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SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF LOS ANGELES

PATRICIA PALOMINO, an individual;  
DANIEL RIOS, an individual; ADELA  
RIOS, an individual; MARGARITO  
AGUILAR, an individual; JOSE  
SOLORZANO, an individual; MANUEL  
GONZALEZ, an individual; MARIA DE LA  
PAZ CRUZ, an individual; JOSE DE JESUS  
VELEZ, an individual; MARIO MARQUEZ,  
an individual; MARIA AYALA, an  
individual; ORLANDO NOVELO, an  
individual; VILMA FUENTES, an  
individual; and SEVERIANO MONTIEL, an  
individual,

Plaintiffs,

vs.

REME HOLDINGS, LLC, a limited liability  
company; TONIA ALDRIDGE, an  
individual; and DOES 1 through 100,  
inclusive,

Defendants.

LASC Case No. BC 514814

Assigned for all purposes to the Hon. John L.  
Segal, Dept. 50

**SPECIAL VERDICT FORM**

Date: June 23, 2014  
Time: 8:30 a.m.  
Dept: 50

Complaint filed: July 11, 2013

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 \_\_\_\_\_

No X

8 Daniel Rios

9 Yes \_\_\_\_\_

No X

10 Adela Rios

11 Yes \_\_\_\_\_

No X

12 Margarito Aguilar

13 Yes \_\_\_\_\_

No X

14 Jose Solorzano

15 Yes \_\_\_\_\_

No X

16 Manuel Gonzalez

17 Yes \_\_\_\_\_

No X

18 Maria De La Paz Cruz

19 Yes \_\_\_\_\_

No X

20 Jose De Jesus Velez

21 Yes \_\_\_\_\_

No X

22 Mario Marquez

23 Yes \_\_\_\_\_

No X

24 Maria Ayala

25 Yes \_\_\_\_\_

No X

26 Orlando Novelo

27 Yes \_\_\_\_\_

No X

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Vilma Fuentes

Yes \_\_\_\_\_

No X

Severiano Montiel

Yes \_\_\_\_\_

No X

If you answered "Yes" for any of the above Plaintiffs, then answer the next question as to those Plaintiffs. If you answered "No" to all of the above Plaintiffs, please go to question No. 9.

2. Was Defendant REME Holdings, LLC's negligence a substantial factor in causing harm to any of the following Plaintiffs?

Patricia Palomino

Yes \_\_\_\_\_

No \_\_\_\_\_

Daniel Rios

Yes \_\_\_\_\_

No \_\_\_\_\_

Adela Rios

Yes \_\_\_\_\_

No \_\_\_\_\_

Margarito Aguilar

Yes \_\_\_\_\_

No \_\_\_\_\_

Jose Solorzano

Yes \_\_\_\_\_

No \_\_\_\_\_

Manuel Gonzalez

Yes \_\_\_\_\_

No \_\_\_\_\_

Maria De La Paz Cruz

Yes \_\_\_\_\_

No \_\_\_\_\_

Jose De Jesus Velez

Yes \_\_\_\_\_

No \_\_\_\_\_

Mario Marquez

Yes \_\_\_\_\_

No \_\_\_\_\_

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Maria Ayala

Yes \_\_\_\_\_ No \_\_\_\_\_

Orlando Novelo

Yes \_\_\_\_\_ No \_\_\_\_\_

Vilma Fuentes

Yes \_\_\_\_\_ No \_\_\_\_\_

Severiano Montiel

Yes \_\_\_\_\_ No \_\_\_\_\_

If you answered "Yes" for any of the above Plaintiffs, then answer the next question as to those Plaintiffs. If you answered "No" to all of the above Plaintiffs, please go to question No. 9.

3. For each Plaintiff for whom you answered "Yes" in Question No. 2 above, what damages did each such Plaintiff suffer?

Patricia Palomino

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

Daniel Rios

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

Adela Rios

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

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Margarito Aguilar

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

Jose Solorzano

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

Manuel Gonzalez

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

Maria De La Paz Cruz

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

Jose De Jesus Velez

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

Mario Marquez

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

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Maria Ayala

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

Orlando Novelo

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

Vilma Fuentes

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

Severiano Montiel

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

Please answer the next question.

4. Did any of the following Plaintiffs contribute to his/her own harm from Defendant REME Holdings, LLC's negligence?

Patricia Palomino

**Yes** \_\_\_\_\_ **No** \_\_\_\_\_

Daniel Rios

**Yes** \_\_\_\_\_ **No** \_\_\_\_\_

Adela Rios

**Yes** \_\_\_\_\_ **No** \_\_\_\_\_

Margarito Aguilar

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Yes \_\_\_\_\_ No \_\_\_\_\_

Jose Solorzano

Yes \_\_\_\_\_ No \_\_\_\_\_

Manuel Gonzalez

Yes \_\_\_\_\_ No \_\_\_\_\_

Maria De La Paz Cruz

Yes \_\_\_\_\_ No \_\_\_\_\_

Jose De Jesus Velez

Yes \_\_\_\_\_ No \_\_\_\_\_

Mario Marquez

Yes \_\_\_\_\_ No \_\_\_\_\_

Maria Ayala

Yes \_\_\_\_\_ No \_\_\_\_\_

Orlando Novelo

Yes \_\_\_\_\_ No \_\_\_\_\_

Vilma Fuentes

Yes \_\_\_\_\_ No \_\_\_\_\_

Severiano Montiel

Yes \_\_\_\_\_ No \_\_\_\_\_

If you answered "Yes" for any of the above Plaintiffs, then answer the next question as to that Plaintiff. If you answered "No" for all of the above Plaintiffs, please go to question No. 9.

5. If you found that any of the Plaintiffs contributed to the harm, what percentage of fault do you attribute to each Plaintiff?

Patricia Palomino

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Daniel Rios

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Adela Rios

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Margarito Aguilar

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Jose Solorzano

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Manuel Gonzalez

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Maria De La Paz Cruz

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Jose De Jesus Velez

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Mario Marquez

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Maria Ayala

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Orlando Novelo

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Vilma Fuentes

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Severiano Montiel

\_\_\_\_\_

Please answer the next question.

6. Were any of the following persons or entities negligent?

Mr. Roman

Yes \_\_\_\_\_ No \_\_\_\_\_



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Mr. Otis

Yes \_\_\_\_\_ No \_\_\_\_\_

Ms. Suzanna

Yes \_\_\_\_\_ No \_\_\_\_\_

OneWest Bank

Yes \_\_\_\_\_ No \_\_\_\_\_

Tanya Aldridge

Yes \_\_\_\_\_ No \_\_\_\_\_

If you answered "Yes" for any of the above persons or entities, then answer the next question. If you answered "No" for all of the above persons or entities, please go to question No. 9.

7. For each person or entity who received a yes answer to the question 6, was that person's or entities' negligence a substantial factor in causing harm to each of the Plaintiffs?

Mr. Roman

Yes \_\_\_\_\_ No \_\_\_\_\_

Mr. Otis

Yes \_\_\_\_\_ No \_\_\_\_\_

Ms. Suzanna

Yes \_\_\_\_\_ No \_\_\_\_\_

OneWest Bank

Yes \_\_\_\_\_ No \_\_\_\_\_

Tanya Aldridge

Yes \_\_\_\_\_ No \_\_\_\_\_

If you answered "Yes" for any of the above persons or entities, then answer the next question. If you answered "No" for all of the above persons or entities, please go to question No. 9.

8. What percentage of Plaintiffs harm do you assign to the following persons or entities?

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Defendant

\_\_\_\_\_

Mr. Roman

\_\_\_\_\_

Mr. Otis

\_\_\_\_\_

Ms. Suzanna

\_\_\_\_\_

One West Bank

\_\_\_\_\_

Tanya Aldridge

\_\_\_\_\_

Please answer the next question.

**CAUSE OF ACTION FOR IMPLIED WARRANTY OF HABITABILITY**  
**AGAINST DEFENDANT REME HOLDINGS, LLC**

9. Did uninhabitable conditions exist in the building owned by Defendant REME Holdings, LLC, and resided in by the Plaintiffs?

Yes  No

If you answered "Yes", then answer the next question. If you answered "No", stop here, answer no further questions, and have the presiding juror sign and date this form.

10. Did Defendant REME Holdings, LLC, know or could Defendant REME Holdings have discovered upon reasonable inspection any of the habitability defects at the Property?

Yes  No

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If you answered "Yes" to Question No. 10, then answer the next question. If you answered "No", stop here, answer no further questions, and have the presiding juror sign and date this form.

11. Did any of the Plaintiffs or anyone acting on their behalf prevent Defendant REME Holdings, LLC from learning of the uninhabitable conditions or prevent Defendant REME Holdings, LLC from conducting a reasonable inspection that would have disclosed the uninhabitable conditions?

Yes X No \_\_\_\_\_

If you answered "Yes" to Question No. 11, stop here, answer no further questions, and please have the presiding juror sign and date this form. If you answered "No" to question 11, please answer the next question.

12. Did REME Holdings, LLC, fail to remedy the uninhabitable conditions present at the Property?

Yes \_\_\_\_\_ No \_\_\_\_\_

If you answered "Yes" to Question No. 12, please answer the next question. If you answered "No" to Question 12, stop here, answer no further questions, and have the presiding juror sign and date this form

13. Did any of the Plaintiffs or anyone acting on their behalf prevent Defendant REME Holdings from remedying any of the uninhabitable conditions?

Yes \_\_\_\_\_ No \_\_\_\_\_

If you answered "Yes" to Question No. 13, stop here, answer no further questions, and have the presiding juror sign and date this form. If you answered "No" to Question No. 13, please answer the next question.

14. Were any of the following plaintiffs harmed by Reme Holdings, LLC's failure to remedy the uninhabitable conditions present at the Property?

Patricia Palomino

Yes \_\_\_\_\_ No \_\_\_\_\_

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Daniel Rios  
Yes \_\_\_\_\_ No \_\_\_\_\_

Adela Rios  
Yes \_\_\_\_\_ No \_\_\_\_\_

Margarito Aguilar  
Yes \_\_\_\_\_ No \_\_\_\_\_

Jose Solorzano  
Yes \_\_\_\_\_ No \_\_\_\_\_

Manuel Gonzalez  
Yes \_\_\_\_\_ No \_\_\_\_\_

Maria De La Paz Cruz  
Yes \_\_\_\_\_ No \_\_\_\_\_

Jose De Jesus Velez  
Yes \_\_\_\_\_ No \_\_\_\_\_

Mario Marquez  
Yes \_\_\_\_\_ No \_\_\_\_\_

Maria Ayala  
Yes \_\_\_\_\_ No \_\_\_\_\_

Orlando Novelo  
Yes \_\_\_\_\_ No \_\_\_\_\_

Vilma Fuentes  
Yes \_\_\_\_\_ No \_\_\_\_\_

Severiano Montiel  
Yes \_\_\_\_\_ No \_\_\_\_\_

If you answered "Yes" to Question No. 14 for any of the above Plaintiffs, then answer the next question as to each such Plaintiff. If you answered "No" to all the above Plaintiffs, stop here, answer no further questions, and have the presiding juror sign and date this form.

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15. For each Plaintiff for whom you answered "Yes" in Question No. 14 above, what are the total damages suffered by each such Plaintiff due to REME Holdings, LLC's breach of the implied warranty of habitability?

Patricia Palomino

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

Daniel Rios

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

Adela Rios

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

Margarito Aguilar

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

Jose Solorzano

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

Manuel Gonzalez

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

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Maria De La Paz Cruz

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

Jose De Jesus Velez

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

Mario Marquez

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

Maria Ayala

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

Orlando Novelo

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

Vilma Fuentes

**Emotional Distress \$** \_\_\_\_\_

**Future Medical Expenses \$** \_\_\_\_\_

Severiano Montiel

**Emotional Distress \$** \_\_\_\_\_

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**Future Medical Expenses \$ \_\_\_\_\_**

Please answer the next question.

16. Did any of the following Plaintiffs contribute to his/her own harm from Defendant REME Holdings, LLC's breach of the warranty of habitability?

- Patricia Palomino  
Yes \_\_\_\_\_ No \_\_\_\_\_
- Daniel Rios  
Yes \_\_\_\_\_ No \_\_\_\_\_
- Adela Rios  
Yes \_\_\_\_\_ No \_\_\_\_\_
- Margarito Aguilar  
Yes \_\_\_\_\_ No \_\_\_\_\_
- Jose Solorzano  
Yes \_\_\_\_\_ No \_\_\_\_\_
- Manuel Gonzalez  
Yes \_\_\_\_\_ No \_\_\_\_\_
- Maria De La Paz Cruz  
Yes \_\_\_\_\_ No \_\_\_\_\_
- Jose De Jesus Velez  
Yes \_\_\_\_\_ No \_\_\_\_\_
- Mario Marquez  
Yes \_\_\_\_\_ No \_\_\_\_\_
- Maria Ayala  
Yes \_\_\_\_\_ No \_\_\_\_\_
- Orlando Novelo  
Yes \_\_\_\_\_ No \_\_\_\_\_
- Vilma Fuentes

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Yes \_\_\_\_\_ No \_\_\_\_\_

Severiano Montiel

Yes \_\_\_\_\_ No \_\_\_\_\_

If you answered "Yes" to question No. 16 for any of the above Plaintiffs, then answer the next question as to that Plaintiff. If you answered "No" for all of the above Plaintiffs, stop here, answer no further questions, and have the presiding juror sign and date this form.

17. If you found that any of the Plaintiffs contributed to the harm, what percentage of fault do you attribute to each Plaintiff?

Patricia Palomino

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Daniel Rios

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Adela Rios

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Margarito Aguilar

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Jose Solorzano

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Jose De Jesus Velez

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Mario Marquez

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Maria Ayala



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Orlando Novelo

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Vilma Fuentes

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Severiano Montiel

Please answer the next question.

18. Did any of the following persons or entities breach the warranty of habitability?

Mr. Roman  
Yes \_\_\_\_\_ No \_\_\_\_\_

Mr. Otis  
Yes \_\_\_\_\_ No \_\_\_\_\_

Ms. Suzanna  
Yes \_\_\_\_\_ No \_\_\_\_\_

OneWest Bank  
Yes \_\_\_\_\_ No \_\_\_\_\_

Tanya Aldridge  
Yes \_\_\_\_\_ No \_\_\_\_\_

If you answered "Yes" to Question No. 18 for any of the above persons or entities, then answer the next question. If you answered "No" for all of the above persons or entities, stop here, answer no further questions, and have the presiding juror sign and date this form.

19. For each person or entity who received a yes answer to the question 18, was that person's or entities' breach of the warranty of habitability a substantial factor in causing harm to each of the Plaintiffs?

Mr. Roman

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Yes \_\_\_\_\_ No \_\_\_\_\_

Mr. Otis

Yes \_\_\_\_\_ No \_\_\_\_\_

Ms. Suzanna

Yes \_\_\_\_\_ No \_\_\_\_\_

OneWest Bank

Yes \_\_\_\_\_ No \_\_\_\_\_

Tanya Aldridge

Yes \_\_\_\_\_ No \_\_\_\_\_

If you answered "Yes" for any of the above persons or entities, then answer the next question. If you answered "No" for all of the above persons or entities, stop here, answer no further questions, and have the presiding juror sign and date this form

20. What percentage of Plaintiffs harm do you assign to the following persons or entities?

Defendant

\_\_\_\_\_

Mr. Roman

\_\_\_\_\_

Mr. Otis

\_\_\_\_\_

Ms. Suzanna

\_\_\_\_\_

OneWest Bank

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Tanya Aldridge

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Presiding Juror, please sign and date this form.

DATED: July \_\_\_\_, 2013

BY: \_\_\_\_\_  
PRESIDING JUROR