

CALTRANS
AFFORDABLE SALES PROGRAM
PUBLIC HEARING

TUESDAY, APRIL 21, 2015

LOS ANGELES, CALIFORNIA

6:15 P.M. TO 8:15 P.M.

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APPEARANCES:

JENNIFER LOWDEN, Assistant Division Chief
ROGER FORMANEK, Attorney at Law

Caltrans Affordable Sales Program Public
Hearing, located at California State University,
Los Angeles, Golden Eagle Ballroom, 5151 State
University Drive, Los Angeles, on Tuesday, April 21,
2015, at 6:15 p.m. to 8:15 p.m., before Vickie Blair.

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LOS ANGELES, CALIFORNIA
TUESDAY, APRIL 21, 2015

-oOo--

MS. LOWDEN: Good evening. Well, it's 6:15 so we're going to go ahead and get started. Can you hear me in the back okay? Thank you.

Good evening, and welcome. I'm Jennifer Lowden, the Assistant Commission Chief for the California Department of Transportation, Caltrans. I work in the Division of Right of Way and Land Surveys in Sacramento.

A couple of housekeeping things: First thing I wanted to let you know is we have scheduled a third public hearing at the request of -- or based on the comments that we did receive. It has been scheduled for May 12, 2015, a Tuesday evening, from six o'clock until eight o'clock at the Los Angeles Christian Presbyterian Church. The address is 2241 North Eastern Avenue in Los Angeles, and we will be sending out a notice to our mailing list, as well as some media advertisement, to announce this third public hearing.

Restrooms and emergency exits, if you go out the door to the right and, again, to the

1 right, the restrooms and the elevators are both in
2 that same area.

3 It's Tuesday evening, April 21st, and
4 we're gathered here at the California State
5 University Los Angeles Golden Eagle Building in the
6 Golden Eagle Ballroom. For the record, the street
7 address is 5151 State University Drive, Los
8 Angeles, California 90032.

9 We have a court reporter here this
10 evening to assist us with recording all the input
11 given to us here. In order for the reporter to
12 accurately transcribe the oral comments that some
13 of you will be making during this evening's
14 hearing, I ask you that you please refrain from
15 talking while others are speaking.

16 This public hearing is focused solely
17 on the revised Affordable Sales Program regulations
18 as proposed by Caltrans in reference to Title 21 of
19 the California Code of Regulations beginning with
20 Section 54235 and continuing through Section
21 54238.6, as required by the Administrative
22 Procedure Act.

23 This is not a town hall meeting or a
24 workshop. Tonight's public hearing is a forum to
25 receive public comments regarding the regulations

1 that have been proposed by Caltrans. Public
2 participation and your comments are key to this
3 regulatory process. This public hearing is being
4 conducted to allow the public an opportunity to
5 make oral and written comments to the proposed
6 Affordable Sales Program regulations. We do value
7 your input and comments, however, this public
8 hearing is not a forum to comment on the proposed
9 710 north project or project alternatives, nor will
10 we be accepting comments for the draft environment
11 document that is currently circulating relating to
12 the 710 north project. This is not about the
13 environmental process, property rents, or repairs
14 and maintenance to the properties. We will not be
15 responding to any comments or answering any
16 questions this evening. This process is
17 specifically designed to allow for input from the
18 public as per the rules and procedures set forth in
19 the Administrative Procedure Act. Comments you
20 make during this rulemaking process will be
21 responded to in a published document called the
22 "Final Statement of Reasons" at a later date.

23 This hearing is scheduled from six
24 o'clock until eight o'clock this evening. We will
25 endeavor to take as much public input as possible

1 during this time. Your public comment will be part
2 of the rulemaking record. Since we started at
3 6:15, we'll adjust the time accordingly.

4 Under the rulemaking provisions of the
5 California Administrative Procedure Act, this is
6 the date, time, and place set forth for
7 presentation of comments for and against the
8 proposed regulations, both orally and in writing.
9 Notices have been published in various media
10 outlets and have been sent by mail to interested
11 parties. This is a quasi-legislative hearing in
12 which Caltrans carries out a rule making function
13 delegated by the legislature. Witnesses presenting
14 testimony at this hearing will not be sworn in. We
15 will take under submission all written comments
16 provided, as well as oral statements made during
17 this hearing. Written comments carry the same
18 weight as oral comments. All comments will be
19 responded to in the Final Statement of Reasons, the
20 document which is submitted as part of the final
21 rule making file to the Office of Administrative
22 Law. Written comments received to date will be
23 posted and can be viewed on the Caltrans website.

24 As I mentioned previously, this rule
25 making hearing will be recorded by a certified

1 court reporter. The transcript of the hearing,
2 along with any exhibits and evidence presented
3 during this hearing, will be made part of the rule
4 making record, together with any written comments
5 received.

6 The record of this hearing is being
7 kept open until 8:15 this evening in order to
8 receive relevant evidence from interested parties.

9 At this point, the rulemaking record
10 includes the notice of proposed rule making, the
11 proposed regulations, the initial statement of
12 reasons, the standardized regulatory impact
13 assessment, and all comments received to date. The
14 proposed regulation was duly noticed more than
15 45 days prior to today's hearing. Notices were
16 mailed to residential tenants who are living within
17 the proposed state route 710 project corridor,
18 other interested parties who requested rule making
19 notices, as well as those parties who were deemed
20 by Caltrans to have a potential interest in the
21 proposed rulemaking process.

22 This hearing is one of several
23 critical steps that must take place before the sale
24 of certain properties located within the corridor
25 can commence. Selling the properties will require

1 the proposed Accordable Sales Program regulations
2 to be adopted in accordance with the Administrative
3 Procedure Act. Regulations proposed by any state
4 agency must be reviewed and approved by the Office
5 of Administrative Law. The Office of
6 Administrative Law will review the rule making
7 record to determine whether it demonstrates that
8 Caltrans, as the rule making agency, satisfied the
9 procedure requirements of the Administrative
10 Procedure Act. The Office of Administrative Law
11 will also review the proposed regulations for
12 compliance with the following legal standards as
13 set forth in the Administrative Procedure Act:

14 First, that the proposed regulation is
15 necessary to effectuate the purpose of the statute
16 it is implementing; second, it is clear in terms;
17 third, it is consistent and not in conflict with or
18 contradictory to existing law; fourth, it does not
19 duplicate existing state or federal law, and,
20 fifth, Caltrans's interpretation does not alter,
21 amend, enlarge, or impair the scope of authority or
22 reference conferred by statute.

23 If the Office of Administrative Law
24 makes a determination that a proposed regulation
25 does not meet any of these standards, it can

1 disprove the regulatory proposal. This would mean
2 that the regulation would not go into effect.

3 In addition to approval by the Office
4 of Administrative Law, other steps that must take
5 place include that the properties must be declared
6 excess, the environmental document must comply with
7 the California Environmental Quality Act, and
8 Caltrans must comply with the Public Resources Code
9 Section 5024, which ensures that there is no
10 adverse effect to any historic properties resulting
11 from this regulatory action.

12 Caltrans is proposing to adopt a
13 regulation in Title 21, Division 2, of the
14 California Code of Regulations. This sets forth
15 nine procedures that will allow Caltrans to dispose
16 of surplus residential properties that were
17 originally acquired for the State Route 710
18 extension in the cities of Los Angeles, Pasadena,
19 and South Pasadena in accordance with Section 54235
20 through 54238.6, as amended, and which is also
21 known as the Roberti Act.

22 The regulations are intended to allow
23 Caltrans to dispose of the residential properties
24 in a manner that will preserve, upgrade, and expand
25 the supply of housing available to affected persons

1 and families of low or moderate income. Copies of
2 the proposed regulatory action and the initial
3 statement of reasons are available at the
4 information table just outside the door.

5 As you entered the room today, you
6 were given an opportunity to sign an attendance
7 sheet. If you wish to sign the attendance sheet
8 and have not already done so, please do so at your
9 convenience before you leave this evening. The
10 attendance sign-in sheet is your opportunity to
11 provide Caltrans with a clear and legible name and
12 mailing address if you wish for us to mail future
13 information and you're not already on our mailing
14 list. You will not be excluded from participation
15 in these proceedings even if you do not identify
16 yourselves or do not sign the attendance sheet.

17 However, if you wish to provide an
18 oral comment, a speaker card will be required. If
19 you have not yet completed a speaker card and wish
20 to make an oral comment this evening, please raise
21 your hand and an usher will drop off a speaker card
22 for you to complete. Once you have filled out the
23 card, please give it to one of our ushers. They'll
24 make sure that the card is put in the cue and
25 speakers will be called based on a first-come,

1 first-served basis.

2 You were also provided an opportunity
3 to pick up and complete a written comment sheet as
4 you entered the room. If you completed a comment
5 sheet, or if you brought written comments with you
6 to submit during the hearing this evening, please
7 place them in the comment box located at the
8 information table. You are welcome to write as
9 many comments as you would like on the comment
10 sheets. All comments will be recorded and
11 responded to as part of the rulemaking record.
12 Responses will be contained in the Final Statement
13 of Reasons.

14 The 45-day written comment period
15 ended at 5:00 p.m. on Monday, April 13, 2015. All
16 written comments received during that written
17 comment period are part of the rulemaking record.

18 Again, if you wish to receive updates,
19 including the Final Statement of Reasons, which
20 will contain Caltrans's responses to the comments
21 received, and you have not already done so, please
22 take a moment to provide your complete and legible
23 name and address on the attendance sheet out at the
24 information table.

25 I understand that the regulatory

1 language can be complex and it may be unclear which
2 of your concerns relate to this specific hearing.
3 We welcome input on issues outside the scope of
4 this hearing, but this is not the forum to discuss
5 them. If you have concerns on matters not related
6 to proposed regulations, you may be able to find a
7 flyer at the information table to provide you with
8 some contact information.

9 Caltrans has provided a Spanish
10 speaking interpreter for us here this evening. We
11 have Hugo Guzman to aid us in communication with
12 our Spanish-speaking attendees. Please let us know
13 if you would like his assistance.

14 I will call your name from the speaker
15 cards submitted. Please do not come forward until
16 I've called your name and asked you to step
17 forward. We are going to do our best this evening
18 to ensure that everyone who wants to speak is
19 provided an opportunity to do so. We ask your help
20 in this by respecting each speaker and limiting
21 your speaking time to no more than two minutes. We
22 have a timer here that will show you how much time
23 you have remaining. To be fair to everyone who
24 wishes to speak this evening, I will enforce the
25 two-minute time limit, and there will be no ceding

1 of time to other speakers, nor will an individual
2 be allowed to speak more than once. A buzzer will
3 sound at the end of two minutes. I apologize in
4 advance if anyone is offended by the buzzer;
5 unfortunately, there were no optional buzzer sounds
6 available.

7 We'll conclude this hearing at 8:15
8 tonight. If you turn in a speaker card before 8:15
9 and we have not heard your comments, we will remain
10 until all persons have had an opportunity to
11 present their comments or the room is no longer
12 available to us.

13 When you speak, I ask that you come
14 forward and communicate into the microphone in a
15 clear and audible tone so that the participants
16 seated in the back of the room can hear you speak.
17 This will also allow the court reporter the best
18 chance of ensuring your comments are accurately
19 recorded. Please begin by stating your name,
20 including spelling your last name, to ensure that
21 the court reporter is able to record the
22 information accurately, state the organization you
23 represent, if any, and tell us the section of the
24 proposed regulations for which you wish to comment.

25 Your input is important to this

1 process. This panel will not be able to respond to
2 any of your comments or answer questions.

3 Responses to your comments will be addressed in
4 writing at the end of this process in the Final
5 Statement of Reasons.

6 MR. GUZMAN: (Speaking in Spanish.)

7 MS. LOWDEN: Thank you.

8 Well, at this time, I normally would
9 begin calling speakers, but I have no speaker
10 cards, so if anybody is interested in making a
11 public comment this evening, you can raise your
12 hand and we'll have one of the ushers bring you a
13 speaker card so you can fill it out, and as soon as
14 I get it up here at the head table, we will call
15 your name and have you come forward to the
16 microphone to make your comment.

17 We also have a court reporter at the
18 back table there. If you don't wish to come to the
19 microphone at the head table, you can go to the
20 court reporter at the back table back there, and
21 that reporter will also record your oral statement,
22 or, as always, you can put your written comments in
23 the comment box out at the information table.

24 The first speaker card I have is, I
25 believe, Angela Flores. Thank you.

1 Please state your name and the
2 organization that you are with, if any, and spell
3 your last name for the court reporter.

4 MS. FLORES: Sure. It is Angela
5 Flores, F-l-o-r-e-s, and I'm with Bungalows
6 Collective as part of the Eastside Cafe.

7 From what I understand in the
8 regulations, there was hardly any mention of the
9 abandoned bungalows behind the Eastside Cafe on
10 Huntington Drive and Maycrest, and we had gotten a
11 letter of support from Caltrans to renovate them
12 into an arts and culture space after surveying the
13 neighbors, about 500 homes, and got a letter of
14 response, strong response, to convert them into an
15 art space, and we've been trying to get ahold of
16 Andrew Nierenberg and the communication lines have
17 been hard, so we were just wondering what the
18 status was with that.

19 MS. LOWDEN: Thank you. I'm not able
20 to respond to any comments or answer any questions
21 this evening, but your comment is now part of the
22 public record, and, in the Final Statement of
23 Reasons, your responses will be there.

24 Our next speaker is Jesse Granados.

25 MR. GRANADOS: As you can see, I'm a

1 little hobbled. My name is Jesse Granados, and
2 this comes from [unintelligible] for the longest
3 time.

4 I'm from the old vanguard named the
5 Neighborhood Action Committee, NAC, as it was
6 called, from way back in the '70s, and we have been
7 in conference with Caltrans regarding these
8 properties, regarding the route, regarding just
9 Caltrans' state of thinking.

10 Let me give you a little bit of a
11 history lesson here for you. The Roberti Bill is a
12 very active bill, as far as I understand, a very
13 active bill which requires Caltrans that, if
14 there's no route that's designated for that route,
15 the homes, the properties automatically begin to be
16 resold, refurnished and resold, for viable realty.

17 The first -- and I would suggest that
18 perhaps, give you an example, just see what
19 happened with the Route 2, which is over there in
20 Silver Lake. That was a pure action of the Roberti
21 Bill going in action. So the homes there, the
22 properties around there, the community around there
23 is now a co-op, what has been designated as a
24 co-op, after they stopped the 2 freeway from going
25 through mid Silver Lake, the Roberti Bill was in

1 action then, and that's a good example of it.

2 At the same time, there are a great
3 many -- and I would suggest that if you open up the
4 books to that Roberti Bill so that all the
5 residents can understand exactly what that Roberti
6 Bill actually stated and was approved a long time
7 ago, very long time ago, and as far as I know it's
8 still active.

9 So, therefore, if the properties are
10 going -- let me give you an example, if the
11 properties are going to be resold, there's a state
12 regulation of how much they're going to be resold
13 for, and the first -- and then, to begin with, the
14 [unintelligible] states of who get the first bid to
15 those properties.

16 So I wish you would give a good copy
17 of [unintelligible] of Roberti Bill to everyone so
18 they can understand.

19 MS. LOWDEN: Thank you.

20 If we have more speakers coming
21 forward, that would be terrific, but right now I
22 have no more speaker cards, so we will be remaining
23 here for another -- well, until about 8:15, so if
24 anybody's interested in making a comment, please
25 complete a speaker card for us, or, again, we have

1 the court reporter in the back of the room who will
2 be happy to take your statement there, also.

3 We have another speaker card, so I'd
4 like to go ahead and, before we call that next
5 speaker, make a quick announcement for the benefit
6 of those who may not have been able to arrive on
7 time because of some parking concerns or other
8 issues.

9 We are going to be having an
10 additional public hearing to May 12, 2015, Tuesday
11 evening, from 6:00 to 8:00 p.m. at the Los Angeles
12 Christian Presbyterian Church, 2241 North Eastern
13 Avenue in Los Angeles.

14 Our next speaker is Christopher
15 Sutton, please.

16 MR. SUTTON: Thank you. Let me give
17 you -- I have two written submissions who should I
18 give those to?

19 MS. LOWDEN: Thank you.

20 MR. SUTTON: My name is Christopher
21 Sutton. I'm an attorney. My address is 586 La
22 Loma Road in Pasadena, California 91105. My phone
23 number is (626) 683-2500.

24 I spoke last night, and I requested to
25 speak a second time last night and was cut off in

1 the meeting, it was a silent hearing for the next
2 hour, so people who have additional comments
3 apparently are prevented from speaking.

4 The two documents that I have turned
5 in, number one is the email attachment I sent to
6 Jennifer Lowden and Kelly Ewing in Toledo at
7 Caltrans back on February 10th which set forth my
8 objections on the Administrative Procedure Act to
9 the list of historic properties that were chosen to
10 have covenants applied to, and it had a process
11 where Caltrans sent letters to three organizations
12 asking for their comments on the historic
13 covenants, did not publish those comments pursuant
14 to the Administrative Procedure Act, did not -- has
15 not required -- not followed the Administrative
16 Procedure Act as to the historic covenants which
17 would be part of the sales process, has not
18 followed the Administrative Procedure Act on how
19 those were selected, and so I restate those
20 objections.

21 The second handout is SB 580 by
22 Senator Liu, a bill which had a hearing today in
23 the Senate Transportation Committee that affects
24 these regulations, and, if adopted, these
25 regulations would have to be amended to comply with

1 that law.

2 Finally, Caltrans had selected, in
3 their notice of regulations, a list and schedule of
4 how many properties will be sold under what time
5 period. Nothing in the regulations explains how
6 that process occurred. It's a violation of the
7 Administrative Procedure Act to make this decision
8 on which properties will be sold and when they will
9 be sold and who and what income will be sold
10 without including that in the proposed regulations.

11 So in the quest for regulations to be
12 amended to explain explicitly how you chose certain
13 properties to be sold in first group, second group,
14 fifth group, 10th group, and why it lasts until
15 2020 and doesn't get done immediately.

16 My final comment is we met with
17 Caltrans Directors Kempton and Iwasaki and Brian
18 Dougherty over the last eight years, and we
19 submitted to them repeatedly an outline of how to
20 complete the sales process within one year, and
21 both Mr. Kempton and Mr. Iwasaki commented that
22 they were going to go to Governor Schwarzenegger,
23 at the time, for a Governor's Office Action Request
24 to get that approved. Those requests simply
25 disappeared and were never acted upon.

1 Mr. Dougherty is noncommittal on
2 what's going to happen, but we had a two-page
3 outline, and we designated the person at Caltrans
4 who handled the sales expeditiously between 1996
5 and 2002 until she was transferred out in the slow
6 down, and we asked that she be reassigned. Both
7 Mr. Kempton and Mr. Failly, who was then District 7
8 director, acknowledged that she still worked there
9 and she may be willing to resume what she had done,
10 and we would request -- I'm not going to say her
11 name now, but they know who she is, we request that
12 those outlines in that process be followed.

13 Thank you.

14 MS. LOWDEN: Thank you.

15 We have another speaker card, so I'd
16 like to go ahead and call Janet Krausen to the
17 microphone, please.

18 MS. KRAUSEN: Hi. Hold on one second
19 before the time starts.

20 MS. LOWDEN: No problem.

21 MS. KRAUSEN: Real quick, let me just
22 say that the printer broke just as I was printing
23 out my monumental historic statement.

24 Anyway, so I'm Linda Krausen, and live
25 at 1109 Grevelia Street, South Pasadena, and what

1 I'd like to -- what I'm going --

2 MS. LOWDEN: You might have to speak a
3 little closer to the microphone.

4 MS. KRAUSEN: I would like to speak to
5 an amendment of Section 1476.

6 (Microphone problems.)

7 MS. KRAUSEN: Can we start the time
8 again?

9 MS. LOWDEN: Yes, we'll start the time
10 again.

11 (Discussion held off the record.)

12 MS. LOWDEN: Linda, just to let you
13 know, we are going to have a third public hearing
14 that we announced earlier, and information will go
15 out on that later on.

16 MS. KRAUSEN: Oh.

17 MS. LOWDEN: So don't feel
18 completely -- if you didn't have a chance to finish
19 it up, we do have one more opportunity that we were
20 just able to get everything secured today on. So I
21 announced that at the beginning of the hearing this
22 evening, but please go ahead and make your
23 statement this evening, and you can provide your
24 written comments, and you will have one other
25 opportunity.

1 MS. KRAUSEN: Okay. So the written
2 comments will -- the written comments will work at
3 the next -- I can hand them all in?

4 MS. LOWDEN: At the next public
5 hearing, you can hand them all in then, you can
6 hand them in tonight, you can hand in more comments
7 at the next public hearing on May 12th.

8 MS. KRAUSEN: All right. Thank you
9 very much for telling me. Now I have 55 minutes
10 [sic].

11 MS. LOWDEN: Oh, no, no, no. You'll
12 be taken care of. Don't worry.

13 MS. KRAUSEN: I can probably fill up
14 that time.

15 All right. Thank you.

16 As I said who I was, Linda Krausen at
17 1109 Grevelia Street, South Pasadena 91030, and
18 I'd like to speak to amending Section 1476 for
19 flexibility in defining areas of median income, and
20 also to amend Section 1478(c)(2) to take out the
21 words at "market value to present tenants in good
22 standing" and to say "at affordable rates for
23 present tenants in good standing."

24 So there is flexibility already
25 established in California in federal housing

1 regulations which I note below, with matters
2 defined that are mentioned in the California
3 regulations in terms of median income in the Health
4 and Safety Code Chapter 2 definitions Section
5 50093, which referred to through definitions and
6 referrals, it states something -- it states that
7 the area median income means the median family
8 income of a geographical area of the state in
9 accordance with HUD Section 8; however, the agency
10 and the department jointly are acting in accordance
11 with other agencies may permit the agency to use
12 higher income limitations and designation of
13 geographical areas. The percentage of the median
14 income of a particular geographic area, if it's too
15 low to qualify a substantial number of persons and
16 families of lower or moderate income who can afford
17 home purchases [unintelligible] to this plan.
18 That's part us.

19 And it's also set -- there's
20 precedence set in income limits that can be changed
21 for how home purchases, and I delineate where I
22 found that, also, and there is also something also
23 mentioned in the highway code to refer to municipal
24 areas, and I would like to propose that we refer to
25 ZIP code areas.

1 And the reason that I would like to
2 amend 1478(c)(2) is because this refers to
3 purchasing of homes by housing-related private or
4 public entities, and if a person -- if a tenant
5 opts to stay and rent instead of buy, but then they
6 decide that they want to buy when offered to by
7 this private agency, they have to do it at market
8 value, and I would say that many of us -- for many
9 people in our group are now not able to qualify
10 under 150 percent at affordable rates; however, in
11 one, two, or three years, they will be down at the
12 bottom of income again because they will be on
13 retirement income and/or Social Security, and then
14 they will be affordable, so if they opt to rent and
15 wait until that income changes and then they're
16 offered the house that they've lived in for so long
17 for a market value, they still would not be able to
18 purchase. So I urge the changing of that rhetoric.

19 Thank you.

20 MS. LOWDEN: Thank you very much.

21 MR. SUTTON: Could you announce the
22 location of the third hearing again?

23 MS. LOWDEN: Sure. We have will a
24 third meeting on May 12th, Tuesday evening, from
25 six o'clock until eight o'clock p.m. at the Los

1 Angeles Christian Presbyterian Church, 2241 North
2 Eastern Avenue in Los Angeles.

3 MR. SUTTON: Thank you.

4 MS. LOWDEN: You're welcome.

5 It's 8:15. Thank you all who shared
6 comments with us this evening, as well as those who
7 came to listen to the hearing.

8 I'd like to outline the process for
9 what comes next.

10 As mentioned previously, the
11 rulemaking process is governed by the provisions of
12 the Administrative Procedure Act, and can be found
13 in the California Government Code.

14 All the written and oral comments we
15 have received via facsimile, email, regular mail,
16 and at the public hearings will be reviewed and
17 summarized. If those comments lead to a revision
18 of the regulations, we will put out an additional
19 minimum 15-day notice and receive written comments
20 during that time. We will not have another
21 hearing.

22 We will summarize and respond to the
23 comments, both oral and written, in the Final
24 Statement of Reasons.

25 All of this will be part of the final

1 rulemaking file that is given to the Office of
2 Administrative Law for review and approval. Once
3 the Office of Administrative Law has reviewed the
4 file, and if they concur, we, Caltrans, have
5 complied with the prescribed standards for adopting
6 regulations, they will issue an approval notice to
7 Caltrans.

8 With that, I'm going to conclude the
9 hearing.

10 Thank you for taking the time out of
11 your busy schedules and for participating this
12 evening.

13 (Whereupon, at 8:20 p.m., the public
14 hearing was concluded.)

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REPORTER'S CERTIFICATE

I, VICKIE BLAIR, CSR No. 8940, RPR-CRR, CLR, do hereby certify:

That I am a duly qualified Certified Shorthand Reporter in and for the State of California, holder of Certificate Number 8940, which is in full force and effect, and that I am authorized to administer oaths and affirmations;

That the proceedings were recorded stenographically by me and were thereafter transcribed by me under my direction and supervision;

That the foregoing pages contain a full, true, and accurate record of the proceedings and statements to the best of my skill and ability;

I further certify I am not financially interested in the outcome thereof of this action.

IN WITNESS WHEREOF, I have subscribed my name this 25th day of April, 2015.

Vickie Blair, CSR No. 8940, RPR-CRR, CLR

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