

## Exchange and Submission of Evidence (Small Claims)

**Important:** This form is to be used to submit evidence to the court and the opposing party. Read the other side of this form before you fill out the form.

Pursuant to Code of Civil Procedure section 116.520, parties in a Small Claims matter have the right to present evidence and witnesses at the hearing on the matter in support of their respective positions.

Each party who wishes to submit evidence is ordered to exchange and submit evidence to the court at least ten (10) days prior to the hearing and show proof of compliance (1st Amended Standing Order Re: Evidence Exchange 2020-SJ-015-01).

A party's failure to comply may result in the evidence not being considered by the court.

Fill in court name and address  
Superior Court of California,  
County of Los Angeles

111 N. Hill St.

LOS ANGELES, CA  
90012

Case Number:  
25STSC03297

Case Name:  
Johnson v Hi Point 1522 LLC

My Name is: Geary J. Johnson

My Mailing Address is: 1522 Hi Point St 9

Los Angeles CA 90035

My hearing is now scheduled on

(date) 10-30-2025

at (time) 01:30 pm

in Department 90

I am a (check one): ☒ Plaintiff ☐ Defendant in this case.

### INSTRUCTIONS:

List each item of evidence separately and briefly describe it. Please provide copies only, as evidence will be returned only if a self-addressed envelope with sufficient pre-paid postage is submitted. If you need more space, attach one sheet of paper.

1. See attached list and exhibits
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

The parties listed below have been served with a copy of my evidence.

Name: Hi Point 1522 LLC c/o Power Property Inc was served on (date) 10/15/25

by (check one) ☒ mail ☐ personal delivery. Address of service: \_\_\_\_\_

8885 Venice Blvd Suite 205 Los Angeles CA 90034 Priority Mail

Name: \_\_\_\_\_ was served on (date) \_\_\_\_\_

by (check one) ☐ mail ☐ personal delivery. Address of service: \_\_\_\_\_





**PRIORITY<sup>®</sup>  
MAIL**

Mr. Geary J. Johnson  
1522 Hi Point St Apt 9  
Los Angeles, CA 90035

Expected delivery date specified for domestic use.

Domestic shipments include \$100 of insurance (restrictions apply).\*

USPS Tracking<sup>®</sup> service included for domestic and many international destinations.

Limited international insurance.\*\*

When used internationally, a customs declaration form is required.

Insurance does not cover certain items. For details regarding claims exclusions see the Domestic Mail Manual at <http://pe.usps.com>.

See International Mail Manual at <http://pe.usps.com> for availability and limitations of coverage.

*MA4 CLAIMS CASE NO. H6. 10/30/25*

*1:30 P.M. CASE 25STSC 03297*

**FLAT RATE ENVELOPE**

FLAT RATE ■ ANY WEIGHT

Mr. Geary J. Johnson  
1522 Hi Point St Apt 9  
Los Angeles, CA 90035

**TRACKED ■ INSURED**



PS00001000014

EP14F October 2023  
OD: 12 1/2 x 9 1/2



To schedule free Package Pickup,  
scan the QR code.

USPS.COM/PICKUP



<b>P</b>	<b>US POSTAGE &amp; FEES PAID IMI</b> PRIORITY MAIL ZONE 1 FLAT-RATE ENVELOPE Commercial	 10/15/2025
	<b>USPS PRIORITY MAIL<sup>®</sup></b>	
GEARY JOHNSON 1522 HI POINT ST APT 9 LOS ANGELES CA 90035		
<b>C042</b>		
SHIP TO:	THOMAS KHAMMER POWER PROPERTY MGMT INC 8885 VENICE BLVD STE 205E LOS ANGELES CA 90034-3230	
<b>USPS TRACKING #</b>		
 9405 5118 9956 1942 7410 75		
<i>10/30/25 1:30 P.M.</i> <i>DEPT. 90 25STSC 03297</i>		



Set #2 Exhibits	Johnson v Hi Point 1522 LLC	Case 25STSC03297
<b>Exhibit Number</b>	<b>Page</b>	<b>Description</b>
Mailing Label and Evidence Form (Cover sheet)		
18	1	Video links on parking and intercom at 1522 Hi Point St 90035
19	2-14	Notice and Order to Comply by code enforcement. Owner told to repair or replace intercom unit 9
20	15-18	Faxes to owner. Links to videos showing parking lot and intercom (9/24/2025); list of employees notified in management (10/14/25).
21	19	Recall of text message from Power Property David Diaz October 3, 2025





Set #2 Exhibits	Page	Description
22	20-25	Six Notices to Enter Premises showing owner opportunity to repair
23	26	Humble fax Billing \$10.00
24	27-28	Receipts by Power Property Group of rent checks for August and October 2025 showing payment for intercom repair and tandem parking tenants unit 9
25	29	Youtube Links to parking video and intercom video





# **As given to the property owner via fax 10/14/2025**

**Intercom and Parking at Hi Point St 1522**

<https://youtu.be/AtYmLMfDqJM>

**Testing of dial button Akuvox**

<https://youtube.com/shorts/X0qHikqL2pU?feature=share>



# CITY OF LOS ANGELES

Los Angeles  
Housing Department



Karen Bass, Mayor

Code Enforcement Division  
1910 Sunset Blvd., Suite 300  
Los Angeles, CA 90026  
Tel: (310) 524-1230

Date: September 29, 2025

Case ID: 939638

APN: 5068018035

## NOTICE AND ORDER TO COMPLY

Sections 161.702 and 161.354, Los Angeles Municipal Code  
Sections 17980 and 17980.6, California Health and Safety Code

Our records indicate you are the owner of the property located at **1522 S HI POINT ST**. An inspection of the premises has revealed conditions that affect the health and safety of the occupants and cause the building to be determined to be in violation of the City of Los Angeles Municipal Code. These conditions, their location on the premises, and the specific violation(s) of the Los Angeles Municipal Code (LAMC) and or California Health and Safety Code are described on the attached pages.

You, as the property owner, or responsible party, are ordered to eliminate all of the described conditions and diligently pursue the work necessary to eliminate any violations of the LAMC and Health and Safety Code on or before **11/5/2025**.

Some of the work required to repair the building may require that you obtain a permit and request related inspections from the Department of Building and Safety. We strongly urge you to seek the services of qualified installers, properly licensed by the State Contractors License Board.

A re-inspection of the premises will be conducted on **Friday, November 21, 2025** between **1:00 PM** and **3:00 PM**. You or your representative must be present to escort the Housing Inspector. Any and all units are subject to re-inspection and require the same uniform compliance throughout the premises. You must provide notice to all affected tenants not less than 24 hours prior to the scheduled inspection. The entire premises must be in full compliance with the Los Angeles Municipal Code.

If you have any questions or concerns regarding this notice/order/inspection, please feel free to contact us at the email/phone numbers provided below. Inspectors are best reachable by phone on weekdays from 7 to 9 am. *Si tiene preguntas, por favor contáctenos como se indica al final de esta notificación.*

Inspector: Fabian Gonzalez	Email: fabian.gonzalez@lacity.org	Inspector Phone: (310) 996-1752
Office Address: 1910 Sunset Blvd Suite #300 Los Angeles, CA 90026	Office Phone: (310) 524-1230	

Issuing Inspector:  
Fabian Gonzalez

Proof of Mailing -- On 9/29/2025 the signee mailed a copy of this notice by First-Class Mail, postage prepaid, to the person(s) listed on the last equalized assessment roll.



As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



## FIRE SAFETY

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Failure to provide and maintain the required permanently wired, with battery back-up, smoke detectors at all sleeping rooms, and areas adjacent to sleeping rooms. Sections 91.8603, 91.8104 of the L.A.M.C.

Violation Severity Level: HIGH

1522 S HI POINT ST 1

LIVING ROOM, Note: REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.

1522 S HI POINT ST 1

BEDROOM1, Note: REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.

1522 S HI POINT ST 2

LIVING ROOM, Note: REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.

1522 S HI POINT ST 10

HALL, Note: REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.

1522 S HI POINT ST 10

BEDROOM1, Note: REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.

1522 S HI POINT ST 12

HALL, Note: REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.

An owner of a single family dwelling unit intended for human occupancy shall install a carbon monoxide device, approved and listed by the State Fire Marshall pursuant, in each existing dwelling unit having a fossil fuel burning heater or appliance, fireplace, or an attached garage. Exception: For all multiple-family dwelling units, this requirement becomes effective on January 1, 2013. Sections 91.915, 91.8104 of the L.A.M.C.

1522 S HI POINT ST 1

LIVING ROOM, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 2

LIVING ROOM, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 2

BEDROOM1, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 3

BEDROOM1, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 6

BEDROOM1, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 6

HALL, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR



1522 S HI POINT ST 7

LIVING ROOM, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 8

BEDROOM1, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 12

HALL, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 12

BEDROOM1, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 13

LIVING ROOM, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 14

BEDROOM1, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 18

BEDROOM1, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

#### SANITATION

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Failure to maintain habitable room(s) free from dampness. Sections 91.8104, 91.8104.4 of the L.A.M.C.

Violation Severity Level: LOW

1522 S HI POINT ST 5

BEDROOM1, Note: FIND/ELIMINATE CAUSE OF WATER/DAMPNESS/DAMAGED AREAS.

Failure to provide adequate supply of hot and cold running water to all kitchen and bathroom plumbing fixtures at all times.

Sections 91.8104.10.1, 91.8104.10.2, 91.8104.10.3 of the L.A.M.C.

Violation Severity Level: MEDIUM

1522 S HI POINT ST 5

HALL, Note: PROVIDE ADEQUATE FLOW OF HOT/COLD RUNNING WATER.

1522 S HI POINT ST 6

KITCHEN, Note: PROVIDE ADEQUATE FLOW OF HOT/COLD RUNNING WATER.

#### MAINTENANCE

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Failure to maintain the existing building, structure, premises, or portion thereof in conformity with the code regulations and department approvals in effect at the time of construction. Sections 91.2.401.6, 91.8104 of the L.A.M.C.

1522 S HI POINT ST 9

ENTIRE UNIT, Note: Repair/Replace intercom to work

Failure to maintain plaster/drywall walls/ceilings in a smooth and sanitary condition. Sections 91.2.401.6, 91.8104.4 of the L.A.M.C.

Violation Severity Level: LOW

1522 S HI POINT ST 2

HALL BATH, Note: Patch hole or install a approve fire rated (metal) access panel.

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1522 S HI POINT ST 5

HALL BATH, Note: Patch hole or install a approve fire rated (metal) access panel.

1522 S HI POINT ST 5

BEDROOM1, Note: PATCH & PAINT ALL DAMAGED AREAS

1522 S HI POINT ST 6

HALL BATH, Note: Patch hole or install a approve fire rated (metal) access panel.

1522 S HI POINT ST 10

LIVING ROOM, Note: PATCH & PAINT ALL DAMAGED AREAS

1522 S HI POINT ST 12

HALL BATH, Note: PATCH & PAINT ALL DAMAGED AREAS

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### PLUMBING

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Failure to maintain all plumbing drains and waste lines clear of blockage(s) which would cause fixture(s) to overflow under the condition of normal water supply to that fixture. Section 91.8104.9 of the L.A.M.C.

Violation Severity Level: LOW

1522 S HI POINT ST 5

HALL, Note: CLEAR OBSTRUCTED/SLOW DRAINS

Failure to maintain the plumbing system free from defective, damaged/leaking faucets or plumbing fixtures. Sections 94.101.7, 94.102.4, 91.8104.7 of the L.A.M.C.

Violation Severity Level: LOW

1522 S HI POINT ST 14

HALL BATH, Note: Repair defective/leaking/loose toilet.

1522 S HI POINT ST 17

KITCHEN, Note: Repair/Replace damaged/defective garbage disposal.

Failure to provide/maintain the required plumbing trap, trap arm, and/or tailpiece free from defect. Section 91.8104.7 of the L.A.M.C

Violation Severity Level: LOW

1522 S HI POINT ST 5

HALL, Note: REPAIR/REPLACE DEFECTIVE TRAP OR DRAIN WASTE ASSEMBLY IN AN APPROVED MANNER

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### HEATING AND VENTILATION

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Failure to provide and/or maintain an approved and/or non-defective domestic range vent. Section 95.111.1 of the L.A.M.C.

Violation Severity Level: LOW

1522 S HI POINT ST 17

KITCHEN, Note: Repair/Replace or Install vented or recirculating hood over stove.

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SANITATION PAGE 5



Failure to maintain the building and premises in a clean, sanitary, and safe condition. Section 91.8104 of the L.A.M.C.

EXTERIOR, Note: Remove debris near dumpster. Dispose as needed

1522 S HI POINT ST

#### MAINTENANCE

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Failure to maintain windows, doors, cabinets, and frames operable, clean and sanitary and in good repair. Sections 91.2.401.6, 91.8104, 91.8014.5.1 of the L.A.M.C.

COMMON, Note: Repair or replace damage/defective door and/or hardware at rear storage closet

1522 S HI POINT ST

EXTERIOR, Note: Repair parking lot gate to work correctly.

1522 S HI POINT ST

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**Inspector Name** Fabian Gonzalez  
**Office Location** 1910 Sunset Blvd  
Suite #300  
Los Angeles, CA 90026  
**Survey Date** 9/26/2025

WHERE INDICATED ABOVE, PLANS AND/OR A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDING AND SAFETY IS REQUIRED TO BE OBTAINED BEFORE REPAIR OR DEMOLITION WORK IS STARTED.

For consultation regarding this notice, or for information regarding obtaining Permits, the inspector whose name appears on this Notice may be contacted by telephone between the hours of 7:30 and 9:00 a.m., Monday through Friday.

YOU MAY BE SCHEDULED FOR A GENERAL MANAGER'S HEARING, AND A LIEN MAY BE RECORDED AGAINST YOUR PROPERTY FOR ALL ADMINISTRATIVE AND INSPECTION COSTS ASSOCIATED WITH YOUR FAILURE TO COMPLY WITH THIS ORDER.

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## **PRE-COMPLIANCE JUDICIAL REVIEW AND RIGHT TO REFUSE ENTRY:**

You have a right to seek pre-compliance judicial review without threat of imposition of any fine or penalty and/or refuse entry into the premises for the inspection in absence of an inspection warrant issued by a judge. Refer to the LAMC Section 161.601 for more information. A copy of the LAMC may be obtained from a public library or by visiting the following website: <https://www.lacity.gov/your-government/government-information/city-charter-rules-and-codes>

## **FAILURE TO COMPLY WARNING:**

You may be scheduled for a General Manager's hearing and a lien may be recorded on this property for all administrative and inspection costs associated with your failure to comply with this notice order. This matter may be referred to the City Attorney for further enforcement. Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code is guilty of a misdemeanor, which is punishable by a fine of not more than 1,000.00 and/ or six months imprisonment per LAMC section 11.00 (m).

## **LEAD HAZARD WARNING:**

Due to the possible presence of lead-based paint, lead safe work practice are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Sections 17920.10 and 105256 and you may be subject to a 1,000.00 fine or criminal prosecution. For more information, visit the California Department of Public Health website at: <https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/CLPPB/Pages/LRCRegs.aspx>.

## **TAX WARNING (APPLICABLE WHEN PROPERTY IS DETERMINED SUBSTANDARD):**

When a property is determine to be a substandard property pursuant to Section 24436.5 of the California Revenue and Taxation Code, the following apply: A taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state and local codes dealing with health, safety or building, cannot deduct from state personal income tax and corporate income tax, deductions for interest, depreciation, or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the Compliance Date of this order marks the beginning of the six (6) month period. The department is required by law to notify the State Franchise Tax Board of failure to comply with these codes.

## **SUBSTANDARD RECORDING (APPLICABLE WHEN PROPERTY IS DETERMINED SUBSTANDARD):**

When building or portion thereof is determined to be a substandard as defined under Section 17920.3 of the California Health and Safety Code, a Notice of Non Compliance is recorded at the Los Angeles County Recorder's Office The Department may charge the property owner for any cost involved in recording the notice. (Health and Safety Code section 17985).

## **RENT ESCROW ACCOUNT PROGRAM (REAP) NOTICE:**

Failure to correct the conditions that constitute the violations specified by this notice may subject this property and units to inclusion in the City of Los Angeles Rent Escrow Account Program (REAP). Inclusion in REAP entails a rent reduction based on the level of severity of the uncorrected conditions, and allows the tenant to pay the reduced rent to the City instead of the landlord. (Section 162.00. et. Seq. LAMC).

## **RETALIATION:**

No lessor may retaliate against a lessee because of his complaint to an appropriate agency as to the tenantability of a dwelling pursuant to Section 1942.5 of the Civil Code.

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## **INSPECTION AND PENALTY FEES:**

If the conditions found during a Systematic Code Enforcement Program (SCEP)-periodic inspection remain uncorrected after the first re-inspection, Los Angeles Municipal Code Sections 161.901.1 and 161.901.2 requires that the Department cost of all subsequent re-inspections be billed to the property owner. All Complaint-based inspections where an order is issued will be billed to the property owner.

A late charge equal to two times the fee or cost and a collection fee equal to 50 percent of the original fee or cost shall be imposed if any fees or costs imposed are not paid within 30 days of service of notice of the imposition of the fee or cost or, if timely appealed, of any decision on the appeal.

Any person who fails to pay the assessment fee of cost, penalty, or collection fee shall also pay interest at the rate of one percent per month, or fraction thereof, on the amount of the fee or cost, penalty and collection fee imposed, from the 60th day following the date the billing notice was mailed. (Sections 161.901, et seq.)

## **APPEALS:**

There is an appeal procedure established in this city whereby the Housing Department have the authority to hear and decide appeals of inspection fees and cited zoning code violations, upon payment of a \$128 appeal processing fee (See Sections 161.1002 and 161.1003 of the Los Angeles Municipal Code).

In addition, the Housing Appeals Board have the authority to hear and decide appeals of orders concerning the maintenance, sanitation, ventilation, use, occupancy or habitability of residential rental properties, buildings, units, structures, or common areas falling within the scope of the Los Angeles Housing Code, upon payment of a \$150 appeal processing fee, provided such appeals are filed before the expiration of the compliance date specified in the order or within 15 calendar days of service of the challenged decision or determination (See Section 161.1004 of the Los Angeles Municipal Code).

To obtain a copy of the appeal form, visit any of the Department's public counters or <https://housing.lacity.gov/rental-property-owners/inspections-and-fees>.

To obtain more information on appeals, refer to Division 10 of Article I of Chapter XVI of the Los Angeles Municipal Code, a copy of which may be accessed at the following link:  
<https://www.lacity.org/government/popular-information/city-charter-rules-and-codes>.

## **CALIFORNIA HEALTH AND SAFETY CODE SECTION 17980.12 NOTICE (IF APPLICABLE):**

The owner of an Accessory Dwelling Unit ("ADU") has a right to request a delay in enforcement of building standards subject to compliance with California Health and Safety Code Section 17980.12. To request a delay in enforcement, submit an application before the expiration of the compliance date specified in the order. Contact the inspector for additional information.

## **PROPERTY MANAGEMENT TRAINING PROGRAM (PMTP):**

When a property owner has failed to comply with a notice or order within 45 days or less of the specified compliance date, the owner is required to pay a \$225.00 registration fee and attend PMTP training sessions. The registration fee must be paid directly to the approved training agency. Failure to comply may result in the imposition of a criminal infraction, punishable by a fine of \$225.00. (Section 154.02, et seq. LAMC.)

## **HISTORICAL PRESERVATION:**

Your property might be located within a Historical Preservation Overlay Zone, or may otherwise be determined historically significant. The scope work required to correct conditions that constitute violations specified in this notice may require advanced approval from the appropriate regulatory agency.

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**RELOCATION INFORMATION:**

Any tenant who is displaced or subject to displacement from a residential rental unit as a result of a Notice to Vacate or any order requiring the vacation of the unit by the Enforcement Agency, shall be entitled to relocation benefits payable by the landlord to the tenant in each unit in the amounts prescribed in Section 163.05 L.A.M.C. Furthermore if the landlord fails, neglects, or refuses to pay relocation payments, the City may advance relocation payments to the affected tenant (s). Recovery of the relocation payments plus a penalty of 50% will be assessed against the property in the form of a lien as per California Health and Safety Code Section 17975.5.

**COMPLIANCE:**

A property owner has complied with this Notice/Order when an inspector from the Los Angeles Housing and Community Investment Department have verified the abatement of the cited violations in conformity with requirement of the Los Angeles Municipal Code.

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# ATTENTION!

This building was built before 1979 and may contain **Lead-Based Paint**. Lead based paint can be dangerous to your health, especially dangerous to children and pregnant women.

1. If lead-based paint is deteriorated or disturbed it can create lead dust. **LEAD DUST IS DANGEROUS AND IS THE NUMBER ONE WAY THAT CHILDREN ARE POISONED BY LEAD.**
2. Lead dust is created by renovations or repairs where workers dry scrape or sand lead-based paint and is **PROHIBITED BY LAW.**
3. All workers disturbing lead-based paint **MUST** use Lead Safe Work Practices. **IT IS THE LAW**
4. If you see unsafe work practices such as dry scraping without plastic sheets protecting the floor or ground you should immediately call **1(866) 557-7368**

All reports are confidential and it is illegal to retaliate against tenants for reporting unsafe work practices!

# ¡ATENCIÓN!

Este edificio fué construido antes de 1979 y puede contener **Pintura a Base de Plomo**. La Pintura a base de plomo puede ser peligrosa para la salud, especialmente para los niños y mujeres embarazadas.

1. Si la pintura a base de plomo está en malas condiciones o se daña puede crear polvo con plomo. **EL POLVO CON PLOMO ES PELIGROSO Y ES LA CAUSA PRINCIPAL EN QUE LOS NIÑOS SE ENVENENAN.**
2. El polvo con plomo es el resultado de las renovaciones o reparaciones donde los trabajadores raspan o lijan la pintura a base de plomo y es **PROHIBIDO POR LA LEY.**
3. Todos los trabajadores que dañan la pintura a base de plomo están **OBLIGADOS** a usar Técnicas de Trabajo Seguras del Plomo. **ES LA LEY**
4. Si ven que los trabajadores están usando técnicas peligrosas como raspando la pintura sin poner plástico para proteger el piso o el suelo debe llamar inmediatamente al **1(866) 557-7368**

¡El inquilino puede reportar los trabajos que se hagan de manera insegura, todos los reportes son confidenciales y es ilegal tomar represalias contra ellos/ellas!

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**It is a misdemeanor to remove, deface, cover or hide this notice.  
Es contra la ley remover, dañar, o esconder este aviso.**



# Los Angeles Housing Department Inspection Report

Inspection Date and Time: 11/21/2025 1:00:00 PM

APN: 5068018035

Address: 1522 S HI POINT ST

Case# 939638

Inspector Name: Fabian Gonzalez

For a more detailed explanation of the Violation Severity Level, please refer to the attached Severity Level Basis document.

Unit Address	Area	Violation	Permit	Inspector's Note	Violation Severity Level
1522 S HI POINT ST	EXTERIOR	CLEAN BUILDING		Remove debri near dumpster. Dispose as needed	LOW
	COMMON	WINDOW/DOOR MAINT		Repair or replace damage/defective door and/or hardware at rear storage closet	LOW
	EXTERIOR	WINDOW/DOOR MAINT		Repair parking lot gate to work correctly.	LOW
1522 S HI POINT ST 1	LIVING ROOM	SMOKE DETECTORS		REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.	HIGH
	BEDROOM1	SMOKE DETECTORS		REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.	HIGH
	LIVING ROOM	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 10	HALL	SMOKE DETECTORS		REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.	HIGH
	BEDROOM1	SMOKE DETECTORS		REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.	HIGH
	LIVING ROOM	INTER-WALLS/CEILING		PATCH & PAINT ALL DAMAGED AREAS	LOW
1522 S HI POINT ST 12	HALL	SMOKE DETECTORS		REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.	HIGH
	HALL BATH	INTER-WALLS/CEILING		PATCH & PAINT ALL DAMAGED AREAS	LOW
	BEDROOM1	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
	HALL	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 13	LIVING ROOM	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 14	HALL BATH	FIXTURE DEF/LEAK		Repair defective/leaking/loose toilet.	LOW
	BEDROOM1	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 17	KITCHEN	FIXTURE DEF/LEAK		Repair/Replace damaged/defective garbage disposal.	LOW
	KITCHEN	VENT-KITCHEN		Repair/Replace or Install vented or recirculating hood over stove.	LOW
1522 S HI POINT ST 18	BEDROOM1	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned



Unit Address	Area	Violation	Permit	Inspector's Note	Violation Severity Level
1522 S HI POINT ST 2	LIVING ROOM	SMOKE DETECTORS		REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.	HIGH
	HALL BATH	INTER-WALLS/CEILING		Patch hole or install a approve fire rated (metal) access panel.	LOW
	LIVING ROOM	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
	BEDROOM1	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 3	BEDROOM1	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 5	HALL	HOT/COLD WATER		PROVIDE ADEQUATE FLOW OF HOT/COLD RUNNING WATER.	MEDIUM
	BEDROOM1	DAMPNESS IN ROOMS		FIND/ELIMINATE CAUSE OF WATER/DAMPNESS/DAMAGED AREAS.	LOW
	HALL	DRAINS BLOCKED		CLEAR OBSTRUCTED/SLOW DRAINS	LOW
	HALL BATH	INTER-WALLS/CEILING		Patch hole or install a approve fire rated (metal) access panel.	LOW
	BEDROOM1	INTER-WALLS/CEILING		PATCH & PAINT ALL DAMAGED AREAS	LOW
	HALL	PLUMBING TRAP/TAIPIECE		REPAIR/REPLACE DEFECTIVE TRAP OR DRAIN WASTE ASSEMBLY IN AN APPROVED MANNER	LOW
1522 S HI POINT ST 6	KITCHEN	HOT/COLD WATER		PROVIDE ADEQUATE FLOW OF HOT/COLD RUNNING WATER.	MEDIUM
	HALL BATH	INTER-WALLS/CEILING		Patch hole or install a approve fire rated (metal) access panel.	LOW
	HALL	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
	BEDROOM1	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 7	LIVING ROOM	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 8	BEDROOM1	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 9	ENTIRE UNIT	GENERAL MAINTENANCE		Repair/Replace intercom to work	Not Assigned

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PAGE 12



## Los Angeles Housing Department Severity Level Basis

Each outstanding Code violation cited at the subject property is assigned a severity level. The basis for the assigned severity levels can be seen below.

Violation	Violation Description	Basis for Severity Level	Severity Level
SMOKE DETECTORS	Smoke Detector(s) missing, defective, or not hard wired	Missing or improperly maintained fire warning devices is a life-threatening violation that increases the risk of harm, injury, or death to residents in a building.	HIGH
HOT/COLD WATER	Lack of adequate flow of hot and/or cold running water	Lack of "adequate" water means that there is water available but at a low flow rate. Because this is not a severely dangerous condition, but does affect the comfort of the occupants, it is assigned a medium severity level	MEDIUM
CLEAN BUILDING	Building and/or premises unsafe, or unclean	Too general for referral to REAP. Instead the department uses specific charging sections to address violations which are referred to REAP	LOW
DAMPNESS IN ROOMS	Dampness in rooms	Damp living conditions can be caused by lifestyle problems, which are caused by tenants; however, dampness that is the result of violations such as faulty weather protection or faulty plumbing is addressed under those categories. Because of the various causes of dampness, a low severity level is appropriate.	LOW
DRAINS BLOCKED	Plumbing drain blockage	A drain blockage may expose residents to fixture overflow resulting in unusable fixtures, flooding and damp, unhealthful living conditions.	LOW
FIXTURE DEF/LEAK	Leaking or defective plumbing faucet or fixture	Defective plumbing fixtures is a habitability violation per Section 1941.1.a.2 of the California Civil Code. This violation reduces the habitability of the unit, but is unlikely to be life-threatening.	LOW
INTER-WALLS/CEILING	Plaster/drywall wall/ceiling covering defective, deteriorated, or paint is peeling	Defective wall/ceiling covering creates a minimally untenable situation and could diminish weather protection. Although this type of violation reduces habitability and may cause injury, it is unlikely to be life-threatening.	LOW
PLUMBING TRAP/TAILPIECE	Defective or missing trap, trap arm and/or tailpiece	Failure to provide/maintain the required plumbing trap, trap arm, and/or tailpiece free from defect is a habitability violation per Section 1941.1.a.2 of the California Civil Code. This violation reduces the habitability of the unit, but is unlikely to be life-threatening.	LOW
VENT-KITCHEN	Unapproved stove or range vent	A lack of proper ventilation may cause indoor moisture, which may lead to unhealthful living conditions.	LOW
WINDOW/DOOR MAINT	Windows, doors, cabinets, and frames not operable, defective, missing, and/or unsanitary	Failure to maintain windows, doors, cabinets, and frames in operable, clean, and sanitary conditions is a possible health hazard and creates a minimally untenable condition. Although this type of violation reduces habitability and may be unhealthful it is unlikely to be life-threatening.	LOW

EXH 19 OF 30  
PAGE 13



Wed Sep 24th, 2025 10:46 AM Pacific Time

**FAX**

Geary J. Johnson  
1522 Hi Point St 9  
Los Angeles, CA. 90035  
323-807-3099

**TO:**

Name: Hi Point 1522 LLC c/o PPM Inc

Fax Number: (310) 661-8195

# of Pages: 1

(including cover sheet)

**FROM:**

Name: Geary Juan Johnson

Fax Number: (323) 809-4119

**Subject:** Intercom Update and Parking Update**Message:**

1. Per City of Los Angeles code inspection, the date is September 26, 2025 at approximately 9:00 am. Please enter the unit with the inspector provided you have posted to my door written notice that complies with CC section 1954. I do not plan to be available.

2. Here are web links to updated videos re the non working two intercom systems and the parking lot at 1522 Hi Point Street 90035.

Testing of dial button Akuvox

<https://youtube.com/shorts/X0qHikqL2pU?feature=share>

Intercom and Parking at Hi Point St 1522

<https://youtu.be/AtYmLMfDqJM>

3. The phrase defining housing services as "included but not limited to" appears in the rental agreement, the Health and Safety Code state of California, the state Unruh Act CC section 51, and LAMC section "Housing services are services that are connected with the use or occupancy of a rental unit including, but not limited to, utilities (including light, heat, water and telephone), ordinary repairs or replacement, and maintenance including painting. The term also includes the provision of elevator service, laundry facilities and privileges, common recreational facilities, janitor service, resident manager, refuse removal, furnishings, food service, parking and any other benefits, privileges or facilities. (LAMC Sec. 151.02, Definition of Housing Services)."

The tandem parking stalls and intercom systems at this location are therefore housing services.

4. Over the past two years, I have had fax or email communications with the following Power Property Management Inc employees, such employees who would be knowledgeable of my complaints regarding this property: David Diaz, Cynthia Reynosa, Thomas Khammar, Brent Parsons, Kassandra Harris, the front desk reception, Nisi Walton, and others. I believe that any of these employees could be called as witnesses.

cc: Exhibit file for case 25STSC03297. Small Claims.

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EXH ~~17~~ OF 30  
PAGE 14

Sent with HumbleFax.com



Fax To Hi Point 1522 Llc

Sep 24th, 2025 10:46am PST

To	(310) 661 - 8195
From	(323) 809 - 4119
Sender	Geary Juan Johnson tainmount@sbcglobal.net
Result	Fax Send Successful
Subject	Intercom Update and Parking Update
Pages Sent	1 / 1
Transmission Time	44 seconds
Sent From	Dashboard
Page Size	Letter
Resolution	Fine

EXH. 20 OF ~~26~~ 25  
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# FAX

Geary J. Johnson  
1522 Hi Point St 9  
Los Angeles, CA. 90035

**TO:**

Name: Hi Point 1522 LLC and Power Property Mgmt Group Inc

Fax Number: (310) 661-8195

# of Pages: 1  
(including cover sheet)

**FROM:**

Name: Geary Juan Johnson

Fax Number: (323) 809-4119

**Subject:** New exhibits for case 25STSC03297

**Message:**

Under separate cover I am adding new exhibits and also forwarding to the Court.

1. Also I encourage you to sign up for the court ODR. Failure to comply with ODR process could result in default judgment.

2. The letter package to you of June 24, 2024 contains a money order for \$50.00 for the tandem parking. The money order shows Page 9 that it cost me \$5.00 to purchase the money order. Please reimburse me for the \$5.00.

3. The owner Notice to Enter Premises will be submitted as exhibits. They show the numerous times the owner has had the opportunity to replace or repair the intercom in the unit and to provide the requested tandem parking.

4. The emails and faxes sent to the owner over the years have included the names of Power Property Inc employees Nisi Walton, Thomas Khammar, David Diaz, Cynthia Reynosa, Kassandra Harris, Brent Parsons, All of these employees could testify as to my housing requests.

5. From this 18 unit building, the owner collects about \$35,400 (dollars) per month or \$420,000 per year gross receipts.

6. The city housing department has ordered the owner to replace or repair the intercom that is in the unit 9, plaintiff apartment, called Artolier. The owner has received a copy of the City Notice to Comply dated September 29, 2025.

7. I note that the SC-109 Authorization to appear by the owner shows the name of Cynthia Reynosa but it appears to be signed by Cynthia Reynosa. It does not appear to be a correct authorization to appear.

8. I believe the Court made an audio of the May 2019 court hearing in which Thomas Khammar said that tenants unit 9 already have a tandem parking stall. The Court audio I am told may have recorded the rKhammar emarks about 25 minutes into the hearing.

9. I have also included to the owner video links of the parking stalls and a video link of both of the two intercom systems.

All rights reserved to claim damages.

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Fax To Hi Point 1522 Llc

Oct 14th, 2025 6:13pm PST

To	(310) 661 - 8195
From	(323) 809 - 4119
Sender	Geary Juan Johnson tainmount@sbcglobal.net
Result	Fax Send Successful
Subject	New exhibits for case 25STSC03297
Pages Sent	1 / 1
Transmission Time	47 seconds
Sent From	Dashboard
Page Size	Letter
Resolution	Fine

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## Text from ppm October 3 2025

---

From: Davey GJuanvaldez (hairylegs27@gmail.com)

To: tainmount@sbcglobal.net; hairylegs27@gmail.com

Date: Friday, October 3, 2025 at 05:56 PM PDT

---

Dear Residents,

Please be advised that there will be a temporary water shut-off on Monday, October 6, between 2:00 PM and 6:00 PM to complete necessary plumbing repairs.

We recommend that you plan accordingly by storing any water you may need during this time. Once repairs are complete, water service will be restored immediately.

We apologize for any inconvenience and appreciate your cooperation.

Thank you,

David Diaz  
Power Property Management, Inc.  
Reply STOP to unsubscribe.

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## NOTICE TO ENTER PREMISES

09/30/2025

Scheduled Entry: **10/02/2025**

Time: **11:00 A.M. - 5:00 P.M.**

Contact Person (questions or Concerns): David Diaz  
maintanance@powerpropertygrp.com

1522 Hi Point St #09  
Los Angeles, CA 90035

Geary J. Johnson, Byron Wilson

During normal business hours, the Owner or Owner's agent(s) will enter the Premises for the following reason(s):

Purpose of Entry (California Civil Code Section 1954):

- ☐ Pest Control Service
- ☐ Decorations
- ☐ Alterations
- ☐ Improvements/Repairs/Testing (Code Enforcement Repairs)
- ☐ An initial inspection (Civil Code Section 1950.5[f])
- ☒ Inspect, test, or maintain Smoke Detectors, **water fixtures**, and/or water heaters
- ☐ Code Enforcement Inspection (Los Angeles City inspection)
- ☐ To exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workmen, or contractors.
- ☐ Pursuant to a court order
- ☐ Key Audit (Testing Building unit keys and garages if applicable)
- ☐ Other

### Written Notice Requirements:

Written notice of intent to enter shall be given at least 24 hours in advance of such entry by (a) Personal delivery of the notice to the Renter, (b) Delivery of the notice to a person of suitable age and discretion at the Premises, (c) By leaving the notice at or near the usual entry door of the Premises in a manner in which a reasonable person would discover the notice.

### Additional Information:

If the Renter is absent at the time of entry, written evidence of the entry shall be left in the Premises. Entry may be made during other than normal business hours, if necessary.

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## NOTICE TO ENTER PREMISES

Geary J. Johnson, Byron Wilson  
1522 Hi Point St #9  
Los Angeles, CA 90035

09/24/2025

On **Friday, September 26th of 2025, at 9.00 am** we will enter the premises for the following reason(s) (California Civil Code Section 1954):

- ☐ a. Necessary repairs (Life and safety smoke alarm/carbon detectors, elevators, GFCI)
- ☐ b. Decorations
- ☐ c. Alterations
- ☐ d. Improvements
- ☐ e. An initial inspection (Civil Code Section 1950.5[f])
- ☐ f. Inspect, test, repair, or maintain necessary areas. (Estimation of costs, testing, and insurance renewal, life and safety- fire alarm, fire doors, smoke alarm/ carbon detectors, elevators, GFCI, drywall, HVAC, plumbing, electrical, roof)
- ☒ g. Code Enforcement Inspection (Housing Department Authority)
- ☐ h. To exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workmen, appraisers, or contractors.
- ☐ i. Other ( inspection)

If entry is made for an initial inspection, the renter shall be given at least 24 hours written notice of such entry, unless such notice is waived.

\*Written notice of intent to enter shall be given at least 24 hours in advance of such entry by (a) personal delivery of the notice to the Renter, (b) delivery of the notice to a person of suitable age and discretion at the Premises, or (c) by leaving the notice at or near the usual entry door of the Premises in a manner in which a reasonable person would discover the notice.

\*\*Entry may be made during non-business hours. \*\*

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## NOTICE TO ENTER PREMISES

09/11/2025

1522 Hi Point St #09  
Los Angeles, CA 90035

Scheduled Entry: 9/12/2025

Time: 1:00 P.M. - 3:00 P.M.

Date: 09/11/2025

Contact Person (questions or Concerns): David Diaz  
maintanance@powerpropertygrp.com

Geary, Byron

During normal business hours, the Owner or Owner's agent(s) will enter the Premises for the following reason(s):

Purpose of Entry (California Civil Code Section 1954):

☐ Pest Control Service

☐ Decorations

☐ Alterations

☐ Improvements/Repairs (Code Enforcement Repairs)

☐ An initial inspection (Civil Code Section 1950.5[f])

☐ Inspect, test, or maintain Smoke Detectors, water fixtures, and/or water heaters

☐ Code Enforcement Inspection (Los Angeles City inspection)

☐ To exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workmen, or contractors.

☐ Pursuant to a court order

☐ Key Audit (Testing Building unit keys and garages if applicable)

☒ **Other: Work Order - Tub reglaze, bathroom paint repair, peephole repair**

Written Notice Requirements:

Written notice of intent to enter shall be given at least 24 hours in advance of such entry by (a) Personal delivery of the

notice to the Renter, (b) Delivery of the notice to a person of suitable age and discretion at the Premises,

(c) By leaving the notice at or near the usual entry door of the Premises in a manner in which a reasonable person would discover the notice.

Additional Information:

If the Renter is absent at the time of entry, written evidence of the entry shall be left in

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PAGE 22





## NOTICE TO ENTER PREMISES

08/22/2025  
1522 Hi Point St #09  
Los Angeles, CA 90035

Dear Geary J. Johnson, Byron Wilson,

During normal business hours **Monday, August 25th, 2025 from 9:00am - 5:00pm.** several parties of buyers, management, Brokers, agents and/or owner's representatives will enter the Premises for the following reason(s) (California Civil Code Section 1954).

To make:

- ☐ A. Pest Control Services
- ☐ B. Improvements/ City Compliance Repairs/ Alterations or Mandatory Actions
- ☐ C. An initial inspection (Civil Code Section 1950.5[f])
- ☐ D. Test (Electrical meters)
- ☐ E. Code Enforcement Repairs(Los Angeles City inspection)
- ☐ F. Unit repairs as needed
- ☐ G. Key Audit (Testing Building unit keys and garages if applicable)
- ☐ H. High utility bill, Check Water Fixtures through out property ( Inspect water fixtures in unit )
- ☐ J. Insurance inspections/electrical and HVAC inspection
- ☒ **K. Unit condition inspection (Pre-inspection before city inspection)**
- ☐ L. To exhibit the Premises/ Units to prospective or actual purchasers, appraisers, brokers, mortgagees, or contractors... etc (Photos of unit will be taken )

If entry is made for an initial inspection, the renter shall be given at least 24 hours written notice of such entry, unless such notice is waived.

### **Power Property Management Group**

\*\*Written notice of intent to enter shall be given at least 24 hours in advance of such entry by (a) personal delivery of the notice to the Renter, (b) delivery of the notice to a person of suitable age and discretion at the Premises, or (c) by leaving the notice at or near the usual entry door of the Premises in a manner in which a reasonable person would discover the notice. If the Renter is absent at the time of entry, written evidence of the entry shall be left in the Premises. \*\* Entry may be made during other than normal business hours.

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## NOTICE TO ENTER PREMISES

Geary J. Johnson, Byron Wilson  
1522 Hi Point St #9  
Los Angeles, CA 90035

07/25/2023

During normal business hours on, **July 27, 2023, between 9:00 PM - 5:00 PM** Owner or Owner's agent(s) will enter the Premises for the following reason(s) (California Civil Code Section 1954): If you have any questions, please contact your onsite manager.

1. To make:

- ☒ a. Necessary or agreed repairs or Inspection.
- ☐ b. Decorations
- ☐ c. Alterations
- ☐ d. Improvements
- ☐ e. An initial inspection (Civil Code Section 1950.5[f])
- ☐ **f. Inspect, test, repair, or maintain Smoke Detectors.**
- ☐ g. Code Enforcement Repairs
- ☐ **h. To exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workmen, or contractors.**
- ☐ i. Other - Building-wide sprinkler test

If entry is made for an initial inspection, the renter shall be given at least 24 hours' written notice of such entry, unless such notice is waived.

Nisi Walton - 310-593-3955 Ext.60

\*Written notice of intent to enter shall be given at least 24 hours in advance of such entry by (a) personal delivery of the notice to the Renter, (b) delivery of the notice to a person of suitable age and discretion at the Premises, or (c) by leaving the notice at or near the usual entry door of the Premises in a manner in which a reasonable person would discover the notice. If the Renter is absent at the time of entry, written evidence of the entry shall be left in the Premises.

\*\* Entry may be made during other than normal business hours.

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## NOTICE TO ENTER PREMISES

Geary J. Johnson, Byron Wilson  
1522 Hi Point St #9  
Los Angeles, CA 90035

07/12/2023

During normal business hours on, **July 14, 2023, between 8:00 PM - 5:00 PM** Owner or Owner's agent(s) will enter the Premises for the following reason(s) (California Civil Code Section 1954): If you have any questions, please contact your onsite manager.

1. To make:

- ☒ a. Necessary or agreed repairs or Inspection.
- ☐ b. Decorations
- ☐ c. Alterations
- ☐ d. Improvements
- ☐ e. An initial inspection (Civil Code Section 1950.5[f])
- ☐ **f. Inspect, test, repair, or maintain Smoke Detectors.**
- ☐ g. Code Enforcement Repairs
- ☐ **h. To exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workmen, or contractors.**
- ☐ i. Other - Prospect Unit Showing

If entry is made for an initial inspection, the renter shall be given at least 24 hours' written notice of such entry, unless such notice is waived.

Nisi Walton - 310-593-3955 Ext.60

\*Written notice of intent to enter shall be given at least 24 hours in advance of such entry by (a) personal delivery of the notice to the Renter, (b) delivery of the notice to a person of suitable age and discretion at the Premises, or (c) by leaving the notice at or near the usual entry door of the Premises in a manner in which a reasonable person would discover the notice. If the Renter is absent at the time of entry, written evidence of the entry shall be left in the Premises.





\*\* Entry may be made during other than normal business hours.

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Account ^

-  Address Book
-  Change Password
-  API / Developer
-  Settings

Admin Features ^

-  Billing & Usage
-  Add / Manage Users 1
-  Numbers & Caller ID 1
-  Spam Filter

Site Navigation ^

-  Contact Us
-  File Formats
-  How It Works
-  Terms
-  Log Out

Billing & U...

Billing Plan 


Geary Juan Johnson (32)

  
Summary

  
Update  
Payment

  
Cancel Plan

Current Billing Plan

 Visa ending in 8274

**Next Billing Date:** You will be billed \$10.00 on January 2nd, 2025 at 2:14 PM.

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PAGE 26



Payment Receipt

Date: RECEIVED AUG 01 2025 Received By: [Signature]

**BYRON WILSON**  
1522 HI POINT ST.  
# 9  
LOS ANGELES, CA 90035

AUG 01 2025 97-311/1240 1050

DATE 8-1-25

PAY TO THE ORDER OF Hi Point 1522 LLC \$ 864.67

Eight hundred Sixty four and 67/100 DOLLARS

**ally BANK**  
1522 Hi Point St #9

MEMO Rent Aug. 2025

MP

1050

**GEARY JUAN JOHNSON**  
1522 HI POINT ST. APT 9  
LOS ANGELES, CA 90035

AUG 01 2025 16-339 1220 1382

Date AUG 1 2025

Pay to the Order of Hi Point 1522 LLC \$ 863.00

Eight hundred sixty three and 00/100 Dollars

My way or the highway

**CALIFORNIA BANK & TRUST**  
DIAMOND BAR OFFICE  
1200 S. DIAMOND BAR BLVD., STE. 109, DIAMOND BAR, CA 91765  
CST Contact: 800-400-6080 calbanktrust.com

INTERCOM. REQ. + TANDEN

For PARKING

MP

1382



Payment Receipt

Date: RECEIVED OCT 01 2025

Received By: [Signature]

1386

16-339  
1220

**GEARY JUAN JOHNSON**  
1522 HI POINT ST. APT 9  
LOS ANGELES, CA 90035

OCT 01 2025

Date 10/1/25

Pay to the Order of Hi Point 1522 LLC \$ 863.00

Eight hundred sixty three and 00/100 Dollars

My way or the highway

**CALIFORNIA BANK & TRUST**  
DIAMOND BAR OFFICE  
1200 S. DIAMOND BAR BLVD., STE. 109, DIAMOND BAR, CA 91765  
CST Connect 1-800-400-6980 calbanktrust.com

UNDER STRESS FOR INTERCOM  
FOR REPAIR + TANDEM PARKING

Geary Juan Johnson MP

⑆ 122003396⑆ 3160231528⑆ 1386

1052

97-311/1240

**BYRON WILSON**  
1522 HI POINT ST.  
#9  
LOS ANGELES, CA 90035

OCT 01 2025

DATE 10-1-25

PAY TO THE ORDER OF Hi Point + 1522 LLC \$ 864.67

Eight hundred sixty four and 67/100 DOLLARS

**ally BANK.**  
1522 Hi Point St #9  
Rent Oct. 2025

Byron Wilson MP

MEMO

⑆ 124003116⑆ 1052



**As given to the property  
owner via fax 10/14/2025**

**Intercom and Parking at Hi Point St 1522**

<https://youtu.be/AtYmLMfDqJM>

**Testing of dial button Akuvox**

<https://youtube.com/shorts/X0qHikqL2pU?feature=share>

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PAGE ~~29~~ 29