

**Remote Deposition of: Omar Trinidad,
PMK for Green Horizons Landscape & Maintenance, Inc.**

**Jill Mann vs. Las Brisas Pacificas, Inc.
February 5, 2026**



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THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

JILL MANN, an individual,)
)
 Plaintiff,)
)
 vs.) Case No.24CU015304N
)
)
 LAS BRISAS PACIFICAS, INC., a)
 California mutual benefit)
 common interest development)
 corporation; and DOES 1-20,)
 inclusive,)
)
 Defendants.)
 _____)

REMOTE DEPOSITION OF OMAR TRINIDAD,
PERSON MOST KNOWLEDGEABLE FOR GREEN
HORIZONS LANDSCAPE & MAINTENANCE, INC.
Thursday, February 5, 2026

Reported by: Natalie Simon, CSR No. 14375
Job No. 128614

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Defendants.)
_____)

The remote deposition of OMAR TRINIDAD, PERSON MOST
KNOWLEDGEABLE FOR GREEN HORIZONS LANDSCAPE &
MAINTENANCE, INC., taken on behalf of the Plaintiff,
before Natalie Simon, Certified Shorthand Reporter
14375, for the State of California, commencing at
9:35 a.m., Thursday, February 5, 2026, via
videoconference, Placentia, California.

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ALSO PRESENT:

JOY CHIDGEY

GELA ALAYVILLA

SANTOS CRUZ

JILL MANN

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I N D E X

WITNESS

OMAR TRINIDAD, PMK

EXAMINATION

PAGE

BY MR. ALEXANDER

6

INFORMATION REQUESTED:

(NONE.)

WITNESS INSTRUCTED NOT TO ANSWER:

(NONE.)

QUESTIONS MARKED:

(NONE.)

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1 Thursday, February 5, 2026, 9:35 a.m.

2
3
4 THE STENOGRAPHIC REPORTER: Good morning. My
5 name is Natalie Simon. I am a California Certified
6 Shorthand Reporter and the deposition officer for
7 today's deposition. My CSR license number is 14375.

8
9
10 OMAR TRINIDAD - PERSON MOST KNOWLEDGEABLE FOR GREEN
11 HORIZONS LANDSCAPE & MAINTENANCE, INC.,
12 was called as a witness by and on behalf of the
13 Plaintiff, and having been first duly sworn by the
14 Certified Shorthand Reporter, was examined and testified
15 as follows:

16 -o0o-

17 EXAMINATION

18
19 BY MR. ALEXANDER:

20 Q Good morning, Mr. Trinidad. My name is Vasko
21 Alexander, Plaintiff's counsel on this case. We had a
22 brief discussion off the record where we all introduced
23 ourselves. And we were trying to determine who is going
24 to be the best suited to offer deposition testimony
25 today. I will reflect, and I know the record kind of

1 reflects it already, the presence of people; but we also
2 have Santos Cruz, Joy Chidgey -- Chidgey.

3 MS. CHIDGEY: Chidgey.

4 BY MR. ALEXANDER:

5 Q And Gela Alayvilla.

6 Now, my understanding is that you are the most
7 qualified person or the most knowledgeable regarding the
8 subpoena. But let's just go over the categories very
9 quickly. And if any additional individuals are more
10 suited to particular a category, let's go ahead and
11 identify them. Okay?

12 A Okay.

13 Q So I am going to mark first as Exhibit 1 the
14 deposition subpoena for today's deposition. And I will
15 share any screen with you.

16 (Whereupon, Exhibit 1 is marked for
17 identification and attached hereto.)

18 BY MR. ALEXANDER:

19 Q Well, you know what? Before we get there, let
20 me ask you a couple of foundational and kind of
21 logistics questions.

22 Have you been deposed before?

23 A No.

24 Q Okay. Have you offered trial testimony in the
25 past?

1 A No.

2 Q So you were just sworn in as a deponent. A
3 couple of ground rules just to make the transcript reads
4 clearly. Okay? The deposition testimony that you are
5 providing, as you heard, has the same effect as you if
6 were testifying in trial. Of course the setting here is
7 a lot more informal. And if you need to take a break,
8 let me know. My only request is that you finish
9 answering the question that is pending and then I am
10 happy to accommodate a break. Okay?

11 A Okay.

12 Q And let's continue doing what we are doing
13 right now. Which is you let me finish my question
14 before you provide a response.

15 Does that sound fair?

16 A Okay.

17 Q Are you under the influence of any substances
18 that would not allow you to provide your best testimony
19 today?

20 A No.

21 Q You understand the difference between an
22 estimate and a guess; correct?

23 A Yes.

24 Q You were designated as the person most
25 knowledgeable, for the time being, in response to

1 Exhibit 1, which is deposition subpoena; correct?

2 A Yes. Correct.

3 Q Let's go over some of those categories, and
4 let me know if you still agree with that designation.

5 Okay?

6 A Okay.

7 Q And page -- well, at Attachment 4 of the
8 subpoena we have the first category which is
9 relationship with the association. And this is related
10 to the contractual relationship of Green Horizons to the
11 association. And I am going to ask some questions on
12 that topic.

13 Are you person most knowledgeable with respect
14 to that, or would it be someone else?

15 A No, that is me.

16 Q Category 2, which is the duties and practices
17 regarding slopes within the development.

18 Are you the person most knowledgeable
19 regarding this category?

20 A Yes.

21 Q And go ahead and read No. 3, responsibilities
22 and work on the slope. And this is the pre-incident.

23 Are you most qualified person for this
24 category as well?

25 A Yes.

1 Q And when I say "pre-incident," do you have an
2 understanding of what pre-incident means?

3 A Yes.

4 Q And what is that understanding?

5 A Before the incident that occurred.

6 Q I am referring to the slope failure at 139 in
7 or about April of 2023. That is the incident I am
8 referring to.

9 Do you have a different incident in mind?

10 A No.

11 Q Okay. So when I say "incident," we are
12 talking about slope failure at Lot 139; correct?

13 A Correct.

14 Q And how about Category 4, irrigation systems
15 serving the slope?

16 A Yes.

17 Q Okay. And again the slope is the slope at
18 139?

19 A Correct.

20 Q And any observations and complaints regarding
21 the slope which is Category 5.

22 Are you the person most qualified for that
23 category?

24 A Yes.

25 Q How about communications with the association

1 about plaintiff's property and the slope, Category 6?

2 A No. 6, that would be Santos.

3 Q And we are going onto No. 7, communications
4 with plaintiff and prior owners of plaintiff's property.

5 A Yeah, that would be me.

6 Q No. 8, discovery of the incident and the
7 immediate response for the HOA? Or Green Horizons, I
8 should say. Not the HOA.

9 A Yeah, that one would be Santos as well.

10 Q No. 9, irrigation and drainage decisions after
11 the incident?

12 A Yeah, that one is Santos as well.

13 Q How about the next one, No. 10? Coordination
14 with GeoTek and Mountain Movers?

15 A Yeah, we didn't coordinate anything with the
16 GeoTek or Mountain Movers.

17 Q So that category would be not applicable?
18 There is nobody?

19 A Yeah.

20 Q And just so I have clear record of this:
21 Green Horizons did not coordinate any work with GeoTek
22 directly; correct?

23 A Correct.

24 Q And same question for Mountain Movers: Did
25 GeoTek[sic] coordinate any work directly with Mountain

1 Movers?

2 A Correct.

3 Q How about the next Category, No. 11? And this
4 is Green Horizons's understanding of responsibility for
5 the slope?

6 A Yeah, that would be -- that would be me.

7 Q How about 12? Green Horizons adjustments for
8 extraordinary rainfall?

9 A Yeah, that would be me.

10 Q 13, other slope conditions observed in
11 development?

12 A That is me.

13 Q How about 14? Records, work order, and
14 billing?

15 A Yeah, that is going to be me too.

16 Q Okay. Okay. I appreciate that. Let's see
17 what we can get through with you and then we are going
18 to continue with Mr. Cruz. Okay?

19 Did you review this document prior to our
20 review right now?

21 A Yes.

22 Q Did you discuss this document with any -- with
23 anyone other than -- with Green Horizons?

24 A No.

25 Q What is your current position with Green

1 Horizons?

2 A Field supervisor.

3 Q And how long have you had held this position?

4 A Since 2020.

5 Q Were you with Green Horizons prior to 2020?

6 A Yes, I was.

7 Q Okay. How long had you been employed by Green

8 Horizons?

9 A Since January 2014.

10 Q And what was your first position with Green

11 Horizons?

12 A Labor.

13 Q What does that mean?

14 A You know, just assisting the foreman with, you
15 know, blowing -- blowing and edging, raking up of
16 leaves, trimming.

17 Q Okay. And how long did you hold that
18 position?

19 A For three years.

20 Q And what position did you -- I am assuming
21 there was a promotion in 2017.

22 What was the next position you held?

23 A Foreman.

24 Q And what are the duties of the foreman with
25 Green Horizons?

1 A You know, overseeing the, you know, community.
2 You know, managing the irrigation, irrigation
3 controllers, irrigation -- minor irrigation repairs, you
4 know, on top of the weekly maintenance, which is, you
5 know, mowing, blowing, edging.

6 Q And how long did you hold that position?

7 A So that was from 2017 until 2020, so three
8 years.

9 Q And I am sorry. You are currently -- what is
10 your title?

11 A Field supervisor.

12 Q Field supervisor.

13 Was that a promotion as well?

14 A Yes, it was.

15 Q And what are the duties of field supervisor?

16 A Attend walk-throughs, overseeing, you know,
17 portfolio of about 15 properties. And just assisting
18 the account manager, you know, with any work orders that
19 come in.

20 Q When you held a position as a foreman, was
21 that to a specific property, or was it multiple
22 properties?

23 A No, it was just to one property.

24 Q And which property was that?

25 A It is called Coronado Ranch in San Marcos.

1 Q Okay. How long about as a laborer? Was that
2 for a specific property, or was it multiple properties?

3 A It was multiple properties.

4 Q Did it include the Las Brisas HOA?

5 A No, it didn't. No.

6 Q Is it fair to say that the first time you were
7 involved with Las Brisas was in 2020?

8 A Yes, when I became -- yeah, a field
9 supervisor.

10 Q So that is one of your 15 properties that you
11 supervise?

12 A Correct.

13 Q Who is the foreman at Las Brisas -- strike
14 that.

15 Who is the foreman for Green Horizons for the
16 Las Brisas property?

17 A His name is Luis.

18 Q And last name?

19 A Trinidad, T-r-i-n-i-d-a-d.

20 Q He is with us today; correct?

21 A What was that?

22 Q He is with us today; correct?

23 A Yes.

24 Q Well, I thought I had Omar Trinidad.

25 Did I take a wrong note?

1 A Yeah, Omar is -- that is me. Luis is the
2 foreman -- for Green Horizons's foreman at Las Brisas.
3 But he is not --

4 Q I apologize. Yeah, I apologize.

5 A He is on the property right now.

6 Q Okay. Understood.

7 And does Luis Trinidad have the same
8 responsibilities as a foreman as you did when you were a
9 foreman?

10 A Yes.

11 Q So irrigation repairs and weekly maintenance?

12 A Mm-hmm.

13 Q Is that -- is that a "yes"?

14 A Yes.

15 Q Just a quick instruction. We call them
16 admonitions. Our court reporter cannot take down
17 non-verbal responses.

18 A Okay.

19 Q Body language. "Uh-huhs," "huh-uhs," those
20 don't come -- it has to be a verbal response.

21 A Okay.

22 Q And you are doing it, so just a little
23 reminder there.

24 What is your understanding of the incident
25 that occurred?

1 A The slope was eroding.

2 Q And how did you become aware that the slope
3 was eroding?

4 A So the foreman reported that there was a crack
5 on the slope.

6 Q So, Mr. Trinidad, Luis, reported to you that
7 was a crack in the slope; correct?

8 A Yes. Correct.

9 Q And when was this report made?

10 A On April 28th of 2023.

11 Q And how was the report conveyed?

12 A Over the phone.

13 Q Was there any memorialization of that phone
14 conversation?

15 A Very vague.

16 Q Okay. If my question doesn't make sense, ask
17 me to clarify if you don't understand it.

18 (Simultaneous colloquy.)

19 BY MR. ALEXANDER:

20 Q What I meant by memorialization, was there an
21 e-mail, text message, that followed that conversation?

22 A Oh, yes. There was an e-mail, yes, from our
23 office to the management company.

24 Q Okay. So you informed the management company
25 that there was a slope erosion; is that how you

1 described it?

2 A Yeah, that there was a crack in the slope.

3 Q How often does Green Horizons -- strike that.

4 How was the crack discovered?

5 A So we work on a four-week rotation. So it
6 happened in that week. He was working in that area, so
7 that is when he discovered it.

8 Q Do you have an understanding as to whether or
9 not the slope that failed was a common area slope or
10 private slope?

11 A It's a common area slope.

12 Q And what makes you believe that it is a common
13 area slope?

14 A Because we maintain only the common area, you
15 know, planters and slopes. Nothing in the homeowners
16 yards.

17 Q And where did the homeowners yard begin?

18 A Usually there is a retaining wall below the
19 slope. And that usually indicates the homeowner's
20 property.

21 Q And let's go back to the first category which
22 is the relationship with the association.

23 Green Horizons is under contract with the
24 Las Brisas homeowners association; correct?

25 A Yes.

1 Q It gets paid by the HOA; correct?

2 A Correct.

3 Q How did Green Horizons come to the
4 understanding that the slopes are common area but
5 anything that is below the retaining wall is the private
6 yard? Who told Green Horizons that?

7 A That was when -- so usually when we take a
8 job, they will provide a map and, you know, then a scope
9 of work.

10 Q And where is that map located?

11 A We probably have it on file.

12 Q I will ask you that you please forward it
13 after this deposition.

14 But how does the map look like? How do you
15 know -- is there markings on it? Is it color coded?

16 A We have it color-coded. Like it is broken
17 down into four -- four sections for each week of the
18 month.

19 Q Okay. So where Lot 139 is, do you recall what
20 color that week rotation reflected is or indicated as on
21 the map?

22 A No.

23 Q Would you be able to log into your system
24 right now and pull it up to take a look at it?

25 A Yes.

1 Q Let's do that. I think that might be the
2 easiest way to do it.

3 A Okay.

4 Q And I will ask you that you please send me a
5 copy of it right now. What I will do is, I am dropping
6 my e-mail in the chat. And just e-mail it to me. Okay?

7 And while Green Horizons does that, let's try
8 to be efficient here. And I will mark as Exhibit 2,
9 document subpoena that was issued last year to Green
10 Horizons.

11 (Whereupon, Exhibit 2 is marked for
12 identification and attached hereto.)

13 BY MR. ALEXANDER:

14 Q And do you see this Document 2 on the shared
15 screen?

16 A Yes.

17 Q Do you recall receiving this document?

18 A Is that the -- can you scroll up a little bit?
19 Sorry.

20 Oh, yes.

21 Q Okay. And Green Horizons produced documents
22 in responses to this document subpoena; correct?

23 A Can you repeat the question? Sorry.

24 Q Green Horizons produced documents in response
25 to that document subpoena; correct?

1 A Correct.

2 Q And I am marking as Exhibit 3, Green
3 Horizons's document production in response to the
4 subpoena. And I will represent that the first portion
5 of the document production itself is a deposition
6 subpoena followed by substantively two invoices from
7 Green Horizons to the HOA. Invoice No. 84659 dated
8 March 27, 2024. As well as Invoice No. 84070 dated
9 January 31, 2024.

10 (Whereupon, Exhibit 3 is marked for
11 identification and attached hereto.)

12 BY MR. ALEXANDER:

13 Q Do you see that production?

14 A Yes.

15 Q I am going to mark next in order Exhibit 4,
16 which is the first invoice. March 27, 2024.

17 (Whereupon, Exhibit 4 is marked for
18 identification and attached hereto.)

19 BY MR. ALEXANDER:

20 Q Do you recall preparing this document for
21 production by Green Horizons in response to the
22 documents subpoena?

23 A Yes.

24 Q And who prepared this invoice?

25 A Joy.

1 Q And what is Joy's last name again?

2 MS. CHIDGEY: Chidgey, C-h-i-d-g-e-y.

3 THE STENOGRAPHIC REPORTER: Just as a
4 reminder, ma'am, only Omar can be speaking. I know it
5 was about you, but only Omar. Thank you.

6 BY MR. ALEXANDER:

7 Q And, Omar, you are familiar with this invoice
8 though; correct?

9 A Yes, I am.

10 Q Can you describe to us the work that was
11 performed on this invoice?

12 A Yes. So the -- the irrigation lines were
13 capped off just to eliminate the -- the irrigation
14 behind Lot 139.

15 Q And at whose instruction were the irrigation
16 lines capped?

17 A It was under the current -- or not the
18 current -- but at the time the, I guess you could say,
19 the board president landscape committee.

20 Q And who was that individual?

21 A Ken. I can't recall his name.

22 Q Berchiolli? Does that refresh your
23 recollection?

24 A Yes. Correct.

25 Q Did Ken indicate to you why the irrigation

1 lines should be capped?

2 A You know, this would help with eliminating the
3 irrigation. And he didn't want to add it onto, you
4 know, possible erosion.

5 Q So the irrigation system in 2024 was capped by
6 Green Horizons on Lot 139 at the instruction of the HOA;
7 is that accurate summary?

8 A Correct.

9 Q Did Green Horizons express any concerns with
10 respect to capping the irrigation system at Lot 139?

11 A No.

12 Q Was this work limited to capping the sprinkler
13 heads themselves?

14 A No. The actual lateral lines?

15 Q Of the sprinkler system; correct?

16 A Yes. Correct.

17 Q Okay. And what do you mean by "lateral
18 lines"?

19 A So that is where the -- so the lateral lines
20 are, you know, so it's the mainline from the valve. It
21 it will be the mainline, and the lateral lines will run.
22 And then that is where you connect the individual
23 sprinklers to.

24 Q Is there any irrigation currently on that part
25 of the slope that is --

1 A Yes -- yes, there is.

2 Q Okay. How many sprinklers are on that slope?

3 A So the top to bottom -- I want to say -- let's
4 see. About 30 -- 30 sprinklers in top and bottom.

5 Q Are they all active?

6 A Yes. Just the bottom slope is active. Bottom
7 sprinkler line.

8 Q Why is the top not active?

9 A Because there is no need for it right now
10 because we have the proper coverage with the bottom --
11 with the bottom line.

12 Q Okay. When was the top line deactivated?

13 A It just doesn't have any real times on the
14 controller. So it's been -- I can't recall the date
15 when that was deactivated.

16 Q And that is fair. You know, nobody has a
17 perfect memory. But let's see if we could narrow it
18 down a little bit. My reference -- my initial reference
19 point is going to be before slope failure or after slope
20 failure.

21 So my question would be: Were the -- was the
22 top portion of the irrigation line at 139 capped or --
23 sorry. I apologize.

24 Was that irrigation line deactivated before or
25 after the slope failure?

1 A After.

2 Q And how long after?

3 A I want to say about a year later.

4 Q At whose instruction?

5 A Ken.

6 Q So the HOA instructed Green Horizons to
7 deactivate that irrigation line; correct?

8 A Yes.

9 Q Did he express an opinion with respect to the
10 bottom part of the irrigation?

11 A No.

12 Q It was a simple instruction --

13 A Right.

14 Q -- the bottom portion; correct?

15 A Yes.

16 Q What is the current condition of the slope at
17 139? And what I mean by that is vegetation-wise, is
18 there anything that stands out to you?

19 A No all. The plant material on there, you
20 know, whether it's a ground cover or shrubs, they are
21 doing well.

22 Q Are there any bare spots on Lot 139?

23 A No. Everything, you know, I wouldn't call it
24 bear. But there are some areas where the ground cover
25 hasn't completely filled in yet, but it is going to fill

1 in.

2 Q What kind of plant material is present on that
3 lot?

4 A We have a mix of some ice plants and some
5 lantana, low growing lantana, that works as the ground
6 cover.

7 Q Lantana is that what you --

8 A Yeah. L-a-n-t-a-n-a.

9 Q Lantana.

10 Are there any threes on Lot 139?

11 A Shrubs.

12 Q Shrubs only?

13 A Yeah, there are shrubs.

14 Q I will mark as Exhibit 5 next. The invoice
15 dated January 31, 2024. No. 84070.

16 (Whereupon, Exhibit 5 is marked for
17 identification and attached hereto.)

18 BY MR. ALEXANDER:

19 Q And we have eight hours of work for new
20 planting behind Lot 139.

21 Do you see that?

22 A Yes.

23 Q Do you recall what this work is all about?

24 A Yes. Yes.

25 Q And what was this related to?

1 Q So it was after for the -- after the engineer
2 or the work done on the slope by a different vendor.
3 Ken purchased plant material. And he just asked us to
4 plant it, and we changed him for the labor to plant any
5 plants that he purchased.

6 Q And is that ice plants and lantana?

7 A The lantana, yes. And then the shrubs as
8 well.

9 Q And when you say shrubs, I know that is a
10 generic term, but do you have a specific species in
11 mind?

12 A Yeah, they are called Rhapsiolepis.

13 Q How do you spell that? I'm sorry.

14 A R-h-a-p-h-i-o-l-e-p-i-s.

15 Q Okay. And what is the purpose behind planting
16 those shrubs?

17 A It was to fill in the area after the work had
18 been completed because the slope was bare.

19 Q Do you have an understanding of how long Green
20 Horizons has been on contract with this HOA?

21 A Yes. Since 2021.

22 Q And how did you develop that understanding?

23 A I tend to look in our job files just to
24 whatever job I am on just to see it, have some knowledge
25 on them.

1 Q Is it fair to say that your job file on the
2 Las Brisas HOA community reflects work going back to
3 2001?

4 A Yes.

5 Q Who was your predecessor as supervisor related
6 to the Las Brisas community?

7 A Yes, it was Santos. He used to do both the
8 accounting managing and supervising there.

9 Q Do you happen to know who was before him?

10 A No. He has been at the company for 40-plus
11 years, so.

12 Q Okay. Okay. And did you have an opportunity
13 to locate that map that we were talking about earlier?

14 A Yes.

15 Q Will you please e-mail it to me?

16 And while we are on that topic, were there any
17 other documents that you identified as you were looking
18 for a map that were not previously produced that are
19 responsive to the document subpoena?

20 A No.

21 Q Let's take a five-minute break while we wait
22 for that e-mail to come through. Okay?

23 MR. ALEXANDER: We will go off the record.

24 (Recess was taken.)

25 ///

1 BY MR. ALEXANDER:

2 Q We are back on the record. You understand
3 that you are still under oath; correct?

4 You are understand that you still under oath;
5 correct?

6 A Yes. Yes.

7 Q I appreciate you sending this watering
8 schedule. Let's walk through it -- I'm sorry?

9 A It's -- it's the rotation map. It is not a
10 watering schedule.

11 Q Oh, oh, oh. Thank you for that. Okay. A
12 rotation takes map.

13 Is there a watering schedule?

14 A Yes.

15 Q Okay.

16 A It's just not a map. It's a just a list of
17 where the zones and -- where they water and where are
18 they located.

19 Q Okay. Is there a document that memorializes
20 that watering schedule?

21 A Yes.

22 Q Okay. Can you please e-mail me that as well?

23 A Okay. So let's take a look at the rotation
24 schedule, which is I am going to mark as Exhibit 6.

25 (Whereupon, Exhibit 6 is marked for

1 identification and attached hereto.)

2 BY MR. ALEXANDER:

3 Q And can you describe to me -- I see it is the
4 Las Brisas Community; correct?

5 A Correct.

6 Q And it's color-coded. And at the top, we have
7 a legend; correct?

8 A Correct.

9 Q And area one is depicted in blue; correct?

10 A Yes.

11 Q And area two is yellow; correct?

12 A Yes.

13 Q Area three is pink; correct?

14 A Yes.

15 Q And area four is in orange; correct?

16 A Yes.

17 Q With is area -- well, what is the green area
18 called "lawn"?

19 A Oh, that is -- previously they had a lawn by
20 the clubhouse.

21 Q So when you say "previously," when was that
22 lawn removed?

23 A Last year. I can't remember the exact date,
24 but it was last year.

25 Q So up until 2025, there was a lawn by the

1 clubhouse; correct?

2 A Yes.

3 Q Do you know how long that lawn was there
4 before that?

5 A Way before my time, for sure.

6 Q Okay. All right.

7 Fair to say this document was created prior to
8 2025?

9 A Yes.

10 Q Do you know when this document was created?

11 A No.

12 Q Was it created prior to you joining the
13 Las Brisas Community through Green Horizons and
14 servicing them in 2020?

15 A Yes, it was prior.

16 Q Is it your understanding that this rotation
17 schedule has been in place -- well, strike that.

18 Do you have an understanding of how long this
19 rotation schedule as been in place in Las Brisas?

20 A Yeah. Well, many years.

21 Q Do you know if the rotation schedule was in
22 place prior to 2019?

23 A Yes.

24 Q And looking at this schedule -- well, strike
25 that.

1 The final color in the legend here, it is read
2 and it says "MON."

3 What does that mean?

4 A Oh, for the -- that just means month.

5 Q Okay. And I don't see any red. Maybe I am
6 colorblind. I don't know.

7 A So yeah -- so those we just fill those in. So
8 month, we will in, you know, today or -- when February,
9 we just put 02 as the month.

10 Q Oh, I see. Okay. Okay. So this is a blank
11 rotation schedule basically?

12 A Yes.

13 Q And you fill in notes within not just the
14 legend, these notes; correct?

15 A Mm-hmm.

16 Q Is that a "yes"?

17 A Yes. Yes.

18 Q And where does Lot 139 fall in the rotation
19 schedule?

20 A In the area three.

21 Q In pink?

22 A Yes.

23 Q I don't see -- well I see 139. But I don't
24 see it circled in pink.

25 Is there a reason for that?

1 A No. No reason. Just...

2 Q You know that it's within the area three
3 rotation; correct?

4 A Yes.

5 Q So within area four, we have lots 160, 161 --
6 62, 63, 64, 65, all the way through 69; correct?

7 A Yes.

8 Q Does area three include lot numbers 124
9 through 130?

10 A Yes.

11 Q Okay. And when you say "rotation," what do
12 you mean by that?

13 A So they will rotate the areas each week. You
14 know, it is split up to four sessions. Usually just
15 means four weeks out of the month.

16 Q So for one week out month, area three, in this
17 case, would have somebody on those lots doing what?

18 A Trimming, pulling weeds, irrigation checks.

19 Q Okay. And was it -- so slope failure, that
20 happened in April of 2023; correct?

21 A Yes.

22 Q Well, let me ask you a different question.

23 Did these rotation schedules change throughout
24 the month? Or is it always first week is going to be a
25 specific area and then second week, third week, and

1 fourth week, and so forth?

2 A Yes. It will change, you know, depending on
3 weather. You know oftentimes, let's say we are going to
4 work on area three but get rained out that week. We
5 still have to cover that area, you know, the following
6 week. So it kind of pushes us back a whole week or a
7 whole day if there is any weather or if there is any
8 stuff that is out of -- out of our control.

9 Q So April 28, 2023, was that part of the normal
10 rotation, or was it a special week?

11 A No, it was part of the normal rotation.

12 Q Okay. So -- and I am sorry, who discovered,
13 again, the slope failure there?

14 A The on-site foreman. His name is Luis.

15 Q Luis, yeah.

16 So Luis was, as part of his regular duties, on
17 the slope on April 28, 2023; correct?

18 A Yes.

19 Q How long is one of these rotations? It's one
20 week; correct?

21 A Yes, one week.

22 Q So looking at the record, April 28, 2023, and
23 the rotation map, are you able to tell whether this was
24 in the first couple of days of the rotation? Or was it
25 the middle, or towards the end of it?

1 I hope my question makes sense. I can ask it
2 differently.

3 A Yeah, if you can ask it differently?

4 Q Okay. What I have in mind is one week, seven
5 days; right?

6 A Mm-hmm.

7 Q April 28, 2023, is going to fall somewhere in
8 that week, within those seven days.

9 Was it the first part, middle, or end?

10 A It was, I guess, the middle would be a
11 Wednesday, so guess more towards the end.

12 Q So Luis had already been on the slopes as part
13 of his zone three rotation and was towards the end of
14 that inspection that he discovered the slope failure.

15 Is that a fair summary of what happened?

16 A Yes.

17 Q Do you know if there was anybody else on that
18 zone prior to the Luis discovering the slope failure?

19 A No. No.

20 Q If the slope failure had existed prior to his
21 discovery on April 28, 2023, when would have been the
22 earliest time that Green Horizons would have discovered
23 the slope failure based on this rotation?

24 A Can you repeat the question?

25 Q Sure. Let me ask it a different way.

1 Based on the rotation itself, the rotation
2 schedule, and when the discovery of the slope failure
3 actually occurred, is it fair to say that the earliest
4 opportunity that Green Horizons would have been able to
5 discover the slope failure, if it existed prior to
6 April 28, would have been the month before with a prior
7 rotation in zone three?

8 A Yes. It would have been discovered on
9 rotation.

10 Q Roughly March -- March 28, 2023; correct?

11 A Yes.

12 Q Okay. Did you have a conversation with Luis
13 about the slope failure?

14 A Well, he called Santos to report it.

15 Q Well, how about you personally? Did you have
16 communication --

17 A Well, yeah. When I visit on-site, yes, he
18 showed me the area behind the Lot 139.

19 Q When was it that you first visited the site,
20 personally?

21 A The first visit?

22 Q Yeah. Sorry. Following the slope failure.

23 As a result of the slope failure, when did you
24 visit the site?

25 A It was -- so when he reported in that

1 afternoon, I did stop by to look at it.

2 Q So April 28 you went there to check it out?

3 A Mm-hmm.

4 Q And what did you observe?

5 A There was a crack on the slope. Or, I guess,
6 you would call it a crack on the slope behind 139.

7 Q What was the weather condition leading up to
8 that inspection?

9 A I would say cloudy because it had been
10 raining.

11 Q Okay. How long had it been raining prior to
12 that?

13 A I don't know how many days exactly, but it was
14 rainy season.

15 Q Did the HOA instruct Green Horizons, at any
16 point, to turn off the irrigation system leading up to
17 those rains?

18 A It's usually standard for us to shut off the
19 irrigation system where there is rain in the forecast.

20 Q And was the irrigation system shut down?

21 A Yes.

22 Q And where are the records that would reflect
23 there was a shutdown of the irrigation system?

24 A I don't know if we have any record because it
25 is usually just, like I said, it is just standard. We

1 just go ahead and shut off the irrigation controllers.

2 Q Do you have an understanding that the owner,
3 who is the plaintiff in this case, Ms. Mann, complained
4 of a broken sprinkler head adding water to the slope
5 prior to the rain of -- leading up to April 28?

6 A Yes, there was a report. But the sprinkler
7 was repaired.

8 Q Do you recall when that repair took place?

9 A I don't recall.

10 Q That is not the repair that we looked at with
11 previous the exhibit, which was dated 2024; correct?

12 A Yeah, that is a separate -- yeah, that is
13 separate.

14 Q Okay. Why was there no invoice for that
15 repair?

16 A Because there was no parts needed. The
17 foreman had parts on-site that he used to make the
18 repair on the sprinkler.

19 Q And what was the repair -- strike that.
20 When what was the damage to the sprinkler that
21 you recall?

22 A What was that?

23 Q What was the damage to the sprinkler leading
24 up to that rain event?

25 A What was that damage? What caused the damage?

1 Is that what you are asking?

2 Q No, not that the cause. Let me ask it a
3 different way.

4 What had to be repaired of the sprinkler?

5 What was the condition of the sprinkler?

6 A Oh, so it was just normal wear and tear. The
7 sprinkler nozzle just, you know, they are in the sun
8 constantly. So they just kind of wear out from sun
9 exposure.

10 Q So the sprinkler was running water; correct?

11 A Yes.

12 Q Do you happen to know how much water was
13 running to that sprinkler?

14 A No.

15 Q Is there a way to distinguish -- or strike
16 that.

17 Is there a way to determine how much water is
18 introduced to any one particular slope at any time?

19 A Maybe gallons. It would be tough to say, but
20 usually slopes are run for about, you know, eight to ten
21 minutes.

22 Q Okay. Now, I am waiting for that irrigation
23 schedule to come there.

24 Would that irrigation schedule show us when a
25 particular slope is being irrigated for how long and

1 what the rotation of the schedule was?

2 A Yes. So it will indicate the zone. That
3 water -- so one zone will not only just water one
4 specific lot. It waters multiple lots. But, yeah, it
5 show the run times. But those are adjusted seasonally
6 depending on plant needs -- or watering needs for the
7 plants.

8 Q Okay. And, of course, if you are specifically
9 instructed to shut down an irrigation line, you can do
10 that as well; right?

11 A Yes. If we are instructed to, yes.

12 Q Are you able to shut down a particular lot
13 number but not affect any other lots?

14 A So, yeah, we can. But that would require, you
15 know, capping off the sprinklers at the specific lot.
16 Because, like I said, one zone will water multiple lots.
17 So if we shut off the one zone, you know, it will
18 eliminate the water for multiple lots.

19 Q Leading up to the rain event in 2023, did the
20 HOA instruct Green Horizons to cover the slopes in any
21 shape or form?

22 A Yes.

23 Q And what was that instruction?

24 A So they instructed us to install, I guess, we
25 call it a plastic that would help with erosion.

1 Q And is that before the slope failure or after
2 the slope failure?

3 A After.

4 Q Okay. Before the slope failure, did the HOA
5 instruct Green Horizons to install any sort of cover on
6 those slopes?

7 A No.

8 Q Did Green Horizons make a recommendation for
9 slopes to be covered?

10 A Prior to the --

11 Q Prior to the incident?

12 A No.

13 Q From Green Horizons's perspective, the rain
14 events, or the rain reason of 2022 to 2023 -- and this
15 is before the incident -- were those normal amounts, or
16 was it extraordinary rain events?

17 A I would say normal.

18 Q Nothing that regular -- that the irrigation
19 slopes could not handle on their own; correct?

20 A I didn't catch that. Sorry --

21 Q That's okay. That was a poorly asked
22 question.

23 Prior to the slope failure in 2023, we had the
24 rain season of 2022 and 2023; correct?

25 A Yes.

1 Q And as far as Green Horizons was concerned, it
2 was a normal rain season; correct?

3 A Yes.

4 Q And is it the reason why there was no
5 recommendation to cover the slopes because it was
6 perceived a normal rain season; correct?

7 A Yes.

8 Q And from Green Horizons's experience with the
9 Las Brisas Community, a normal rain season, the amount
10 of rain that is introduced to the slopes, could be
11 handled by the existing drainage systems at the slopes;
12 correct?

13 A Yes.

14 Q Do you have an understanding of what the
15 drainage systems consist of at the Las Brisas Community?

16 A Yeah, I do know. I do know, yes.

17 Q Okay. And what is that understanding?

18 A There is some -- there are areas where there
19 are swells, you know, that that will help take the water
20 out to the streets.

21 Q Okay. Looking at Exhibit 6, can you give me
22 by lot number where you believe there are swells?

23 A Not off the top of my head. I would have to
24 be there physically to.

25 Q Well, let me ask you what do you mean by

1 "swells"?

2 A What was that?

3 Q What do you mean by "swell"?

4 A So like a V-ditch, a brow ditch. It's
5 referred to as to.

6 Q What does a V-ditch look like? Can you
7 describe it, please?

8 A V-shaped made out of concrete. You know,
9 usually there will be -- we install them at the bottom
10 of the slopes to help, you know, carry any run-off,
11 coming into the proper drainage areas.

12 Q Is there a V-ditch at 139?

13 A No, not behind Lot 139.

14 Q Okay. And the other type of swelling you
15 described it as a brow ditch.

16 Is that what it was?

17 A Yeah, they are all the same. It is just
18 different names. People call them different.

19 Q They are all made of concrete?

20 A Yes.

21 Q Okay. Is there brow ditch behind Lot 139?

22 A No.

23 Q As we have been talking about this, has any
24 lot popped up in your head where you think there might
25 be a V-ditch or brow ditch?

1 A Yeah, there is. Looking at the map, just
2 remembering, there is brow ditch from behind Lot 42 to
3 Lot 34. That is in yellow.

4 Q Okay. That is on the east side of the
5 community; correct?

6 A Yes.

7 Q Well, foundationally, Lot 139 falls on the
8 west side of the community; correct?

9 A Yes.

10 Q So Exhibit 6 is orientated north to side;
11 correct?

12 A Yes.

13 Q Has any other slope -- strike that.

14 Did any other slope fail as a result of the
15 2022 or 2023 rain season at Las Brisas?

16 A No.

17 Q Do you have an understanding that Lot 139 had
18 a French drain installed in it in 2019?

19 A Yes.

20 Q And what is your understanding as to who
21 installed that French drain?

22 A That was done by a different vendor. We don't
23 really have any or much information on that.

24 Q Green Horizons did not install that French
25 drain; correct?

1 A No, we didn't. Didn't install it.

2 Q Let's mark next in order Exhibit 7.

3 (Whereupon, Exhibit 7 is marked for
4 identification and attached hereto.)

5 BY MR. ALEXANDER:

6 Q Let me know if you can see this.

7 A Yes.

8 Q This is Las Brisas Breeze dated February 2005.
9 Just for the record, it was also marked as Exhibit 29 to
10 the Bill Katz deposition. And I will turn your
11 attention to Bates number LBF12639. And we have a
12 landscape chair committee report and that individual is
13 named Catherine Gino.

14 Do you see that?

15 A Yes.

16 Q Do you know who Catherine Gino is by any
17 chance?

18 A No.

19 Q Okay. She writes "A special meeting was held
20 on January 25th .attending were Jean Watson, Bill
21 Garrett, Jim Konugres, Joyce Baker, Stacy (rep from
22 Green Horizons) and myself."

23 Do you know who Stacy is?

24 A No. I think she was here before my time.

25 Q Okay. You don't have anybody employed by the

1 name Stacy working at Las Brisas; correct?

2 A No.

3 Q Then she writes "Green Horizons had submitted
4 proposals of cost of repair and cost of rain damage
5 slopes, which were costly."

6 Can you see that?

7 A Yes, I can see it.

8 Q What proposals for repair and damaged slopes
9 is she referring to here? If you know?

10 A I do not know. Sorry.

11 Q Okay. Were you involved with the estimate of
12 proposals for repair and cost of rain damage of slopes
13 at Las Brisas?

14 A No, I was not.

15 Q Who would that be in that time frame?

16 A This is from 2005?

17 Q Yeah.

18 A I am not sure. Maybe Santos. Because, like I
19 said, he has been with the company for 40 years, so.

20 Q Okay. I will mark next in order -- well, I am
21 not going to mark it. This was Exhibit 26 to the Bill
22 Katz deposition. And it's the Las Brisas Breeze dated
23 July 2019. And I will turn your attention to Bates
24 number LBF10745. And again, we have landscape community
25 report by co-chairs Rose Capella and Pam Holland.

1 Do you see those two names?

2 A Yes.

3 Q Do you know who either of those individuals
4 are?

5 A No.

6 Q Item 4 provides "We are always working on ways
7 to finish the slope on the west side, the Gopher
8 Habitat. Also many areas around are suffering from the
9 fungus in the ground cover. And this condition has left
10 several bare patches."

11 Do you see that language?

12 A Yes.

13 Q Do you have understanding of the west side of
14 the community being called the Gopher Habitat?

15 A Yes.

16 Q Why is it called the Gopher Habitat?

17 A There is a lot -- or there was a lot of gopher
18 activity in that area. Specifically near Lot 145, I
19 believe.

20 Q Was the entire are -- or was the entire west
21 area or west side impacted by gophers in that time?

22 A Not the entire west side.

23 Q Okay. What parts of the west side were not
24 infected?

25 A What parts were not?

1 Q Correct.

2 A So, I guess, it would be easier just tell you
3 the areas that were affected. So it was around Lot 147
4 and 148. There is a slope there that had constant
5 gopher activity.

6 Q And what time are you referring to?

7 A Around 2020 when I become a field supervisor.

8 Q Okay. How about lots surrounding 139?

9 A Yeah, no gopher activity that I am aware of.

10 Q Okay. I am going to mark next in order
11 Exhibit 8.

12 (Whereupon, Exhibit 8 is marked for
13 identification and attached hereto.)

14 BY MR. ALEXANDER:

15 Q And that is a December 2, 2024, exchange. And
16 we have communication.

17 Is that your e-mail?

18 A Yes, that is.

19 Q Okay. And you write "Hi, Bill, after
20 inspecting the landscape on the slope behind Lot 139, I
21 can confidently confirm that the irrigation is
22 functioning well and the sprinkler head coverage is
23 excellent."

24 Do you see that?

25 A Yes.

1 Q Beyond what you stated in this e-mail, what do
2 you mean by "the sprinkler head coverage is excellent"?

3 A So, like I told you, some terms that we use in
4 the landscape. So head-to-head coverage means -- so if
5 there is a sprinkler head installed here and then
6 another one, you know, 10 feet apart, coverage should
7 pretty much -- should be where they meet, you know, the
8 water lines. And then ensuring that the nozzles are
9 covering the ground well. Not in, you know, there is
10 not an area where, you know, water is not hitting.

11 Q Okay. Why did you inspect the landscaping,
12 the slope, behind Lot 139?

13 A It was requested by Bill or William.

14 Q Was it Bill Katz?

15 A Yes.

16 Q All right. Let's go down to LBF34650 of
17 Exhibit 8. And we have an e-mail again from you dated
18 August 30, 2024; correct?

19 A Yes.

20 Q And you write "Per the irrigation audit,
21 urgent repairs were made behind Lots 145 and 148."

22 What did you mean by that language?

23 A So at the time, we were performing irrigation
24 audits with Bill. There was a lateral line that was
25 broken. You know, causing a lot of water to be wasted.

1 So that was -- it was an urgent repair that we made
2 right away.

3 Q And this took place after the incident;
4 correct?

5 A Yes.

6 Q Is it a fair summary that Bill Katz instructed
7 Green Horizons to perform an audit repair following the
8 incident?

9 A Yes.

10 Q And we are talking about the irrigation audit;
11 correct?

12 A Yes. Irrigation audit, yes.

13 Q Did he indicate to you why he wanted to an
14 irrigation audit immediately after the incident?

15 A No, he didn't.

16 Q Just directed you to report it or to perform
17 it rather?

18 A To perform it, yeah.

19 Q How would you describe or what were the
20 responsibilities of Green Horizons for the common area
21 slopes prior to the incident?

22 A So, you know, prior to the incident, we
23 were -- whenever we are on a specific area of the
24 rotation schedule, it will involve trimming, weeding,
25 and an irrigation check.

1 Q If there any repairs to be made on those
2 slopes, was Green Horizons to report them to the HOA?

3 A Yes.

4 Q And then the HOA would instruct how those
5 slopes would be to repair it; correct?

6 A Yes. If it was something minor like a, you
7 know, a broken sprinkler head. Or, you know, that the
8 foreman can just repair, he will just go ahead and
9 repair it. If it was something major like a valve not
10 coming on or a main line, then, we would wait for
11 further approval from the HOA before --

12 Q So if Green Horizons had the material on hand,
13 it would make the repair on the slope without approval;
14 correct?

15 A Minor repairs, yes. Minor.

16 Q Okay. If it was anything more major, it would
17 be reported up the chain to the HOA; correct?

18 A Yes. So that -- so that an irrigation tech
19 can go out and make the repair.

20 Q Okay. Do you have an understanding as to why
21 the French drain on Lot 139 was installed?

22 A No.

23 Q Other than the two invoices that we marked as
24 exhibits, as well as the broken sprinkler head -- or I
25 am not sure if it was one head -- the broken sprinkler

1 system that was fixed by the Green Horizons at slope
2 139, were there any other instances were there
3 complaints with slope 139?

4 A Not that I recall.

5 Q Has Green Horizons had any communications
6 directly with the homeowner at 139?

7 A No.

8 Q Have there been any other incidents where a
9 rain event has been on the forecast where the irrigation
10 system was not adjusted -- well, strike that.

11 Has there been any instances where there has
12 been rain event on the forecast where the irrigation has
13 not adjusted by Green Horizons?

14 A No.

15 Q I am going to mark next in order Exhibit 9.
16 (Whereupon, Exhibit 9 is marked for
17 identification and retained by counsel.)

18 BY MR. ALEXANDER:

19 Q Exhibit 9 was just e-mailed to me and is the
20 watering schedule that we were discussing; correct?

21 A Yes.

22 Q Okay. What about this watering schedule can
23 you tell me with respect to Lot 139?

24 A Let's see. So there, let me see, because
25 there is two, so different controllers. So one that

1 waters for all the east side of the property and the
2 other one waters the west side of the property. There
3 is two zones that would be, I guess, the ones that cover
4 139.

5 Q Zone 3 or Station 3? Is that what are you
6 referring?

7 A Zone 2 and Zone 27.

8 Q I don't see where you refer to "zones." I
9 have station numbers --

10 A Yeah. Station and zone, sorry. I should have
11 just said station. So Station 2 and 27.

12 Q 2 and 27?

13 A Yes.

14 Q Why is there a reflection in Station 3? We
15 have slope behind Lot 141 to Lot 139?

16 A Yeah, it says water --

17 (sotto voce.)

18 Q Why don't we do off the record for another
19 five minutes? I will let you guys figure what is the --
20 document. Okay?

21 (Recess was taken.)

22 BY MR. ALEXANDER:

23 Q All right. Back on the record.

24 You understand that you are still under oath?

25 A Yes.

1 Q During the break, were you able to the make a
2 determination to what zones or station numbers applied
3 to Lot 139.

4 A Yes. It is Zone -- Station 2 and Station 27.
5 It looks there is just typo in -- on the one that was
6 e-mailed over to you. But it's No. 2 and No. 27.

7 Q Okay. So what is that -- what does Station 2
8 mean? What is a station exactly?

9 A So station, it is a valve. And the valve
10 will, like I said, will water behind multiple lots.

11 Q So in this case, Station 2 would actually be
12 watering the slopes behind 141 to 139?

13 A 139. Yes.

14 Q Okay. And if you were to shut down a station,
15 all of those lots would be affected; correct?

16 A Correct.

17 Q Unless there is a cap on individual sprinkler
18 heads for a particular lot zone; correct?

19 A Yes. Correct.

20 Q Okay. And Station 2 and 27, in combination,
21 service the slopes behind 141 through 139; correct?

22 A Yes. One would water the top, and one would
23 water the bottom.

24 Q Okay. So which one waters the top? Which
25 station?

1 A No. 2. And then No. 27 waters the bottom
2 slope.

3 Q Okay. Let's focus on the top one, which the
4 HOA had instructed you to deactivate.

5 Was the entire station deactivated?

6 A Yes.

7 Q So lot numbers 139 through 141 do not have
8 Station 2 operational; correct?

9 A Correct.

10 Q And that happened again after the incident;
11 correct?

12 A Yes.

13 Q What is the condition with respect to ground
14 cover at Lot 139 through Lot 148?

15 A The ground cover is pretty established. There
16 is just, you know, continuously grows. It is thriving.
17 It is getting enough water from just the bottom, the
18 bottom zone.

19 Q Okay. So no issues with ground covers as far
20 as Green Horizons is concerned?

21 A Yes, no issues.

22 Q Just a couple questions with respect to the
23 gopher activity.

24 Does Green Horizons proactively address
25 gophers, or are they addressed after there is a

1 complaint by a homeowner?

2 A So if we notice any gopher activity, you know,
3 when we are working on the specific slope as part of a
4 rotation, they have pest management that they -- or we
5 let the management company or the landscape committee
6 know. And they will send out pest control.

7 Q Oh, so there is a separate pest control
8 company that deals with the gophers; correct?

9 A Yes.

10 Q And who -- what company is that?

11 A I don't know the name of the company.

12 Q Okay. I see. They would have the better
13 knowledge as to the extent of the gopher activity --

14 A Yeah, they would. Yes.

15 Q Oh, okay. So your early testimony was there
16 was no gopher activity at 139.

17 You are not the best qualified to offer that
18 opinion; correct?

19 A Yes. Correct.

20 Q You don't exactly know what the gopher
21 activity is at (inaudible.)

22 A I didn't hear that.

23 Q You don't know exactly what the gopher
24 activity is at 139; correct?

25 A Yeah. Correct.

1 Q And that goes back in time prior to the
2 incident; correct?

3 A Correct.

4 Q Now, when you refer to the slopes as "common
5 area slopes," is that why members of your team are able
6 to go on those slopes without asking for permission from
7 homeowners?

8 A Correct. Yes.

9 Q And I guess a foundational question would have
10 been: Do you have to ask permission for the homeowners
11 to go on the slopes?

12 A No, not in the common area slopes.

13 Q Do you have to ask permission from the
14 homeowners to go on the private areas that are below the
15 retaining walls?

16 A Yes.

17 Q And how would you gain access to that location
18 if you needed to? Who would you ask?

19 A To the back areas?

20 Q Yeah.

21 A To their backyards?

22 Q Correct.

23 A Oh, well we would need to ask the homeowner if
24 we need access to it.

25 Q Is there any fences along the common area

1 slopes?

2 A No, there is no fences.

3 Q How do you access the common area slopes?

4 A There is usually an entry point on the side of
5 the streets.

6 Q Okay. With respect Lot 139 -- and I am
7 looking at Exhibit 6 -- and Zone 3, the pink zone;
8 right? On the rotation.

9 Where are the entry points for Zone or Area 3?

10 A So we can access it through -- there is a
11 cul-de-sac right near Lot 139. There is the side of the
12 house where the slope kind of ends and we are able to
13 access it through there. Or there is another -- I can't
14 remember the lot number off the top of my head -- but
15 there is also another entry point there.

16 Q So two entry points that you do not have to
17 ask anybody's permission to enter; correct?

18 A Correct.

19 Q When was those entry points established? Do
20 you know?

21 A No, I do not. I think there was just original
22 when it was --

23 Q Yeah, they have always been there as far as
24 you know?

25 A They have always been there, yes. Yeah.

1 Q Okay. And that is the same case with the rest
2 of the areas, you know, 1 through -- 1, 2, and 4;
3 correct?

4 A Yes.

5 Q Are there any slopes in the Las Brisas
6 Community where you have been instructed not to go on
7 because they are private area slopes?

8 A No.

9 Q All right. They are common area slopes;
10 correct?

11 A They are all common area slopes, yes.

12 Q Okay. Thank you so much. I think those are
13 all the question I have for you. My understanding, from
14 our earlier testimony, is that we are going to speak
15 Mr. Cruz next. So I am going conclude the first part of
16 the deposition. Okay?

17 A Okay.

18 (Whereupon, at 11:10 a.m., the deposition of
19 Omar Trinidad, Person Most Knowledgeable for
20 Green Horizons Landscape & Maintenance, Inc.,
21 was concluded.)

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PENALTY OF PERJURY

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I, _____, do hereby declare under penalty of perjury that I have read the foregoing transcript; that I have made any corrections as appear noted, in ink, initialed by me, or attached hereto; that my testimony as contained herein, as corrected, is true and correct.

EXECUTED this ____ day of _____, 2026,
at _____, _____.
(City) (State)

(WITNESS)

CERTIFICATE

OF

CERTIFIED SHORTHAND REPORTER

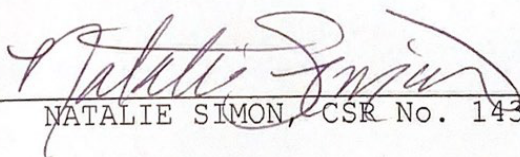
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The undersigned Certified Shorthand Reporter of the State of California does hereby certify:

That the foregoing Proceeding was taken before me at the time and place therein set forth.

That the testimony and all objections made at the time of the Proceeding were recorded stenographically by me and were thereafter transcribed, said transcript being a true and correct copy of the proceedings thereof.

In witness whereof, I have subscribed my name, this date: February 27, 2026.



NATALIE SIMON, CSR No. 14375