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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
 JAMES BURBANK'S REQUEST
 FOR PRODUCTION OF
 DOCUMENTS, SET ONE**

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

PROPOUNDING PARTY: Plaintiff, JAMES BURBANK

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

SET NO.: ONE

TO PLAINTIFF AND HIS RESPECTIVE ATTORNEYS OF RECORD:

Pursuant to Sections 2030.210, *et seq.*, of the California Code of Civil Procedure,
 Defendant GAIL D. CALHOUN, AS TRUSTEE OF THE GAIL D. CALHOUN FAMILY

1 TRUST (“Responding Party”) hereby submits these objections and responses to the First Set of
2 Request for Production of Documents propounded by Plaintiff JAMES BURBANK
3 (“Propounding Party”) as follows:

4 **PRELIMINARY STATEMENT**

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

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

27 Nothing in this response should be construed as an admission by Responding Party with
28 respect to the admissibility or relevance of any fact or document, or of the truth or accuracy of any

1 characterization or statement of any kind contained in Propounding Party's requests.

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

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

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

17 **GENERAL OBJECTIONS TO REQUEST FOR PRODUCTION**

18 Responding Party generally objects to the Request for Production as follows:

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

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

28 C. Responding Party objects generally to the Request for Production to the extent that

1 they are burdensome and oppressive, in that ascertaining the information necessary to respond to
2 them, and to produce documents in accordance therewith, would require the review and
3 compilation of information from multiple locations, and voluminous records and files, thereby
4 involving substantial time of employees of Responding Party and great expense to Responding
5 Party, whereas the information sought to be obtained by Propounding Party would be of little use
6 or benefit to Propounding Party.

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

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

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

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

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

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

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

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

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

26 Responding Party objects to this request on the basis as vague, ambiguous, and overbroad in
27 time and scope. Responding Party objects that this request calls for documents already in the
28 Propounding Party's possession. Responding Party does not have an obligation to obtain

1 information that is equally available to the Propounding Party. (CCP § 2030.220(c).) Responding
2 Party is not required to prepare the Plaintiff's case. (*Sav-On Drugs, Inc. v. Superior Court of Los*
3 *Angeles County* (1975) 15 Cal. 3d 1, 5.) .

4 Subject to these objections but without waiving, Responding Party responds as follows:
5 After diligent search and reasonable inquiry, Responding Party identifies and produces the lease
6 agreement with Plaintiffs, along with the Animal Terms & Conditions Addendum. Please see DEF
7 000001 – 000046. 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. 2:**

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

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

14 Responding Party objects to this request on the basis as vague and ambiguous as to the
15 phrase "the tenancy," which is nowhere defined by Propounding Party. Responding Party objects
16 to this request on the grounds that it is burdensome, oppressive, and harassing in its entirety.
17 Responding Party objects that this request calls for documents already in the Propounding Party's
18 possession. Responding Party does not have an obligation to obtain information that is equally
19 available to the Propounding Party. (CCP § 2030.220(c).) Responding Party is not required to
20 prepare the Plaintiff's case. (*Sav-On Drugs, Inc. v. Superior Court of Los Angeles County* (1975)
21 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 000001 – 000046; DEF 000052; DEF 000085-000170; DEF 000197;
25 and DEF000386-410. Discovery is ongoing and Responding Party reserves the right to amend,
26 modify, or supplement its response as additional information is revealed through the discovery
27 process.

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

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

4 **RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 3:**

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

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

14 After diligent search and reasonable inquiry, Responding Party identifies and produces the
15 following documents: DEF 000001 – 000046; DEF 000085-000170; and DEF000386-410.

16 Responding Party also directs the Propounding Party to its own production of documents.

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. 4:**

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

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

24 Responding Party objects to this request on the basis as vague, ambiguous, and overbroad,
25 as it seeks any communication as to an unlimited period of time. Responding Party objects to this
26 request on the grounds that it is burdensome, oppressive, and harassing in its entirety. Responding
27 Party objects that this request calls for documents already in the Propounding Party’s possession.
28 Responding Party does not have an obligation to obtain information that is equally available to the

1 Propounding Party. (CCP § 2030.220(c).) Responding Party is not required to prepare the
2 Plaintiff's case. (*Sav-On Drugs, Inc. v. Superior Court of Los Angeles County* (1975) 15 Cal. 3d 1,
3 5.).

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

5 After diligent search and reasonable inquiry, Responding Party identifies and produces the
6 following documents: DEF 000001 – 000046; DEF 000052; DEF 000085-000170; DEF 000197;
7 and DEF000386-410. 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. 5:**

11 ALL COMMUNICATIONS RELATING TO PLAINTIFF between YOU and anyone
12 other than YOUR attorney.

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

14 Responding Party objects to this request on the basis as vague, ambiguous, and overbroad,
15 as it seeks any communication as to an unlimited period of time. Responding Party objects to this
16 request on the grounds that it is burdensome, oppressive, and harassing in its entirety. Responding
17 Party further objects to this request on the grounds that it calls the disclosure of information
18 protected by the attorney-client privilege, litigation privilege, and work product doctrines.
19 Responding Party further objects to this request as calling for information in violation of-privacy
20 rights and third parties' privacy rights and outside the scope of the Complaint. Responding Party
21 objects that this request to the extent it calls for documents already in the Propounding Party's
22 possession. Responding Party does not have an obligation to obtain information that is equally
23 available to the Propounding Party. (CCP § 2030.220(c).) Responding Party is not required to
24 prepare the Plaintiff's case. (*Sav-On Drugs, Inc. v. Superior Court of Los Angeles County* (1975)
25 15 Cal. 3d 1, 5.).

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

27 After diligent search and reasonable inquiry, Responding Party identifies and produces the
28 following documents: DEF 000171 – DEF 000196; DEF 000198 – DEF 000361; DEF 000381 –

1 DEF 000410. Discovery is ongoing and Responding Party reserves the right to amend, modify, or
2 supplement its response as additional information is revealed through the discovery process.

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

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

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

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

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

REQUEST FOR PRODUCTION OF DOCUMENTS NO. 7:

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 Los Angeles County* (1968) 263 Cal.App.2d 12, 19.) Responding Party does not have an obligation to obtain information that is equally available to the Propounding Party. (Code Civ. Proc. § 2030.220(c).) Further, a party is not required to prepare the case of its opponent. (*Ryan v. Superior Court* (1960) 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 the Plaintiffs' Document Production. Aside from the photographs and videos produced by the Plaintiffs, Responding Party does not have any additional responsive 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. 9:

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

RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 9:

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 phrase "the tenancy," which is nowhere defined by Propounding Party. Responding Party does not have an obligation to obtain information that is equally available to the Propounding Party as they were the recipient of these communications. (Code Civ. Proc. § 2030.220(c).) Responding Party objects as a party is not required to prepare the case of its opponent. (*Ryan v. Superior Court* (1960) 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 000052; DEF 000085 – DEF 000087; DEF 000125; and DEF 000197. Discovery is ongoing and Responding Party reserves the right to amend, modify, or supplement its

1 response as additional information is revealed through the discovery process.

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

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

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

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

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 000063; DEF 000066 – DEF 000067; DEF 000384 – DEF 000386.

18 Discovery is ongoing and Responding Party reserves the right to amend, modify, or supplement its
19 response as additional information is revealed through the discovery process.

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

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

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

25 Responding Party objects to this request on the basis as vague, ambiguous, and overbroad
26 in time and scope. The request is vague and ambiguous as to the terms “the tenancy” and
27 “governmental agencies” which are nowhere defined by Propounding Party. This request seeks
28 information and documents that invade the privacy of Responding Party’s employees and other

third parties without good cause. This request also seeks information the disclosure of which would constitute an unwarranted invasion of the right to privacy of persons who are not parties to this lawsuit. (California Constitution, Article I, section 1). Responding Party objects to this request as vague and ambiguous as to the term “notice” which is nowhere defined by Propounding Party. Responding Party further 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.) 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 does not have an obligation to obtain information that is equally available to the Propounding Party. (Code Civ. Proc. § 2030.220(c).) There is no duty to search out matters of public record. (*Bunnell v. Superior Court* (1967) 254 Cal.App.2d 720, 723-724.) Further, a party is not required to prepare the case of its opponent. (*Ryan v. Superior Court* (1960) 15 Cal.3d 1, 5.) The request is further duplicative of Request for Production No. 6.

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 000047 – DEF 000051; and DEF 000060 – DEF 000062. 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. 12:

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

RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 12:

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 “mold inspections”

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

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 documents: DEF 000053-000059. Discovery is ongoing and Responding Party
8 reserves the right to amend, modify, or supplement its response as additional information is
9 revealed through the discovery process.

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

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

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

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

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 000053-59; DEF 000063; DEF 000066 – DEF 000067; DEF 68; DEF
25 000384 – DEF 000386. Discovery is ongoing and Responding Party reserves the right to amend,
26 modify, or supplement its response as additional information is revealed through the discovery
27 process.

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1 **REQUEST FOR PRODUCTION OF DOCUMENTS NO. 14:**

2 All DOCUMENTS relating to any floods at the PROPERTY since the commencement of
3 the tenancy to the present.

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

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

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

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

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

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

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

1 further objects to this request on the grounds that it calls the disclosure of information protected by
2 the attorney-client privilege, litigation privilege, and work product doctrines. Responding Party
3 objects to this request on the grounds and to the extent that it seeks information protected from
4 disclosure as confidential business, and/or proprietary information.

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

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

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

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

13 Responding Party objects to this request on the grounds that it is burdensome, oppressive,
14 and harassing in its entirety. This request is duplicative of other requests herein. The request is
15 vague and ambiguous as to the terms “the tenancy and “repairs” which are nowhere defined by
16 Propounding Party. This request also seeks information the disclosure of which would constitute
17 an unwarranted invasion of the right to privacy of persons who are not parties to this lawsuit.
18 (California Constitution, Article I, section 1). Responding Party further objects to this request to
19 the extent that it seeks information that is protected by federal and state constitutional, statutory,
20 stipulated, 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 documents: DEF 000063 – DEF 000085; DEF 000362 – DEF 000364; DEF 000384 –
24 DEF 000386. Discovery is ongoing and Responding Party reserves the right to amend, modify, or
25 supplement its response as additional information is revealed through the discovery process.

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

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

1 of documents.

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

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

12 Subject to these objections but without waiving, Responding Party responds as follows:
13 After diligent search and reasonable inquiry, Responding Party identifies and produces the
14 following documents: DEF 000001 – DEF 000410. 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. 18:**

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

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

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

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

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 documents: DEF 000001 – DEF 000410. Discovery is ongoing and Responding Party
11 reserves the right to amend, modify, or supplement its response as additional information is
12 revealed through the discovery process.

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

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

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

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

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 000365 – DEF 000367. Discovery is ongoing and Responding Party
4 reserves the right to amend, modify, or supplement its response as additional information is
5 revealed through the discovery process.

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

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

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

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

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

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

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

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

27 Responding Party objects to this request on the grounds that it is burdensome, oppressive,
28 and harassing in its entirety. The request is vague, ambiguous as overbroad in both time and scope.

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

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

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

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

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

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

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: DEF 000064 – DEF 00065; DEF 000345 – DEF 000346. Discovery is ongoing and
25 Responding Party reserves the right to amend, modify, or supplement its response as additional
26 information is revealed through the discovery process.

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

28 ALL DOCUMENTS including but not limited to emails, letters, notices, or forms, that

1 constitute or reference a lease violation or notice to cure issued to the tenants for an alleged
2 violation of lease term 13 prior to June 19, 2024.

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

4 Responding Party objects to this request on the grounds that it is burdensome, oppressive,
5 and harassing in its entirety. Responding Party objects to this request on the grounds and to the
6 extent that it seeks information protected from disclosure as confidential financial information.
7 Responding Party objects to this request on the basis as vague, and ambiguous as to the term “the
8 tenants” which is nowhere defined by Propounding Party. Responding Party objects to this request
9 on the grounds that it is burdensome, oppressive, and harassing in its entirety. Responding Party
10 objects that this request calls for documents already in the Propounding Party’s possession.
11 Responding Party does not have an obligation to obtain information that is equally available to the
12 Propounding Party. (CCP § 2030.220(c).) Responding Party is not required to prepare the
13 Plaintiff’s case. (*Sav-On Drugs, Inc. v. Superior Court of Los Angeles County* (1975) 15 Cal. 3d 1,
14 5.).

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: DEF 000011 – DEF 000046; DEF 000409 – DEF 000410. Discovery is ongoing and
18 Responding Party reserves the right to amend, modify, or supplement its response as additional
19 information is revealed through the discovery process.

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

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

24 **RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 24:**

25 Responding Party objects to this request on the grounds that it is burdensome, oppressive,
26 and harassing in its entirety. Responding Party objects to this request on the grounds and to the
27 extent that it seeks information protected from disclosure as confidential financial information.
28 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.). 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 work order DEF 000011- DEF 00046; 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.

REQUEST FOR PRODUCTION OF DOCUMENTS NO. 25:

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

RESPONSE TO REQUEST FOR PRODUCTION OF DOCUMENTS NO. 25:


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

1 Plaintiff's case. (*Sav-On Drugs, Inc. v. Superior Court of Los Angeles County* (1975) 15 Cal. 3d 1,
2 5.). Responding Party objects to this request on the basis that it calls for an expert opinion and/or a
3 legal conclusion.

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

9
10 DATED: August 19, 2025

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

11
12
13 By: 
14 Lane E. Webb, Esq.
15 Shanna M. Van Wagner, Esq.
16 Attorneys for Defendants,
17 BRAD MARTINEZ, VICKI MARTINEZ,
18 GAIL D. CALHOUN, AS TRUSTEE OF THE
19 GAIL D. CALHOUN FAMILY TRUST, and
20 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 JAMES 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