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Attorney for Plaintiff:

**SUPERIOR COURT OF THE STATE OF CALIFORNIA**

**COUNTY OF – CENTRAL DISTRICT**

|  |  |
| --- | --- |
| **CLARK KENT, INDIVIDUAL; LOIS LANE, GUARDIAN; BRUCE WAYNE, INDIVIDUAL**  **vs.**  **and DOES 1 to 25, inclusive**  **Defendants.** | **Case No.**  **PLAINTIFF CLARK KENT‘S REQUEST FOR SPECIAL INTERROGATORIES TO DEFENDANTS, TONY STARK‘S, SET NO. (2) Two** |

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Requesting party: **Plaintiff, Clark Kent**

Responding party: **Defendant(s),** **Tony Stark**

Set No.: **Two (2)**

TO DEFENDANT(S) TONY STARK AND THEIR ATTORNEYS OF RECORD (IF OBTAINED):

Plaintiff requests that Defendant(s), Tony Stark, respond to the following Special Interrogatories Set No. (1) One separately and fully in writing and under oath, pursuant to Sections *§2030.010 et seq. of the California Civil Code of Procedure*, and that the responses be signed and verified.

Responses to requests are to be signed and served upon Plaintiff, Clark Kent, within 30 days (35 days if interrogatories were sent mail within California) from date of service.

**INSTRUCTIONS**

In answering these interrogatories, furnish all information that is available to YOU. If YOU cannot answer an interrogatory completely, answer it to the extent possible. If a special interrogatory may be answered by reference to a particular document, the document may be attached as an exhibit to a response. If the document has more than one page, please refer to the page and section where the answer to the special interrogatory may be located.

If a special interrogatory requests the identification of a person or business, please make certain that the name, address, and telephone number are provided fully in response to each such special interrogatory.

If YOU do not have a personal knowledge sufficient to respond fully to an interrogatory, so state, but make a reasonable and good faith effort to obtain the information by inquiry to other natural persons or organizations, unless the information is equally available to the propounding party.

**DEFINITIONS**

1. As used herein, the term **“PERSON(S)”** refers to any natural person, firm, agency, organization, association, partnership, joint venture, corporation, public entity or any other kind of business, legal or government entity association.
2. As used herein, the term **“YOU,” “YOUR,” “LANDLORD,” YOURSELF,” “INDIVIDUAL(S),” and “DEFENDANT”** unless otherwise stated, refers to DEFENDANT(S) Tony Stark, and includes any and all of its agents, representatives, employees, servants, consultants, supervisors, contractors, subcontractors, investigators, attorneys, and any other persons or entities acting on purporting to act on behalf of Defendant(s), TONY STARK.
3. As used herein, the term **“PLAINTIFF,” and “TENANT”** unless otherwise stated, refers to any natural person, agents, employees, contractors, and any other persons or entities acting on purporting to act on behalf of Plaintiff Clark Kent.
4. **“PERTAINING”** and **“RELATING,”** used herein after in this request means evidencing, memorializing, referring, constituting, containing, discussing, describing, embodying, reflecting, identifying, mentioning, stating, or otherwise, relating, to in any way, in whole or in part, the subject matter referred to in this request including but not limited to dates and times.
5. As used herein, the term **“GOVERNMENT AGENCY”** includes
6. As used herein, the term **“IDENTIFY”** or **“IDENTIFIED”** as used with respect to the identification of a **PERSON** calls for the following information; the full name of the **PERSON**, the home address of the **PERSON** and the telephone number of the **PERSON**. Additionally, **PERSON’S EMPLOYER**; if the **PERSON** is other than a natural PERSON, the name of and description of the nature of the entity; the **PERSON’S** last known business address and telephone number. The **PERSON’S** last known home address and telephone number, and the person’s last known email address.
7. As used herein, the term **“IDENTIFY”** or **“IDENTIFIED”** as used with respect to a document or other item of physical evidence or calls for the following information: A description of the document or item of physical evidence with sufficient specificity, including date(s) to enable the propounded of these interrogatories to **IDENTIFY** such document or item of physical evidence, either electronic or written, in a motion to produce or in a subpoena duces tecum; and
8. The name and last known address, e-mail address, and telephone number of each PERSON who presently has custody of the documents or item of physical evidence, or if that is not known, the name and last known address of the PERSON who YOU know or believe to last possess the document or item of physical evidence.
9. In lieu of **“IDENTIFYING”** any document(s), YOU may attach a copy of it to YOUR answer, indicating the question to which it is responsive.
10. As used herein, the term **“COMPLAINT”** shall refer to PLAINTIFF’s complaint filed on or about\_\_\_\_\_, in the above-caption action.
11. As used herein, the term “**COMMUNICATION(S)”** refers to any act, action, oral, speech, written correspondence, electronic, electronic data, electronic correspondence (e-mail), contact, expression of words, thoughts, ideas, transmission or exchange of data or other information to another **PERSON**, whether orally, **PERSON-TO-PERSON**, in a group, by telephone, letter, personal delivery, telex, email, facsimile, text message, instant message, recorded message, or any other method of communication whether electronic or written. All such **COMMUNICATION(S**) in **WRITING** shall include, without limitation, printed, typewritten, handwritten, electronic or other document.
12. As used herein, the term **“WRITING”** is used to the broadcast sense as defined by California Evidence Code Section §250, including but not limited to photographs, emails, all stored compilations of information of any kind that may be retrievable (such as, but without limitation, the content of computer memory), and copies of documents that are not identical to the originals whether or not the originals are in YOUR possession, custody, or control.
13. All designated **WRITING(S)** and/or **DOCUMENT(S)** are to be taken as including all attachments and enclosures.
14. Any reference in the singular shall include the plural and vice versa in order to bring within the scope of the request of all documents, which might otherwise be constructed, to be outside its scope.
15. In the event that **YOU** claim attorney-client privilege and/or work product privilege with respect to any documents, please state with respect to any such document the following:
16. The identity of the **PERSON(S)** to whom it was addressed, delivered or otherwise transmitted:
    1. The nature of the document;
    2. The date the document was executed, if different from the date it bears; and
    3. The identity and most recent known address of the **PERSON** or entity that has custody or control of such document
17. As used herein, the term **“PROPERTY”** or **“UNIT”** refers to real property and residential dwelling located at 1331 Yorkshire Place NW Unit 1, Los Angeles, North Carolina, 28027.

**SPECIAL INTERROGATORIES**

**SPECIAL INTERROGATORY NO. 121**

Within the past ten years, have YOU OR ANYONE ACTING ON YOUR BEHALF become aware of any complaints from PLAINTIFF(S) regarding sewage coming out of faucet(s) in his UNIT at the PROPERTY?

**SPECIAL INTERROGATORY NO. 122**

If YOU OR ANYONE ACTING ON YOUR BEHALF had become aware of any complaints from PLAINTIFF(S) in the past ten years regarding sewage coming out of faucet(s) in PLAINTIFF(S) UNIT at the PROPERTY, identify each such complaint (including the date of the complaint and the nature of the situation complained of).

**SPECIAL INTERROGATORY NO. 123**

If YOU OR ANYONE ACTING ON YOUR BEHALF had become aware of any complaints from PLAINTIFF(S) in the past ten years regarding sewage coming out of faucet(s) in PLAINTIFF(S)' UNIT at the PROPERTY, IDENTIFY what corrective measure YOU took to address the complaint?

**SPECIAL INTERROGATORY NO. 124**

If YOU OR ANYONE ACTING ON YOUR BEHALF had become aware of any complaints from PLAINTIFF(S) in the past ten years regarding sewage coming out of faucet(s) in PLAINTIFF(S) UNIT at the PROPERTY, IDENTIFY all DOCUMENTS RELATED to those complaints regarding a  sewage coming out of faucet(s) in his UNIT at the PROPERTY?

**SPECIAL INTERROGATORY NO. 125**

If YOU OR ANYONE ACTING ON YOUR BEHALF had become aware of any complaints from PLAINTIFF(S) in the past ten years regarding sewage coming out of faucet(s) in PLAINTIFF(S)' UNIT at the PROPERTY, did you ever send a licensed contractor/plumber to address the complaint?

**SPECIAL INTERROGATORY NO. 126**

Did YOU ever increase PLAINTIFF(S)’ rent at the PROPERTY despite PLAINTIFF(S) sewage coming out of faucet(s)?

**SPECIAL INTERROGATORY NO. 127**

Did YOU ever reduce PLAINTIFF(S)’ rent at the PROPERTY to compensate PLAINTIFF(S) for their sewage coming out of faucet(s) issues at the PROPERTY?

**SPECIAL INTERROGATORY NO. 128**

Within the past ten years, have YOU OR ANYONE ACTING ON YOUR BEHALF become aware of any complaints from PLAINTIFF(S) regarding broken door(s) in PLAINTIFF(S) UNIT at the PROPERTY?

**SPECIAL INTERROGATORY NO. 129**

If YOU OR ANYONE ACTING ON YOUR BEHALF had become aware of any complaints from PLAINTIFF(S) in the past ten years regarding broken door(s) in PLAINTIFF(S) UNIT at the PROPERTY, identify each such complaint (including the date of the complaint and the nature of the situation complained of).

**SPECIAL INTERROGATORY NO. 130**

If YOU OR ANYONE ACTING ON YOUR BEHALF had become aware of any complaints from PLAINTIFF(S) in the past ten years regarding broken door(s) in PLAINTIFF(S) UNIT at the PROPERTY, IDENTIFY what corrective measure YOU took to address the complaint?

**SPECIAL INTERROGATORY NO. 131**

If YOU OR ANYONE ACTING ON YOUR BEHALF had become aware of any complaints from PLAINTIFF(S) in the past ten years regarding broken door(s) in PLAINTIFF(S) UNIT at the PROPERTY, IDENTIFY all DOCUMENTS RELATED to those complaints regarding a  broken door(s) in PLAINTIFF(S) UNIT at the PROPERTY?

**SPECIAL INTERROGATORY NO. 132**

If YOU OR ANYONE ACTING ON YOUR BEHALF had become aware of any complaints from PLAINTIFF(S) in the past ten years regarding broken door(s) in PLAINTIFF(S)' UNIT at the PROPERTY, did you ever send a licensed contractor to address the complaint?

**SPECIAL INTERROGATORY NO. 133**

Did YOU ever increase PLAINTIFF(S)’ rent at the PROPERTY despite PLAINTIFF(S) broken door(s)?

**SPECIAL INTERROGATORY NO. 134**

Did YOU ever reduce PLAINTIFF(S)’ rent at the PROPERTY to compensate PLAINTIFF(S) for their broken door(s) issues at the PROPERTY?

**SPECIAL INTERROGATORY NO. 135**

Within the past ten years, have YOU OR ANYONE ACTING ON YOUR BEHALF become aware of any complaints from PLAINTIFF(S) regarding the elevator at the PROPERTY?

**SPECIAL INTERROGATORY NO. 136**

If YOU OR ANYONE ACTING ON YOUR BEHALF had become aware of any complaints from PLAINTIFF(S) in the past ten years regarding the elevator at the PROPERTY, identify each such complaint (including the date of the complaint and the nature of the situation complained of).

**SPECIAL INTERROGATORY NO. 137**

If YOU OR ANYONE ACTING ON YOUR BEHALF had become aware of any complaints from PLAINTIFF(S) in the past ten years regarding the elevator at the PROPERTY, IDENTIFY what corrective measure YOU took to address the complaint?

**SPECIAL INTERROGATORY NO. 138**

If YOU OR ANYONE ACTING ON YOUR BEHALF had become aware of any complaints from PLAINTIFF(S) in the past ten years regarding the elevator at the PROPERTY, IDENTIFY all DOCUMENTS RELATED to those complaints regarding a  elevator in PLAINTIFF(S) UNIT at the PROPERTY?

**SPECIAL INTERROGATORY NO. 139**

If YOU OR ANYONE ACTING ON YOUR BEHALF had become aware of any complaints from PLAINTIFF(S) in the past ten years regarding the elevator at the PROPERTY, did you ever send a licensed contractor/plumber to address the complaint?

**SPECIAL INTERROGATORY NO. 140**

Did YOU ever increase PLAINTIFF(S)’ rent at the PROPERTY despite PLAINTIFF(S) elevator issues at the PROPERTY?

**SPECIAL INTERROGATORY NO. 141**

Did YOU ever reduce PLAINTIFF(S)’ rent at the PROPERTY to compensate PLAINTIFF(S) for their elevator issues at the PROPERTY?

**SPECIAL INTERROGATORY NO. 142**

While YOU have owned/managed the PROPERTY, has any PERSON, including but not limited to ANY GOVERNMENT AGENCY made complaints about the elevator in the PROPERTY?

**SPECIAL INTERROGATORY NO. 143**

IDENTIFY all DOCUMENTS concerning the cost of complying with GOVERNMENT AGENCY orders.

**SPECIAL INTERROGATORY NO. 144**

State the manufacturer of the elevator in the PROPERTY.

**SPECIAL INTERROGATORY NO. 145**

State any and all warranty information for the elevator in the PROPERTY in the last ten years.

**SPECIAL INTERROGATORY NO. 146**

IDENTIFY any and all permit information for the elevator in the PROPERTY in the last ten years.

**SPECIAL INTERROGATORY NO. 147**

State any occasion on which the elevator in the PROPERTY was out of service.

**SPECIAL INTERROGATORY NO. 148**

If the elevator at the PROPERTY was out of service at any point in the last ten years, state the PERSON contacted to perform repairs.

**SPECIAL INTERROGATORY NO. 149**

If the elevator at the PROPERTY repaired at any point in the last ten years, state the cost of each such repair.

**SPECIAL INTERROGATORY NO. 150**

If the elevator at the PROPERTY was repaired at any point in the last ten years, state why the elevator was out of service.

**SPECIAL INTERROGATORY NO. 151**

If the elevator at the PROPERTY was repaired at any point in the last ten years, describe any internal discussion as to whether to repair or replace the elevator for each such time the elevator was out nof service.

**SPECIAL INTERROGATORY NO. 152**

IDENTIFY all DOCUMENTS relating to the cost of providing an operating elevator, including but not limited to, the comparable cost or repair or purchase of a new elevator.

**SPECIAL INTERROGATORY NO. 153**

Within the past ten years, have YOU OR ANYONE ACTING ON YOUR BEHALF become aware of any complaints from PLAINTIFF(S) regarding harassment from the owner and or their guests at the PROPERTY?

**SPECIAL INTERROGATORY NO. 154**

If YOU OR ANYONE ACTING ON YOUR BEHALF had become aware of any complaints from PLAINTIFF(S) in the past ten years regarding harassment from the owner and or their guests at the PROPERTY, identify each such complaint (including the date of the complaint and the nature of the situation complained of).

**SPECIAL INTERROGATORY NO. 155**

If YOU OR ANYONE ACTING ON YOUR BEHALF had become aware of any complaints from PLAINTIFF(S) in the past ten years regarding harassment from the owner and or their guests at the PROPERTY, IDENTIFY what corrective measure YOU took to address the complaint?

**SPECIAL INTERROGATORY NO. 156**

If YOU OR ANYONE ACTING ON YOUR BEHALF had become aware of any complaints from PLAINTIFF(S) in the past ten years regarding harassment from the owner and or their guests at the PROPERTY, IDENTIFY all DOCUMENTS RELATED to complaints from PLAINTIFF(S)

**SPECIAL INTERROGATORY NO. 157**

Did YOU ever increase PLAINTIFF(S)’ rent at the PROPERTY despite PLAINTIFF(S)' complaints about harassment from the owner and or their guests at the PROPERTY?

**SPECIAL INTERROGATORY NO. 158**

Did YOU ever reduce PLAINTIFF(S)’ rent at the PROPERTY to compensate PLAINTIFF(S) for their complaints about harassment from the owner and or their guests at the PROPERTY?

**SPECIAL INTERROGATORY NO. 159**

Within the past ten years, have YOU OR ANYONE ACTING ON YOUR BEHALF become aware of any complaints from PLAINTIFF(S) regarding broken door(s) at the PROPERTY?

**SPECIAL INTERROGATORY NO. 160**

If YOU OR ANYONE ACTING ON YOUR BEHALF had become aware of any complaints from PLAINTIFF(S) in the past ten years regarding broken door(s) at the PROPERTY, identify each such complaint (including the date of the complaint and the nature of the situation complained of).

**SPECIAL INTERROGATORY NO. 161**

If YOU OR ANYONE ACTING ON YOUR BEHALF had become aware of any complaints from PLAINTIFF(S) in the past ten years regarding broken door(s) at the PROPERTY, IDENTIFY what corrective measure YOU took to address the complaint?

**SPECIAL INTERROGATORY NO. 162**

If YOU OR ANYONE ACTING ON YOUR BEHALF had become aware of any complaints from PLAINTIFF(S) in the past ten years regarding broken door(s) in PLAINTIFF(S) UNIT at the PROPERTY, IDENTIFY all DOCUMENTS RELATED to those complaints regarding a  broken door(s) in PLAINTIFF(S) UNIT at the PROPERTY?

**SPECIAL INTERROGATORY NO. 163**

If YOU OR ANYONE ACTING ON YOUR BEHALF had become aware of any complaints from PLAINTIFF(S) in the past ten years regarding broken door(s) at the PROPERTY, did you ever send a licensed contractor to address the complaint?

**SPECIAL INTERROGATORY NO. 164**

Did YOU ever increase PLAINTIFF(S)’ rent at the PROPERTY despite PLAINTIFF(S) broken door(s)?

**SPECIAL INTERROGATORY NO. 165**

Did YOU ever reduce PLAINTIFF(S)’ rent at the PROPERTY to compensate PLAINTIFF(S) for their broken door(s) issues at the PROPERTY?

**SPECIAL INTERROGATORY NO. 166**

State any and all measures taken by YOU or any of YOUR agents to prevent the illegal entry of non-residents into the PROPERTY, including, but not limited to, vagrants, prostitutes, and drug dealers.

**SPECIAL INTERROGATORY NO. 167**

While YOU have owned and or managed the PROPERTY, has any PLAINTIFF(S) complained about the door from the PROPERTY to the street remaining open?

**SPECIAL INTERROGATORY NO. 168**

State any occasion on which YOU or any of YOUR agents arranged for maintenance, including repair of the door(s) from the PROPERTY to the street.

**SPECIAL INTERROGATORY NO. 169**

Identify each step in YOUR procedure for collecting and documenting security deposits from tenants at the commencement of a lease.

**SPECIAL INTERROGATORY NO. 170**

Describe in detail YOUR standard procedure for conducting initial walkthroughs with tenants upon move-in, including how damages or conditions are noted.

**SPECIAL INTERROGATORY NO. 171**

State all facts regarding YOUR policy for scheduling final walkthroughs with tenants upon move-out.

**SPECIAL INTERROGATORY NO. 172**

Identify all documents YOU use or require for recording the condition of the PROPERTY during a final walkthrough.

**SPECIAL INTERROGATORY NO. 173**

Explain YOUR procedure for notifying tenants about the scheduling of a final walkthrough, including any required notice period.

**SPECIAL INTERROGATORY NO. 174**

Describe any circumstances under which YOU would proceed with deductions from a security deposit without conducting a final walkthrough.

**SPECIAL INTERROGATORY NO. 175**

State whether YOU have ever returned a security deposit to a tenant more than 21 days after the tenant vacated the PROPERTY, and if so, identify each such instance including the tenant's name, address, and dates.

**SPECIAL INTERROGATORY NO. 176**

For each instance identified in YOUR response to the previous Interrogatory, explain the reasons why the security deposit was returned after 21 days.

**SPECIAL INTERROGATORY NO. 177**

Identify all complaints YOU have received from tenants regarding the handling or return of security deposits in the past five years.

**SPECIAL INTERROGATORY NO. 178**

For each complaint identified in YOUR response to the previous Interrogatory, describe the nature of the complaint, the tenant involved, and how it was resolved.

**SPECIAL INTERROGATORY NO. 179**

State YOUR standard timeline for returning security deposits to tenants after they vacate, including any internal deadlines or checklists used.

**SPECIAL INTERROGATORY NO. 180**

Explain the procedure YOU follow if a tenant disputes deductions from their security deposit after it has been returned or itemized within 21 days.

**SPECIAL INTERROGATORY NO. 181**

Describe YOUR policy for conducting security deposit returns when a final walkthrough is not performed, including any alternative methods for assessing PROPERTY condition.

**SPECIAL INTERROGATORY NO. 182**

Identify all reasons why YOU might not conduct a final walkthrough with a tenant, and provide examples from your records if applicable.

**SPECIAL INTERROGATORY NO. 183**

State whether YOU have ever returned a security deposit in full or in part after not conducting a final walkthrough, and if so, identify each such instance including the tenant's name and dates.

**SPECIAL INTERROGATORY NO. 184**

For each instance identified in response to the previous Interrogatory, explain why the walkthrough was not conducted and the basis for any deductions or full return.

**SPECIAL INTERROGATORY NO. 185**

Describe in detail YOUR accounting procedure for tracking security deposits, including how funds are held, interest (if any), and reconciliation upon return.

**SPECIAL INTERROGATORY NO. 186**

Identify all training materials or guidelines provided to YOUR staff or agents regarding the handling of security deposits, walkthroughs, and compliance with the 21-day return requirement.

**SPECIAL INTERROGATORY NO. 187**

State all facts supporting YOUR compliance with legal requirements to return or itemize security deposits within 21 days of tenant vacating.

**SPECIAL INTERROGATORY NO. 188**

Explain any changes to YOUR procedures for security deposits, walkthroughs, or returns over the past five years, including the reasons for such changes.

**Dated this \_\_\_\_\_\_\_\_\_**

**LIPTON LEGAL GROUP, APC**

KEVIN LIPTON, ESQ.

Attorney for Plaintiff(s):

**PROOF OF SERVICE**

**STATE OF CALIFORNIA, COUNTY OF LOS ANGELES**

I am employed in the County of Los Angeles, State of California. I am over the age of eighteen and not a party to the within action; my business address is 9478 W. Olympic Blvd. #308, Beverly Hills, CA 90212

On **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** I served the foregoing documents, described as **PLAINTIFF CLARK KENT,’S REQUEST FOR ADMISSION FOR \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**, on the interested parties in this action by placing a true copy thereof enclosed in a sealed envelope addressed as follows:

**SEE ATTACHED SERVICE LIST**

**[BY MAIL]**

I deposited such envelope in the mail at Beverly Hills, California. The envelope was mailed

with postage prepaid thereon fully prepaid.

**[BY PERSONAL SERVICE]** I caused such envelope to be delivered by hand to a

representative of the addressee, pursuant to *Code of Civil Procedure,* §*1011*.

Executed on **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**, at Beverly Hills, California.

**[BY FACSIMILE]** In addition to service by mail as set forth above, a copy of said

document was delivered by facsimile transmission to the addressee pursuant to *Code of*

*Civil Procedure, §1013(e)*

Executed on **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**, at Beverly Hills, California.

**[BY EXPRESS MAIL]** I caused said documents with fees thereon fully prepaid for

overnight delivery to the above address to be deposited in a box or other facility regularly

maintained by an express courier providing overnight delivery pursuant to *Code of Civil*

*Procedure, §1013(g)*.

Executed on **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**, at Beverly Hills, California.

**[BY ELECTRONIC MAIL]**

A copy of said document was delivered by electronic transmission to the addressee pursuant to *Code of Civil Procedure, §1013(g), CRC Rule 2.251, & §1010.6(a)*

Executed on **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**, at Beverly Hills, California

**[STATE]** I declare under penalty of perjury under the laws of the State of California, that

the above is true and correct.

**[FEDERAL]**  I declare that I am employed in the office of a member of the bar of this

court at whose direction the service was made.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Type or Print Name) (Signature)