

*DISTINGUISHED LADIES & GENTLEMEN
LONG BEACH CITY COUNCIL*

June 20, 2006

My name is Jo Ann Nunez and I am 70+, in a wheelchair, and wish to address the elder abuse and planned environmental contamination in Long Beach.

I am personally aware of the problem in the first district, but a well organized network with control of over 10,000 apartments may be in other districts as well.

Many seniors and/or handicapped are housed in toxic buildings and 1986 disclosure law is not adhered to. The network refuses to relocate the victims. My building has materials that can cause cancer and/or birth defects. Some residents are of child bearing age, I believe. There are young children in my building. I have developed cancer while residing in one of the apartments. I do not smoke, nor does anyone in my household.

When disclosure was made for some of the residents, it was in the form of a lease addendum that included waiver of liability. Attorneys were not permitted.

You will see by the attached, they plan to release these toxins not only upon the residents they refuse to relocate, but upon the unsuspecting community. (8 mos)

Elder abuse includes threats, violence, unlawful access to our bank account information, sexual advances, double sets of books to facilitate what appears to be embezzling.

I have personally submitted over 30 documents to City Attorney, and the Chief of Police. The perpetrators are prominent people in the city, and it seems victims are ignored, as well as the evidence. This harms not only vulnerable citizens, but the U. S. Taxpayer as well.

Any citizen has a civic duty to report bona-fide crimes. I am submitting some of the evidence, and if you distinguished ones also report, our protectors may hopefully speed up the process.

Currently, it appears I may be wrongly homeless and network taking my few lawful possessions as I have no where to go for refuge. My activities include horticulture, arts and crafts and other hobbies that do not harm me and/or others.

Thank you for your time.

LOMCO

Lombard Community Management Company

Date: 12/2/2005

*Original
Set of
Books*

Resident Ledger

Code	<u>t0000128</u>	Property	<u>bch</u>	Lease From	
Name	Jo Ann U. Nunez	Unit	<u>0053F</u>	Lease To	
Address	Beach-Wood Apartments	Status	Current	Move In	3/8/1991
	505 W. 6th Street	Rent	0	Move Out	
City St. Zip	Long Beach, CA 90802	Phone(O)-		Phone(H)-	

Date	Description	Charge	Payment	Balance	Chg/Rec
3/31/2005	Security Deposit Due	84.00		84.00	321716
3/31/2005	Genie Deposit Due	25.00		109.00	321717
3/31/2005	Security Deposit set-up 3/31/05.		109.00	0.00	272116
4/1/2005	RENT 04/01/2005 to 04/30/2005	117.00		117.00	320757
4/1/2005	HAP 04/01/2005 to 04/30/2005	575.00		692.00	320758
4/1/2005	Apartment Rent	(117.00)		575.00	321715
4/1/2005	chk# wire :HAP -		575.00	0.00	278460
4/5/2005	Apartment Rent	117.00		117.00	320864
4/5/2005			117.00	0.00	271430
4/13/2005	chk# 1130		117.00	(117.00)	272882
5/1/2005	RENT 05/01/2005 to 05/31/2005	117.00		0.00	322156
5/1/2005	HAP 05/01/2005 to 05/31/2005	575.00		575.00	322157
5/1/2005	chk# wire :HAP -		575.00	0.00	278501
5/1/2005			118.00	(118.00)	306732
6/1/2005	RENT 06/01/2005 to 06/30/2005	118.00		0.00	329215
6/1/2005	HAP 06/01/2005 to 06/30/2005	574.00		574.00	329216
6/2/2005	:HAP -		574.00	0.00	282198
6/7/2005	chk# 1146		118.00	(118.00)	282178
7/1/2005	RENT 07/01/2005 to 07/31/2005	118.00		0.00	332858
7/1/2005	HAP 07/01/2005 to 07/31/2005	574.00		574.00	332859
7/2/2005	:HAP -		574.00	0.00	287255
8/1/2005	RENT 08/01/2005 to 08/31/2005	118.00		118.00	338607
8/1/2005	HAP 08/01/2005 to 08/31/2005	574.00		692.00	338608
8/1/2005	Rent Adj IR, 08/01/2005 to 08/31/2005	86.00		778.00	358172
8/1/2005	HAP Adj IR, 08/01/2005 to 08/31/2005	(86.00)		692.00	358173
8/2/2005	chk# wire :HAP -		574.00	118.00	296598
8/10/2005	chk# 1153		118.00	0.00	291820
8/10/2005	chk# 1153		118.00	(118.00)	291852
9/1/2005	RENT 09/01/2005 to 09/30/2005	118.00		0.00	345359
9/1/2005	HAP 09/01/2005 to 09/30/2005	574.00		574.00	345360
9/1/2005	Rent Adj IR, 09/01/2005 to 09/30/2005	45.00		619.00	352747
9/1/2005	HAP Adj IR, 09/01/2005 to 09/30/2005	(45.00)		574.00	352748
9/2/2005	chk# wire :HAP -		574.00	0.00	296641

8/2005	chk# 104		118.00	(118.00)	296985
10/1/2005	RENT 10/01/2005 to 10/31/2005	118.00		0.00	350700
10/1/2005	HAP 10/01/2005 to 10/31/2005	574.00		574.00	350701
10/1/2005	Rent Adj IR, 10/01/2005 to 10/31/2005	45.00		619.00	352749
10/1/2005	HAP Adj IR, 10/01/2005 to 10/31/2005	(45.00)		574.00	352750
10/2/2005	chk# wire :HAP -		574.00	0.00	301316
10/5/2005	chk# 108 RENTAL ADJ PER INTERIM 9/05 AND 10/05, PLUS NOV. RENT 45+45+163=253		253.00	(253.00)	299724
11/1/2005	RENT 11/01/2005 to 11/30/2005	163.00		(90.00)	352751
11/1/2005	HAP 11/01/2005 to 11/30/2005	529.00		439.00	352752
11/2/2005	:HAP -		439.00	0.00	306338
11/7/2005	chk# 114		368.00	(368.00)	304860
12/1/2005	RENT 12/01/2005 to 12/31/2005	163.00		(205.00)	358212
12/1/2005	HAP 12/01/2005 to 12/31/2005	529.00		324.00	358213



Date: 2/1/2006

Resident Ledger (Non HAP)

Second part of books

Code: t0000128 Property: bch Lease From:
 Name: Jo Ann U. Nunez Unit: 0053F Lease To:
 Address: Beach-Wood Apartments Status: Current Move In: 3/8/1991
 505 W. 6th Street Rent: 0 Move Out:
 City St. Zip: Long Beach, CA 90802 Phone(O)- Phone(H)-

Date	Description	Charge	Payment	Balance	Chg/Rec
3/31/2005	Security Deposit Due	84.00		84.00	321716
3/31/2005	Genie Deposit Due	25.00		109.00	321717
3/31/2005	Security Deposit set-up 3/31/05.		109.00	0.00	272116
4/1/2005	RENT 04/01/2005 to 04/30/2005	117.00		117.00	320757
4/1/2005	Apartment Rent	(117.00)		0.00	321715
4/5/2005	Apartment Rent	117.00		117.00	320864
4/5/2005			117.00	0.00	271430
4/13/2005	chk# 1130		117.00	(117.00)	272882
5/1/2005	RENT 05/01/2005 to 05/31/2005	117.00		0.00	322156
5/1/2005			118.00	(118.00)	306732
6/1/2005	RENT 06/01/2005 to 06/30/2005	118.00		0.00	329215
6/7/2005	chk# 1146		118.00	(118.00)	282178
7/1/2005	RENT 07/01/2005 to 07/31/2005	118.00		0.00	332858
8/1/2005	RENT 08/01/2005 to 08/31/2005	118.00		118.00	338607
8/1/2005	Rent Adj IR, 08/01/2005 to 08/31/2005	86.00		204.00	358172
8/10/2005	chk# 1153		118.00	86.00	291820
8/10/2005	chk# 1153		118.00	(32.00)	291852
9/1/2005	RENT 09/01/2005 to 09/30/2005	118.00		86.00	345359
9/1/2005	Rent Adj IR, 09/01/2005 to 09/30/2005	45.00		131.00	352747
9/28/2005	chk# 104		118.00	13.00	296985
10/1/2005	RENT 10/01/2005 to 10/31/2005	118.00		131.00	350700
10/1/2005	Rent Adj IR, 10/01/2005 to 10/31/2005	45.00		176.00	352749
10/5/2005	chk# 108 RENTAL ADJ PER INTERIM 9/05 AND 10/05, PLUS NOV. RENT 45+45+163=253		253.00	(77.00)	299724
11/1/2005	RENT 11/01/2005 to 11/30/2005	163.00		86.00	352751
11/7/2005	chk# 114		368.00	(282.00)	304860
12/1/2005	RENT 12/01/2005 to 12/31/2005	163.00		(119.00)	358212
1/1/2006	RENT 01/01/2006 to 01/31/2006	163.00		44.00	364114
1/9/2006	chk# 119		121.00	(77.00)	315739
2/1/2006	RENT 02/01/2006 to 02/28/2006	163.00		86.00	367996

*I pay rent 60 days in advance -
 Credit balance gone!*

** Will check for an update per yardi updates after 2/10/06.*

Beach-Wood Apartments
475 West Fifth Street * 505 West Sixth Street
Long Beach, CA. 90802
(562) 436-2182 * (562) 624-2991 Fax

March 18, 2005

To All Residents

RE: Unit Inspections for Rehabilitation Project

Dear Residents:

On Wednesday, March 23rd at 8:00 am, we will have a Lender who is assisting LOMCO Property Management with the Rehabilitation for our buildings interior and exterior.

We will be entering each unit to inspect the condition of the kitchen, living room, bedroom and bathroom areas. We are **ONLY** looking at the condition of each unit.

To assist us in this matter, you may either be home at the time of the inspection or we will be entering the unit without your presence. You will be given a 24hr Notice of Intent for Entry.

Once again, we are **ONLY** looking at the condition of each unit.
Thank you for your cooperation.

Yours truly,
Meka Levester
Administrator

1 Dec 2005 -

Unit Inspection Report

Apt. # 53F

Aug 8/05/05
Date of Inspection 7/27/05

Move-in

Annual

Move-out

Inspected by M. K. / Sara

Resident Name Je Ann Nunez

ATTENTION	Acceptable		No	Repairs Needed (Comments)	BATHROOM	Acceptable		No	Repairs Needed (Comments)
	Good	Fair				Good	Fair		
Range				Filter	Door				
Range Hood	✓				Walls				
Refrigerator	WORKING			no good	Floor				
Floor					Basin				Covered w/ plants
Countertop				CONNECTOR	Faucets				
Sink				OWN	Tub/Shower				
Faucets				DOES NOT WORK	Faucets				
Disposal					Toilet				DOES NOT FLUSH
Cabinets					Exhaust Fan				low flow!
LIVING/DINING AREA					Med. Cabinet				
Walls					Emer. Alarm				
Ceiling					MISCELLANEOUS				
Carpeting					Smoke Detector				Change in living NOT REPAIRED
Drapes					Windows				Cracked
Screens/Glaze					Balcony/Patio				N/A
HeavAC					Pet/ Kitch				N/A
BEDROOM/SLEEPING AREA					Housekeeping				✓
Walls					Roaches!				none
Ceiling					Front Door				handle is broke NOT REPAIRED
Carpeting									
Drapes									
Screens									
Closet Door									
Emer. Alarm									

Other "violations" include:

- (1) Broken garbage disposal
- (2) Termite eaten floors
- (3) Carpet/paint same since 1991
- (4) Burglar bars are not break away
- (5) Rent includes parking & denied to tenants

RESIDENT'S CERTIFICATION

I certify that the foregoing report correctly represents the condition of the above-identified unit.

Je Ann Nunez
Signature of Resident who made this inspection

condition.

Signature of Owner/Agent/Inspector

[Signature]
Signature of Owner's Representative

ADDENDUM TO RENTAL AGREEMENT
SUBSTANCES REGULATED PURSUANT TO
CALIFORNIA'S PROPOSITION 65

*mt
copy*

*ATTORNEYS
WERE
NOT
PERMITTED*

The Beach-Wood Apartments, located at 475 W. 5th Street & 505 W. 6th Street, Long Beach, California (hereafter referred to as "The Apartments"), owner and agents hereby disclose to Tenant that chemicals listed under the California Safe Drinking Water and Toxic Enforcement Act (Proposition 65), are used in building materials, and in products used to maintain the property, and be emitted as a result of the activities of tenants and guests. In addition, other listed chemicals are present in some of the building materials, in products used to maintain the property and are emitted as a result of the activities of tenants and guests. In accordance with Proposition 65, the following warning is provided:

WARNING

THIS APARTMENT COMPLEX CONTAINS CHEMICALS KNOWN TO THE STATE OF CALIFORNIA TO CAUSE CANCER, AND BIRTH DEFECTS AND OTHER REPRODUCTIVE HARM. THESE CHEMICALS ARE CONTAINED IN SOME BUILDING MATERIALS, IN SOME OF THE PRODUCTS AND MATERIALS USED TO MAINTAIN THE PROPERTY, AND IN EMISSIONS, FUMES, AND SMOKE FROM TENANT AND GUEST ACTIVITIES, INCLUDING, BUT NOT LIMITED TO, USE OF MOTOR VEHICLES, BARBEQUES, AND TOBACCO PRODUCTS. DISTURBANCE OF OR DAMAGE TO INTERIOR APARTMENT SURFACES MAY INCREASE THE POTENTIAL FOR EXPOSURE TO THESE SUBSTANCES.



(CALIFORNIA HEALTH AND SAFETY CODE §25249.5 ET SEQ.)

- I. Tenants and their guests shall not use or keep in the Premises, or cause to enter or remain in the Premises, any chemical or substance, including without limitation, materials identified as hazardous or toxic under any federal, state, or local laws or regulations and any other poisons, explosives, corrosive or radioactive materials. As to consumer products that contain chemicals listed by the State of California pursuant to Proposition 65, Tenants and their guests shall only use such products in accordance with the label instructions and shall promptly dispose of all unused product in accordance with State and local waste disposal requirements. Tenants and their guests shall exercise great care to avoid exposing other tenants and guests to fumes, exhaust, second hand tobacco smoke and other emissions that result from Tenant and their guests use and enjoyment of the Premises.

✓ II. The Apartments, owner and agents hereby discloses to Tenants that water fixtures (e.g., pipes, faucets) present in the Premises may contain chemicals known to the State of California to cause cancer and birth defects and other reproductive harm. These chemicals may be present in detectable amounts in water that is allowed to stand in such fixtures prior to use. Tenant agrees to always run water faucets for at least two seconds to clear the faucet and pipes of standing water prior to use.

III. Indemnity – Without limiting any other indemnification provisions contained in this agreement, Tenant agrees to release, indemnify, defend and hold harmless The Apartments and its officers, directors, agents, employees, representatives, shareholders, affiliates, successors and assigns from and against any and all claims, demands, damages, liabilities, fines, penalties, action, causes of action, suits, costs and expenses, including without limitation reasonable attorney's fees and costs, whether instituted by Tenant or by any third party, arising out of or relating to, directly or indirectly, Tenant's breach of any of the terms of Section I above, or any of the rules and regulations prescribed by The Apartments, owner and agents pursuant to Section II above.

This is a legally binding document. Tenant(s) is encouraged to consult an attorney regarding the rental terms, including this document, before signing. By signing below, Tenant(s) acknowledges that he/she has read and understood the entire document and expressly agrees to each of the provisions set forth herein.

Tenant name (printed):
JOAN U. NUNEZ

Tenant signature:
[Signature]

date: _____

for The Apartment: [Signature]

date: 4/22/02

ATTORNEYS
WERE NOT
PERMITTED