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IN THE DISTRICT COURT OF APPEAL OF FLORIDA
THIRD DISTRICT

RICHMAN THREE LAKES
DEVELOPMENT PARTNERS, LLC,

Defendant/Appellant,

3D2024-0673

vs.

Trial Court Case No.: 2022-019260-CA-01

ALFONSO M. PEREZ,

Plaintiff/Appellee.

_____/

NOTICE OF FILING DEPOSITION TRANSCRIPT

All parties hereto are called upon to take notice of the filing of the deposition transcript of Alfonso M. Perez, taken on March 15, 2023, for consideration in the Appeal filed by RICHMAN THREE LAKES DEVELOPMENT PARTNERS, LLC.

CERTIFICATE OF SERVICE

WE HEREBY CERTIFY a true and correct copy of the foregoing was served via electronic mail pursuant to Florida Rule of Judicial Administration 2.516 to: **Carlos Santisteban, Jr., Esq**., Carlos Santisteban, Jr., PA, 6080 Bird Road, Suite 9, Miami, FL 33155 at: carlos@csjrlaw.com; eservice@csjrlaw.com; and olga@csjrlaw.com; on this 24th day of May, 2024.

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BY: */s/ Brooks Saible*
BROOKS A. SAIBLE, ESQ.
FLA BAR NO.: 117052

In The Matter Of:

Alfonso Perez v.

Richman Three Lakes Development Partners

Alfonso Perez

March 15, 2023

Legal Realtime Reporting

622 E. Washington Street

Suite 200

Orlando, Florida 32801

Original File 258884 Perez Alfonso M. 03-15-2023.txt

Min-U-Script® with Word Index

IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT
IN AND FOR MIAMI-DADE COUNTY, FLORIDA
CASE NO.: 2022-019260-CA-01

ALFONSO M. PEREZ,
PLAINTIFF,

VS.

RICHMAN THREE LAKES
DEVELOPMENT PARTNERS, LLC,
DEFENDANT.
_____/

VIDEO DEPOSITION OF ALFONSO M. PEREZ
DATE: MARCH 15, 2023
REPORTER: TAYLOR LARSON
PLACE: ALL PARTIES APPEARED VIA VIDEOCONFERENCE

1 APPEARANCES

2

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Formal Request to preserve emails and communication from Mr. Perez and Azura relating to the dog.

STIPULATION

The video deposition of Alfonso M. Perez taken via videoconference on Wednesday the 15th day of March 2023 at approximately 10:12 a.m.; said deposition was taken pursuant to the Florida Rules of Civil Procedure. It is agreed that Taylor Larson, being a Notary Public and Court Reporter for the State of Florida, may swear the witness, and that the reading and signing of the completed transcript by the witness is not waived.

1 PROCEEDINGS

2 COURT REPORTER: On record. My name is Taylor,
3 I'm the online video technician and court reporter
4 today representing Legal Realtime Reporting, located
5 at 622 East Washington Street, Suite 200, Orlando,
6 Florida 32801. Today is the 15th day of March 2023.
7 The time of day is 10:12 a.m. We are convened by
8 video conference to take the deposition of Alfonso
9 Perez in the matter of Alfonso M Perez versus
1 Richman Three Lakes Development Partners LLC,
1 pending in the 11th Judicial Circuit Court of Miami-
1 Dade County, Florida, case number 2022-019260-CA-01.
1 Will everyone but the witness please state your
1 appearance, how you are attending, and the location
1 you are attending from, starting with Plaintiff's
1 Counsel?
1 MR. SANTISTEBAN: Carlos Santisteban on behalf
1 of plaintiff, 6080 Bird Road, Miami, Florida 33155.
1 MR. SAIBLE: Brooks Saible on behalf of the
2 defendants in Saint Petersburg, Florida.
2 COURT REPORTER: Mr. Perez, will you please
2 state your full name for the record?
2 THE WITNESS: My name is Alfonso Perez.
2 COURT REPORTER: Mr. Perez, will you please
2 hold your ID up to the camera? Do all parties agree

1 that the witness is in fact Alfonso Perez?
2 MR. SANTISTEBAN: Hope so.
3 MR. SAIBLE: Yes.
4 COURT REPORTER: Mr. Perez, will you please
5 raise your right hand?
6 THE WITNESS: Yes, ma'am.
7 COURT REPORTER: Do you solemnly swear or
8 affirm that the testimony you are about to give will
9 be the truth, the whole truth, and nothing but the
1 truth?
1 THE WITNESS: Yes, ma'am.
1 COURT REPORTER: Thank you. You may begin.
1 DIRECT EXAMINATION
1 BY MR. SAIBLE:
1 Q Good afternoon, sir. Can you please state
1 your full name for the record? I know you just did it
1 but might as well do it again.
1 A Alfonso Miguel Perez.
1 Q All right. Mr. Perez, have you ever had your
2 deposition taken before?
2 A No.
2 Q Let me just change something real quick. All
2 right, I'm going to go through a couple ground rules.
2 Obviously, there is a court reporter, she's writing down
2 everything that we are saying. Obviously, this is being

1 recorded as well, but for those reasons, it's very
2 important that you and I communicate as effectively as
3 possible. Obviously, things like nodding, shaking your
4 head, saying uh-huh, uh-uh, completely -- it doesn't
5 offend me in the slightest that you're doing that, but
6 obviously because there's a court reporter here, it's
7 just, I ask you to try to vocalize your responses as
8 best as you can. There -- you might know where I'm
9 going at times with my question. You might know the
1 answer in advance, and it's completely natural to want
1 to kind of jump the gun and answer that. But again,
1 because there's a court reporter and she can't write
1 down two people speaking at the same time, I just asked
1 to try to let you -- try to let me finish my question
1 before you provide an answer, and I'm going to try to
1 extend you that same courtesy. It's inevitable at some
1 point that we talk over each other. If I do that to
1 you, I apologize in advance. Now, what is -- something
1 that is very important here today. If I ask you a
2 question and you don't understand the question that I'm
2 asking you, first, don't answer that question, and
2 second, please tell me that you don't understand the
2 question so I can try to rephrase it in a manner that
2 you do understand. If you answer any of the questions
2 that you're asked here today, we're going to assume that

1 you understood the question that you were asked. Now,
2 if you need to take a break for any reason, please let
3 us know. I'm sure we can accommodate that. And also,
4 your attorney might object from time to time. He --
5 more likely than not, he's going to be objecting to the
6 form of my question. When you hear him say that he'll
7 probably say something to the effect of objection to
8 form or form. If he does this, to the extent possible,
9 try to answer the question, try to ignore any type of
1 objection, unless of course your attorney specifically
1 instructs you not to answer a question. And I think
1 it's safe to say, if he's going to do that, it will --
1 he'll make that very clear. But if he's just objecting
1 to the form of the question, you can answer the question
1 and just try to do your best to try to, you know, kind
1 of ignore that, again, to the best that you're able to
1 do. All right. Now, mister - Mr. Perez, what -- what
1 is your date of birth?
1 A November 3, 1986.
2 Q Okay. And if my math is correct, that would
2 make you 37 years old? 36 years old?
2 A 36 years old.
2 Q Ah, right. And where do you currently live?
2 A I am currently in Medellin, Colombia.
2 Q Oh. And are you -- I apologize. How do you

1 spell the city? How do you spell that?
2 A M-E-D-E-L-L-I-N. Medellin.
3 Q And how long -- are you currently living
4 there?
5 A Yes.
6 Q How long have you been living there for?
7 A Like a month and a half maybe.
8 Q Okay. And who, if anyone, do you currently
9 live with?
1 A I live by myself, and I have a room for when
1 my sons come to visit.
1 Q Prior to moving to Colombia about a month and
1 a half ago, where did you live before that?
1 A 1442 Southeast 26th Avenue, Homestead, Florida
1 33035.
1 Q And that -- that address, is that an
1 apartment, a condo, a home?
1 A It was a townhouse.
1 Q Okay. Do you know the name of the townhouse
2 -- the community, the townhouse community?
2 A It was -- it was called Palm Breeze and then
2 it was renamed to Seascape. Different owners.
2 Q And I -- and what city was that in? I think I
2 missed that.
2 A Homestead, Florida.

1 Q That's right, you said that. All right. And
2 approximately how long did you live there?
3 A A little less than a year.
4 Q Okay. And who, if anyone, did you live with
5 while you were living there?
6 A My son.
7 Q Actually, probably should just get it out of
8 the way before going through your residential history.
9 What is -- what is -- what is your son's name?
1 A A.G.P.
1 Q Okay. And how old is your son?
1 A 13.
1 Q Okay. Do you have any other children?
1 A Yes.
1 Q Okay. How many other children do you have?
1 A One.
1 Q Okay. And what is his or her name?
1 A R.P. He's one year old.
1 Q Oh, okay. Are you currently married?
2 A Technically, yes, but I'm in the process of a
2 divorce.
2 Q Okay. Do you know approximately -- and I
2 probably should have said this before, Mr. Perez. A lot
2 of my questions, particularly background questions, it's
2 completely acceptable -- I don't reasonably expect you

1 to know the specifics on certain dates for certain
2 things. So if you are guessing or approximating, that's
3 fine. Just if you can just indicate in the answer, and
4 I will try my best to ask that in the question. So for
5 instance, approximately how long have you been married?
6 A November 5, 2020. For three years.
7 Q Okay. And who -- I know you're in the process
8 of a divorce, obviously, but who are you currently
9 married to?
1 A Karen Isabella Espinoza.
1 Q And is this woman, is she the mother of any of
1 your children?
1 A She is the mother of R.P.
1 Q Prior to this marriage, had you ever been
1 married before that?
1 A No, sir.
1 Q Okay. And who is the mother of your son,
1 A. G.P?
1 A Her name is Nathalie Alfonso.
2 Q Does she live in the Miami area?
2 A Yes.
2 Q Ambulance going by. And I don't -- I really
2 don't want to get too much into it, but just to try to
2 streamline it, do you have -- do you have joint custody
2 of your son?

1 A My son was living with -- my eldest son was
2 living with me full-time until I moved to Colombia.
3 Q And was that -- and obviously, I have no
4 reason to dispute that, but was that a -- like a formal
5 arrangement through the court, or was that just an
6 informal arrangement that you had with you -- with his
7 mother?
8 A Formal arrangement through the court.
9 Q And does your son currently live with his --
1 with his biological mother now?
1 A Yes.
1 Q All right. The -- what was the reason that
1 you moved to Colombia? Was it for work? Was it
1 personal reasons?
1 A I have a couple friends that have moved down
1 here to start projects, so I'm consulting.
1 Q Okay. So it was mostly professional.
1 A I worked with the same individuals in
1 different countries as well.
2 Q All right. Obviously, we'll get into that in
2 a little bit later. All right. Before I know you
2 testified you lived at the Palm Breeze, or it's changed
2 to the Seascape town homes, where'd you live before
2 that?
2 A I lived in Azura in Kendall. 12739 Southwest

1 136th Street, Apartment number 5112, Miami, Florida
2 33186.
3 Q And approximately how long did you live at
4 that address?
5 A Almost three years.
6 Q Okay. At any point when you were living at
7 the -- when you were living at Azura, did you live in
8 any other apartment unit other than 5112?
9 A No, sir.
1 Q Okay. Before Azura, where did you live before
1 that?
1 A Coral Gables.
1 Q Okay. And when you were living at Azura, you
1 were living with your son, A.G.P., correct?
1 A Yes, sir.
1 Q Was there anyone -- at any point, was there
1 anyone else who lived with you during that time period?
1 A My soon-to-be ex-wife. I lived there with
1 A.G.P., and then she moved in like towards the end,
2 during the pandemic, like the summer of 2020.
2 Q So you think around the summer of 2020, your
2 soon-to-be ex-wife would've moved in with you?
2 A Yes.
2 Q And did she live with you from the summer of
2 2020 up until the time that you left Azura?

1 A She moved -- she moved out in January.
2 Q So you're laughing. I won't get into the
3 specifics of it, but so when you say --
4 A She moved in -- in the summer. We got married
5 in November. My son came to live with me full-time.
6 That December, she moved out the week my son moved in.
7 Q It sounds like there might be some history
8 there that we probably don't need to get into. But your
9 son, I just want to make the -- your son, when would
1 your son have lived there full-time? Would it have
1 started in November of 2020?
1 A Basically, the whole time because his maternal
1 grandmother where he was staying lived down the street,
1 but I would pick him up from school, I would take him to
1 practice, he would sleep at my house all the time. But
1 it was like formal court papers signed, he lives with
1 his dad full-time, was around that time.
1 Q Got you.
1 A He had -- like the end of 2020.
2 Q Okay. So I -- again, it sounds like your
2 soon-to-be ex-wife only lived with you for a brief
2 period of time at Azura?
2 A Yes.
2 Q Okay.
2 A Yes.

1 Q All right. Prior to -- I know I just asked
2 you this, but prior to Azura, where'd you live before
3 that?
4 A Coral Gables.
5 Q Okay. And when you were living in Coral
6 Gables, did you live in an apartment? Did you live in
7 a --
8 A Yes.
9 Q Okay. What was the name of the apartment?
1 MR. SANTISTEBAN: Hold on, hold on, hold on.
1 Alfonso, you're cutting -- you're cutting him off.
1 So I know you know where you're going -- where he's
1 going with this, but just let him finish his
1 question before you answer, all right?
1 THE WITNESS: Okay. I apologize.
1 MR. SAIBLE: Yeah, and it's not a huge deal
1 right now, but when we get into some substantively,
1 it'll probably be more of a burden, so thank you.
1 BY MR. SAIBLE:
2 Q But let me just ask again. The apartment
2 complex, what was the name of the apartment complex that
2 you were living in?
2 A I don't think it had a name.
2 Q You don't think it had a name?
2 A Correct.

1 Q Do you know the -- do you know the address?
2 A Yes.
3 Q Okay. And what would the address be that the
4 apartment that you were living in in Coral Gables prior
5 to Azura?
6 A 4717 Northwest 7th Street.
7 Q Do you remember your apartment number?
8 A 305-10.
9 Q And do you know approximately -- I'm sorry --
1 A 33126.
1 Q Do you know approximately how long you lived
1 in that apartment? Was it more than a year?
1 A Yes.
1 Q Okay. And when you lived there, did you live
1 there with your son?
1 A Part-time, yes.
1 Q Okay.
1 A Most of the time.
1 Q Outside of -- outside of your son, was there
2 anyone else who lived with you during this time period?
2 A No.
2 Q Okay. And I said before you lived there. You
2 think it was more than a year. Do you think it was more
2 than two years?
2 A No.

1 Q Okay.
2 A I think like two years. Like, I renewed the
3 lease, and then when it came time to renew again, I
4 didn't renew.
5 Q Okay. Before living at 4717 Northwest 7th
6 Street, where did you live before that?
7 A Miami Beach.
8 Q And did you live in an apartment there?
9 A Yes.
1 Q And do you know the name of that apartment
1 complex?
1 A Mirador.
1 Q And do you know approximately how long you
1 lived at that apartment complex?
1 A A long time. Five years, four years. Three
1 to five years.
1 Q Okay. So three to five years. Okay, when you
1 lived at Mirador, this apartment complex, who, if anyone
1 else, lived with you?
2 A Well, a good friend of mine owned the unit.
2 He's an attorney.
2 Q All right. Did you live with your son at this
2 point?
2 A No, but he would visit. I would be in Kendall
2 like almost every day. Just preferred living on a

1 beach.
2 Q All right. I know we're going back, probably
3 about seven, eight years back at this point, do you --
4 do you know where you live before living at Mirador?
5 A Nicaragua.
6 Q Okay. And --
7 A Do not ask me the address. There's no way I
8 can tell you.
9 Q I'm not going to ask you the address. When
1 you -- how long were you living in Nicaragua for?
1 A I was there for a six-month project.
1 Q Okay. And before that -- where'd you live?
1 A Mirador.
1 Q The same -- is it the same apartment?
1 A Yeah.
1 Q And approximately this time -- this time you
1 were living there, approximately how long it's --
1 A It's in that window. So in the time I lived
1 in the Mirador, let's say three to five years, there was
2 a six-month stint --
2 Q Yeah --
2 A -- in Nicaragua.
2 Q That's fine. That that's fine.
2 A Before that I lived in Kendall Breeze.
2 Q Okay. And did you -- same question. Did you

1 live in an apartment there?
2 A No, a townhouse.
3 Q Townhouse. Do you know the name of the
4 townhouse community that you lived in?
5 A Kendall Breeze.
6 Q Okay. That's what it was. Do you know what
7 -- where this is located? It was in Miami?
8 A 33186 in Miami.
9 Q Okay. And do you know approximately how long
1 you lived at this town home community?
1 A Very long time.
1 Q Okay. And you say very long time? Several
1 years?
1 A Yes.
1 Q Okay. And same question. Did you live with
1 anyone else while you were there?
1 A My parents.
1 Q Okay. Are you originally -- where were you
1 born?
2 A I was born in Mexico City.
2 Q Okay. When did you come to the United States?
2 A About three, four years old.
2 Q And did you move right -- did you move to
2 Florida?
2 A Miami, Florida, yes.

1 Q All right. Where are you currently employed?
2 A I'm currently unemployed.
3 Q Okay. Give me one second. And when you say
4 unemployed, I know you said you moved to Colombia for a
5 project. Do you have your own company there?
6 A No.
7 Q Do you currently --
8 A I was -- sorry -- go ahead. Do I currently?
9 Q Well I was asking, do you want -- do you have
1 any companies, have you incorporated -- are you a
1 corporate officer for any companies, LLCs, anything like
1 that?
1 A I was.
1 Q Do you know -- are you currently -- are there
1 any active companies that you currently --
1 A No, sir.
1 Q So I know you said, and I -- like, legal
1 jargon aside, what are you currently doing to generate
1 income in Colombia?
2 A I am currently unemployed in Colombia.
2 Q Okay. When you said you moved there for a
2 project, is that a project that you're no longer working
2 on?
2 A Correct.
2 Q Okay. What was that project? I know you said

1 it was something to do with consulting, but can you
2 explain that to us?
3 A I was consulting for the same gentleman that I
4 consulted for in Nicaragua. He owns -- he owns
5 marketing companies. He launched a book, a planner. So
6 I was helping him like hire the right people, build a
7 team, go to market strategy, like build marketing stuff.
8 Q All right. So would it be -- if you -- would
9 it be fair to say that you work in marketing?
1 A Yes.
1 Q Okay. And has that essentially been -- is
1 that something new or has that -- I know it's a general
1 field, but has been -- has that been your field of work?
1 A I have been in digital marketing my entire
1 professional career, since 2004.
1 Q Okay. And what's your highest level of
1 education?
1 A I'm in the process of completing an MBA.
1 Q And where is that? Is that like an online
2 university?
2 A Correct.
2 Q What's the name of it?
2 A Power MBA. It's called the Power School of
2 Business. And it's part of the Harvard online business,
2 like accredited schools.

1 Q What is the highest level of education that
2 you, at least to date, have completed?
3 A None, than MBA.
4 Q Have you -- do you have a GED?
5 A I have a high school diploma, yeah.
6 Q Okay. High school diplomas. Do you have any
7 graduate degrees, or higher education degrees, anything
8 like that?
9 A Bunch of credits, bunch of certificates. I
1 graduated high school early and started my first
1 company.
1 Q All right. And when approximately was that?
1 Sounds like somewhere around 2004?
1 A 2004, correct.
1 Q Okay. What -- professionally, what
1 certificates do you currently have? Licenses,
1 certificates, any of that?
1 A Okay. All the Google AdWords, all the Google
1 Analytics to Google Marketing certificates, Microsoft
2 Bing Ad certificates, Developing Innovative Ideas in New
2 Companies from the University of Maryland, Understanding
2 Media by Understanding Google from Northwestern, An
2 Introduction of Marketing by Wharton School of Business.
2 Q Let me ask this, Mr. Perez, are all of your
2 certificates, licenses, everything that you're just

1 naming, do these all have to do or kind of fall under
2 the umbrella of digital marketing?
3 A Correct.
4 Q And do you know -- do you know approximately
5 -- it sounds like there's a lot of them. Do you know
6 approximately how many there are?
7 A I'd say like six major ones.
8 Q All right.
9 A And then the rest of them are in those.
1 Q All right, prior to -- prior to moving to
1 Colombia for this project -- well strike that. Let me
1 ask, do you currently have a plan of how long you're
1 going to be staying in Colombia?
1 A I'm working on the digital nomad visa for two
1 years. I don't have a plan. I really like it down
1 here.
1 Q Heard good things. And you say you're working
1 on a visa for down there?
1 A It's a digital nomad visa, which allows you to
2 live into -- in the country for up to two years.
2 Q Do you have any plans -- do you currently have
2 any plans to live in Colombia for more than two years?
2 A No. It -- it depends on those two years,
2 so --
2 Q Well, I probably should have asked this first,

1 Mr. Perez, is your current plan to live in Colombia for
2 the next two years?
3 A Yes. Unless something changes. Like if a
4 judge is like, you got to come back to the US so your
5 kid can live with you. Go back to US.
6 Q Got you. Prior to moving to Colombia -- prior
7 to moving Colombia for this -- for this work project,
8 professionally, what were you doing at that point?
9 A Digital marketing as well.
1 Q Yeah, I know you're saying digital marketing.
1 Were you working for a company?
1 A I had my own company. I opened my own
1 consulting company, Ideal Consulting. And I was a
1 junior executive at Linxup, which is a software as a
1 service tech company out of Saint Louis, Missouri.
1 Q All right. And we're going to probably have
1 to spell some of this. You said you had your own
1 consulting company, Ideal Consulting, do you know, was
1 that an LLC, was that incorporated, was that --
2 A Ideal Consulting, LLC.
2 Q All right. And when did you -- when did you
2 form that company?
2 A I don't know, 2017 maybe.
2 Q Is that company currently active? Do you know
2 if it's been administratively dissolved?

1 A No, it is not currently active at the moment.
2 Q Okay.
3 A I had to close.
4 Q Are you the -- is there any other corporate
5 officers for that company outside of yourself?
6 A No.
7 Q All right. Has that company ever had any
8 employees outside of potentially yourself?
9 A Contractors.
1 Q Okay. So no employees, but you -- the company
1 has hired independent contractors to do work?
1 A Yeah. The company they filed was July 5,
1 2017, by the way?
1 Q No, that was when it was dissolved?
1 A No, that's when it was opened. You asked when
1 it was opened.
1 Q Oh, did you say July -- I'll be able to find
1 out all that information --
1 A 2017.
2 Q Yeah, the exact date -- be able to figure that
2 out.
2 A Okay. July -- July 12, 2017. It's --
2 Q Okay. And outside of Ideal Consulting, do you
2 have any -- do you have any other companies that you
2 have owned or formed, whether they're active or not?

1 A Not that are currently active, no.
2 Q All right, let me -- we'll go through some of
3 those at best. Do you know how long ago these -- you
4 would've owned these companies? Are these companies
5 that you've -- you had formed ten years ago or these
6 ones that, you know, in the last few years have been
7 administratively dissolved or have been inactive --
8 A The only -- the only recent one would be Ideal
9 Public Adjuster, Inc. A state licensed bonded and
1 insured public adjuster, but I had to close that one as
1 well.
1 Q Okay. We'll probably get into -- so you were
1 a public adjuster at some point?
1 A Yes.
1 Q All right.
1 A Just for five years.
1 Q So when you were working in Ideal -- let me
1 ask: from 2017 -- when did you close -- when did you
1 stop actually generating any revenue for Ideal
2 Consulting?
2 A The end of last year.
2 Q Okay, so that would be -- when you say the end
2 of last year, you mean December 2022?
2 A Around --
2 Q Around?

A Fourth quarter last year.

Q Okay. Somewhere towards the end of 2022?

A Yeah, so around the summertime. Well, COVID was terrible for us. And then around the summertime of 2022, it started steadily declining till about Q4 where we're just like -- I had no reason to renew.

Q Yeah. And, you know, you keep you -- you're saying we. When you say we are -- do you mean -- is there anyone else that has any type of -- outside of independent contractors, is there anybody else who has any type of shares, or stakes, or -- in this company?

A No. I just -- I say we because the contractors and everyone on 1099 is like a team, it's like a collective. So I never like to say like, oh, I own this, or this person works for me, or this is my employee. Or even if I was like a VP in a company and I had my whole team, I would never say like I'm their boss, or like, this is -- like, it was always we or a team. I try -- I try to use the word, like as a collective, like we worked together.

Q At any point from -- when -- let me ask, from 2017, 2022, at any point was Ideal Consulting your full-time job or the only means for generating revenue or income?

A Yes.

1 Q Yes. Okay, so I know you said it's worked
2 backwards then. I know you said that you also worked
3 for -- you were a junior executive at a place, I think,
4 Link -- linked up somewhere out of Saint Louis. Can you
5 -- can you spell that please for us?
6 A L-I-N -- Lima, India, November, X-U-P.
7 Linxup.
8 Q L-I-N-X-U-P?
9 A Yes, sir.
1 Q Okay. And do you know Linxup, was that --
1 again, do you know the -- is that like a -- do you know
1 the actual incorporated name for it?
1 A I believe that the original incorporated name
1 for it was aDolus systems.
1 Q Do you know if that -- I know you said it was
1 a Saint Louis company. Do you know if they transact any
1 business in the State of Florida?
1 A They're a national company.
1 Q So basically, it sounds like you're familiar,
2 if you -- if you look them up on Sunbiz, would they pop
2 up?
2 A No, not them.
2 Q Okay. All right, so you were -- said you were
2 -- were a junior executive for them, were you -- were
2 you an officer in this company?

1 A No.
2 Q Okay. Were you an employee?
3 A To -- to me junior -- yeah, I was an employee.
4 Junior executive is Director of VP.
5 Q Okay. How long -- approximately when did you
6 work for Linkedup -- Linxup?
7 A For about a year.
8 Q And when was that year?
9 A 2022.
1 Q All right, let's try. In 2022, did you
1 generate any income outside of Linxup and -- or Ideal
1 Consulting? Was there any other manner in which you, I
1 guess, legally generated any income?
1 A No.
1 Q How about the year before that, in 2021?
1 Before that --
1 A In the year 2022, I had the public adjuster
1 company. I opened it. I was going to be like a public
1 adjuster and manage more of the marketing side and have
2 people go out into the field. But it just -- it didn't
2 work out. And then I got one check for one case that
2 went to litigations at some point this year. So the
2 check -- the check and income was from 2023, but the
2 case opened in 2022, and that was the end of public
2 adjusting for me.

1 Q Okay. So it does -- it -- how long was -- how
2 long did you -- how long did you operate that company
3 for? How long did you actually --
4 A A year, maybe, max.
5 Q And would that have been -- that would that
6 have been in 2022 that you did the work that you were
7 paid for?
8 A Yeah.
9 Q Okay. So outside of Ideal Consulting, Linxup,
1 and Ideal Public Adjusters, is there any other -- is
1 there any other companies or anything else where you
1 would've generated any legal income?
1 A The Miami Dade County Bar Association. Well,
1 okay, so here -- here's the thing. And I mean, you said
1 Sunbiz. If you go on LinkedIn you'll see like Miami
1 Dade Bar Association, Mannatech, Swarm, SMS Mastermind,
1 all those jobs, I was a hybrid contractor-employee. So
1 that money went through Ideal. So it's all through
1 Ideal.
2 Q Let me -- let me simplify this --
2 A Except Linxup. That was an employment. Full-
2 time, employment, health benefits, all that jazz.
2 Q So -- and that would include Ideal Public
2 Adjusters, that separate company that you owned?
2 A Ideal Public Adjuster was like, hey, let's be

1 a public adjuster. That was --
2 Q So outside of -- outside of Ideal Public
3 Adjusters, Linxup, Ideal Consulting, any other companies
4 or that you think you would've generated income from
5 would fall under the umbrella of essentially Ideal
6 Consulting?
7 A All of it would fall under the umbrella of
8 Ideal Consulting.
9 Q Okay. All right. And this is for 2022.
1 Let's go back to 2021. We're not going to do -- we're
1 not going to go as far back as -- as your residential
1 history. But for 2021, where were you working then?
1 Obviously, you had Ideal Consulting.
1 A Ideal. And I -- and I was in-house hybrid for
1 the Miami Dade County Bar Association as the Vice
1 President of Business Development.
1 Q And was that -- let me ask this way, and for
1 filing purposes, in terms of filing income, was that job
1 separate from Ideal Consulting?
2 A No, I went through Ideal.
2 Q Okay. And when I say filing, so basically
2 when you're filing your taxes, would you be filing taxes
2 for the Miami Dade Bar -- county Bar Association
2 separately than Ideal Consulting? Okay.
2 A Ideal Consulting is an LLC, but it -- when --

1 when I filed -- for filing purposes, I filed it as S-
2 Corp. It was just formed as an LLC under bad
3 advisement, but it should have been like an Inc. or
4 something.
5 Q Post -- all right, so 2021, you weren't
6 working for Linxup?
7 A No.
8 Q How about -- was there any other companies
9 again that didn't fall under the umbrella of Ideal
1 Consulting?
1 A No, sir.
1 Q Okay. How about 2020? I assume you had Ideal
1 Consulting in 2020, right?
1 A Correct.
1 Q Okay. Was there any other companies that --
1 that you worked for that you would've generated any
1 income that, for tax purposes, would not go through
1 Ideal Consulting?
1 A No, sir.
2 Q All right. Was there any -- have you ever had
2 any -- you started Ideal -- when did you start Ideal --
2 sorry, said that 2017. From 2017 on, is there any other
2 companies that you've worked for that, again, for filing
2 purposes, wouldn't be considered the Ideal Consulting,
2 outside of obviously Linxup, we've already talked about?

1 A No, like SMS Mastermind, Swarm Event Agency,
2 Mannatech, all of that went through Ideal. Everything
3 went through Ideal.
4 Q All right. Prior to starting Ideal
5 Consulting, what did you do for work before that?
6 Obviously, you're in digital marketing, but did you work
7 for a company?
8 A Vice president of sales for White Shark Media,
9 for the gentleman from Nicaragua that I came here to do
1 consulting with.
1 Q But that would've -- that would've been
1 temporary because you were here for six months, right?
1 A Correct.
1 Q Let me ask. Ideal Consulting, obviously you
1 do digital marketing. Can you -- can you explain a
1 little bit more than that, that specifically, what are
1 the things that they do to generate income? That it
1 used to do to generate income?
1 A At -- what -- what I've done my whole life
2 since high school to now, Ideal Consulting, everything,
2 is website design development, behavioral analytics, and
2 conversion rate optimization, search engine marketing,
2 which is SEO, PBC, social media, paid ads, like -- the
2 entire umbrella of digital marketing from like
2 conceptualization, go to market, launch, marketing,

1 building the company, like growing.
2 Q All right. So let me ask this. All of these
3 -- like all of these independent contractors that you
4 would hire, are you able to distinguish between clients
5 and your independent contractors? Obviously, right?
6 A Can I ask about that question?
7 Q What's that?
8 A You said all the independent contractors --
9 Q Yeah. Well obviously --
1 A -- or you're saying me as an independent
1 contractor?
1 Q You have clients, and you have contractors,
1 right? Well let me ask this. Who are your -- who are
1 your clients generally? I understand digital marketing.
1 Who would be your clients? Would they be other
1 companies?
1 A Law firms, plastic surgeons' office, bounce
1 house rentals, national e-commerce brands, everything
1 that you could possibly imagine that has a phone number
2 to generate leads or e-commerce, as long as it was
2 legal, we would help with the marketing.
2 Q So for instance, if a law firm would reach out
2 to you, you -- would you like create a website for them?
2 A Yes.
2 Q And would you help with their search engine

1 optimization? So when someone Googled their name, you
2 know, their law firm, it would pop up higher on Google?
3 A Correct. But I mean if someone Googles your
4 name and you come up, like, that's branded. So we would
5 actually try to focus like a keyword, like personal
6 injury attorney instead of, example, law firm. We would
7 want them to come up for the top keyword of their
8 service, not their brand.
9 Q Okay. So who would be the -- I know there's
1 all these -- you talked about you have independent
1 contractors instead of employees. Who would be some of
1 the independent contractors that you would have?
1 A Website developers, graphic designers.
1 Sometimes just like social media people that would take
1 calendar to post, like Fiverr.
1 Q And again, I apologize for my ignorance in
1 this topic. Would you be essentially in many ways, like
1 the general contractor of putting this all together?
1 Would you be overseeing all this, and then you hired
2 other people to do the specifics of it?
2 A I get - yeah, if I'm the GC, and then I hire
2 the bathroom specialist, and then the plumber, and then
2 the electrician. That's what you meant? General
2 contract?
2 Q Yeah. And I'm just trying to use analogy that

1 maybe you could understand, but --
2 A Yeah, I guess, I could do all of it myself.
3 But for example, the coding, I know a gentleman that,
4 something that'll take me five to ten hours, they could
5 do it in five minutes. The graphic designing, like it
6 got to a point where I needed help, so we started, like,
7 getting people that we knew that did stuff. The -- the
8 electrician -- like, just because I'm a GC doesn't mean
9 I could lay the wires for electricity as good as an
1 electrician. Do you get me?
1 Q No, I completely understand. Is there
1 anything outside of like administrative work, overseeing
1 it, is there anything specifically of your job -- well
1 strike that. I'll try to streamline this. But if -- I
1 used the example before of the website design for a law
1 firm and getting up their search engine optimization,
1 was there any work that you would specifically have to
1 do that you couldn't contract out, outside of oversight
1 or administration?
2 A All of it. It wasn't just oversight
2 administration. Like I spent 12 to 16 hours a day on a
2 keyboard. Sometimes I would have to code a site.
2 Sometimes I would have to do the meta tags in the coding
2 of the website in order for it to rank, or edit the
2 blogs to do like --

1 MR. SANTISTEBAN: Let me -- let me -- let me
2 jump in if possible. Alfonso, you're doing a good
3 job. But at least for me, I'm a lawyer, I'm not a
4 tech guy, so some of the stuff that you're
5 explaining kind of goes over my head. So to the
6 extent that you can give us answers that, you know,
7 perhaps us non-tech people can understand that may
8 make things helpful. Brook is -- Brooks, is that --
9 MR. SAIBLE: Yeah, I mean, that's fine. I
1 don't want to waste too much time, and I agree.
1 It's --
1 A I think everything sometimes.
1 MR. SAIBLE: I mean, it's easier said than
1 done, but I don't -- I think it's good advice. Let
1 me -- maybe we can move on from this. I really
1 don't want --
1 A I think everything, sometimes I would have to
1 use contractors.
1 BY MR. SAIBLE:
2 Q So let -- we'll probably come back to this.
2 Let me ask. For -- well, you know what, we're going to
2 put this in our pocket. We're going to come back to all
2 of this. All right. When you were working at Linxup,
2 what were you doing there? What were your actual job
2 responsibilities?

1 A Director of demand generation and growth. So
2 basically, managing an $8 million budget of ad spend a
3 year on Google Ads.
4 Q What would your day-to-day responsibilities
5 look like? Like you'd -- what would you do for them,
6 you know, while you were working, what would you do on
7 like an average day for them?
8 A Log in the computer, have kickoff meetings,
9 review the previous work, an ungodly amount of research
1 and data, like analysis of all the accounts, all the
1 spend, where everything's going, where can we spend
1 better, graphic design, landing page design, landing
1 page development. Not only designing but putting the
1 landing pages together. Also, organic and SEO.
1 Q Let -- have you ever had --
1 A Keyboard order.
1 Q In the last five years, have you had a job
1 where you -- that was not remote? Have you had a job
1 where you had to go into the office?
2 A Last how many years?
2 Q Last five. Or -- well, let me ask this,
2 better way. When was the last time, Mr. Perez, that you
2 would've had a job where you had to kind of physically
2 go into the office on any kind of consistent basis?
2 A Miami Dade County Bar Association, Manna, and

1 Swarm, would physically go into their offices a lot.
2 Q And all of those, was that still helping them
3 -- was that all digital marketing?
4 A Yes. Putting together their teams, their call
5 centers, hiring the teams, structuring the teams,
6 putting them on project management software like
7 monday.com or I think you guys use Clio. I don't know
8 if you do?
9 Q I do use Clio.
1 A Trello, things like that. So I would go into
1 the office. Like, this is what you need for a marketing
1 team. This is how you manage your projects. Hire the
1 correct marketing team. Train the marketing team.
1 Project management, show them how to do it. And then
1 eventually it was like, all right, there's like nothing
1 else for me. You guys got it. Bonus check.
1 Q You know what -- do you know what percentage
1 of your digital marketing was for attorneys?
1 A No, I can't give you a percentage. I -- I say
2 I've done a lot of attorney websites.
2 Q That's fine. Again, I probably -- listen, if
2 you're not able to say something, saying that you're not
2 sure is an acceptable answer.
2 A I can't -- yeah -- I've done a lot of attorney
2 websites. I can't give you a percentage of total

1 revenue that that would've been from attorneys.
2 Q That's fine. Do you know of the -- a lot of
3 attorney websites you've done, do you know -- have you
4 ever done any defense firms?
5 A Criminal defense?
6 Q Do you know if you've ever done any civil
7 defense firms?
8 A No. What do you mean civil defense?
9 Q Well, would the majority of your work -- the
1 work that you did at digital marketing, would the
1 majority of it have been for criminal defense and
1 personal injury attorneys.
1 A PIPD, criminal, family, construction, the Dade
1 County Bar themselves. That's it.
1 Q All right. And we'll come back to some of
1 this. I want to -- I want to talk about the time that
1 you were living at Azura Apartments. Do you know -- we
1 talked about it a little bit before, but do you know
1 when you moved in there?
2 A Give me a second, please.
2 Q While you're trying to figure that out, Ms.
2 Perez, let me ask this, do you know --
2 A June -- June 10, 2020.
2 Q June 10, 2020?
2 A I think so. That's the first e-mail I have

1 from them.
2 Q Well, okay. Do you know -- so sometime, you
3 think, around June 2020, and that was basically my
4 question. Do you know how many -- approximately how
5 many years did you live there?
6 A Two.
7 Q How many lease agreements would you have
8 signed? Do you think it would've been two?
9 A Yes. The initial and then a renew -- I
1 believe a renewal.
1 Q Okay. Now I'm going to share on my screen
1 with you what I'm marking as Defense Exhibit 1. Can you
1 see -- do you see my screen that I'm sharing with you,
1 Mr. Perez?
1 (EXHIBIT 1 MARKED FOR IDENTIFICATION)
1 A Yeah.
1 Q All right. And obviously, I don't know. You
1 have this in front of you. Obviously, it's a -- it's a
1 nine page document, and I can certainly scroll forward
2 to you to show you every part of it, which I likely will
2 do. But as you sit here today, do you -- do you
2 recognize this as the -- your lease agreement that
2 would've been operative at the time of the incident?
2 A I recognize it as a lease agreement. I think
2 that's the second lease, not the first.

1 Q And this date up here, "Date of lease
2 contract, July 16, 2021," does that sound like the time
3 that you would've signed your second lease agreement
4 with them?
5 A Scroll down, please.
6 Q Yeah, let me show you. I'll just go to the
7 final page. Down here. Obviously, these are kind of
8 DocuSigns, but would that be your --
9 A That's -- signature.
1 Q That would be your signature?
1 A That is a digital signature. Yeah. Wait, I
1 need you -- well, the reason I asked is not for that. I
1 know -- I know it was a digital signature. I know it
1 wasn't, like, ink to paper, but I wanted you to zoom out
1 so I could check the lease term, like how long was it?
1 Q All right.
1 A If you -- if you can't --
1 Q Well, you almost -- I'll represent almost all
1 of them are a year. So let's see what it says here.
2 A That was exactly what I would -- that was my
2 point.
2 Q The lease term here says from September 2021
2 to November 2022.
2 A Okay. Yeah. So I have the lease from May
2 2020. This is the second lease. This is the renewal,

1 yes.
2 Q Okay.
3 A Same unit for both because you did ask that
4 before.
5 Q Okay. And down here, is this your -- down in
6 this left corner right here, where it says Alfonso
7 Perez, would that be your digital signature?
8 A That is, yeah.
9 Q And Stephanie -- I'm sorry, Mr. Perez. I cut
1 you off. Go on.
1 A Yeah, I -- it looks like one of the stock
1 Adobe e-sign signatures.
1 Q And Stephanie Flores, would that have been the
1 property manager?
1 A She was a property manager at Azura.
1 Q All right.
1 A Also the signator on this first lease.
1 Q Yes. Okay. So obviously, you can look
1 through the entire thing if you'd like. It sounds like
2 you might have one in front of you. Do you have the
2 first one in front of you?
2 A I have the first one. I don't have -- I
2 didn't have this one, and the reason I asked why -- it
2 is my lease. I live there. You hear me? The reason I
2 ask is --

1 Q Yeah.
2 A -- because the first one was for 12 months,
3 but then on the second one, they were trying to say it
4 was for 15 months, and I was like, why would I set a 15
5 month lease? That's weird. But either way, they ended
6 up signing a release -- or a least --
7 Q Okay. So again, as it sounds like you pretty
8 much answered, but as you sit here today, you -- would
9 you agree that this is a fair and accurate depiction of
1 your lease agreement?
1 A I'm sorry for interrupting. Yes, sir.
1 Q That's all right. Now, let me ask. When you
1 signed your lease agreement, did you read it? Is that a
1 no?
1 A No.
1 Q All right. Just have to -- I have to ask.
1 When you --
1 A My wife was an attorney. She -- like, I was
1 just like, all right. Here's the lease, and then she
2 got added to the lease, and she was removed from the
2 lease, and I was just -- it's an e-sign.
2 Q Right. Well, let me ask. And the -- when you
2 -- when you signed the lease agreement, did you raise
2 any concerns about anything in the lease agreement not
2 being clear, or being ambiguous, or anything like that?

1 A Not at the time of signing, no.
2 Q Okay. Well, as you sit here today, do you
3 have -- do you know of any lease provision that you
4 think is unclear or is ambiguous?
5 A No, just later when they were like, oh, it was
6 15 months, not 12, I was like, wait. Why -- why would
7 it be 15 months?
8 Q All right. It's -- all right, Mr. Perez. So
9 I want to talk about the incident itself. Obviously,
1 we're here. Obviously, you have filed a lawsuit with
1 respect to a -- an incident that would've happened at
1 the dog park in the Azura apartment. So why don't you
1 tell us what would've happened that day?
1 A Okay. And so --
1 Q Actually, before I start, I apologize. Before
1 -- so mister -- Mr. Perez, this incident, would this
1 have been on June 30, 2022?
1 A Yes.
1 Q Okay. I think that's -- I just want to make
2 sure that's the date that is alleged in your complaint.
2 Yeah, the date that's alleged in a complaint is June 30,
2 2022. As you sit here today, do you have any reason to
2 dispute it would've been any other date?
2 A No, that was the date.
2 Q Okay. So now why don't you -- why don't you

1 tell us --
2 A Did you say June 30th or June 20th? I
3 apologize. June 30th, correct?
4 Q June 30, 2022.
5 A June 30th, three zero, 2022. That's the date
6 of the dog attack.
7 Q All right, so what -- why don't you tell us
8 what would've happened that day?
9 A Okay. Can I start from before that day, or do
1 you want to know specifically?
1 Q I think start where -- wherever you think is
1 appropriate, Mr. Perez.
1 A My son wanted a puppy, like any normal pre-
1 teen kid wants a puppy. So I contact the leasing
1 office. I spoke to Stephanie. I was like, hey, Junior
1 wants a puppy. They know Junior, too, by the way. He
1 wanted a -- does, like, monthly or quarterly, like,
1 competitions in junior high, whatever. You know
1 Stephanie, and I'm like, hey, he wants a puppy. What do
2 I need to do? She's like, okay, let us know about the
2 dog, the breed, the shots. When are you getting the
2 dog? Then I think it's like you have to pay a little
2 extra a month, like I believe it was $45, and I was
2 like, okay. They just added onto the rent. I -- I went
2 to the office. I was like, what -- what can I do so my

1 son can get a puppy? Sent them pictures of some of the
2 options. Everything was super cool. When we got the
3 puppy, we even took him to the office so they could meet
4 him. So we got this puppy, it was an American bulldog,
5 and everything was fine. A couple months, house
6 training, cutest little thing in the world, would sleep
7 in the bed with Junior. There was a crate right next to
8 him. On June 30th, the puppy was about eight months
9 old. My -- my son would always walk the puppy by
1 himself, like -- or with me, like -- Azura is a gated
1 community. You get me? And then like, there's, like, a
1 little park or a dog park, and he would -- sometimes he
1 would take the dog out while I would cook or something.
1 So my son went to take the dog out. He took him to --
1 there's a dog park in the community. The dog park is
1 right outside of my primary bedroom's window, right? So
1 it was cool because it was really close, gated
1 community. Fine. So he was walking the -- puppy, eight
1 month old puppy. He's been going to that dog park a
2 bunch of times with or without me to walk him, never --
2 without any issue. But on that specific day, a woman
2 walks in with two dogs. They're, like, husky-style
2 dogs, like very -- very -- and my son that -- said that
2 the -- the -- the woman is like, hey, is your dog
2 friendly? He's like, yeah, he's a puppy. He's fine. He

1 -- and he -- my dog has been in that park with several
2 other dogs since we got him at eight weeks. Never, ever
3 had any issue. Grew up around kids. Grew up around
4 dogs, and my kid is like, yeah, the dog is - like, he's
5 fine. The woman comes in, lets her dogs off the leash.
6 The dogs immediately dart towards our puppy and attack
7 him. My son went to stop it. The male larger husky
8 snapped at my son, and that's when, like, the puppy kind
9 of, like -- they just got balled up. I heard the
1 commotion from the room, lady screaming, dogs, like,
1 just crazy commotion. I know my kid is walking the dog,
1 and I was like, okay. Just in case, I'm going to -- I'm
1 going to go check. Heard the commotion from the room.
1 I ran outside to the dog park. The two dogs were on top
1 of Anakin. One was biting him at the -- like, the face,
1 throat area. The second dog was biting him in the butt,
1 leg area. They were just viciously attacking him. The
1 woman and her boyfriend or whatever were just standing
1 there, doing nothing. My son, who's 12, also standing
2 there, doing nothing, but he was in shock when the dogs
2 had snapped at him. I walked right -- like, I -- I just
2 walked right into the dog park. I stepped right in the
2 middle of the dog fight, and I go to separate the dogs.
2 The husky clamps down on my hand, the male husky, the
2 black and white -- because female was smaller and, like,

gray, white. It was like -- like, the female might have been an Alaskan shepherd, but the male was a big black and white husky. That dog bit down on my left hand and, like, shook his -- like, you know when dogs bite, they -- they kind of do, like, that head motion? I know you said not to nod, so I don't know how to explain to a reporter. The dog went like this. Like, you know when a dog bites something and he goes back and forth, left to right, like shakes it like a toy? The dog bit down on my left hand, clamping, like, my ring finger, and like, the pinky was in his mouth, and then I kicked the dog, and I tell the people, "Grab -- grab your effing dog."

Q Yeah.

A At this point, I pick up my dog, like, the puppy, like, above my head and walk him to, like, where the -- where the fence is of the dog park. I put him down. He's, like -- you know when a dog's kind of, like, in the corner, like he pees somewhere, and he's like, oh, shit. And I turn around, and then the husky is running to the dog again. So the girl husky -- I -- I kicked the dog again. I'm like, grab your dog. I did curse at these people a little bit. I tell my son, I'm like, leash him and take him home. My son walks from behind me, out the gate, takes Anakin home. I follow

1 him. My son was petrified. By the time I get in --
2 into the apartment, I realize that there's blood all
3 over my forearm, all over my hand. There's blood on the
4 floor, and like, I hadn't noticed at the moment until I
5 get into the apartment. I go back over there, and I
6 show the people. Like, you could see the scar on camera
7 here. I pick up my hand. I show the people there's
8 blood everywhere, and I said, like, if this was my kid,
9 you wouldn't have dogs, and I went back into the
1 apartment. My kid was, like, with a wet paper towel.
1 He's, like, Papi, like, trying to help me out, super
1 scared. The dog was -- the word for it in Spanish is
1 actually (speaks in Spanish), but he was very anxious.
1 Like, our dog was super chilled, sleep on the couch,
1 like, legs up, like, belly up, like -- like a little
1 person. He was extremely anxious. Throughout the whole
1 night, he was extremely anxious. But that evening, I
1 went to the hospital to either have the wound cleaned
1 up, stitches, rabies shot, tetanus shot. I went to
2 Baptist Hospital down the street. The -- the gash is
2 pretty deep into the finger, but they said that they do
2 not stitch animal bites because in the case that there
2 is rabies, tetanus, there's something in it, if you
2 stitch it, you're basically sealing in the infection. So
2 I went through the cleaning with them. The next day, I

1 had to take Anakin to the vet. The puppy had -- I mean,
2 do you have the pictures that were all provided to
3 Carlos, have the pictures?
4 Q I have the pictures.
5 A Yeah. So my hand was wrecked. It was then
6 wrapped up. The puppy's face was all cut up and bit. He
7 -- he had, like, blood coming out from underneath his
8 cheek, his left cheek. I took the puppy to the vet.
9 Again, the dog was very anxious. They -- they
1 recommended neutering him. Maybe that would help
1 because he was eight months, getting into, like, his
1 little teen years, and he just went through a fight, and
1 so we had -- I had -- I paid out of pocket, covered all
1 of those bills for the dog. He had to wear a cone. It
1 was -- it was a pretty -- pretty terrible day.
1 Q All right. What's --
1 A Then I went to the office. Okay.
1 Q No, no. I mean, you keep going. Sounds like
1 if there's more to the narrative that you think is
2 important --
2 A When you guys say narrative, it means
2 something different, though, right?
2 Q Explaining a story, all the things that --
2 A Yeah, I'm explaining what happened.
2 Q All right. We -- why don't we break this down

1 then? Let's -- let's start with kind of the beginning,
2 Mr. Perez. You said when you entered into a lease
3 agreement, you know, I think this was -- when you
4 entered into the 2021, 2022 lease agreement, at that
5 point, you did not have a dog?
6 A Correct.
7 Q Okay. Do you know approximately -- do you
8 know how old the dog would've been when you would've
9 gotten it?
1 A He was two months, eight weeks.
1 Q Of course, which is obviously the standard age
1 of when you -- you're getting a puppy. So at the time
1 of the incident, which, you know, was in June 30, 2022,
1 you said the dog was about eight months old?
1 A Yeah.
1 Q Okay. Do you know when you would have -- when
1 you would've gotten the dog?
1 A Around Christmas.
1 Q Okay.
2 A I e-mailed -- I e-mailed Stephanie, "Hey,
2 Stephanie, as we discussed, Junior would like to adopt a
2 puppy around November 15th." Then she goes, "Hey, we're
2 -- we're pet-friendly. What a cute dog. Please bring
2 vaccination records, et cetera," whatever. I sent her
2 the adoption application, everything like that, and so

1 we got the dog. It was, like, a Christmas puppy. So he
2 was, like, a Christmas puppy, eight weeks, and then six
3 months, to June, Anakin was eight months when this
4 happened.
5 Q Okay. Do you -- the e-mails that you just
6 referenced, do you have -- do you still have these e-
7 mails?
8 A Yes.
9 Q Okay. I'd just ask to preserve those because
1 I haven't -- I haven't seen any of these.
1 A You guys requested e-mails specific to the dog
1 bite, not previous e-mails, like talking about getting a
1 dog. But if you want them, I'm sure Carlos won't
1 object.
1 Q This is -- yeah, this is -- well, this isn't a
1 court hearing, so we don't need to figure it out at this
1 time. But -- but there would be e-mails of you asking
1 about the dog and them responding specifically for the
1 dog or related to the dog?
2 A I was asking about the pet policy, correct.
2 Q But that -- you did that in writing, like
2 through an e-mail?
2 A In person and then in writing. Like, the e-
2 mail says, "As we discussed," because I would just walk
2 to the office all the time. They had coffee there. I

1 was cool with Stephanie, and I think -- I believe the
2 other girl's name was Jen.
3 Q All right. Let me -- outside of these e-mails
4 that you just referenced, was there any other e-mails or
5 formal letters, anything in writing specifically with
6 respect to you getting a dog that would be living at the
7 property?
8 A No, it was all, like, in-person conversation,
9 e-mails.
1 Q Okay. But outside of these initial e-mails
1 that you -- you just testified to, is there any others
1 that you would know of?
1 A In reference to the dog? No.
1 Q Yeah. So let me ask this, Mr. Perez --
1 A E-mails between me and Stephanie, a lot.
1 Q Okay. So there's several e-mails?
1 A Between me and Stephanie about just stuff, AC
1 broken --
1 Q No, like --
2 A -- key to my door. There's a lot.
2 Q Is there -- is there --
2 A There's a lot. Sorry.
2 Q Yeah. Specifically e-mails between you and
2 Stephanie talking about the dog, or getting a dog, or
2 anything like that, do you know whether it would be any

1 more than these initial ones that you just testified to?
2 A No, it was, hey, like we talked about, I'm
3 getting a dog. This is the adoption stuff. She's like,
4 hey, cool. Get me the vaccination records, and then the
5 -- the -- the 30th e-mail, which was like, hey, I just
6 got bit by a dog, with the pictures and everything.
7 Q So the vaccination records and all that, you
8 know, how did you provide that to property management?
9 A Well, when we -- when we got the dog, he was
1 eight weeks. So he -- he had not gotten his vaccines
1 yet, and then I went to Vetco down the street and did
1 all of that myself, and then I took it to the office.
1 They had everything. They knew the dog. They met the
1 dog, vaccination records, everything.
1 Q Did you ever -- did you ever sign a -- an
1 animal addendum to your lease agreement?
1 A I don't know.
1 Q Were you ever -- when you --
1 A I can point at an addendum to the lease
2 agreement. I don't know if it was an animal one.
2 Q There's something called an animal addendum to
2 -- to a lease agreement. Let me ask -- and I probably
2 should know this. Let me just ask this quick. Mr.
2 Perez, the property that you were living at, this wasn't
2 -- you weren't living there under any government

1 subsidy? This wasn't, like, Section 43 housing or
2 anything like that?
3 A No.
4 Q All right. I confuse my property sometimes.
5 Did you fill out anything specifically -- did property
6 management ever give you a document to fill out
7 specifically about the dogs, that, this is the dog's
8 name. This is the dog's breed. This is the dog's
9 weight, and then signed it, either digitally or in
1 person?
1 A It might have been in person when I took the
1 vaccination records.
1 Q Okay. Let me -- let me show you something, a
1 -- one second.
1 A I'm not sure.
1 Q I'm going to show you my screen. See if this
1 refreshes your recollection. I'm going to share my
1 screen with you. So obviously, this is your lease
1 agreement we just showed you marked as Defense Exhibit
2 1. See how it has, you know, the NAA trademark up here
2 and the FAA trademark up here?
2 A Okay.
2 Q You see, and you can see the font that is
2 used? Let me ask this. And this is -- and I'll
2 represent this is not an animal addendum for you or

actually even for this property. But have you ever seen a document, kind of the standard document from the NAA, FAA called Animal Addendum that would've been filled out and then ultimately signed?

A Go back up, please.

Q Again, I'll represent this is not -- this is not yours. This is not something that you signed.

A No, I know, yeah. It would be --

Q But does this document -- do you -- do you recall what --

A It is -- it is -- it is -- the thing is that looks just like the lease, and I do have an addendum somewhere in my e-mail, if you give me a second. I know it was a -- I don't know if it was an animal addendum or a lease addendum.

Q There's multiple addendums to the lease. That's how these leases are structured. Do you -- do you recall -- and if you want to take a moment to -- you know, why don't -- why don't we do that? In the event that you do have it, I think that would streamline a lot. I have to use -- why don't we go off the record?

COURT REPORTER: One moment, please.

(OFF THE RECORD)

COURT REPORTER: We are back on the record for the video -- for the deposition of Alfonso Perez

being conducted by videoconference. Today is March 15, 2023. The time of day is 11:27 a.m.

BY MR. SAIBLE:

Q All right. Mr. Perez, we just took a break and asked you to kind of look through the records you have, see if you have any animal addendum that you ever signed, executed, or filled out. Were you able to identify whether you would've done that?

A I -- I don't -- wait. I'm sorry. Am I muted? I don't have anything via e-mail. If I did, it would have been in person when I took all the vaccination records. But I truly don't remember that exact paper, so I can't tell you.

Q Okay. Did you ever -- did you ever pay any additional money for the -- for -- for your dog to live there? Like did you pay -- let me -- let me kind of show you -- again, sharing my screen. Like again -- like did you ever pay an animal deposit of -- a $200 animal deposit or any other amount?

A I remember asking Stephanie about the animal deposit and the monthly, I think it was $45 or something. And she said they could just add it to the rent. And then the rent was on autopay. I don't know if it ever came out of there.

Q Okay. And do you know how much -- let's go to

1 your -- do you know how much rent you were paying at
2 that time? Well, I can see it right here.
3 A 18 -- 1,825.
4 Q So it says right here. And this lease
5 agreement would've been entered into prior to you
6 getting the dog. It says right here that your rent
7 would be --
8 A 1,837.
9 Q Let me just zoom in. Okay. So it says is a
1 prorated rent of 1,859. Do you remember, let's say,
1 prior to -- well, strike that. Do --
1 A Actually --
1 Q Do you remember how much rent you were
1 actually paying or was being deducted from your account?
1 A The prorated 1,859 is just due for the
1 remainder of that specific month. The actual rent was
1 1,834 on a month-to-month basis.
1 Q Okay. So on September, it would be 1,859 for
1 that first month, and after that would be 1,834?
2 A Be correct.
2 Q Okay. Do you know -- and your rent, it was
2 deducted -- it was -- you said it was on autopay?
2 A Yeah. Or --
2 Q So you didn't have to physically go in and pay
2 them?

1 A No. It was --
2 Q They just deducted your account?
3 A It was on autopay. Then they switched portals
4 or -- or online providers, and then it became a complete
5 disaster and a mess, and then no one could pay online.
6 Then you had to submit the payment online. I think like
7 once or twice I had to do cashier's checks or something,
8 but it was typically just autopay.
9 Q Did you know whether at the time of the
1 incident you were -- it was autopay?
1 A (No verbal response.)
1 Q Okay. Do you know when you -- do you know --
1 do you know whether there was any increase in your rent,
1 whether it was from autopay, or when you had to submit
1 it -- a check? Do you know whether -- was there any
1 increase for -- in the -- in the rent that you were
1 paying, or was it always 1,834?
1 A I don't know the exact amount. I know it was
1 around 18-something. And if they would've increased, it
2 would've been when I told them that I got the dog and
2 took the vaccination records. And I think she said it
2 would be an extra like $45 a month or something.
2 Q And I'm not trying to trick you because I
2 don't have these records either, Mr. Perez, but do you
2 -- do you know whether they actually did that, whether

1 you were charged for that?
2 A I don't.
3 Q Okay. Obviously -- and before we get to that
4 -- but obviously, if need be, you'd be able to
5 substantiate that by looking at your bank account,
6 essentially, what the monthly draws would've been?
7 A Unfortunately, no, sir. That bank account has
8 been closed.
9 Q Okay. I'm sure we can substantiate it at my
1 client's end. Outside of the -- so you're not sure
1 whether or not you filled out an animal addendum. You
1 said you would've given them vet records. What would've
1 been the vet records?
1 A And I -- I did tell them, "Hey, I'm getting a
1 dog." I even sent them pictures of the adoption. I
1 took -- I took the vaccination records in person to the
1 office, so they knew I had a dog. They knew the dog was
1 vaccinated. They met the dog and everything.
1 Q And on --
2 MR. SANTISTEBAN: Alfonso, you're -- you're
2 speaking over each other again, so --
2 THE WITNESS: Sorry.
2 MR. SANTISTEBAN: -- just give it a minute, all
2 right?
2 BY MR. SAIBLE:

1 Q Yeah. And, Mr. Perez, again, I don't have
2 personal knowledge. I wasn't there, obviously. So I
3 have to ask these questions. But when you -- when you
4 said you sent them pictures, how did you send them those
5 pictures? By e-mail?
6 A I sent -- I did send them a picture and an
7 adoption application of a dog that we were looking to
8 get.
9 Q Would that have been through e-mail and
1 would --
1 A Yes.
1 Q Would that have been to Stephanie?
1 A Yes.
1 Q Okay. And what --
1 A That specific dog was not the dog we ended up
1 adopting, though. So we had -- we had been talking
1 about getting a dog with staff for a while. We -- we
1 ended up not getting that one because when we went to go
1 see it -- it had like seizures or something weird. I
2 mean, that's not an appropriate puppy for a --
2 Q You know, let me just go back because I should
2 have asked these questions before anyway. What is your
2 e-mail address?
2 A Alfonsosoldi@gmail.
2 Q And how do you -- Alfonso -- how -- what --

1 how do you spell it after that?
2 A It's A-L-F-O-N-S-O-S-O-L-D-I@gmail.
3 Q All right. And was that the -- was that your
4 primary e-mail address?
5 A That is my primary personal e-mail address,
6 yes.
7 Q Would that have that have been the only e-mail
8 address that you used to communicate with property
9 management?
1 A Correct.
1 Q Okay. And what is your cell phone number?
1 A Country code 1 (786) 222-5125.
1 Q And obviously, you've moved to Colombia.
1 Would that have been your cell phone number that you had
1 back in 2022?
1 A It's still the same number, yes.
1 MR. SAIBLE: Okay. We're going to go off the
1 record for this.
1 COURT REPORTER: One moment, please.
2 MR. SAIBLE: And we're -- obviously, we're not
2 on the record, so --
2 COURT REPORTER: Off the record. The time of
2 day is 11:34 a.m.
2 (OFF THE RECORD)
2 COURT REPORTER: We are back on the record for

1 the deposition of Alfonso Perez, being conducted by
2 videoconference. Today is March 15, 2023. The time
3 of day is 11:35 a.m.
4 BY MR. SAIBLE:
5 Q All right. And, Mr. Perez, do you have any
6 social media platforms, use Facebook, Instagram,
7 anything like that?
8 A Yeah. But I mean, I don't post a lot.
9 Q Okay. Do you have anything outside of
1 Facebook, and Instagram, and TikTok?
1 A Twitter.
1 Q Twitter? Oh. What is -- do you --
1 A I -- I -- I can't remember the last time I
1 posted. I go like a year -- once without posting on it.
1 Q Yeah, that's probably why it's not obviously
1 going to be that important, but do you -- do you know
1 your Facebook name? Do you know -- is it just Alfonso?
1 A Any of my e-mail -- all of it.
1 Q All of its through e-mail?
2 A At Alfonso Soldi, Twitter, Instagram,
2 Facebook. I haven't used Facebook or posted on Facebook
2 or Twitter. And Instagram, you're going to see like a
2 bunch of pics of my kids, some of the puppies, and
2 then --
2 Q Sounds like my Instagram. All right. All

1 right. Getting back to the -- do you know whether or
2 not you ever would've sent any photographs to Stephanie?
3 Well, strike that. Did you ever communicate with anyone
4 from property management, outside of e-mail or going in
5 person? Did you ever like text any of them?
6 A I -- I might have texted -- I might have
7 texted Stephanie, but I'm not 100 percent sure.
8 Q But you -- something about with respect to
9 like getting the dog, or sending any application --
1 A No, no.
1 Q That's not something that you text her for,
1 right?
1 A That was a while ago.
1 Q Okay. Do you know if you ever sent any
1 photographs of the dogs, either through text message --
1 I mean, either through e-mail or when you went in
1 person? Did you ever provide any photographs of the
1 dogs -- of the dog -- your dog?
1 A I don't know.
2 Q All right. So you think you might have sent
2 them an e-mail about a dog that you were looking to get,
2 but didn't end up getting?
2 A Yeah. Or like when I went to the office, I
2 was like -- well, one, I took the dog to the office more
2 than once. And I've also been like, oh, look, like when

1 I like showed them a picture, like before we got them. I
2 was like -- I was cool with Steph. Yeah, I lived there
3 for like a long time she was the property manager. So I
4 don't -- I don't believe I e-mailed them pictures of
5 Anakin. I might have texts, but I'm not sure. The
6 answer is I don't know.
7 Q You know approximately how many times you
8 think you would've gone to the office with -- with your
9 dog Anakin?
1 A Several. Like if we were walking him and we
1 took -- like the office is at the entrance of the
1 neighborhood, so sometimes we would take Anakin out to
1 the big field to go run. And on the way back, I'd stop
1 into the office.
1 Q Do you know what records you would've provided
1 them outside of veterinarian records? Do you know if
1 there's any other records you would've provided them,
1 with respect to --
1 A Just the vaccination -- vaccination records
2 when he initially -- when we got him, and pictures of
2 the dog bites when the -- the incident happened, the
2 attack.
2 Q One second. Let -- let me -- hold on one
2 second. I'm trying to make sense of this for us, and
2 these dates. So the incident happened on June 30, 2022.

1 We've already established that. It -- and it's your
2 testimony that you would've gotten your son the dog for
3 Christmas in December of 2021?
4 A Yeah. That's --
5 Q Do you know when -- do you know when -- like
6 how would you have given Anakin the dog to you -- strike
7 that. How would you have given your son the dog for
8 Christmas? Would you have given him like on Christmas
9 day? Is that when you picked him up?
1 A No, it wasn't -- no, we just -- he -- he came
1 in the car with me. We went to go get the dog. There
1 was no hiding that dog from him. He was online looking
1 for the dogs, too. He was extremely excited.
1 Q But I mean, so when was that? Was that before
1 Christmas? Was that after Christmas? Was it on
1 Christmas?
1 A End of November, early December.
1 Q So it was -- it was before Christmas?
1 A Yes.
2 Q And when you got Anakin the dog, you said the
2 dog was eight weeks old. It was, you know,
2 approximately eight weeks old?
2 A Yes.
2 Q All right. I'm going to show you what is
2 being marked as Exhibit -- Defense Exhibit 2. And I'll

1 represent to you that these are documents that we
2 received from your office in response to a Request for
3 Production. Mr. Perez, do you see here -- Vetco, would
4 that have been the veterinarian's office that you went
5 to?
6 (EXHIBIT 2 MARKED FOR IDENTIFICATION)
7 A Yes.
8 Q All right. And do you see here how it says
9 the date of service is December 4, 2021?
1 A Yes.
1 Q Let me go down and make sure if there's any --
1 if that's a mistake. Electronic transcribed. So that
1 was when it would be that -- okay. And I guess it says
1 the prescription expiration date is December 4, 2022. I
1 guess that would be one year from the date of service?
1 A Okay.
1 Q Well, what I'm trying to figure out is if --
1 from these vet records, which again were produced to our
1 office, which I imagine would be put together by Vetco,
2 if it's -- if the date of service on these is December
2 4, 2021, do you know why it says that the age of the dog
2 is nine months?
2 A I would imagine that that would be a typo
2 because if you actually look down at the medicine that
2 he's being prescribed for that weight -- it's -- it's a

1 little up --
2 Q Well, this is what I think I'm trying to
3 figure out. I --
4 MR. SANTISTEBAN: Hold on, hold on, hold on.
5 Let -- Alfonso, answer the -- finish answering the
6 question. You were midstream. Alfonso, were you
7 done answering your question?
8 THE WITNESS: I don't know. Everyone started
9 talking.
1 BY MR. SAIBLE:
1 Q And obviously, I know that you didn't put
1 these documents together, Mr. Perez, so I understand
1 that. I'm in good faith just trying to figure out
1 something that I don't think should be an issue. Yeah,
1 I'm just asking if you have any knowledge to explain
1 this. So yeah, feel free to explain it.
1 A Anakin was two months older than that -- that
1 date, and the prescription of the medicine right there,
1 ten to 22 pounds, would support that.
2 Q Yeah. So do you know what these records --
2 forget the dates. Do you know what these -- again
2 because these were produce -- produced our office, and I
2 hadn't really looked at them in depth before this, do
2 you know what these are prescriptions for?
2 A For Vetco, I think it's like flea and tick.

1 Q All right. And the -- tablet take by
2 chewable. Because there's service -- yeah, and I think
3 -- I think I'm just going to have to -- we're going to
4 have to figure this out with the vet company itself
5 because I don't think there's any clear explanation for
6 this. It's possible, when it says the date of service,
7 that's just the first date of service that they use
8 based on this -- well, yeah because it says right here,
9 date of birth, 9-25-2021. All right, I --
1 A Yeah, so --
1 Q I think that's just a confusing document.
1 That's why I don't want to make a mountain out of a
1 molehill. I'm just trying to figure out --
1 A Unless the age was nine months and two --
1 Q Obviously, I can figure that -- okay. Sorry,
1 that wasn't really something I was intending to go into.
1 I just saw it. All right. Do you know whether or not
1 these would be the vet records that you would've
1 provided to property management?
2 A Yes, it's possible.
2 Q All right. So --
2 A They were -- they were -- only provided the
2 initial like set of shots and stuff. Then like they
2 have to get shots every three to six months or
2 something. And they had other vet visits. Also, Anakin

1 had allergies. So I didn't provide all of those records
2 to them. But the initial ones, I -- I did.
3 Q Okay. So prior to the incident, you said your
4 son had taken his dog to the dog park several times
5 before?
6 A Yes, correct.
7 Q Do you know approximately how frequently he
8 would've taken his dog to the dog park, or you would've
9 taken the dog to the dog park?
1 A We took that dog out several times a day.
1 Q So do you think, you know, from the time that
1 you got the dog in, you know -- in December, 2021, or
1 around that time period, up until the time of the
1 incident, do you think that you would've taken the dog
1 to the dog park, or your son would've taken the dogs to
1 the dog park approximately several times a day?
1 A Yeah, we got the dog November 18, 2021.
1 Q So do you think -- from November 18, 2021, up
1 until the date of the incident, do you think you or your
2 son would've gone to the dog park, you know, in excess
2 of 100 times?
2 A Sure. Yes.
2 Q And prior to the -- prior to the incident, had
2 you or your son ever had any issues at the dog park?
2 A Never.

1 Q Okay. Prior to the incident on, you know,
2 June 30, 2022, had you or your son ever experienced any
3 other dog at the dog park that was dangerous, vicious,
4 aggressive, or anything of that nature?
5 A No.
6 Q Not just the dog park, but let me ask, prior
7 to -- prior to June 30, 2022, the date of the incident,
8 had you or your son, you know, experienced or
9 encountered any other dog that was on the property, that
1 you would've considered dangerous, aggressive, vicious,
1 or anything of that nature?
1 A Some people just had poorly trained dogs.
1 I --
1 I --
1 Q Yeah, I mean, listen, I'm sure you you've seen
1 people -- dogs tugging at people's leashes and things
1 like that.
1 A And barking and -- and not listening to the
1 owners, like stuff like that, yeah.
2 Q Have you ever seen -- prior to the incident,
2 did you ever see any dog anywhere on the property that,
2 you know, appeared to be dangerous to you?
2 A No.
2 Q So it's not like any dog bites, dog attacks,
2 anything like that? You didn't see anything like that?

A No, but there was a dog that would pee on people's doors. And I did complain to the office several times about -- I'm hoping or assuming it was a dog, but there was urine on the door and my doormats, and not only my unit but like other ones as well. So someone was walking the dog in the hallways, peeing on people's doors.

Q Prior to the -- prior to the incident in June 30, 2022, had you -- had you heard anything from anyone else at the apartment about there being any dangerous, or vicious, or aggressive dogs?

A No.

Q How about your son? Did your son ever indicate to you that he had heard something about there being dangerous, vicious, or aggressive dogs on the -- on the community?

A No, my -- my son knew almost every dog's name in that com- -- home. He knew all their names.

Q So your -- it sounds like your son was very familiar with the other dogs that lived at the dog park?

A Well, in the -- in the community, he knew like the people like the -- not -- not those two specific dogs. I've never seen those dogs before, but there were like other dogs.

Q But yeah, it sounds like your son, you know,

1 prior to the incident --
2 A Yeah, I would walk the dog -- I'm sorry, go
3 ahead.
4 Q Well, I mean, it sounds like, you know --
5 obviously, you know, I haven't spoken your son, but it
6 sounds like, based on your conversations with him, you
7 know, he was very familiar with the other -- the other
8 dogs at the dog park -- at the community?
9 A Oh. Oh, yeah. Or we would be walking -- like
1 me and my son walking the dog, and he'll be like, oh,
1 look, dad, that's Rocky. Oh, look, dad, that's Bucky.
1 He was one -- like one of the Captain American ones. He
1 knew -- or Zeus. Like he knew all the dogs, and like
1 the dogs would say hi to each other, and then you'll
1 know the owners and stuff. He -- there was -- yeah.
1 Q So let's fast forward to the -- well, strike
1 that. Let me just ask first, I know you said your son
1 took the dog, you know, to the dog park, you know,
1 several times a day. I would imagine as a working
2 adult, you know, you could not join him every time he
2 did that. Do you know approximately how frequently you
2 would've gone with your son to the dog park?
2 A Once a day.
2 Q Okay. So you yourself have been to the dog
2 park about once a day? I'm sorry?

1 A I -- I worked from -- well, I -- I worked from
2 -- I'm sorry, I did interrupt again. You're right.
3 You're right. My bad.
4 MR. SANTISTEBAN: Oh, no, you're good.
5 THE WITNESS: It's like a dialogue. I
6 apologize.
7 MR. SANTISTEBAN: Go ahead.
8 BY MR. SAIBLE:
9 Q Yeah, what were you going to say?
1 A When I would walk the dog, I would walk the
1 dog. I -- I would either take him like either out of
1 the neighborhood, or around the circle, down to the
1 field, or in the neighborhood in circles. I would walk
1 -- like I didn't all -- constantly always take him to
1 the dog park. The dog park thing was more like Junior,
1 or me and Junior, and we would take like a ball or
1 something. But then eventually, after the attack, we
1 would just go to like this field down the street, and we
1 wouldn't go to the park anymore.
2 Q All right. So on the -- I want to fast
2 forward to the date of the incident itself. From -- and
2 if at any point, Mr. Perez, you know, I might say
2 testified to this or something to that effect. If you
2 think I'm mischaracterizing your testimony, feel free to
2 point that out. If I do that, it's not intentional.

1 Sometimes I cannot get word for word what you're saying.
2 But it sounds like on the date of the incident, when the
3 incident first started, you were not there with your
4 son, would that be correct?
5 A Correct.
6 Q Okay. Do you know approximately what time of
7 day that the incident would've happened?
8 A Midday.
9 Q And so when you say midday, it was --
1 obviously, it was still light out?
1 A Yes.
1 Q Do you know if it was before or after 12:00 in
1 the afternoon?
1 A I would say around that time. Maybe like
1 midday, like 1:00, 2:00.
1 Q And you were you at home working?
1 A Yes. And at this time, I was cleaning the
1 room.
1 Q Just going to look -- and would I be correct
2 that -- June 30th, that would've been a Thursday, right?
2 A I'm sorry. I couldn't hear anything you're
2 saying because some guy with a muffler drove by the
2 apartment building.
2 Q All right. Well, I asked, you know, my
2 calendar says June 30, 2022, was a Thursday, do you have

1 any reason to dispute that?
2 A No.
3 Q So do you know -- you said the dog park was
4 close to your apartment and you could hear the
5 commotion. Do you know approximately how long prior to
6 hearing this commotion your son would've left your
7 apartment with your dog?
8 A A couple minutes.
9 Q Leaves your apartment and -- you know, you
1 said you heard the commotion. What specifically did you
1 hear?
1 A A lady yelling and dogs barking and growling.
1 Q So seems -- not to beat a dead horse, but when
1 this first -- well, strike that. You heard -- you heard
1 the lady yelling. Did you hear what she was yelling?
1 A Oh my God, (sound effect), just yelling. The
1 attack happened after noon, after 1:00, and it was more
1 so around I would say 5:00 p.m., 4:45, 5:00 p.m.
1 Q So just to understand correct, you think it
2 happened -- and, you know, listen Mr. Perez, I don't
2 want to get into this conversation.
2 A June 30, 2022, 5:00 p.m.-ish.
2 Q And listen, I'm not trying -- I'm trying to be
2 as efficient at this as possible. If there's some -- is
2 there something that you're looking at right now to

1 figure that out or to refresh your recollection? All
2 right.
3 A Yeah.
4 Q And what are you looking at? I don't want to
5 get into, you know, whether -- where --
6 A Actually, the initial picture of my bloody
7 hand.
8 Q Okay.
9 A And then if you look at picture details, it
1 gives you date and time that the picture was taken.
1 Q So like the picture of your bloody hand that
1 you're showing, that would've been taken, you think,
1 about 5:00?
1 A The act- -- the picture was taken 5:39.
1 Q Okay. And how long before the -- that picture
1 was taken do you think the incident would've occurred?
1 A I would estimate ten minutes.
1 Q So you think you would've taken that picture
1 like within an hour of the incident happening, and
2 that's why you --
2 A Oh, yeah, definitely, I mean --
2 Q So you think it was -- you know, was it --
2 A I went outside to fight -- to -- to stop the
2 fight. The dog bit me. I went back inside with Junior
2 with the dog. I went back outside to tell those people

1 something, and then I came back inside. So it would be
2 like a ten, 15 minute time frame from 5:39.
3 Q Oh, okay. So do you think -- and I know we
4 said before -- were you working on this -- it was
5 Thursday, June 30th, would you have been working?
6 A No, I was cleaning the room -- the master --
7 the primary bedroom.
8 Q Do you know whether you had worked that day?
9 A More than likely, yeah.
1 Q Do you think you were done with work at that
1 point?
1 A Yes.
1 Q Okay. So when you heard the commotion, how
1 did you know -- how did you know that it essentially --
1 strike that. I know your son was leaving with the dog,
1 and then you heard this commotion, dog barking. Did you
1 just kind of assume that it was the -- that this might
1 involve your dog?
1 A No. I did not assume --
2 Q How did you know --
2 A I did not assume that it would involve my dog,
2 but --
2 MR. SANTISTEBAN: Alfonso, dude, I'm going to
2 ask you again, man.
2 THE WITNESS: Did it again?

1 MR. SANTISTEBAN: You're going to have to let
2 him finish --
3 THE WITNESS: Sorry.
4 MR. SANTISTEBAN: -- the question.
5 BY MR. SAIBLE:
6 Q Yeah. How did you know that the -- how did
7 you know that the -- that it might have involved your
8 dog? What prompted you to ultimately go downstairs?
9 A There was no stairs. I lived on the first
1 floor.
1 Q What prompted did you go outside to the dog
1 park?
1 A My son is walking our puppy. I hear
1 screaming, yelling at dogs outside of my window. I'm a
1 dad.
1 Q Okay.
1 A I'm going to go outside and look for my kid.
1 Q And that's fine. I was just wondering if
1 there's something else that I was missing. Okay, so you
2 -- you go outside, what's the first thing that you see?
2 A Well, when you come outside the apartment,
2 right behind the apartment's dog park, you see hedges. I
2 see the two people -- like the adult people's heads
2 right there. But then when the hedges start -- and it's
2 like the opening to the dog park, you just see like a

1 ball of dogs, two dogs attacking my dog. As I
2 mentioned, the male black and white attacking the face,
3 and then the female dog, brown and white, biting
4 Anakin's butt, and later hand.
5 Q Okay. So outside of your son, there -- you
6 said there was two people there?
7 A Correct, the owners of the two dogs.
8 Q Okay.
9 A I would assume one of them is the owner.
1 Q Okay. And was this a male and a female?
1 A Correct.
1 Q Was -- outside of your son and these two
1 people that you just described, was there anyone else in
1 the dog park?
1 A Me and two -- three dogs.
1 Q Okay. Outside of yourself, your son, and
1 these two people, was there anyone else in the area like
1 immediately outside the dog park?
1 A No, me and my son, our puppy, a gentleman, a
2 lady, two dogs.
2 Q Okay. The -- these two people. Have you ever
2 -- had you ever seen these two people before?
2 A No.
2 Q And do you -- do you know these two people's
2 names?

1 A No. We actually tried to get their names from
2 the office. I went the day after the incident because I
3 was in the hospital till the nighttime. So the next
4 day, I dropped off Anakin at the vet. I called the non-
5 emergency police number to get a police report. We went
6 with the police to the office, to try to get the -- the
7 information, like the unit number, names of these
8 individuals, and they said that they could not provide
9 anything for us because at that time, Stephanie wasn't
1 there, and no one was there. Apparently, or allegedly,
1 everyone quit the whole like staff, janitors, clean up,
1 front desk lady, everyone quits. So there was just like
1 one lady there. I don't know what's going on. Someone
1 from corporate came down. I returned, again with the
1 police officer, gave him the police report number, and
1 she took down all the information, all the pictures, and
1 she said that she's going to try to find who these
1 people are and where these dogs live --
1 Q Okay. And what --
2 A -- to no avail. So no, I don't know the
2 people's name. We don't know their dog's names, which
2 surprising because my kid kind of knew everyone's dog's
2 name. Never seen these people before.
2 Q All right. And at any point during any
2 conversation you had with property management, either

1 Stephanie, either the regional manager that you would've
2 spoken with, did anyone ever indicate that they knew
3 anything about these people?
4 A No.
5 Q Okay. Did -- what do these people look like?
6 Let's start with the man, what did the man look like?
7 And you could be transparent. Was he white?
8 A He had one of those, like -- he was a -- a
9 regular Spanish guy, like art, skin color. I don't
1 know. He had --
1 Q Let me let me as, was he -- you said he was --
1 A He had man buns, like the sides were shaved,
1 at the top was tied up. Do you know what I'm talking
1 about?
1 Q Do you know -- do you know approximately how
1 tall he was?
1 A 5'6".
1 Q And you said he was Spanish. Was he -- was he
1 dark skinned? Was he light skinned? Was there anything
2 about his skin tone that stood out to you?
2 A No.
2 Q What color -- what color hair did he have?
2 A Side shaved, top dark.
2 Q Did he have any facial hair?
2 A I think he like one of those like chin strap

1 beards. Not sure. You know what? Because he was like
2 this most of the time, you know, wouldn't make -- he
3 wouldn't make eye contact or speak to me.
4 Q Did you -- did you speak to him? Did you have
5 any substantive conversation with these people outside
6 of you yelling at them and telling them to get their
7 dog?
8 A Not with him. He -- he would not even look at
9 me. His girlfriend did talk to me. A wife, or partner,
1 or -- I don't know, the woman lady.
1 Q How -- approximately how old was this guy?
1 Was he young? Was he middle-aged? Was he elderly?
1 A Mid-20s, I would estimate.
1 Q So he didn't look like -- he looked older than
1 a teenager, but he didn't look like he was in his 40s?
1 A Correct.
1 Q All right. So how about the woman that he was
1 with, same thing. Was she Spanish or Hispanic?
1 A Yeah.
2 Q And was she dark skin, light skin, somewhere
2 in between?
2 A Combination of all of our skins, a Latinx skin
2 color. She -- she wasn't Black, she wasn't white.
2 Q Do you know approximately how tall she was?
2 A Five something.

1 Q Was she taller than the guy, or shorter than
2 him?
3 A I would say shorter than the guy.
4 Q And how tall are you?
5 A 6'0".
6 Q Okay. So obviously you're 6'0", someone's
7 5'6", he's much smaller than you?
8 A 5'6" isn't much smaller. I don't know.
9 Q The -- the man --
1 A Might have been 5'7", 5'8", I don't know.
1 Q The man was he --
1 A He -- they were both shorter than me.
1 Q I'm not holding you to how tall he was, but he
1 was significantly shorter than you?
1 A I would say -- I think everyone's shorter than
1 me, sure.
1 Q All right. Was he heavyset? Was he --
1 A No, he was very skinny. Like cargo shorts, t-
1 shirt.
2 Q Okay. The woman --
2 A Smelled like weed. They smelled like hella
2 weed.
2 Q They smelled like weed?
2 A Both of them.
2 Q Okay. The -- the woman, was she heavyset,

1 skinny, average? I know you're not supposed to ask that
2 question.
3 A Average, like curly hair, just like a normal.
4 (bell) I'm sorry, one second please. I need to get
5 that.
6 MR. SAIBLE: You need to take a break?
7 THE WITNESS: Well, there's someone downstairs
8 ringing. I just need to have the doorman go get
9 whatever it is.
1 MR. SAIBLE: Take a three minute. I'll just
1 sit here, take a three minute break. Get -- do what
1 you need to do.
1 COURT REPORTER: Give me one moment to get us
1 off record. We are off the record. The time is
1 12:04 p.m.
1 (OFF THE RECORD)
1 COURT REPORTER: We are back on the record for
1 the deposition of Alfonso Perez, being conducted by
1 videoconference. Today is March 15, 2023. The time
2 of day is 12:07 p.m.
2 BY MR. SAIBLE:
2 Q All right, Mr. Perez, the -- we were just
2 talking about the -- you know, the man and the woman
2 that you would've seen when you first got to the dog
2 park, right, immediately prior to -- or actually during

1 the incident. The woman that you were -- that you saw,
2 what color hair did she have?
3 A Dark curly hair. Or brownish, curly hair.
4 She's the one that owned the dogs, not the man.
5 Q And you don't know either of their names?
6 A No, sir. We tried several times with the
7 police to get them from the office and could not,
8 unfortunately.
9 Q Okay. Let me ask. How do you know that --
1 how do you know that they live there?
1 A It's a gated community. They're there with
1 two dogs and they're high, so I don't think they came
1 from very far. Also --
1 Q Well, how do you know -- I'm sorry.
1 A Also, when I -- when I -- when I went to tell
1 the office and show them like, hey, look what happened,
1 they were -- they were walking their dogs. I'm like,
1 that's -- that's the dogs right there, and the lady's
1 like, I don't know who they are.
2 Q Okay. So when you went -- when was this, when
2 you went to property management? Was this immediately
2 after the incident?
2 A It -- it had to be the next day because I went
2 to the hospital the day of the incident, so that by the
2 time I came back, property management was closed.

1 Q Okay. And so the following day, which
2 would've been Friday, I assume July 30th -- 1st -- so
3 okay. So strike that. The following day, which
4 would've been July 1st, you would've gone to the office,
5 and you would've spoke to someone from property
6 management?
7 A The following day, Friday, July 1st, I went to
8 the office, and I spoke to someone there.
9 Q Do you know who you spoke with?
1 A No. Everyone -- everyone quit that week.
1 Stephanie wasn't there. The -- the two girls from the
1 front desk weren't there. There was two guys that did
1 maintenance that I saw all the time, I even asked them
1 like, what about the maintenance guys, like they -- they
1 know everybody. Like, they don't know who that like
1 where these dogs live or who they are? And they're
1 like, no, they quit, too. So everyone from Richman quit
1 that week apparently.
1 Q I don't know if my records quite reflect that,
2 but we'll obviously be able to figure that out in time.
2 So if I'm understanding, did the person you spoke with,
2 had you ever seen this person before?
2 A I think she used to work the front sometimes.
2 Q Do you know if she was, like, an assistant
2 property manager or a leasing agent?

1 A I don't know. No idea.
2 Q But you had -- you had seen her before?
3 A The leasing agent quit too because I remember
4 him.
5 Q Well, the woman -- but the woman that you
6 spoke with, it was a woman, right?
7 A Yes.
8 Q Had you ever seen her before, prior to that
9 date?
1 A I believe so. I think she worked in the front
1 of the office.
1 Q Okay. Had you ever spoken to her before?
1 A Possible.
1 Q Do you know what her name was?
1 A No, sir.
1 Q Do you know what she looked like, again, was
1 she Hispanic?
1 A Yeah, Hispanic, dark hair, short.
1 Q Short hair, dark, Hispanic. Was she young?
2 A I would say 20, mid-20s.
2 Q And when -- how long was this conversation
2 that you had with her approximately?
2 A It wasn't that long because I came to tell her
2 what happened. She's like, oh my God, I'm so sorry.
2 Then we -- I saw people. I'm like, look, that's, that's

1 them right there. She's like, I don't know who they
2 are. I'm like, where's Stephanie? She's like,
3 Stephanie's not here anymore. I'm like, where's the
4 maintenance guys? They're like, they're not here
5 anymore. Where -- and I forgot the leasing agent guy's
6 name. I think his name Omar or something, I forgot. And
7 he's like, he's not here anymore. And she told me,
8 she's like, everyone quit. So we couldn't figure out
9 where these people live. Then I went back a couple of
1 days later and the lady from corporate had came down.
1 Her -- and I'm very sorry for this description, she's a
1 taller, heavyset woman. She was white.
1 Q Was her name -- was her name, Melissa?
1 A Give me a second. I don't know. Melissa?
1 Q Yeah. Okay, so we'll get to that. But back
1 to this conversation.
1 A She's really nice. I'm sorry for the
1 description. She's just a bigger white lady.
1 Q That's all right. Prior to that, the day
2 after the incident, you're speaking with this person
2 from -- from property management that you've seen, but
2 you don't know her name. When you're having this
2 conversation --
2 A It might have been Jennifer. Sorry for
2 interrupting. I did it again. Carlos, I'm sorry.

1 Q So you think the woman's name you might have
2 spoke with in July 1st, would've been Jennifer?
3 A That's the only person I could imagine because
4 everyone else quit and Jennifer was like the only person
5 that didn't quit, and then she took over Stephanie's
6 position.
7 Q All right. Let me -- well, when you were
8 speaking with this woman who may or may not have been
9 Jennifer, is it -- is it -- am I understanding you
1 correctly that it's your testimony that when you're
1 having this conversation, the people who had -- the
1 people who had been involved in the incident the day
1 before just happened to be walking by?
1 A Yeah.
1 Q Okay. And when they were walking by, you
1 pointed to them and says, those were the people?
1 A Yeah. Well, it -- it wasn't both the guy and
1 the girl and the dogs. It was the -- the dogs being
1 walked by the girl. And I was like, those are the dogs
2 right there. And she's like, I don't know who that is.
2 Q Okay, well when you say -- okay, let's just
2 get exactly what you would've saw. You were there
2 talking to this woman from property management. How
2 long were you talking to her before you happened to
2 notice the -- that this --

1 A Five, ten minutes.
2 MR. SANTISTEBAN: You're interrupting him
3 again, Alfonso.
4 THE WITNESS: I did do it again. That -- that
5 time I caught myself. I'm trying. I'm -- I
6 apologize, Mr. Saible.
7 BY MR. SAIBLE:
8 Q Okay. You see the -- what do you see? You
9 see this -- the woman from the day before and what else?
1 A I see the dogs being walked by woman.
1 Q Both of them?
1 A Yes.
1 Q Okay.
1 A Big male, white, black, smaller female, brown,
1 white.
1 Q And when you -- when you saw this, what did
1 you say to the woman that you were speaking with from
1 property management?
1 A Those are the dogs right there.
2 Q And what, if anything, did she say to you?
2 A She's like, I don't know who that is.
2 Q Okay. So when you pointed the woman out, she
2 represented to you that she did not know who that woman
2 was?
2 A No.

1 Q Had you ever seen this -- have you ever seen
2 this woman since?
3 A While I lived there I saw her like walking her
4 dogs one time.
5 Q Okay. Well, you saw her -- you're saying you
6 saw her walking her dogs the day after the incident,
7 right?
8 A Yes. But then post that.
9 Q Okay, when was the next time that you would've
1 seen this woman walking her dogs?
1 A I came out and I started walking in again
1 towards the back of the neighborhood, all the way down
1 to the other corner of the neighborhood that they came
1 out, the man and the woman this time, walking their
1 dogs. They saw us, they U-turned and went right back
1 around that corner.
1 Q When was that?
1 A Couple days later.
1 Q Okay. So it was this -- the next time you
2 would've saw them was a couple days after -- after the
2 incident?
2 A Yeah, like after the incident, after having
2 spoken to the office.
2 Q Okay. Has it been like less than a week
2 later?

1 A No because Anakin still had his cone.
2 Q Oh. But when did -- when did Anakin get his
3 come?
4 A The day after the incident, so yes, less than
5 a week later.
6 Q Okay. After that, had you -- have you ever
7 seen the -- either this man, this woman, or these two
8 dogs any time after that?
9 A No.
1 Q Okay. And when you went to property
1 management, the day after the incident, were you with
1 your son or you by yourself?
1 A I was by myself. My son was in school.
1 Q I know you already indicated that lots of
1 people -- you believe lots of people had stopped working
1 there. But when you had this conversation with this
1 woman the day after the incident, was there anyone else
1 there besides you and her?
1 A And then later when I met -- her name is
2 Melissa Slayback.
2 Q Yeah, we'll get into that. I just want to
2 talk about the two dogs themselves. So we -- we've
2 talked about these two people. The two dogs, you've
2 obviously indicated that you think that they're huskies,
2 right?

1 A The -- the male black and white one, I -- I'm
2 not a gambling man, but I would wager that was a husky,
3 because it looks exactly like a husky's eyes,
4 everything. The female was a shorter brown, white one,
5 which could have been a female husky or -- or one of
6 those Australian shepherds. Those two breeds look very
7 similar.
8 Q Okay. Well let's start with the obvious. Mr.
9 Perez, would I be correct that you don't have any
1 training, education, or experience in identifying dog
1 breeds?
1 A No formal, no. Read several books, watch a
1 lot of shows with my son, how to train dogs.
1 Q Yeah, it sounds like you've had dogs, might
1 know a lot about dogs --
1 A I -- I've had several dogs, yes.
1 Q -- but you haven't had any type of like formal
1 training or experience in identifying, you know, one dog
1 breed from the next?
2 A No formal training. Is there formal training
2 for that?
2 Q You'd probably know -- huskies.
2 A I'm not a vet.
2 Q All right. So you think that they were
2 huskies. Approximately how -- well, strike that. Your

1 dog from the vet records, I see that when you took your
2 dog to the vet immediately after the incident, says your
3 dog was approximately 60 pounds, does that sound about
4 right?
5 A Had to be less.
6 Q Well, let's go to the -- let's go to the
7 records.
8 A He was just eight months old.
9 Q All right, let me pull this up. Let me pull
1 up the -- I guess what I marked as Exhibit 2 before.
1 And there's obviously a dispute with the date, but I do
1 see that these dates looks like they're transmitted on
1 July 16th, though.
1 A That's not --
1 Q Around --
1 A I'm sorry. I'm -- I'm sorry for interrupting.
1 Q Let me ask, at the time of the incident, I
1 think you said eight months, is it possible your dog was
1 nine months old at that point?
2 A That could be possible.
2 Q I'm going to find the actual --
2 A Mr. Saible, may I please suggest something?
2 You're looking at Vetco records. My dog after the
2 incident was not taken to Vetco.
2 Q Yeah.

1 A Friday he was taken to Town and Country Animal
2 Hospital down the street from Azura, and that's where
3 they had all the cuts, and neutered him, put his cone
4 on, and all that stuff.
5 MR. SAIBLE: I'm going to show you -- where the
6 hell is it? I think this is it. All right, I'm
7 going to show you what's being marked as Defense
8 Exhibit 3.
9 (EXHIBIT 3 MARKED FOR IDENTIFICATION)
1 THE WITNESS: That's it.
1 MR. SAIBLE: This document right here, yeah.
1 And I'm just going to mark pages 7 to 10 because the
1 others are just your medical records. Let me just
1 write that down, too. Exhibit 3.
1 A Anakin 55 pounds.
1 BY MR. SAIBLE:
1 Q Yeah. And that's what I'm getting at.
1 Obviously, the records, you didn't prepare these
1 records, but the records, you know, from the dog
2 hospital that you brought your dog to indicate the dog
2 was 55 pounds. Do you have any reason to dispute this
2 is approximately what your dog's weight would've been?
2 A No, sir.
2 Q Okay. The dogs that you saw, if they were
2 huskies, did they have a lot of hair?

1 A Yes.
2 Q Okay. Were they -- were these two dogs, you
3 obviously indicated one was bigger than the other. Let's
4 start with the bigger one, was it bigger than your dog?
5 A Yes.
6 Q As you sit here, do you have any idea, or
7 knowledge, or opinion as to what this dog's weight
8 would've been?
9 A 60 pounds.
1 Q So it sounds like if it was bigger, it was
1 around, maybe it was a little bit bigger, but it was
1 around the same size of your dog?
1 A All right. If you like -- an American bulldog
1 has very, very short hair. So when he's 55 pounds, you
1 see weight, like, you see lean. A husky will have like
1 60 pounds, but it'll have a lot -- a lot of hair, so it
1 would appear much larger than he actually is. When you
1 shave down the husky, they look super small, like way
1 smaller.
2 Q And that's what I'm getting at. Like, as you
2 sit here today, do you have any reason to believe that
2 either of these dogs would've been, you know,
2 significantly bigger than your dog?
2 A No. I would say that the husky probably had
2 ten pounds on Anakin but looked because of his hair like

1 much more.
2 Q Okay. And let me -- you hadn't seen either of
3 these dogs before. Would I also be correct that your
4 son, did -- he indicated to you that he had never seen
5 these dogs before, right?
6 A Correct.
7 Q At any point, obviously you saw -- you're
8 saying you saw the dog the next day and then you're
9 saying a couple days later you saw the people walking
1 the dog. Was there any time that -- did your son ever
1 indicate to you that he saw these two dogs?
1 A I can't recall.
1 Q Okay.
1 A I think one time he was like, oh, I saw them
1 walking their dog with -- I can't tell you the date or
1 time or anything.
1 Q Got you. All right. So you get there -- back
1 to the incident. You get there and when you get there,
1 the dogs are already fighting, right?
2 A Yes.
2 Q Okay. What's the -- what's the first thing
2 that you do?
2 A I go to grab my dog.
2 Q And did your dog have like a collar on?
2 A Yes.

1 Q Okay. And when you grabbed your dog, is that
2 when you got bit?
3 A Yes, the male husky -- okay. When -- when you
4 walk in, it's male husky on top of my dog biting his
5 face. Girl, the brown and white, smaller husky, like
6 biting his butt. Anakin's in the middle of his ball. I
7 go to grab Anakin with like two hands. The male husky
8 turned and bit down on this hand here. That's where you
9 see like that scar, and then the scar is in the top from
1 the front teeth. He bit down on that hand and shook it.
1 I kicked him, picked up my dog, walked my dog to the
1 fence, then the dog is -- go ahead.
1 Q Was there any other time that the dog bit --
1 outside of this you just described, is there any other
1 time that this dog bit you during this altercation?
1 A No.
1 Q Okay. Do you know if the dog bite your son at
1 all?
1 A No.
2 Q All right. All right, so after you get bit --
2 after you get bit, you pull your dog off, you said
2 something to these people, and then you went upstairs
2 with the dog?
2 A I'm sorry.
2 Q Was that essentially what happened, you got

1 bit, you took your dog, you said some of these people,
2 you went upstairs to your -- or you went upstairs -- you
3 went over to your apartment?
4 A No stairs, sir. First floor.
5 Q Yes.
6 A Got bit, turn around, "Get your effing dogs."
7 The dogs charged at us again. Kicked the dog again.
8 "Get your effing dogs. A.G.P., leash Anakin." He got
9 in again, walked behind me, I walked up behind my son,
1 always keeping my myself in between my child and the --
1 like, attacking dogs, the other dogs. And then we went
1 to the apartment on the first floor, no stairs.
1 Q All right. Did you -- did you -- I asked
1 before if you had any conversation with this man, a
1 substantive conversation, you said no. Did you have any
1 substantive conversation with the woman?
1 A Defined substantive.
1 Q Yeah. I mean, well obviously you cursed at
1 these people. Like, you know, I wouldn't qualify that
2 as a conversation. Did you say something to her, and
2 she said something in, you know -- in response to you?
2 A That's why I know she's the owner because when
2 I came back out and I -- "Hey," curse words, "Why aren't
2 you doing anything?" And I started talking to the guy,
2 calling him words too. Like, hey, hey, hey sir, those

1 are my dogs. And then that's why I was like, oh, okay.
2 That's why I know those were her dogs.
3 Q Okay. So during this conversation, this -- I
4 guess you said you were yelling at the man. The woman
5 said to you that they were her dogs?
6 A Yes, correct.
7 Q Okay. Is there anything else that she said to
8 you during this conversation or any other?
9 A Sorry. Nothing.
1 Q Did you ever -- have you ever had any other
1 conversation with this woman at any other point?
1 A No.
1 Q And again, the other two times that you saw
1 her, you know, the day after and a couple days after,
1 you never spoke to her?
1 A No. Maintained distance, a good distance.
1 Q So outside of her saying that those were her
1 dogs and her saying her, sorry, is there anything else
1 that she would've represented to you during that
2 conversation?
2 A No, sir.
2 Q Okay. Is there anything that anyone else
2 who's ever lived at or worked for the property has ever
2 said to you specifically about this woman?
2 A No.

1 Q Okay. So let me ask again. Is the -- is the
2 basis for your position that this woman lived at the
3 property, is that based simply on the fact that you have
4 -- you saw her at the property on the date of the
5 incident, the day after, and then a couple days after
6 that?
7 A Correct.
8 Q And I just want to make it absolutely clear to
9 the jury. Is there anything else that your position
1 that this woman lived there, is there anything else
1 that's based on outside of you just seeing her those
1 three times?
1 A No, I would just see her on property.
1 Q Okay. Okay. So let me ask, Mr. Perez, how do
1 you know this woman wasn't visiting someone at the
1 property?
1 A I don't know Never spoke to her. Saw her at
1 the property.
1 Q I guess I --
2 A The dogs saw her at the property, walking her
2 dogs. Saw her going into the -- oh, the front office is
2 at the gate, right? So I'm talking to the person at the
2 front office. She walks into the gate. You need a fob
2 to enter the property. Residents have fobs unless she
2 just had a fob to the property.

1 Q Is there anything else that you're relying on
2 to --
3 A No, haven't spoken --
4 Q -- establish the basis for your opinion that
5 this woman lived there?
6 A No, sir.
7 Q All right. So I want to go over to -- I'll
8 mark as, guess, will be -- let me just mark it down what
9 Exhibit 3 was. I'm going to show you what I'm marking
1 as Defense Exhibit 4. Give me a second. Pleadings.
1 Hold on. All right, I am showing you on my screen
1 what's being marked as Defense Exhibit 4. Can you see
1 my screen that I'm sharing with you, Mr. Perez?
1 (EXHIBIT 4 MARKED FOR IDENTIFICATION)
1 A Yes.
1 Q Okay. And I'll represent you this is the
1 complaint that you have filed in this case. I don't
1 want to know any conversations that you had with your
1 attorney, but let me ask: have you ever seen this
2 document before?
2 A Yes. Scroll all the way, go down. You got to
2 show me the whole document. Sorry.
2 Q Yeah. It's a five page document. It's
2 essentially -- it's the complaint that's filed. When
2 you file a lawsuit, you file a complaint, and this is

1 what was filed in this case.
2 A Okay.
3 Q Okay. I want to go through some of the
4 allegations in this complaint. All right. Starting out
5 on paragraph 11 where it says, "On that day another
6 tenant had two dogs in the same dog park. While
7 unleashed in the dog park, one dog became aggressive
8 towards plaintiff's minor son and plaintiff's dog. The
9 unknown dog viciously attacked plaintiff's dog and minor
1 son. As a result, plaintiff attempted to separate the
1 vicious dog and plaintiff's minor son and -- and dog."
1 When you say the -- when you say, a tenant -- another
1 tenant, are you referring to the -- this woman that
1 you've testified about?
1 A Yes, but --
1 Q And obviously --
1 MR. SANTISTEBAN: I'm sorry. I'm sorry. I was
1 on mute, and I objected to form. Sorry about that.
1 Q All right. So I'll just ask again, Mr. Perez:
2 when you're referring to a tenant here, like
2 in paragraph 11, it says another tenant, you're
2 referring to that woman -- that woman that you said that
2 you would've seen in the dog park that day?
2 MR. SANTISTEBAN: Objection to form. Go ahead.
2 THE WITNESS: You want me to answer it?

1 MR. SANTISTEBAN: Yes.
2 A Yes.
3 BY MR. SAIBLE:
4 Q Yeah. And Mr. Perez, I'm not -- I don't want
5 to give it legal advice for you, but to make this go
6 faster, if -- your attorney might object from time to
7 time. Unless he specifically tells you not to answer,
8 and if he does, he will make that that clear to you -- I
9 will make that clear to you if he does, but if he just
1 objects to the form of the question, try to just ignore
1 it to the best of your -- of your ability. You can
1 assume that you can answer the question, again, to the
1 extent you understand the question you're being asked.
1 So the -- and again, that tenant, when you say -- when
1 you're referring to tenant in your complaint, the basis
1 that this person would be a tenant, we've already
1 established what your basis for that is, right?
1 A Seeing them on property more than one time,
1 yeah.
2 Q Okay.
2 A And it's a gated community. We -- some people
2 just walk in there with their dog.
2 Q Well, again, obviously, you don't have
2 knowledge either way, but -- I'll strike it. Let me
2 ask: as you sit here today, do you -- do you have any

1 knowledge as to whether or not this person could have
2 been visiting someone else at the property?
3 A No, I would assume that they live there.
4 Q Okay. Basically, your position that they live
5 there is obviously based on your observations of them
6 living there, and then your assumption that they lived
7 there because you saw them on the property more than
8 once?
9 A And saw them entering the property, which
1 requires a fob.
1 Q And when you saw them entering the property
1 with the fob, did you -- this was when -- the day after
1 the incident when you were having this conversation with
1 the woman who worked at prop- -- at the front desk?
1 A Correct.
1 Q Okay. And where were you standing when you
1 saw this? You were inside?
1 A At the front desk, inside, yes.
1 Q And when you say you saw them use a fob,
2 you're saying you saw them -- you saw her actually take
2 out and use fob from all the way from where you were
2 standing?
2 A Not that far. The -- where -- where the --
2 the main office is at Azura, there's the main office
2 door right here. This is all glass, and then this is

1 the gate they get inside the neighborhood. So from the
2 front desk to the gate, it's not even 40 yards, direct
3 line of sight through glass. Only way to enter that
4 gate is with a fob.
5 Q The -- and you said not even 40 yards. Do you
6 think it would be approximately 40 yards away?
7 A Or less.
8 Q Okay. And you say you were looking through a
9 window?
1 A Well, the whole wall was basically glassed,
1 like lar -- like, larger than a sliding glass door.
1 Q And when you saw this woman come in, did you
1 see her -- or when did you first notice that this was
1 the woman's dog?
1 A I was talking to the lady at the front desk,
1 and then the whole side of that building is, like,
1 almost floor-to-ceiling glass, the doors are glass. And
1 then I see outside, I'm like, that's her right there.
1 And then she's like, I don't know. Never. Like, I
2 don't know who that is. So she goes inside the
2 neighborhood, which would require a fob. I wait a
2 little bit, some -- because some -- like, some time
2 before I go outside that door, use my fob to get inside
2 the neighborhood and then go inside the neighborhood. So
2 I would assume that she lived there.

1 Q Let me pull this up on my end. Hold on. I'll
2 do this later. All right. And when you saw this, you
3 said there's a gate there. Is there, like, an access
4 control gate?
5 A Yes. Define access control, please.
6 Q Is there a gate that goes up and down for
7 vehicles?
8 A No, it's like a -- a gate.
9 Q So the -- yeah, I'm sorry, I said up or down.
1 Is it a gate --
1 A It's not like a -- it's not like a little
1 stick. It's a gate, gate.
1 Q So there's a gate that opens up when a vehicle
1 goes in, and you say they need a fob?
1 A Well, the vehicles don't need a fob. The
1 vehicles need a code. Then there's a side little door
1 gate where you fob to walk in, on the same sidewalk
1 that's the entrance of the office.
1 Q And the -- and there's essentially a black
2 gate, and then there's a sidewalk that goes through it,
2 and you can open this door and then walk through?
2 A Yeah.
2 Q And is it, like, a black metal gate?
2 A Yeah, like, the poles, like, the gate.
2 Q And when did you first -- when you had this

1 conversation, when did you first notice that it was the
2 same dog or the same person that had been involved in
3 the incident the day before?
4 A When I saw the dogs.
5 Q Yeah, but when was that? Was it -- was she --
6 was she in the complex already? Was she behind the
7 gate?
8 A She was walking into the complex.
9 Q Had she -- had she already cl- -- like, you're
1 saying she was walking in, but can you explain what you
1 mean? Like, was she in the complex when you first saw
1 her?
1 A No. I was in the office, talking to the lady.
1 If you look out, you see the entrance of the complex
1 where, like, the little keypad is. You see the gate --
1 the big gate for the cars. You see the regular gate for
1 the doors. You see, like, the -- the palm and -- and
1 everything. She was coming from the outside of the
1 complex, two dogs walking into the complex.
2 Q And when you saw her, she was outside of this
2 gate?
2 A Yes, and then she went into the complex.
2 Q Okay. And did you see her -- you see her --
2 you saw her open the door?
2 A Yeah, that's how you get in.

1 Q Okay. And when did you point this out to the
2 woman from j -- from property management that you were
3 speaking with? Did you point it out to her before they
4 were at the property or after?
5 A Sorry, I interrupted you.
6 Q It's all right.
7 A Before she went inside.
8 Q Okay. Just let me pull this up on the -- do
9 you know how many entrances or exits there are to this
1 property? Do you know if it's a single entrance --
1 single entrance --
1 A No. There's -- there's two car gates, two
1 walk-in gates.
1 Q And this was the one -- the one you were
1 talking about is the one next to the clubhouse?
1 A They're both next to the clubhouse. It's
1 clubhouse -- the clubhouse door, walk-in gates, car
1 gates.
1 Q Got you. All right, so I'm going to pull up
2 -- let me show you this. Okay, I'm on Google Maps right
2 now. When you say you were in the clubhouse, is this
2 the clubhouse that I'm kind of circling with my mouse?
2 A Yeah. Yeah. Okay. Right above your mouse,
2 you see, like, there's two doors?
2 Q Yeah.

1 A -- okay. Okay. And then you see to the left,
2 there's a gate -- li- -- little gate, and then there's a
3 big car gate. Now, if you pan it again to the right,
4 you'll see the same pattern, little gate, big gate. So
5 exactly from where your view is -- okay. Little gate.
6 You see little gate, big gate?
7 Q Yeah, I see them.
8 A All right, so she walked in on the other side.
9 Go back to the other side.
1 Q Well, let me ask this -- let me ask this, Mr.
1 Perez, if you're looking at the -- let me take a
1 screenshot of this. If you're looking at this, is this
1 the clubhouse that I'm circling right here?
1 A Yeah.
1 Q Okay. When you were in the clubhouse, did she
1 come -- if you're looking at the clubhouse, did she come
1 through the gate to the left or the gate to the right?
1 A Okay. Do you see exactly where you're
1 standing right now from your vision?
2 Q Yes.
2 A That is where she was when I saw her straight
2 through those two doors and she went into that gate that
2 you're circling now.
2 Q Okay. So she went into this gate? You're
2 saying this one right here?

1 A Yes.
2 Q Okay. And you were at the front desk when you
3 were speaking to this woman?
4 A Yeah.
5 Q Okay. So you would've seen her when she was
6 somewhere out here, and you pointed it out to the
7 woman --
8 A So right where you're looking from, imagine
9 walking straight into that gate, and then I'm standing
1 inside at the front desk you can see through those
1 doors. And then you can see through those big windows,
1 which is, like, the -- the little office. It's like a
1 community office. It has, like, com -- like two
1 computers and a printer in there.
1 Q Were -- where were you though? You were at
1 the front desk?
1 A Yeah. And from the front desk, you can see
1 through that large group of windows and the doors. You
1 can see, like, the whole front of the neighborhood
2 entrance.
2 Q All right. I'm actually just going to mark a
2 screenshot of this frame that I have right here as
2 Exhibit 5. All right. Getting back to -- give me one
2 second. Hate having to do this. Hold on. Okay.
2 Getting back to the complaint itself -- the heck did I

1 put it -- all right, paragraph 16, it says, "The
2 defendant had a duty to protect its tenants while on the
3 common areas of the property, specifically the dog
4 park." Let me ask this. Notwithstanding any
5 conversations with your attorney, do you know what the
6 factual basis for this allegation would be, that
7 specifically they had a -- what you're calling a duty to
8 protect?
9 (EXHIBIT 5 MARKED FOR IDENTIFICATION)
1 A If you live in a gated community, you assume
1 that you are safe within the gates of your community and
1 your home.
1 Q Yeah. And I don't want to make, you know, a
1 mountain out of this but, like, this -- specifically
1 this term duty to protect, is that something that you
1 think is in your lease agreement? Is that something --
1 do you know anything about this outside of maybe
1 anything that your attorney's told you?
1 A I defer to my attorney. No.
2 Q Okay. Paragraph -- where we -- are we?
2 A And you expect -- like, if you have a dog park
2 in the community, and then there's a process where
2 people would register their dogs, there's breed
2 restrictions, certain things of that nature, you would
2 imagine that the people running the community aren't

1 letting other people live there with dogs, or at least
2 they're making sure they know if people have dogs that
3 aren't afraid of attacking children. So yeah, I --
4 Q But mister -- Mr. Perez, specifically, going
5 back to paragraph 17, when you say, "The vicious dog,"
6 you're obviously talking about this other dog that
7 would've attacked your dog and then you intervened,
8 right?
9 A Yes, the dog that snapped at my son, bit me,
1 and then after I separated him, tried to attack again.
1 That dog, yeah.
1 Q And this is not a trick question, but what is
1 the factual basis that this was what you were calling a
1 vicious dog?
1 A It snapped at my son, it bit me, and after
1 being separated, it lunged trying to attack again.
1 Q Is it based entirely on your observations of
1 this dog during this incident?
1 A Yes.
2 Q Am I correct that you are not alleging --
2 you're not alleging that the dog breed itself was a
2 vicious or aggressive breed?
2 MR. SANTISTEBAN: Objection to form. Go ahead
2 and answer.
2 A Hi -- hishies are -- huskies are commonly

1 known to be aggressive.
2 Q Okay. So let --
3 A I -- because I -- I wouldn't like -- the same
4 way a -- like, it's like saying pit bulls are
5 aggressive, or huskies are aggressive, or Dalmatians are
6 aggressive. Like, you can't make those assumptions. So
7 ha -- it has nothing to do with the breed. It has to do
8 with the dog's actions.
9 Q Okay. So then that's what I'm trying to weed
1 out here. Again, it's really not a trick question, but
1 am I correct that you are not alleging that, you know,
1 property management was negligent for allowing this
1 particular dog breed on their property, right?
1 MR. SANTISTEBAN: Objection to --
1 A I -- I don't --
1 Q Well, let me -- do you know -- as you sit here
1 today, do you know --
1 A I'm not saying huskies are vicious. Saying
1 that dog was vicious.
2 Q Okay. So as you sit here today, do you know
2 -- do you know whether or not you are alleging that
2 property management was negligent or did something wrong
2 for potentially allowing a husky on that property?
2 A No, I am not alleging that property management
2 did something wrong or was negligent for allowing a

husky on that property, but for that dog on that property.

Q Okay. Let me go to the next one. I'm sorry. Paragraph 18, "Defendant breached its duty to plaintiff by, one, failing to protect him from known and foreseeable unknown dangers in and around the property, namely the dog park. And two, failing to warn plaintiff of harm in and around the property, namely the dog park." Let me ask, Mr. Perez, what is the factual basis that the defendant -- well, strike that. What is the factual basis that the -- the dog that you are alleging was a vicious dog, that the defendant either knew or should have known about that?

A That's not what that paragraph says, though. I'm confused.

Q Well, I'm asking -- what it says, "Failing to protect him from known and foreseeable unknown danger." So let's isolate that for a second. What are you alleging was the known or foreseeably unknown danger in this case?

MR. SANTISTEBAN: Object to the form.

A When we went with the police and spoke with Melissa from corporate. Melissa from corporate said, "I'm going to look up these -- the dogs to find out who the owners are because they should be in here." So

she's going to look them up by the types of breeds, what the dogs look like. She's going to go through, like, the dog -- registered dog profiles, okay, to find out who the owners of the dogs were. And she said, "Oh because they should be registered." Melissa -- Melissa could find where these dogs, or -- or who owned these dogs, or anything. So if I live in a community, and I'm following the rules, and I'm telling them like hey, I'm getting a dog. I'm doing this. I'm doing that. But this community is allowing people to come and not register their dogs, and not put the shots of the dogs, I don't know if these shots have rabies -- I mean the dogs have rabies or anything like that. So then the community is not on top of either tenant who is living in the units and if the dogs are living in the units. Furthermore, the unit in front of me went through like ten people in two years and groups of people, where I told Stephanie, I'm like, hey, this is weird. There's like five, six guys living there, no furniture. This is like the fourth or fifth tenants. So I have conversations about the dogs peeing in the hallways, four -- three, four e-mails about that, about the tenants, about the substance abuse on property, about the people living there. So yeah, the -- the community has a responsibility of who they let live there or what

1 dogs they let live there. And at least very -- like, at
2 least to know about it because several times we went
3 with the police, and no one could tell us where the
4 dogs --
5 Q We're going to break -- we're going to break
6 this down a little bit. Let's start with you just had
7 mentioned things about dogs peeing on doors and too many
8 people living in other units. You'd agree that has
9 nothing to do with what you were alleging was the
1 dangerous condition in this case, right?
1 MR. SANTISTEBAN: Objection to form.
1 A The -- the dangerous condition in the question
1 that you're asking me is how would the community be
1 responsible -- the -- the property management company,
1 as -- because they weren't on top of things. This
1 was --
1 Q Mr. Perez, you're alleging -- the dangerous
1 condition that you're alleging in this case is a -- what
1 you're calling a vicious dog, right?
2 A Yes.
2 Q Okay. And specifically, it's the specific
2 vicious dog -- the specific dog that you think is a
2 husky that was involved in this incident on June 30,
2 2022, correct?
2 A Okay.

1 Q Okay. So again, just to -- these other things
2 that you're talking about, dogs peeing on doors has
3 nothing to do with the dangerous condition in this case?
4 A Sure. Fine. The -- the property management
5 company did not know who owned those dogs or where those
6 dogs lived when those dogs were clearly on property.
7 Q And we're going to get to that. We're going
8 to talk about that as well and the client's dispute
9 about that. But before we do, I want to kind of
1 simplify what it is that you are alleging here. If what
1 you're saying is true -- just for a second, if what
1 you're saying is true that this dog was living on the
1 property and property management didn't know about it,
1 what, specifically, are you saying they should have
1 known about this dog that would've prevented this
1 incident?
1 A As a property management company, you should
1 know who lives in your property and their pets.
1 Q Okay. Let's say that this dog had been
2 registered, let's say they did know about it, what are
2 you -- how -- well, strike that. How would property
2 management have known that this specific dog was
2 vicious, dangerous, or aggressive? What -- are you
2 alleging they should have done to specifically know
2 that?

1 A They had professional property management
2 policies, but I didn't know that they had breed
3 restrictions, also the vaccination records.
4 Q Okay. But let's say that -- let's say that
5 this dog was registered, okay? Let's say the dog was
6 registered and it still got into this -- this attack. Is
7 there anything that property management could have done
8 to know that this would happen?
9 A They could know that the dog lives there, that
1 it's registered to another tenant, that the dog has its
1 shots, that the dog has its rabies, and tenants -- they
1 -- they could know those things.
1 Q Okay --
1 A And at that point in time, those people have
1 insurance because that was part of mandatory policy for
1 the property.
1 Q Now, we're going to talk about the damage that
1 you're alleging in this case. Mr. Perez, you're not
1 alleging that you -- you've contracted rabies or any
2 other type of infectious disease, are you?
2 A No, sir. I actually have a permanent ligament
2 injury, my FC ligament of the left hand.
2 Q Okay. So your allegations have nothing to do
2 with, again, contracting any type of -- of specific
2 disease that would've been held by -- by this dog,

1 right?
2 A No, but I did have to get shots for all of
3 that because we didn't know.
4 Q Right. Now, so let -- if there was a dog that
5 -- if these dogs were living at the property, they were
6 allowed to live there, how would the property know that
7 they're vicious? How are you alleging the property is
8 supposed to know -- well, strike that. Let me ask this.
9 Would you agree that, if the dogs had been registered,
1 that there would've been nothing that property
1 management would've been able to do to know whether or
1 not these dogs would be aggressive, vicious, or
1 dangerous?
1 MR. SANTISTEBAN: Objection to form.
1 A I actually would disagree. And I would
1 disagree.
1 Q So -- okay. Fair enough. What are the things
1 that a -- that an apartment owner could do to
1 specifically identify whether or not a dog is dangerous
2 or not?
2 A Your client has breed restrictions.
2 Q Okay. What are those -- how do you know that
2 they have breed restrictions?
2 A Stephanie told me.
2 Q Okay. And what are those breed restrictions?

1 A Certain types of dogs are not allowed to live
2 in the property.
3 Q Okay. And what are those certain types of
4 dogs?
5 A I wouldn't be able to list all of them off the
6 top of my head. Pretty sure pit bull and Akita were
7 one. Akita is a very similar hus- -- to huskies.
8 Q Okay. So let me ask. Are you alleging that a
9 husky is -- well, strike that. Are you alleging that
1 the property management should have known that, if a
1 husky was living there, that it would be foreseeable
1 that that dog would bite someone?
1 A The same way that they would a pit bull or
1 Akita. That make sense?
1 Q So that is your allegation? You're alleging
1 that, if there was a -- that property management should
1 have known that, if a husky was living there, it would
1 bite someone?
1 A I'm agreeing with what you're saying. I don't
2 know how you're forming the question is -- like, if it's
2 my allegation, but I agree with what you're saying.
2 Q Okay. So -- okay. So --
2 A Property management company has breed
2 restrictions. Maybe a husky should be a part of it.
2 Like you said, I'm not a professional.

1 Q And that's kind of what I'm getting at. Are
2 you -- are you saying that a husky should be prevented
3 from living at this property?
4 A That's not up for me to decide.
5 Q Well, are you saying that -- let's say --
6 again, and my clients contest that this dog actually was
7 a dog living at the property, but before we get to that,
8 let me ask. Are you alleging that property management
9 -- that the defendant was negligent for allowing a husky
1 to live at the property?
1 MR. SANTISTEBAN: Asked and answered, objection
1 to form. Go ahead.
1 A Not a husky or -- but that specific dog, yes.
1 Q Okay. So what should property management have
1 done to identify that, that specific dog was -- was
1 dangerous or would have a propensity for biting
1 somebody?
1 A Well, first of all, know that, that dog lives
1 there in the first place. It didn't.
2 Q Okay.
2 A Two, if -- how you said, they -- they're
2 denying that the dog lived there. Why do they keep --
2 why is it -- why do I live in a gated community where
2 they keep letting random people off the street with
2 their dogs into our -- not only in our gated community,

1 but into our dog parks? That's -- right?
2 Q But outside of them, you know, identifying the
3 dog living there, is -- is there anything that they
4 could have done specifically for this specific dog to
5 know that it would be -- it would be dangerous?
6 A Asked and answered, no?
7 Q Which -- and if you have, I don't know what
8 that answer is. So what is that answer?
9 A One, follow your own guidelines that say you
1 have to register your pets. Just know that, that dog
1 lives there --
1 Q Past that one. We're past that, though.
1 A Two, know that the dog is of a well-tempered
1 breed. You guys have breed restrictions. I don't know
1 w- -- what your breed restrictions or what they're based
1 on or why or why not. Huskies do have a history to be
1 aggressive and attack people. Some people say pit bulls
1 do. Why do you have Akitas on that list? I -- I don't
1 know. Maybe you should update your list and have
2 restrictions. Restrictions of -- there's also weight
2 restrictions, and also restrictions to how many dogs you
2 could have per unit, but you guys wouldn't know that
2 because you don't know what dogs are living in your
2 units. And so yeah, there's things that you could have
2 done that could have been preventative, like just

1 knowing that these dogs live there. They also would've
2 helped you guys because then the person that owns the
3 dogs has their own separate insurance, not you. They --
4 go ahead. I --
5 Q Well, now we're saying insurance.
6 A (indiscernible)
7 Q Let me ask. Everything you just identified,
8 Mr. Perez, is something that is -- that applies broadly
9 to the dog breed or the type of dog. And again, I think
1 you've testified before that you are just assuming that
1 this dog was a husky, right?
1 A Sure it is.
1 Q Well, you've never seen any -- like, you've
1 never seen any vet records for this dog, where a
1 licensed veterinarian or someone who has training,
1 education, experience in identifying a specific dog
1 breed has specifically said this dog was a husky. You've
1 never seen any of --
1 A No because your client couldn't provide the
2 information that is required of tenants when they
2 register dogs.
2 Q And you mentioned something about weight
2 restrictions. Do you have any opinions here today that
2 the -- that the defendant was negligent or did something
2 wrong by allowing an approximate 60 pound dog to be on

1 the property?
2 A I don't own properties, nor am I a property
3 management company.
4 Q I'm asking you if you are making that
5 allegation.
6 A I -- I know properties have weight
7 restrictions, breed restrictions, the amount of dogs you
8 could have per unit. I believe Richman does as well. I
9 don't know them exactly. I don't work for Richman. But
1 yeah, you guys should -- I'm sure you guys have some of
1 those rules in place in them. I'm sure that those rules
1 were not being followed in reference to these dogs.
1 Q Okay. So let me ask this, Mr. Perez, if your
1 dog -- let's say your dog got bit, or -- or jumped on
1 someone when they were playing with him and knocked them
1 down, would Rich- -- would the defendant have been
1 negligent for allowing you to have your dog on the
1 property?
1 A No because I believe my dog is not in the
2 breed restrictions. My dog also was the -- the -- the
2 Richman property was notified that -- who his dog is,
2 where this dog lives. Richman property is provided vet
2 records and shot records. So no, I -- I followed the
2 rules. So if my dog bit someone, which that he didn't,
2 I still follow the rules that Richman put on me for me

1 living there.
2 Q But specifically with regards to the dog's
3 weight, like your dog weighed approximately 60 pounds,
4 correct?
5 A Under 55, I think was what the vet record that
6 you showed was.
7 Q So 55 pounds. Do you think the defendant was
8 negligent for allowing you to have a 55 pound dog on the
9 property?
1 A My dog never bit anyone, no.
1 Q Okay. Okay. I just want to make this clear.
1 Trying to weed things out your -- you don't think that
1 the defendant was negligent for allowing a 55 or 60
1 pound dog on the property, right?
1 A I'm not going to say that.
1 Q Well, I'm asking you like, okay. To the
1 extent -- are you alleging that the defendant was
1 negligent or did something wrong specifically by
1 allowing a 60 pound dog on the property?
2 A I -- not to a dog's weight. I know vicious
2 Chihuahuas and docile Great Danes.
2 Q Okay. No, weight. Okay, so we've kind of
2 weeded out the weight. We've already talked about the
2 dog breed. Is there anything else that you are saying
2 that the defendant, you know, should have known specific

1 to this dog? Should have known about that this dog --
2 strike that. Outside of the breed, outside of the
3 weight, is there anything else you're saying property
4 management should have done to identify that this
5 specific dog was dangerous that we haven't already
6 discussed?
7 A The defendant should have followed their own
8 rules and known that that dog lived on the property.
9 Q Outside of that is there anything else you're
1 alleging that they did wrong?
1 A I mean, by having a dog park there, they're
1 assuming the responsibility of a dog park. It's like
1 having a regular park or pool.
1 Q Well, you're not saying that having -- it was
1 negligent for them to have a dog park, right?
1 A I'm saying if you have a dog park, you're
1 opening up yourself to dog park-related injuries like a
1 pool.
1 Q Are you saying that they were -- are you
2 saying that they did something wrong for having a dog
2 park, yes, or no?
2 A I'm saying it opens them up to those
2 liabilities. If I owned a property management company,
2 I probably wouldn't have dog parks --
2 Q Okay. And again, I'm just trying to make this

1 clear.
2 A I -- I care --
3 Q I'm trying to make this clear to figure out,
4 you know, what exactly you are alleging. You're saying
5 you wouldn't personally have a dog park.
6 Notwithstanding, you know, what happened in the dog
7 park, is it your position as part of your lawsuit, are
8 you alleging that they were negligent, or did something
9 wrong, or failed some -- any standard of care for having
1 a dog park? Is that part of your lawsuit?
1 MR. SANTISTEBAN: Objection to form.
1 Q If you know, Mr. Perez?
1 A Not for having a dog park, but they're
1 controlling who goes into the dog park. Like how you
1 said your clients deny that the person lives there, so
1 we're just letting all strangers off the street show to
1 our gated community into our gated dog park around our
1 children. That's something that the property management
1 company should want to take care of.
2 Q Okay. Again, when I'm saying that my client
2 disputes that there's any record that these people
2 actually live at the property, that they even know who
2 these people are, so I'll be very candid, they don't
2 know.
2 A There's a camera. You know that? Because the

1 camera to the dog park. We tried to get it with the
2 police, but they -- everyone quit that week, so we
3 couldn't.
4 Q Okay. Are -- well, let me ask, are you saying
5 that like, that the actual -- the operation of the dog
6 park itself, that there was anything done improperly
7 with -- by operating the dog park itself?
8 A Yeah. Not knowing who's going into your dog
9 park.
1 Q Okay. So you're saying they should have like
1 a guard there, that there should be a guard designating
1 who can and can't go into the dog park?
1 A I'm saying you should know who lives in your
1 neighborhood and who's going into your dog park. The
1 same way if you guys are saying these people don't live
1 there, but they're frequenting the neighborhood. There's
1 also a pool with kids in it. Are you guys just going to
1 let sexual predator stroll into the gated community and
1 use a pool?
2 MR. SANTISTEBAN: Alfonso do me -- do me a
2 favor, dude. Leave the questions -- leave the
2 questions to Mr. Saible, right?
2 THE WITNESS: Sorry.
2 MR. SANTISTEBAN: You answer the questions.
2 BY MR. SAIBLE:

1 Q And that's what I'm saying. So obviously
2 you're saying that this dog, you think this was a
3 dangerous dog and it shouldn't have been there. I'm
4 trying to figure out everything that it is that you're
5 saying that my client did that they weren't supposed to
6 do. We've already talked a lot. You think that they
7 should know, you think that they have responsibility to
8 know, you know, what dogs are living on the property,
9 we've already talked about that.
1 A They didn't provide the information to the
1 police. They didn't provide the tenant information to
1 the police. They didn't provide the video of the
1 cameras of the dog park to the police after several
1 attempts.
1 Q Are you saying -- let me ask this. Are you
1 alleging that they should have -- that there's something
1 about the actual operation of the dog park itself, not
1 about someone, you know, living on the property with a
1 dog, but the actual operation of the dog park itself,
2 are you saying that the dog park itself was a dangerous
2 condition?
2 A I -- I don't own and operate dog parks, but
2 that dog park at that point in time when I was attacked
2 was dangerous, yes.
2 Q And you mentioned again, just to -- this is my

1 opportunity to speak with -- you mentioned something
2 about the person being a stranger off the street.
3 Obviously, you don't have any knowledge -- again, you
4 don't have any knowledge as to who these -- this woman
5 and her dog is other than the three times that you've
6 said you saw them on the property in a span of less than
7 a week?
8 A I've seen those individuals on property
9 multiple times. I assume that they live there. And
1 you're saying that your client's saying that they don't,
1 I don't know what you're asking.
1 Q So you have no -- when you're saying strangers
1 off the street, that's just you assuming that that's
1 what I meant by that, right?
1 A The dog bite happened at 5:30, so you would
1 imagine that they're home from work walking their dogs.
1 They were wreaking up marijuana. Usually when people
1 smoke, they're not out there traveling long distances to
1 go into gated communities and go into dog parks. So
2 they probably just got home from work, smoked a little
2 weed, went to go walk their dogs, and the dogs attacked
2 someone. The second time I saw her was down the street.
2 Again, was regular, like during the day hours. So why
2 would they be there again during that time frame? The
2 other time that I saw him the next following Friday was

1 early in the morning when I went to the office. Why --
2 why are you there if you're not home? So yeah, I would
3 assume that those people lived there.
4 Q Again, obviously, you kind of answered these
5 are your assumptions. Let me ask you, Mr. Perez, do you
6 have any knowledge as to whether or not they could have
7 been visiting a friend or a family member for the week?
8 A No, but at that point your client should.
9 Q And actually you had -- before you said that
1 your wife, she would've -- she would've moved into you
1 for sounds like about a week?
1 A My wife what?
1 Q Your wife would've lived on the property for
1 you with -- for about a week it was?
1 A No, several months. She was a -- my -- when
1 my wife started sleeping over and she wanted to move in,
1 we went to the office, we told the office, hey, she's
1 moving in -- in, she was added to the lease, she got her
1 own set of keys, she got her own fob. And then when she
2 moved out again, she returned the keys and the fob. And
2 she was then removed from the lease and an addendum was
2 signed. I followed both my wife and the dogs.
2 Q Did your wife ever stay over your apartment at
2 any point? Did she ever sleep over, or stay over, or
2 hang out there prior to you adding her onto the lease

1 agreement?
2 A Yes.
3 Q And it's completely --
4 A At which point I had to -- sorry, at which
5 point, I had to register her vehicle as guest parking,
6 and I did.
7 Q And the reason you did that is because your
8 wife was going to start living with you full-time?
9 A From our first date to her moving in was less
1 than a week, so yeah. I didn't think that through, but
1 yeah.
1 Q But you get -- it's completely reasonable for
1 -- strike that. It's completely -- something that lots
1 of people do that they invite people over, friends,
1 family members, significant others, to stay with them
1 for some temporary period of time. I mean, you agree
1 with that, right?
1 A I agree with your blanket statement that
1 people visit other people and stay with them a period of
2 time.
2 Q Okay. So let's talk about the people who --
2 these two unidentified people who you're saying you
2 think, you know, lived at the property. You would agree
2 that these people were at fault for this incident,
2 right?

1 MR. SANTISTEBAN: Objection to form.
2 Q At least partially -- let me rephrase.
3 A Yes.
4 Q You would agree that these two people you saw
5 that you believed lived at the apartment, you believed
6 that these people would've at least partially been --
7 been at fault for this, right?
8 A Yes, sir, I would agree.
9 Q Would you agree that they would be primarily
1 at fault, considering it was their dog?
1 A Sure.
1 MR. SAIBLE: All right. We might go through
1 them later but let me just -- I don't know if
1 they're actually verified. Hold on.
1 MR. SANTISTEBAN: So Mr. Saible, Alfonso has a
1 1:30, right, Alfonso?
1 THE WITNESS: I have court at 1:30, yeah.
1 MR. SANTISTEBAN: Okay. How long do you
1 think --
2 MR. SAIBLE: Not much more. I got to get into
2 the damages, but not 20 minutes. When does that
2 end? You have court at 1:30 until when?
2 THE WITNESS: Oh my God. Have you been in
2 family court, sir? I have no idea.
2 MR. SAIBLE: I avoid family court at all cost.

1 THE WITNESS: As do I, but unfortunately 1:30
2 to 5:00. It could end at 5:00 if the judge decides
3 to go home.
4 MR. SANTISTEBAN: Let's -- why don't we go off
5 the record, so we don't drive Madam Court Reporter
6 nuts with this.
7 COURT REPORTER: Please, give me one moment. We
8 are off the record, the time is 1:13 p.m.
9 (OFF THE RECORD)
1 COURT REPORTER: We are back on the record for
1 the deposition of Alfonso Perez being conducted by
1 videoconference. Today is March 15, 2023. The time
1 of day is 1:16 p.m.
1 BY MR. SAIBLE:
1 Q All right, mister -- Mr. Perez, I'm going to
1 show you what I believe is being marked as Defense
1 Exhibit 6. I'll represent to you that these are your
1 Interrogatory answers. Yeah. Okay. And Mr. Perez,
1 obviously you can look through them, but do you -- do
2 you recognize this document? Do you recognize
2 completing these Interrogatory answers?
2 (EXHIBIT 6 MARKED FOR IDENTIFICATION)
2 A Sure, yes.
2 Q And I'm just -- make sure the end.
2 A That's my signature.

1 Q That's your signature. And is this like
2 tantamount to -- is this just like evidence of your
3 signature, this last page?
4 A Yeah.
5 Q All right. So it doesn't look like this is
6 notarized, but obviously you -- this is your signature.
7 You don't dispute any of the information that was filed
8 in this document that would've essentially come from or
9 on behalf of you?
1 A Correct.
1 Q All right. Let me see if there's anything
1 quickly to look through this. One second. Where the
1 hell is it? All right, yeah, I'll probably go a couple
1 questions on this real quick, some of which we might've
1 already -- number three, we've already talked about
1 that. Number four I mean. Number four, you read this.
1 Mr. Perez, you read the question of number four, and
1 then the answer you gave in number four. Would you
1 agree that's essentially you -- you've already asked
2 this, and you've already provided -- you already
2 explained this in your prior testimony?
2 A Correct.
2 Q And is there -- after reading this question,
2 outside of your answer here, and outside of what you've
2 already testified to, is there anything else that you

1 want to add to that other than what we've already
2 discussed here today?
3 A No, sir.
4 Q Well, let me ask: Interrogatory number seven
5 says, "Identify with specificity of the factual basis
6 supporting your contention at the vicious dog was owned
7 by another tenant at the property as specifically
8 alleged in paragraph 17 of your complaint." "After I
9 reported the incident to property management, I was told
1 by property manager that the vicious dog was owned by
1 another tenant and was not registered with the
1 defendant." When you say that, do you -- do you mean
1 that -- are you referencing the conversation you had
1 where you -- the day after the incident where you
1 pointed the dog out to the people?
1 A No, that's when I spoke to the lady from
1 corporate.
1 Q Spoke to Melissa?
1 A Yes.
2 Q Okay. And is it your testimony, you're saying
2 Melissa specifically said that the dog was owned by
2 another tenant?
2 A Melissa confirmed that everyone quit, then
2 Melissa said, "I'm going to look them up in the system.
2 If they're -- if that dog's not registered, then it --

1 then it would -- then that's how --" she's like, "If I
2 can't find who these people are, then the dog is not
3 registered." Then Melissa would confirm that the people
4 lived there. She was trying to find out who they were.
5 Q Let me ask. Did Melissa ever expressly tell
6 you that the people involved in the incident lived at
7 the property?
8 A No. It was Melissa's first day. She didn't
9 say hey, I know exactly who you're talking about. I
1 know these people. They live here. It's her first day.
1 Q Well, I mean, Melissa has worked for -- she's
1 been a regional manager for many years prior to this.
1 But let me ask you this, like, how would she even know
1 who these people were? Like, you didn't -- you didn't
1 tell them their names, right?
1 A No, we were -- me and the police officer were
1 trying to get that information from Melissa.
1 Q And you agree there's no way Melissa would
1 know who these people were if you couldn't provide them
2 their names or anything unique about them, right?
2 A No, Melissa cannot provide us their names.
2 Q But I mean, when you were tell -- when you
2 were with police and speaking with Melissa, you know, in
2 addition to not providing you these people's names,
2 there was nothing like, there was no unique physical

1 characteristic of these people that you were able to
2 provide her with, right?
3 A Yeah. Shaved head, man bun pointing at them.
4 There's a camera in the dog park. There's a couple
5 things, yeah, I think --
6 Q So you would've -- you would've told Melissa
7 at this time, you would've gave them a description of
8 the man and the woman?
9 A I 100 percent believe that if Richman Prop
1 wanted to, they could have found who these people were.
1 Q Okay. Notwithstanding what you believe, I
1 want to talk about the actual conversations that you had
1 because we've limited time here, the actual
1 conversations you had with Melissa. What specifically
1 did you tell her about these people that would enable
1 her to identify who they were?
1 A There is a camera in the dog park pointing
1 directly at where the incident happened. This is what
1 the people look like. They live in the back corner
2 building because that's where I saw them walking their
2 dog. I described them physically and their pets.
2 Q Okay. So you said that you saw them walk in
2 your building. Did you see them going inside a
2 building? Did you see them opening a door and going
2 inside?

1 A There's no doors to get into the building,
2 sorry. They -- they walked their dog that way, then
3 they disappeared. So I'm assuming they went into a
4 building because it's a gated community and they were
5 nowhere near the exits. They were at the polar opposite
6 side of the community from the exits.
7 Q Out -- outside of telling Melissa about this
8 guy's hair bun, is there anything else specifically that
9 you told him, about the man or the woman specifically,
1 that would enable her to identify who it was?
1 A She said I can find them from the dog breeds
1 if they're registered, if I can't find them, that they
1 didn't register their dogs.
1 Q But she never specifically said that -- that's
1 based on the assumption that these people actually lived
1 there. She never said that these unidentified people
1 actually lived on the property. She never told that to
1 you?
1 A How could she -- I -- what? Can you please
2 ask --
2 Q Did she ever --
2 MR. SANTISTEBAN: Alfonso, answer the question
2 yes or no. If you can answer it, yes or no.
2 THE WITNESS: I can't answer that question yes
2 or no. He's asking -- she never said unidentified

1 people live in the property. If they're
2 unidentified, how would anyone know if they live
3 there?
4 BY MR. SAIBLE:
5 Q And that's my point, and I'm just trying to
6 make this clear in the next two or three minutes. Did
7 Melissa say anything to the effect that she knew who
8 these people were?
9 A No, Melissa did not say that.
1 Q Did Melissa say anything to the fact that she
1 could -- that she was able to confirm that these people
1 would've lived on the property?
1 A Yes.
1 Q What did she say that confirmed that these
1 people were living on the property?
1 A No, you said -- you asked that she said that
1 she could confirm. She said, yeah, that she could find
1 out who they are.
1 Q No. Let me ask you again: did she say
2 anything to you that confirmed that these people lived
2 on the property?
2 A No.
2 Q Okay. So when she was speaking to you about
2 what -- about looking at the dog breeds, that is all
2 based on -- essentially that would be based on a search

of people who are already living on the property?

A Correct.

Q So again, it's probably a poorly worded question, but if someone is not living on the property, if someone's guest brings their dog, you would agree there would be no reason for that dog to -- or those people to be registered in their system?

MR. SANTISTEBAN: Objection to form.

A I would not agree with that. If you have people visiting the property with dogs, I would -- I would say that they would've to follow the same rules as the people actually living there. If not, you're just letting people in from the streets into a gated community with these random dogs.

Q Okay. When you spoke to Melissa, she didn't indicate that anything specific about the dog that you were talking about, right?

A No, it was Melissa's first day on the property.

Q And at that time, Melissa did not indicate that -- indicated to you that the property had any information about this dog, right?

A Melissa said that she would have to speak to legal before providing a videotape or any further information.

1 MR. SAIBLE: Let's see. All right, that is --
2 just quickly look through it, is there anything
3 else. That is everything. All right, Mr. Perez, I
4 do not have any further questions. Obviously --
5 well, let me not say that and we're going to end the
6 deposition today. I'm thinking comfortably say with
7 respect to liability, I don't want to box myself in,
8 but yeah, we'll coordinate at some other time,
9 probably a couple months from now once we get some
1 documents in with respect to the -- your lost wage
1 claim. All right. So yeah, you can, I don't know
1 if you guys want to read or waive?
1 MR. SANTISTEBAN: We will read.
1 MR. SAIBLE: Okay.
1 COURT REPORTER: Okay. And then at this time,
1 Mr. Saible, did you want to order the transcript or
1 the video?
1 MR. SAIBLE: Yeah. Just the -- just the --
1 just the video -- just the transcript. I don't need
2 the video.
2 COURT REPORTER: Okay. And then is the
2 electronic copy all right?
2 MR. SAIBLE: Yeah. That's fine.
2 COURT REPORTER: Okay. And then Mr.
2 Santisteban, did you want to order a copy?

1 MR. SANTISTEBAN: No, I will not be ordering a
2 copy. Thank you.
3 COURT REPORTER: Okay. Please give me one
4 moment to get us off record. The time of day is
5 1:26 p.m., we are off record.
6 (DEPOSITION CONCLUDED AT 1:26 P.M.)
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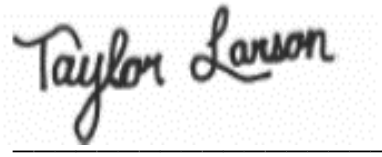
CERTIFICATE OF OATH

STATE OF FLORIDA
COUNTY OF ORANGE

I, the undersigned, certify that the witness in the foregoing transcript personally appeared before me and was duly sworn.

Identification: Produced Identification



Taylor Larson
Court Reporter, Notary Public
State of Florida
Commission Expires: June 13, 2026
Commission Number: HH 275789

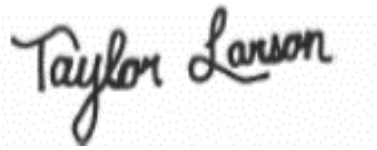
C E R T I F I C A T E

STATE OF FLORIDA)
COUNTY OF ORANGE)

I, Taylor Larson, Court Reporter and Notary Public for the State of Florida at Large, do hereby certify that I was authorized to and did report the foregoing proceeding, and that said transcript is a true record of the said proceeding.

I FURTHER CERTIFY that I am not of counsel for, related to, or employed by any of the parties or attorneys involved herein, nor am I financially interested in said action.

Submitted on: March 28, 2023.



Taylor Larson
Court Reporter, Notary Public

ERRATA

PAGE	LINE	CHANGE	REASON

I have read the entire transcript of my deposition taken in the captioned matter or the same has been read to me. I request that the following changes be entered upon the record for the reasons indicated. I have signed my name to the Errata Sheet and authorize you to attach the changes to the original transcript.

_____ _____

Date NAME

Read and Sign Letter

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$45 (3)
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$8 (1)
38:2

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ability (1)
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