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9	SUPERIOR COURT OF TH	E STATE OF CALIFORNIA
10	·	OF LOS ANGELES
11		01 200 12 00 1
12	PATRICIA PALOMINO, an individual; ) DANIEL RIOS, an individual; ADELA )	LASC Case No. BC 514814
13	RIOS, an individual; MARGARITO	Assigned for all purposes to the Hon. John L. Segal, Dept. 50
14	SOLORZANO, an individual; MANUEL )	SPECIAL VERDICT FORM
15	PAZ CRUZ, an individual; JOSE DE JESOS / VELEZ, an individual; MARIO MARQUEZ, )	7 02 2014
16	an individual; MARIA AYALA, an individual; ORLANDO NOVELO, an	Time: 8:30 a.m.
17	individual; VILMA FUENTES, an individual; and SEVERIANO MONTIEL, an	Dept: 50
18	individual,	Complaint filed: July 11, 2013
19		) )
20	vs.  REME HOLDINGS, LLC, a limited liability	) )
21	TO THE ATTOUR VEHICLE	
22		) )
23	Defendants.	<b>(</b>
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	1	ERDICT FORM
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1	We, the constituted jury, answer the questions submitted to us as follows:		
2	CAUSE OF ACTION FOR NEGLIGENCE		
3	AGAINST DEFENDANT REME HOLDINGS, LLC.		
4	1. Was Defendant REME Holdings, LLC, negligent as to any of the following		
5	Plaintiffs?		
6	Patricia Palomino		
7	Yes NoX  Daniel Rios  Yes NoX		
8	Daniel Rios		
9	Yes No_X		
10	Adela Rios		
11	Yes No_X_		
12	Margarito Aguilar		
13	Yes No_X_  Margarito Aguilar  Yes No_X_  Jose Solorzano		
14	Jose Solorzano		
15	Yes No_X		
16	Manuel Gonzalez		
17	Yes No_X		
18	Maria De La Paz Cruz		
19	Yes No		
20	Jose De Jesus Velez		
21	Yes NoX		
22	Mario Marquez		
23	Yes No_X  Mario Marquez  Yes No_X		
24	Maria Ayala		
25	Maria Ayala  Yes NoX  Orlando Novelo  Yes NoX		
26	Orlando Novelo		
2′	Yes No		
2	- 1		

	Vilma Fuentes
2	Yes No
3	Severiano Montiel  Yes NoX
4	Yes No
5	If you answered "Yes" for any of the above Plaintiffs, then answer the next question as to
6	those Plaintiffs. If you answered "No" to all of the above Plaintiffs, please go to question No. 9.
7	2. Was Defendant REME Holdings, LLC's negligence a substantial factor in causing
8	harm to any of the following Plaintiffs?
9	Patricia Palomino
0	Yes No
1	Daniel Rios
2	Yes No
13	Adela Rios
14	Yes No
15	Margarito Aguilar
16	Yes No
17	Jose Solorzano
18	Yes No
19	Manuel Gonzalez
20	Yes No
21	Maria De La Paz Cruz
22	Yes No
23	Jose De Jesus Velez
24	Yes No
25	Mario Marquez
26	Yes No
27	
28	

1	Maria Ayala	
2	Yes No	
3	Orlando Novelo	
4	Yes No	
5	Vilma Fuentes	
6	Yes No	
7	Severiano Montiel	
8	Yes No	
9	If you answered "Yes" for any of the above Plaintiffs, then answer the next question as to	
10	those Plaintiffs. If you answered "No" to all of the above Plaintiffs, please go to question No. 9.	
11	3. For each Plaintiff for whom you answered "Yes" in Question No. 2 above, what	
12	damages did each such Plaintiff suffer?	
13	Patricia Palomino	
14	Emotional Distress \$	
15		
16	Future Medical Expenses \$	
17	Daniel Rios	
18	Emotional Distress \$	
19		
20	Future Medical Expenses \$	
21	Adela Rios	
22	Emotional Distress \$	
23		
24	Future Medical Expenses \$	
25		
26		
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28		

1	Margarito Aguilar	
2	Emotional Distress \$	
3	•	
4	Future Medical Expenses \$	
5	Jose Solorzano	
6	Emotional Distress \$	
7		
8	Future Medical Expenses \$	
9	Manuel Gonzalez	
10	Emotional Distress \$	
11		
12	Future Medical Expenses \$	
13	Maria De La Paz Cruz	
14	Emotional Distress \$	
15		
16	Future Medical Expenses \$	
17	Jose De Jesus Velez	
18	Emotional Distress \$	
19		
20	Future Medical Expenses \$	
21	Mario Marquez	
22	Emotional Distress \$	
23		
24	Future Medical Expenses \$	
25		
26		
27		
28		

1	Maria Ayala		
2	Emotional Distress \$		
3			
4	Future Medical Expenses \$		
5	Orlando Novelo		
6	Emotional Distress \$		
7			
8	Future Medical Expenses \$		
9	Vilma Fuentes		
10	Emotional Distress \$		
11			
12	Future Medical Expenses \$		
13	Severiano Montiel		
14	Emotional Distress \$		
15			
16	Future Medical Expenses \$		
17			
18	Please answer the next question.		
19	4. Did any of the following Plaintiffs contribute to his/her own harm from Defendant		
20	REME Holdings, LLC's negligence?		
21	Patricia Palomino		
22	Yes No		
23	Daniel Rios		
24	Yes No		
25	Adela Rios		
26	Yes No		
27	Margarito Aguilar		
28	6		
	SPECIAL VERDICT FORM		

1	Yes	No	
2	Jose Solorzano		
3	Yes	No	
4	Manuel Gonzalez		
5	Yes	No	
6	Maria De La Paz Cruz		
7	Yes	No	
8	Jose De Jesus Velez		
9	Yes	No	
10	Mario Marquez		
11	Yes	No	
12	Maria Ayala		
13	Yes	No	
14	Orlando Novelo		
15	Yes	No	
16	Vilma Fuentes		
17	Yes	No	
18	Severiano Montiel		
19	Yes	No	
20		above Plaintiffs, then answer the next question as to	
21		f the above Plaintiffs, please go to question No. 9.	
22	5. If you found that any of the Plaintiffs contributed to the harm, what percentage of		
23	fault do you attribute to each Plaintiff?		
24	Patricia Palomino		
25		·	
26	Daniel Rios		
27	·	· · · · · · · · · · · · · · · · · · ·	
28		7	
	SPECIAL VERDICT FORM		

1	Adela Rios	
2		
3	Margarito Aguilar	
4	· · · · · · · · · · · · · · · · · · ·	
5	Jose Solorzano	
6		
7		
8	Manuel Gonzalez	
9		
10	Maria De La Paz Cruz	
11		
12	Jose De Jesus Velez	•
13		
14	Mario Marquez	
15		
16	Maria Ayala	
17		•
18	Orlando Novelo	
19		
20	Vilma Fuentes	
21		
22	Severiano Montiel	
23		
24	Please answer the next question.	
25	6. Were any of the following persons or e	entities negligent?
26	Mr. Roman	
27	Yes N	No
28		

1	Mr. Otis	
2	Yes No	
3	Ms. Suzanna	
4	Yes No	
5	OneWest Bank	
6	Yes No	
7		
8	Tanya Aldridge	
9	Yes No	
10	If you answered "Yes" for any of the above persons or entities, then answer the next	
11	question. If you answered "No" for all of the above persons or entities, please go to question No. 9.	
12	7. For each person or entity who received a yes answer to the question 6, was that	
13	person's or entities' negligence a substantial factor in causing harm to each of the Plaintiffs?	
14	Mr. Roman	
15	Yes No	
16	Mr. Otis	
17	Yes No	
18	Ms. Suzanna	
19	Yes No	
20	OneWest Bank	
21	Yes No	
22	Tanya Aldridge	
23	Yes No	
24	If you answered "Yes" for any of the above persons or entities, then answer the next	
25	question. If you answered "No" for all of the above persons or entities, please go to question No. 9.	
26	8. What percentage of Plaintiffs harm do you assign to the following persons or	
27	entities?	
28		

1	Defendant	
2		
3 4	Mr. Roman	
5	Mr. Otis	
6		
7		
8	Ms. Suzanna	
10		
11	OneWest Bank	
12		
13	Tanya Aldridge	
14		
15	Please answer the next question.	
16	CAUSE OF ACTION FOR IMPLIED WARRANTY OF HABITABILITY	
17	AGAINST DEFENDANT REME HOLDINGS, LLC	
18	9. Did uninhabitable conditions exist in the building owned by Defendant REME	
19	Holdings, LLC, and resided in by the Plaintiffs?	
20	Yes X No	
21	If you answered "Yes", then answer the next question. If you answered "No", stop here,	
22	answer no further questions, and have the presiding juror sign and date this form.	
23	10. Did Defendant REME Holdings, LLC, know or could Defendant REME Holdings	
24	have discovered upon reasonable inspection any of the habitability defects at the Property?	
25	Yes	
26		
-27		
28	10	

1	If you answered "Yes" to Question No. 10, then answer the next question. If you answered			
2	"No", stop here, answer no further questions, and have the presiding juror sign and date this form.			
3	11. Did any of the Plaintiffs or anyone acting on their behalf prevent Defendant REME			
4	Holdings, LLC from learning of the uninhabitable conditions or prevent Defendant REME			
5	Holdings, LLC from conducting a reasonable inspection that would have disclosed the uninhabitable			
6	conditions?			
7	Yes No			
8	If you answered "Yes" to Question No. 11, stop here, answer no further questions, and			
9	please have the presiding juror sign and date this form. If you answered "No" to question 11, please			
10	answer the next question.			
11	12. Did REME Holdings, LLC, fail to remedy the uninhabitable conditions present at			
12	the Property?			
13	Yes No			
14	If you answered "Yes" to Question No. 12, please answer the next question. If you			
15	answered "No" to Question12, stop here, answer no further questions, and have the presiding juror			
16	sign and date this form			
17	13. Did any of the Plaintiffs or anyone acting on their behalf prevent Defendant			
18	REME Holdings from remedying any of the uninhabitable conditions?			
19	Yes No			
20	If you answered"Yes" to Question No. 13, stop here, answer no further questions, and have			
21	the presiding juror sign and date this form. If you answered "No" to Question No. 13, please answer			
22	the next question.			
23	Were any of the following plaintiffs harmed by Reme Holdings, LLC's failure to			
24	remedy the uninhabitable conditions present at the Property?			
25	Patricia Palomino			
26	Yes			
27				
28	11			
	SPECIAL VERDICT FORM			

1	Daniel Rios	
2	Yes	No
3	Adela Rios	•
4	Yes	No
5	Margarito Aguilar	
6	Yes	No
7	Jose Solorzano	
8	Yes	No
9	Manuel Gonzalez	
10	Yes	No
11	Maria De La Paz Cruz	
12	Yes	No
13	Jose De Jesus Velez	
14	Yes	No
15	Mario Marquez	
16	Yes	No
17	Maria Ayala	
18	Yes	No
19	Orlando Novelo	
20	Yes	No
21	Vilma Fuentes	
22	Yes	No
23	Severiano Montiel	
24	Yes	No
25	If you answered "Yes" to Ques	tion No. 14 for any of the above Plaintiffs, then
26	N .	tiff. If you answered "No" to all the above Plaintiffs,
27	stop here, answer no further questions, and have	
28		

1	15. For each Plaintiff for whom you answered "Yes" in Queston No. 14 above, what are
2	the total damages suffered by each such Plaintiff due to REME Holdings, LLC's breach
3	of the implied warranty of habitability?
4	Patricia Palomino
5	Emotional Distress \$
6	
7	Future Medical Expenses \$
8	Daniel Rios
9	Emotional Distress \$
10	
11	Future Medical Expenses \$
12	Adela Rios
13	Emotional Distress \$
14	
15	Future Medical Expenses \$
16	Margarito Aguilar
17	Emotional Distress \$
18	
19	Future Medical Expenses \$
20	Jose Solorzano
21	Emotional Distress \$
22	
23	Future Medical Expenses \$
24	Manuel Gonzalez
25	Emotional Distress \$
26	
27	Future Medical Expenses \$
28	
	<b>1</b> I

`	Maria De La Paz Cruz	
2	Emotional Distress \$	
3		
4	Future Medical Expenses \$	
5	Jose De Jesus Velez	
6	Emotional Distress \$	
7		
8	Future Medical Expenses \$	-
9 ,	Mario Marquez	
10	Emotional Distress \$	
11		
12	Future Medical Expenses \$	_
13	Maria Ayala	
14	Emotional Distress \$	
15		
16	Future Medical Expenses \$	_
17	Orlando Novelo	
18	Emotional Distress \$	
19		
20	Future Medical Expenses \$	_
21	Vilma Fuentes	
22	Emotional Distress \$	
23		
24	Future Medical Expenses \$	
25	Severiano Montiel	
26	Emotional Distress \$	
27		
28		

1	Future Medical Expenses \$
2	Please answer the next question.
3	16. Did any of the following Plaintiffs contribute to his/her own harm from Defendant REME
4	Holdings, LLC's breach of the warranty of habitability?
5	Patricia Palomino
6	Yes No
7	Daniel Rios
8	Yes No
9	Adela Rios
10	Yes No
11	Margarito Aguilar
12	Yes No
13	Jose Solorzano
14	Yes No
15	Manuel Gonzalez
16	Yes No
17	Maria De La Paz Cruz
18	Yes No
19	Jose De Jesus Velez
20	Yes No
21	Mario Marquez
22	Yes No
23	Maria Ayala
24	Yes No
25	Orlando Novelo
26	Yes No
27	Vilma Fuentes
28	15
	SPECIAL VERDICT FORM

1	YesNo	<del></del>	
2	Severiano Montiel		
3	Yes No	<del></del>	
4	If you answered "Yes" to question No. 16 for any of		
5	next question as to that Plaintiff. If you answered "No" for	all of the above Plaintiff	s, stop here,
6	answer no further questions, and have the presiding juror sign		et en
7	17. If you found that any of the Plaintiffs contri	ibuted to the harm, what	percentage of
8	fault do you attribute to each Plaintiff?		
9	Patricia Palomino		
10			
11	Daniel Rios		
12			
13	Adela Rios		
14			
15	Margarito Aguilar		
16		•	
17	Jose Solorzano		
18			
19	Manuel Gonzalez		
20			
21	Maria De La Paz Cruz	·	
22			
23	Jose De Jesus Velez		
24			
25	Mario Marquez		
26			
27	Maria Ayala		
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1						
2	Orlando Novelo					
3						
4	Vilma Fuentes					
5						
6	Severiano Montiel					
7						
8	Please answer the next question.					
9	18. Did any of the following persons or entities breach the warranty of habitability?					
10	Mr. Roman					
11	Yes No					
12	Mr. Otis					
13	Yes No					
15	Ms. Suzanna					
16	Yes No					
17						
18	OneWest Bank					
19	Yes No					
20	Tanya Aldridge  Yes No					
21	Yes No  If you answered "Yes" to Question No. 18 for any of the above persons or entities, then					
22	answer the next question. If you answered "No" for all of the above persons or entities, stop here,					
23	answer the next question. If you answered the first and of the above persons of answer no further questions, and have the presiding juror sign and date this form.					
24						
25	person's or entities' breach of the warranty of habitability a substantial factor in					
26	causing harm to each of the Plaintiffs?					
27	Mr. Roman					
28						

1	Yes No
2	Mr. Otis
3	Yes No
4	Ms. Suzanna
5	Yes No
6	OneWest Bank
7	Yes No
8	Tanya Aldridge
9	Yes No
10	If you answered "Yes" for any of the above persons or entities, then answer the next
11	question. If you answered "No" for all of the above persons or entities, stop here, answer no further
12	questions, and have the presiding juror sign and date this form
13	20. What percentage of Plaintiffs harm do you assign to the following persons or
14	entities?
15	Defendant
16	
17	Mr. Roman
18	
19	Mr. Otis
20	
21	
22	Ms. Suzanna
23	
24	
25	OneWest Bank
26	
27	Tanya Aldridge
28	

1								
2	Presiding Juror, please	sign and date this	form.		•			
3	DATED: July, 20							
4				BY:				
5					PRESII	OING JURO	₹	
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19 SPECIAL VERDICT FORM