Responding Party objects to this request in
16 that it violates California Code of Civil Procedure §2031.030(c)(1) because it fails to specifically
17 describe the individual item(s) sought or reasonably particularize each category of item(s) sought.
18 Responding Party does not have an obligation to obtain information that is equally available to the
19 Propounding Party. (Code Civ. Proc. § 2030.220(c).) There is no duty to search out matters of
20 public record. (*Bunnell v. Superior Court* (1967) 254 Cal.App.2d 720, 723-724.) Further, a party is
21 not required to prepare the case of its opponent. (*Ryan v. Superior Court* (1960) 15 Cal.3d 1, 5.)

22 Subject to these objections but without waiving, Responding Party responds as follows:
23 After diligent search and reasonable inquiry, Responding Party identifies and produces the
24 following documents: DEF 000047 – DEF 000051; and DEF 000060 – DEF 000062. Discovery
25 is ongoing and Responding Party reserves the right to amend, modify, or supplement its response
26 as additional information is revealed through the discovery process.

27 **REQUEST FOR PRODUCTION OF DOCUMENTS NO. 7:**

28 All DOCUMENTS which EVIDENCE, PERTAIN TO, REFER TO and/or RELATE TO

any MAINTENANCE performed on or at THE PROPERTY between 2023 and present. (For clarification, this includes invoices, work orders, descriptions of work performed, as well as direct communications).

RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 7:

Responding Party objects to this request as vague, ambiguous, overbroad and unlimited as to scope as to be an unwarranted annoyance and is oppressive. (Code of Civ. Proc. § 2030.090(b); and *Columbia Broadcasting System, Inc. v. Superior Court of Los Angeles County* (1968) 263 Cal.App.2d 12, 19.) This request seeks information in violation of Responding Party's financial privilege and right to privacy. (California Constitution Article 1, § 1; *Cobb v. Superior Court* (1979) 99 Cal.App.3d 543, 550; *Valley Bank of Nevada v. Superior Court* (1975) 15 Cal.3d 652, 658; *Britt v. Superior Court* (1978) 20 Cal.3d 844, 855-856; *Pioneer Electronics (USA), Inc. v. Superior Court* (2007) 40 Cal.4th 360, 370.) Responding Party objects to this request in that it violates California Code of Civil Procedure §2031.030(c)(1) because it fails to specifically describe the individual item(s) sought or reasonably particularize each category of item(s) sought.

Subject to these objections but without waiving, Responding Party responds as follows: After diligent search and reasonable inquiry, Responding Party identifies and produces the following documents: DEF 000052 – DEF 000383. Discovery is ongoing and Responding Party reserves the right to amend, modify, or supplement its response as additional information is revealed through the discovery process.

REQUEST FOR PRODUCTION OF DOCUMENTS NO. 8:

ALL DOCUMENTS including photographs and video tape that depict the PROPERTY in any manner or degree as of the commencement of the tenancy to present.

RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 8:

Responding Party objects to this request in that it violates California Code of Civil Procedure §2031.030(c)(1) because it fails to specifically describe the individual item(s) sought or reasonably particularize each category of item(s) sought. Responding Party objects to this request as overbroad and unlimited as to scope as to be an unwarranted annoyance and is oppressive. (Code of Civ. Proc. § 2030.090(b); and *Columbia Broadcasting System, Inc. v. Superior Court of*

1 *Los Angeles County* (1968) 263 Cal.App.2d 12, 19.) Responding Party does not have an obligation
2 to obtain information that is equally available to the Propounding Party. (Code Civ. Proc. §
3 2030.220(c).) Further, a party is not required to prepare the case of its opponent. (*Ryan v.*
4 *Superior Court* (1960) 15 Cal.3d 1, 5.) .

5 Subject to these objections but without waiving, Responding Party responds as follows:
6 After diligent search and reasonable inquiry, Responding Party identifies the Plaintiffs' Document
7 Production. Aside from the photographs and videos produced by the Plaintiffs, Responding Party
8 does not have any additional responsive documents. Discovery is ongoing and Responding Party
9 reserves the right to amend, modify, or supplement its response as additional information is
10 revealed through the discovery process

11 **REQUEST FOR PRODUCTION OF DOCUMENTS NO. 9:**

12 All notices to enter the RENTAL UNIT from the commencement of the tenancy to the
13 present.

14 **RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 9:**

15 Responding Party objects to this request as overbroad and unlimited as to scope as to be an
16 unwarranted annoyance and is oppressive. (Code of Civ. Proc. § 2030.090(b); and *Columbia*
17 *Broadcasting System, Inc. v. Superior Court of Los Angeles County* (1968) 263 Cal.App.2d 12,
18 19.) The request is vague and ambiguous as to the phrase "the tenancy," which is nowhere
19 defined by Propounding Party. Responding Party does not have an obligation to obtain
20 information that is equally available to the Propounding Party as they were the recipient of these
21 communications. (Code Civ. Proc. § 2030.220(c).) Responding Party objects as a party is not
22 required to prepare the case of its opponent. (*Ryan v. Superior Court* (1960) 15 Cal.3d 1, 5.) .

23 Subject to these objections but without waiving, Responding Party responds as follows:
24 After diligent search and reasonable inquiry, Responding Party identifies and produces the
25 following documents: DEF 000052; DEF 000085 – DEF 000087; DEF 000125; and DEF 000197.
26 Discovery is ongoing and Responding Party reserves the right to amend, modify, or supplement its
27 response as additional information is revealed through the discovery process.

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1 **REQUEST FOR PRODUCTION OF DOCUMENTS NO. 10:**

2 ALL DOCUMENTS relating to any leaks at the PROPERTY since the commencement of
3 the tenancy.

4 **RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 10:**

5 Responding Party objects to this request in that it violates California Code of Civil
6 Procedure §2031.030(c)(1) because it fails to specifically describe the individual item(s) sought or
7 reasonably particularize each category of item(s) sought. Responding Party objects to this request
8 on the grounds that it is burdensome, oppressive, and harassing in its entirety Responding Party
9 objects to this request as overbroad and unlimited as to scope as to be an unwarranted annoyance
10 and is oppressive. (Code of Civ. Proc. § 2030.090(b); and *Columbia Broadcasting System, Inc. v.*
11 *Superior Court of Los Angeles County* (1968) 263 Cal.App.2d 12, 19.) The request is vague and
12 ambiguous as to the terms “the tenancy” and “leaks” which are nowhere defined by Propounding
13 Party.

14 Subject to these objections but without waiving, Responding Party responds as follows:
15 After diligent search and reasonable inquiry, Responding Party identifies and produces the
16 following documents: DEF 000063; DEF 000066 – DEF 000067; DEF 000384 – DEF 000386.
17 Discovery is ongoing and Responding Party reserves the right to amend, modify, or supplement its
18 response as additional information is revealed through the discovery process.

19 **REQUEST FOR PRODUCTION OF DOCUMENTS NO. 11:**

20 All DOCUMENTS RELATING TO notices, citations, and any other DOCUMENTS
21 issued by any governmental agencies RELATING TO THE PREMISES since the commencement
22 of the tenancy to present.

23 **RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 11:**

24 Responding Party objects to this request on the basis as vague, ambiguous, and overbroad
25 in time and scope. The request is vague and ambiguous as to the terms “the tenancy” and
26 “governmental agencies” which are nowhere defined by Propounding Party. This request seeks
27 information and documents that invade the privacy of Responding Party’s employees and other
28 third parties without good cause. This request also seeks information the disclosure of which

1 would constitute an unwarranted invasion of the right to privacy of persons who are not parties to
 2 this lawsuit. (California Constitution, Article I, section 1). Responding Party objects to this
 3 request as vague and ambiguous as to the term “notice” which is nowhere defined by Propounding
 4 Party. Responding Party further objects to this request as overbroad and unlimited as to scope as to
 5 be an unwarranted annoyance and is oppressive. (Code of Civ. Proc. § 2030.090(b); and *Columbia*
 6 *Broadcasting System, Inc. v. Superior Court of Los Angeles County* (1968) 263 Cal.App.2d 12,
 7 19.) Responding Party objects to this request in that it violates California Code of Civil Procedure
 8 §2031.030(c)(1) because it fails to specifically describe the individual item(s) sought or
 9 reasonably particularize each category of item(s) sought. Responding Party does not have an
 10 obligation to obtain information that is equally available to the Propounding Party. (Code Civ.
 11 Proc. § 2030.220(c).) There is no duty to search out matters of public record. (*Bunnell v. Superior*
 12 *Court* (1967) 254 Cal.App.2d 720, 723-724.) Further, a party is not required to prepare the case of
 13 its opponent. (*Ryan v. Superior Court* (1960) 15 Cal.3d 1, 5.) The request is further duplicative of
 14 Request for Production No. 6.

15 Subject to these objections but without waiving, Responding Party responds as follows:
 16 After diligent search and reasonable inquiry, Responding Party identifies and produces the
 17 following documents: DEF 000047 – DEF 000051; and DEF 000060 – DEF 000062. Discovery
 18 is ongoing and Responding Party reserves the right to amend, modify, or supplement its response
 19 as additional information is revealed through the discovery process.

20 **REQUEST FOR PRODUCTION OF DOCUMENTS NO. 12:**

21 ALL DOCUMENTS RELATING TO mold inspections at the RENTAL UNIT from the
 22 commencement of the tenancy to present.

23 **RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 12:**

24 Responding Party objects to this request as overbroad and unlimited as to scope as to be an
 25 unwarranted annoyance and is oppressive. (Code of Civ. Proc. § 2030.090(b); and *Columbia*
 26 *Broadcasting System, Inc. v. Superior Court of Los Angeles County* (1968) 263 Cal.App.2d 12,
 27 19.) The request is vague and ambiguous as to the terms “the tenancy” and “mold inspections”
 28 which are nowhere defined by Propounding Party. Responding Party objects to this request on the

basis that it calls for an expert opinion and/or a legal conclusion. Responding Party further objects to this request on the grounds that it calls the disclosure of information protected by the attorney-client privilege, litigation privilege, and work product doctrines.

Subject to these objections but without waiving, Responding Party responds as follows: After diligent search and reasonable inquiry, Responding Party identifies and produces the following documents: DEF 000053-000059. Discovery is ongoing and Responding Party reserves the right to amend, modify, or supplement its response as additional information is revealed through the discovery process.

REQUEST FOR PRODUCTION OF DOCUMENTS NO. 13:

ALL DOCUMENTS RELATING TO water remediation at the RENTAL UNIT from the commencement of the tenancy to present.

RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 13:

Responding Party objects to this request as overbroad and unlimited as to scope as to be an unwarranted annoyance and is oppressive. (Code of Civ. Proc. § 2030.090(b); and *Columbia Broadcasting System, Inc. v. Superior Court of Los Angeles County* (1968) 263 Cal.App.2d 12, 19.) The request is vague and ambiguous as to the terms “the tenancy” and “water remediation” which are nowhere defined by Propounding Party. Responding Party objects to this request on the basis that it calls for an expert opinion and/or a legal conclusion. Responding Party further objects to this request on the grounds that it calls the disclosure of information protected by the attorney-client privilege, litigation privilege, and work product doctrines.

Subject to these objections but without waiving, Responding Party responds as follows: After diligent search and reasonable inquiry, Responding Party identifies and produces the following documents: DEF 000053-59; DEF 000063; DEF 000066 – DEF 000067; DEF 68; DEF 000384 – DEF 000386. Discovery is ongoing and Responding Party reserves the right to amend, modify, or supplement its response as additional information is revealed through the discovery process.

REQUEST FOR PRODUCTION OF DOCUMENTS NO. 14:

All DOCUMENTS relating to any floods at the PROPERTY since the commencement of

1 the tenancy to the present.

2 **RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 14:**

3 Responding Party objects to this request as overbroad and unlimited as to scope as to be an
4 unwarranted annoyance and is oppressive. (Code of Civ. Proc. § 2030.090(b); and *Columbia*
5 *Broadcasting System, Inc. v. Superior Court of Los Angeles County* (1968) 263 Cal.App.2d 12,
6 19.) The request is vague and ambiguous as to the terms “the tenancy” and “floods” which are
7 nowhere defined by Propounding Party. Responding Party objects to this request on the basis that
8 it calls for an expert opinion and/or a legal conclusion. Responding Party further objects to this
9 request on the grounds that it calls the disclosure of information protected by the attorney-client
10 privilege, litigation privilege, and work product doctrines.

11 Subject to these objections but without waiving, Responding Party responds as follows:
12 After diligent search and reasonable inquiry, Responding Party identifies and produces the
13 following documents related to water intrusion: DEF 000053-59; DEF 000063; DEF 000066 –
14 DEF 000067; DEF 68; DEF 000384 – DEF 000386. Discovery is ongoing and Responding Party
15 reserves the right to amend, modify, or supplement its response as additional information is
16 revealed through the discovery process.

17 **REQUEST FOR PRODUCTION OF DOCUMENTS NO. 15:**

18 All COMMUNICATIONS relating to any condition of the RENTAL UNIT during the
19 tenancy between YOU and any PERSON managing the RENTAL UNIT on your behalf.

20 **RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 15:**

21 Responding Party objects to this request as overbroad and unlimited as to scope as to be an
22 unwarranted annoyance and is oppressive. (Code of Civ. Proc. § 2030.090(b); and *Columbia*
23 *Broadcasting System, Inc. v. Superior Court of Los Angeles County* (1968) 263 Cal.App.2d 12,
24 19.) The request is vague and ambiguous as to the terms “the tenancy,” “condition” and
25 “managing” which are nowhere defined by Propounding Party. Responding Party objects to this
26 request on the basis that it calls for an expert opinion and/or a legal conclusion. Responding Party
27 further objects to this request on the grounds that it calls the disclosure of information protected by
28 the attorney-client privilege, litigation privilege, and work product doctrines. Responding Party

1 objects to this request on the grounds and to the extent that it seeks information protected from
2 disclosure as confidential business, and/or proprietary information.

3 After diligent search and reasonable inquiry, Responding Party identifies and produces the
4 following documents: DEF 000171 – DEF 000196; DEF 000199; DEF 000361; DEF 000368 –
5 DEF 000383. Discovery is ongoing and Responding Party reserves the right to amend, modify, or
6 supplement its response as additional information is revealed through the discovery process.

7 **REQUEST FOR PRODUCTION OF DOCUMENTS NO. 16:**

8 All DOCUMENTS relating to any repairs YOU have made to the RENTAL UNIT from the
9 commencement of the tenancy to present.

10 **RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 16:**

11 Responding Party objects to this request on the grounds that it is burdensome, oppressive,
12 and harassing in its entirety. This request is duplicative of other requests herein. The request is
13 vague and ambiguous as to the terms “the tenancy and “repairs” which are nowhere defined by
14 Propounding Party. This request also seeks information the disclosure of which would constitute
15 an unwarranted invasion of the right to privacy of persons who are not parties to this lawsuit.
16 (California Constitution, Article I, section 1). Responding Party further objects to this request to
17 the extent that it seeks information that is protected by federal and state constitutional, statutory,
18 stipulated, court ordered, and/or common law rights of privacy.

19 Subject to these objections but without waiving, Responding Party responds as follows:
20 After diligent search and reasonable inquiry, Responding Party identifies and produces the
21 following documents: DEF 000063 – DEF 000085; DEF 000362 – DEF 000364; DEF 000384 –
22 DEF 000386. Discovery is ongoing and Responding Party reserves the right to amend, modify, or
23 supplement its response as additional information is revealed through the discovery process.

24 **REQUEST FOR PRODUCTION OF DOCUMENTS NO. 17:**

25 Any and all DOCUMENTS identified or referred to in any of YOUR responses to the
26 Form Interrogatories served on YOU concurrently with the service of this demand for production
27 of documents.

28 ///

1 **RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 17:**

2 Responding Party objects to this request in that it violates California Code of Civil
3 Procedure §2031.030(c)(1) because it fails to specifically describe the individual item(s) sought or
4 reasonably particularize each category of item(s) sought. This request also seeks information the
5 disclosure of which would constitute an unwarranted invasion of the right to privacy of persons
6 who are not parties to this lawsuit. (California Constitution, Article I, section 1). Responding
7 Party objects to this request to the extent that it calls for an expert opinion and/or a legal
8 conclusion. Responding Party further objects to this request on the grounds that it calls the
9 disclosure of information protected by the attorney-client privilege, litigation privilege, and work
10 product doctrines.

11 Subject to these objections but without waiving, Responding Party responds as follows:
12 After diligent search and reasonable inquiry, Responding Party identifies and produces the
13 following documents: DEF 000001 – DEF 000410. Discovery is ongoing and Responding Party
14 reserves the right to amend, modify, or supplement its response as additional information is
15 revealed through the discovery process.

16 **REQUEST FOR PRODUCTION OF DOCUMENTS NO. 18:**

17 Any and all DOCUMENTS that support YOUR denial in response to Plaintiff's Request
18 for Admissions, Set one, served concurrently with this Request for Production of Documents, Set
19 one.

20 **RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 18:**

21 Responding Party objects to this request on the basis as vague, ambiguous, overbroad, calls
22 for speculation, lacks foundation, and assumes facts. Responding Party objects to this request in
23 that it violates California Code of Civil Procedure §2031.030(c)(1) because it fails to specifically
24 describe the individual item(s) sought or reasonably particularize each category of item(s) sought.
25 This request also seeks information the disclosure of which would constitute an unwarranted
26 invasion of the right to privacy of persons who are not parties to this lawsuit. (California
27 Constitution, Article I, section 1). Responding Party further objects to this request to the extent
28 that it seeks information that is protected by federal and state constitutional, statutory, stipulated,

1 court ordered, and/or common law rights of privacy. Responding Party further objects to this
2 request as calling for information in violation of privacy rights and third parties' privacy rights and
3 outside the scope of the Complaint. Responding Party objects to this request on the basis that it
4 calls for an expert opinion and/or a legal conclusion. Responding Party further objects to this
5 request on the grounds that it calls the disclosure of information protected by the attorney-client
6 privilege, litigation privilege, and work product doctrines.

7 Subject to these objections but without waiving, Responding Party responds as follows:

8 After diligent search and reasonable inquiry, Responding Party identifies and produces the
9 following documents: DEF 000001 – DEF 000410. Discovery is ongoing and Responding Party
10 reserves the right to amend, modify, or supplement its response as additional information is
11 revealed through the discovery process.

12 **REQUEST FOR PRODUCTION OF DOCUMENTS NO. 19:**

13 All proof of rent payments made to YOU during the tenancy to present.

14 **RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 19:**

15 Responding Party objects to this request on the grounds that it is burdensome, oppressive,
16 and harassing in its entirety. Responding Party objects to this request on the grounds and to the
17 extent that it seeks information protected from disclosure as confidential financial information.
18 Responding Party objects to this request on the basis as vague, and ambiguous as to the term "the
19 tenancy" which is nowhere defined by Propounding Party. Responding Party objects to this
20 request on the grounds that it is burdensome, oppressive, and harassing in its entirety. Responding
21 Party objects that this request calls for documents already in the Propounding Party's possession
22 as the Plaintiffs were the ones who made the payments. Responding Party does not have an
23 obligation to obtain information that is equally available to the Propounding Party. (CCP §
24 2030.220(c).) Responding Party is not required to prepare the Plaintiff's case. (*Sav-On Drugs, Inc.*
25 *v. Superior Court of Los Angeles County* (1975) 15 Cal. 3d 1, 5.). Responding Party further
26 objects to this request to the extent that it seeks information that is protected by federal and state
27 constitutional, statutory, stipulated, court ordered, and/or common law rights of privacy.

28 Subject to these objections but without waiving, Responding Party responds as follows:

1 After diligent search and reasonable inquiry, Responding Party identifies and produces the
2 following documents: DEF 000365 – DEF 000367. Discovery is ongoing and Responding Party
3 reserves the right to amend, modify, or supplement its response as additional information is
4 revealed through the discovery process.

5 **REQUEST FOR PRODUCTION OF DOCUMENTS NO. 20:**

6 ALL DOCUMENTS relating to any construction work done at the PROPERTY since the
7 commencement of the tenancy to the present.

8 **RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 20:**

9 Responding Party objects to this request on the grounds that it is burdensome, oppressive,
10 and harassing in its entirety. This request is duplicative of other requests herein. The request is
11 vague and ambiguous as to the terms “the tenancy and “repairs” which are nowhere defined by
12 Propounding Party. This request also seeks information the disclosure of which would constitute
13 an unwarranted invasion of the right to privacy of persons who are not parties to this lawsuit.
14 (California Constitution, Article I, section 1). Responding Party further objects to this request to
15 the extent that it seeks information that is protected by federal and state constitutional, statutory,
16 stipulated, court ordered, and/or common law rights of privacy.

17 Subject to these objections but without waiving, Responding Party responds as follows:
18 After diligent search and reasonable inquiry, Responding Party identifies and produces the
19 following documents: DEF 000063 – DEF 000084; DEF 000384 – DEF 000386. Discovery is
20 ongoing and Responding Party reserves the right to amend, modify, or supplement its response as
21 additional information is revealed through the discovery process.

22 **REQUEST FOR PRODUCTION OF DOCUMENTS NO. 21:**

23 ALL COMMUNICATIONS sent to and received from platinum windows and showers
24 regarding the PROPERTY.

25 **RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 21:**

26 Responding Party objects to this request on the grounds that it is burdensome, oppressive,
27 and harassing in its entirety. The request is vague, ambiguous as overbroad in both time and scope.
28 This request also seeks information the disclosure of which would constitute an unwarranted

1 invasion of the right to privacy of persons who are not parties to this lawsuit. (California
2 Constitution, Article I, section 1). Responding Party further objects to this request to the extent
3 that it seeks information that is protected by federal and state constitutional, statutory, stipulated,
4 court ordered, and/or common law rights of privacy.

5 Subject to these objections but without waiving, Responding Party responds as follows:
6 After diligent search and reasonable inquiry, Responding Party identifies and produces the
7 following: DEF 000083. Discovery is ongoing and Responding Party reserves the right to amend,
8 modify, or supplement its response as additional information is revealed through the discovery
9 process.

10 **REQUEST FOR PRODUCTION OF DOCUMENTS NO. 22:**

11 ALL COMMUNICATIONS sent to and received from first reliable maintenance regarding
12 the PROPERTY.

13 **RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 22:**

14 Responding Party objects to this request on the grounds that it is burdensome, oppressive,
15 and harassing in its entirety. The request is vague, ambiguous as overbroad in both time and scope.
16 This request also seeks information the disclosure of which would constitute an unwarranted
17 invasion of the right to privacy of persons who are not parties to this lawsuit. (California
18 Constitution, Article I, section 1). Responding Party further objects to this request to the extent
19 that it seeks information that is protected by federal and state constitutional, statutory, stipulated,
20 court ordered, and/or common law rights of privacy.

21 Subject to these objections but without waiving, Responding Party responds as follows:
22 After diligent search and reasonable inquiry, Responding Party identifies and produces the
23 following: DEF 000064 – DEF 00065; DEF 000345 – DEF 000346. Discovery is ongoing and
24 Responding Party reserves the right to amend, modify, or supplement its response as additional
25 information is revealed through the discovery process.

26 **REQUEST FOR PRODUCTION OF DOCUMENTS NO. 23:**

27 ALL DOCUMENTS including but not limited to emails, letters, notices, or forms, that
28 constitute or reference a lease violation or notice to cure issued to the tenants for an alleged

violation of lease term 13 prior to June 19, 2024.

RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 23:

Responding Party objects to this request on the grounds that it is burdensome, oppressive, and harassing in its entirety. Responding Party objects to this request on the grounds and to the extent that it seeks information protected from disclosure as confidential financial information. Responding Party objects to this request on the basis as vague, and ambiguous as to the term “the tenants” which is nowhere defined by Propounding Party. Responding Party objects to this request on the grounds that it is burdensome, oppressive, and harassing in its entirety. Responding Party objects that this request calls for documents already in the Propounding Party’s possession. Responding Party does not have an obligation to obtain information that is equally available to the Propounding Party. (CCP § 2030.220(c).) Responding Party is not required to prepare the Plaintiff’s case. (*Sav-On Drugs, Inc. v. Superior Court of Los Angeles County* (1975) 15 Cal. 3d 1, 5.).

Subject to these objections but without waiving, Responding Party responds as follows: After diligent search and reasonable inquiry, Responding Party identifies and produces the following: DEF 000011 – DEF 000046; DEF 000409 – DEF 000410. Discovery is ongoing and Responding Party reserves the right to amend, modify, or supplement its response as additional information is revealed through the discovery process.

REQUEST FOR PRODUCTION OF DOCUMENTS NO. 24:

Produce all documents, including but not limited to emails, letters, notices, or forms, that constitute or reference a lease violation or notice to cure issued to the tenants for an alleged violation of lease term 17 prior to June 19, 2024.

RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 24:

Responding Party objects to this request on the grounds that it is burdensome, oppressive, and harassing in its entirety. Responding Party objects to this request on the grounds and to the extent that it seeks information protected from disclosure as confidential financial information. Responding Party objects to this request on the basis as vague, and ambiguous as to the term “the tenants” which is nowhere defined by Propounding Party. Responding Party objects to this request

1 on the grounds that it is burdensome, oppressive, and harassing in its entirety. Responding Party
2 objects that this request calls for documents already in the Propounding Party's possession.
3 Responding Party does not have an obligation to obtain information that is equally available to the
4 Propounding Party. (CCP § 2030.220(c).) Responding Party is not required to prepare the
5 Plaintiff's case. (*Sav-On Drugs, Inc. v. Superior Court of Los Angeles County* (1975) 15 Cal. 3d 1,
6 5.). Responding Party objects to this request on the basis that it calls for an expert opinion and/or a
7 legal conclusion.

8 Subject to these objections but without waiving, Responding Party responds as follows:
9 After diligent search and reasonable inquiry, Responding Party identifies and produces the
10 following work order DEF 000011- DEF 00046; DEF 000404. Discovery is ongoing and
11 Responding Party reserves the right to amend, modify, or supplement its response as additional
12 information is revealed through the discovery process.

13 **REQUEST FOR PRODUCTION OF DOCUMENTS NO. 25:**

14 Produce all documents, reports, photographs, invoices, estimates, communications, or other
15 writings that refer to, describe, or support a determination that the ceiling damage or water
16 staining located below the upstairs restroom inside the second bedroom was caused by the
17 removal of the shower doors.

18 **RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 25:**

19 Responding Party objects to this request on the grounds that it is burdensome, oppressive,
20 and harassing in its entirety. Responding Party objects to this request on the grounds and to the
21 extent that it seeks information protected from disclosure as confidential financial information.
22 Responding Party objects to this request on the basis as vague, and ambiguous as to the term "the
23 tenants" which is nowhere defined by Propounding Party. Responding Party objects to this request
24 on the grounds that it is burdensome, oppressive, and harassing in its entirety. Responding Party
25 objects that this request calls for documents already in the Propounding Party's possession.
26 Responding Party does not have an obligation to obtain information that is equally available to the
27 Propounding Party. (CCP § 2030.220(c).) Responding Party is not required to prepare the
28 Plaintiff's case. (*Sav-On Drugs, Inc. v. Superior Court of Los Angeles County* (1975) 15 Cal. 3d 1,

5.). Responding Party objects to this request on the basis that it calls for an expert opinion and/or a legal conclusion.

Subject to these objections but without waiving, Responding Party responds as follows:
After diligent search and reasonable inquiry, Responding Party identifies and produces the following: DEF 000404. Discovery is ongoing and Responding Party reserves the right to amend, modify, or supplement its response as additional information is revealed through the discovery process.

DATED: August 19, 2025

**MANNING & KASS
ELLROD, RAMIREZ, TRESTER LLP**



By: _____

Lane E. Webb, Esq.
Shanna M. Van Wagner, Esq.
Attorneys for Defendants,
BRAD MARTINEZ, VICKI MARTINEZ,
GAIL D. CALHOUN, AS TRUSTEE OF THE
GAIL D. CALHOUN FAMILY TRUST, and
LOTUS PROPERTY MANAGEMENT, INC.

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VERIFICATION

I have read the foregoing and know its contents:

**DEFENDANT GAIL HOUSER, AS TRUSTEE OF THE GAIL D. CALHOUN
FAMILY TRUST’S RESPONSES TO PLAINTIFF JENNIFER BURBANK’S
REQUEST FOR PRODUCTION OF DOCUMENTS, SET ONE**

I am a party to this action, and I am authorized to make this verification for and on my behalf, and I make this verification for that reason. I am informed and believe and on that ground allege that the matters stated in the foregoing document are true and correct.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on August 19, 2025, at San Gabriel, California.

Gail Calhoun	<i>Gail Calhoun</i>
_____ Name of Signatory	_____ Signature