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ELECTRONICALLY FILED
Superior Court of California,
County of San Diego

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Clerk of the Superior Court
By Sophia Felix, Deputy Clerk

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF SAN DIEGO

MARIA MCGOWEN, individually, and on
behalf of other members of the general
public similarly situated;
Plaintiff,

v.

PROPERTY WEST, INC., a California
corporation; and DOES 1 through 100,
inclusive;

Defendants.

Case No.: 37-2023-00045226-CU-OE-CTL

Assigned For All Purposes to:
Honorable Blaine K. Bowman
Department C-74

**FIRST AMENDED CLASS ACTION
COMPLAINT FOR DAMAGES**

- (1) Violation of California Labor Code §§ 510 and 1198 (Unpaid Overtime);
- (2) Violation of California Labor Code §§ 226.7 and 512(a) (Unpaid Meal Period Premiums);
- (3) Violation of California Labor Code § 226.7 (Unpaid Rest Period Premiums);
- (4) Violation of California Labor Code §§ 1194 and 1197 (Unpaid Minimum Wages);
- (5) Violation of California Labor Code §§ 201 and 202 (Final Wages Not Timely Paid);
- (6) Violation of California Labor Code § 226(a) (Non-Compliant Wage Statements);
- (7) Violation of California Labor Code §§ 2800 and 2802 (Unreimbursed Business Expenses);
- (8) Violation of California Business & Professions Code §§ 17200, *et seq.*
- (9) Violation of California Labor Code § 2698, *et seq.* (Private Attorneys General Act of 2004);

DEMAND FOR JURY TRIAL

COMES NOW, Plaintiff MARIA MCGOWEN (“Plaintiff”), individually, and on behalf of other members of the general public similarly situated, and alleges as follows:

JURISDICTION AND VENUE

1. This class action is brought pursuant to the California Code of Civil Procedure section 382. The monetary damages and restitution sought by Plaintiff exceed the minimal jurisdiction limits of the Superior Court and will be established according to proof at trial.

2. This Court has jurisdiction over this action pursuant to the California Constitution, Article VI, Section 10, which grants the superior court “original jurisdiction in all other causes” except those given by statute to other courts. The statutes under which this action is brought do not specify any other basis for jurisdiction.

3. This Court has jurisdiction over Defendants because, upon information and belief, Defendants are citizens of California, have sufficient minimum contacts in California, or otherwise intentionally avail themselves of the California market so as to render the exercise of jurisdiction over them by the California courts consistent with traditional notions of fair play and substantial justice.

4. Venue is proper in this Court because, upon information and belief, Defendants maintain offices, have agents, and/or transact business in the State of California, including the County of San Diego. The majority of the acts and omissions alleged herein relating to Plaintiff took place in the State of California, County of San Diego. Defendants employed Plaintiff within the State of California, County of San Diego.

PARTIES

5. Plaintiff MARIA MCGOWEN is an individual residing in the State of California, County of San Diego.

6. Defendant PROPERTY WEST, INC. at all times herein mentioned, was and is, upon information and belief, a California corporation headquartered in the State of California, and at all times herein mentioned, was and is, an employer whose employees are engaged throughout the State of California, including the County of San Diego.

1 7. At all relevant times, Defendant PROPERTY WEST, INC. was the “employer”
2 of Plaintiff within the meaning of all applicable California laws and statutes.

3 8. At all times herein relevant, Defendant PROPERTY WEST, INC. and DOES 1
4 through 100, and each of them, were the agents, partners, joint venturers, joint employers,
5 representatives, servants, employees, successors-in-interest, co-conspirators and assigns, each
6 of the other, and at all times relevant hereto were acting within the course and scope of their
7 authority as such agents, partners, joint venturers, joint employers, representatives, servants,
8 employees, successors-in-interest, co-conspirators and assigns, and all acts or omissions
9 alleged herein were duly committed with the ratification, knowledge, permission,
10 encouragement, authorization, and consent of each defendant designated herein.

11 9. The true names and capacities, whether corporate, associate, individual or
12 otherwise, of Defendants DOES 1 through 100, inclusive, are unknown to Plaintiff, who sues
13 said defendants by such fictitious names. Plaintiff is informed and believes, and based on that
14 information and belief alleges, that each of the Defendants designated as a DOE is legally
15 responsible for the events and happenings referred to in this Complaint, and unlawfully caused
16 the injuries and damages to Plaintiff and the other class members as alleged in this Complaint.
17 Plaintiff will seek leave of court to amend this Complaint to show the true names and
18 capacities when the same have been ascertained.

19 10. Defendant PROPERTY WEST, INC. and DOES 1 through 100 will hereinafter
20 collectively be referred to as “Defendants.”

21 11. Plaintiff further alleges that Defendants directly or indirectly controlled or
22 affected the working conditions, wages, working hours, and conditions of employment of
23 Plaintiff and the other class members so as to make each of said Defendants and employers
24 liable under the statutory provisions set forth herein.

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CLASS ACTION ALLEGATIONS

12. Plaintiff brings this action individually and on behalf of all other members of the general public similarly situated, and, thus, seeks class certification under Code of Civil Procedure section 382.

13. The proposed class is defined as follows:

All current and former hourly-paid or non-exempt employees of Defendants within the State of California at any time during the period from four years preceding the filing of this Complaint to final judgment.

14. Plaintiff reserves the right to establish subclasses as appropriate.

15. The class is ascertainable and there is a well-defined community of interest in the litigation:

a. Numerosity: The class members are so numerous that joinder of all class members is impracticable. The membership of the entire class is unknown to Plaintiff at this time; however, the class is estimated to be greater than fifty (50) individuals and the identity of such membership is readily ascertainable by inspection of Defendants' employment records.

b. Typicality: Plaintiff's claims are typical of all other class members' claims as demonstrated herein. Plaintiff will fairly and adequately protect the interests of the other class members with whom Plaintiff has a well-defined community of interest.

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1 c. Adequacy: Plaintiff will fairly and adequately protect the interests of
2 each class member, with whom Plaintiff has a well-defined community
3 of interest and typicality of claims, as demonstrated herein. Plaintiff has
4 no interest that is antagonistic to the other class members. Plaintiff's
5 attorneys, the proposed class counsel, are versed in the rules governing
6 class action discovery, certification, and settlement. Plaintiff has
7 incurred, and during the pendency of this action will continue to incur,
8 costs and attorneys' fees, that have been, are, and will be necessarily
9 expended for the prosecution of this action for the substantial benefit of
10 each class member.

11 d. Superiority: A class action is superior to other available methods for the
12 fair and efficient adjudication of this litigation because individual joinder
13 of all class members is impractical.

14 e. Public Policy Considerations: Certification of this lawsuit as a class
15 action will advance public policy objectives. Employers of this great
16 state violate employment and labor laws every day. Current employees
17 are often afraid to assert their rights out of fear of direct or indirect
18 retaliation. However, class actions provide the class members who are
19 not named in the complaint anonymity that allows for the vindication of
20 their rights.

21 16. There are common questions of law and fact as to the class members that
22 predominate over questions affecting only individual members. The following common
23 questions of law or fact, among others, exist as to the members of the class:

- 24 a. Whether Defendants' failure to pay wages, without abatement or
25 reduction, in accordance with the California Labor Code, was willful;
26 b. Whether Defendants failed to pay their hourly-paid or non-exempt
27 employees within the State of California for all hours worked;
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- 1 c. Whether Defendants required Plaintiff and the other class members to
2 work over eight (8) hours per day and/or over forty (40) hours per week
3 and failed to pay the legally required overtime compensation to Plaintiff
4 and the other class members;
- 5 d. Whether Defendants properly calculated the regular rate for Plaintiff and
6 the other class members who worked overtime and earned incentive pay;
- 7 e. Whether Defendants failed to provide Plaintiff and the other class
8 members legally mandated meal and/or rest periods and failed to
9 compensate them the related premium wages pursuant to California
10 Labor Code section 226.7(c);
- 11 f. Whether Defendants failed to pay minimum wages to Plaintiff and the
12 other class members for all hours worked;
- 13 g. Whether Defendants failed to pay all wages due to Plaintiff and the other
14 class members within the required time upon their discharge or
15 resignation;
- 16 h. Whether Defendants complied with wage reporting as required by the
17 California Labor Code, including, *inter alia*, section 226;
- 18 i. Whether Defendants failed to reimburse Plaintiff and the other class
19 members for necessary business-related expenses and costs;
- 20 j. Whether Defendants' conduct was willful or reckless;
- 21 k. Whether Defendants engaged in unfair business practices in violation of
22 California Business & Professions Code sections 17200, *et seq.*;
- 23 l. The appropriate amount of damages, restitution, and/or monetary
24 penalties resulting from Defendants' violation of California law; and
- 25 m. Whether Plaintiff and the other class members are entitled to
26 compensatory damages pursuant to the California Labor Code.

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17. During the relevant time period set forth herein, Defendants employed Plaintiff and other persons as hourly-paid or non-exempt employees within the State of California.

18. Defendants, jointly and severally, employed Plaintiff as an hourly-paid non-exempt employee during the relevant time period in the State of California, County of San Diego.

19. Defendants had the authority to hire and terminate Plaintiff and the other class members; to set work rules and conditions governing Plaintiff's and other class members' employment; and to supervise their daily employment activities.

20. Defendants exercised sufficient authority over the terms and conditions of Plaintiff's and other class members' employment for them to be joint employers of Plaintiff and the other class members.

21. Defendants directly hired and paid wages and benefits to Plaintiff and the other class members.

22. Defendants continue to employ hourly-paid or non-exempt employees within the State of California.

23. Plaintiff and the other class members worked over eight (8) hours in a day, and/or forty (40) hours in a week during their employment with Defendants.

24. Plaintiff is informed and believes, and based thereon alleges, that Defendants engaged in a uniform policy and systematic scheme of wage abuse against their hourly-paid or non-exempt employees within the State of California. This scheme involved, *inter alia*, failing to pay them for all hours worked, and failing to provide legally mandated meal and rest breaks or pay related premium wages in lieu thereof, in violation of California law.

25. Plaintiff is informed and believes, and based thereon alleges, that Defendants knew or should have known that Plaintiff and the other class members were entitled to receive certain wages for overtime compensation and that Plaintiff and the other class members were not receiving wages for overtime compensation.

1 26. Plaintiff is informed and believes, and based thereon alleges, that Defendants
2 failed to provide Plaintiff and the other class members the required meal and rest periods
3 during the relevant time period as required under the Industrial Welfare Commission (“IWC”)
4 Wage Orders and thus they are entitled to any and all applicable penalties.

5 27. Plaintiff is informed and believes, and based thereon alleges, that Defendants
6 knew or should have known that Plaintiff and the other class members were entitled to receive
7 all timely and complete meal periods or payment of one additional hour of pay at Plaintiff’s
8 and the other class members’ regular rate of pay when a meal period was missed, late or
9 interrupted, and that Plaintiff and the other class members did not receive all timely and proper
10 meal periods or payment of one additional hour of pay at their regular rate of pay when a meal
11 period was missed.

12 28. Plaintiff is informed and believes, and based thereon alleges, that Defendants
13 knew or should have known that Plaintiff and other class members were entitled to receive all
14 timely rest periods without interruption or payment of one additional hour of pay at Plaintiff’s
15 and the other class members’ regular rate of pay when a rest period was missed, late or
16 interrupted, and that Plaintiff and the other class members did not receive all rest periods or
17 payment of one additional hour of pay at their regular rate of pay when a rest period was
18 missed.

19 29. Plaintiff is informed and believes, and based thereon alleges, that Defendants
20 knew or should have known that Plaintiff and the other class members were entitled to receive
21 at least minimum wages for compensation and that Plaintiff and the other class members were
22 not receiving at least minimum wages for all hours worked.

23 30. Plaintiff is informed and believes, and based thereon alleges, that Defendants
24 knew or should have known that Plaintiff and the other class members were entitled to receive
25 the wages owed to them upon discharge or resignation, including overtime and minimum
26 wages and meal and rest period premiums, and that Plaintiff and the other class members did
27 not, in fact, receive such wages owed to them at the time of their discharge or resignation.
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1 31. Plaintiff is informed and believes, and based thereon alleges, that Defendants
2 knew or should have known that Plaintiff and the other class members were entitled to receive
3 complete and accurate wage statements in accordance with California law, but, in fact,
4 Plaintiff and the other class members did not receive complete and accurate wage statements
5 from Defendants. The deficiencies included, *inter alia*, the failure to include the total number
6 of hours worked by Plaintiff and the other class members.

7 32. Plaintiff is informed and believes, and based thereon alleges, that Defendants
8 knew or should have known that Plaintiff and the other class members were entitled to
9 reimbursement for necessary business-related expenses.

10 33. Plaintiff is informed and believes, and based thereon alleges, that Defendants
11 knew or should have known that they had a duty to compensate Plaintiff and the other class
12 members pursuant to California law, and that Defendants had the financial ability to pay such
13 compensation, but willfully, knowingly, and intentionally failed to do so, and falsely
14 represented to Plaintiff and the other class members that they were properly denied wages, all
15 in order to increase Defendants' profits.

16 34. During the relevant time period set forth herein, Defendants failed to pay
17 overtime wages to Plaintiff and the other class members for all hours worked. Plaintiff and
18 other class members were required to work more than eight (8) hours per day and/or more
19 than forty (40) hours per week without overtime compensation.

20 35. During the relevant time period set forth herein, Defendants failed to provide the
21 requisite uninterrupted and timely meal and rest periods to Plaintiff and the other class
22 members.

23 36. During the relevant time period set forth herein, Defendants failed to pay
24 Plaintiff and the other class members at least minimum wages for all hours worked.

25 37. During the relevant time period set forth herein, Defendants failed to pay
26 Plaintiff and the other class members the wages owed to them upon discharge or resignation.

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38. During the relevant time period set forth herein, Defendants failed to provide complete or accurate wage statements to Plaintiff and the other class members.

39. During the relevant time period set forth herein, Defendants failed to reimburse Plaintiff and the other class members for necessary business-related expenses.

40. During the relevant time period set forth herein, Defendants failed to properly compensate Plaintiff and the other class members pursuant to California law in order to increase Defendants' profits.

41. California Labor Code section 218 states that nothing in Article 1 of the Labor Code shall limit the right of any wage claimant to “sue directly . . . for any wages or penalty due to him [or her] under this article.”

FIRST CAUSE OF ACTION

(Violation of California Labor Code §§ 510 and 1198)

(Against PROPERTY WEST, INC. and DOES 1 through 100)

42. Plaintiff incorporates by reference the allegations contained in Paragraphs 1 through 41, and each and every part thereof with the same force and effect as though fully set forth herein.

43. California Labor Code section 1198 and the applicable IWC Wage Order provide that it is unlawful to employ persons without compensating them at a rate of pay either time-and-one-half or two-times that person's regular rate of pay, depending on the number of hours worked by the person on a daily or weekly basis.

44. Specifically, the applicable IWC Wage Order provides that Defendants are and were required to pay Plaintiff and the other class members employed by Defendants, who work(ed) more than eight (8) hours in a day or more than forty (40) hours in a workweek, at the rate of time-and-one-half for all hours worked in excess of eight (8) hours in a day or more than forty (40) hours in a workweek.

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1 45. The applicable IWC Wage Order further provides that Defendants are and were
2 required to pay Plaintiff and the other class members overtime compensation at a rate of two
3 times their regular rate of pay for all hours worked in excess of twelve (12) hours in a day.

4 46. California Labor Code section 510 codifies the right to overtime compensation
5 at one-and-one-half times the regular hourly rate for hours worked in excess of eight (8) hours
6 in a day or forty (40) hours in a week or for the first eight (8) hours worked on the seventh
7 day of work, and overtime compensation at twice the regular hourly rate for hours worked in
8 excess of twelve (12) hours in a day or in excess of eight (8) hours in a day on the seventh day
9 of work.

10 47. During the relevant time period set forth herein, Plaintiff and the other class
11 members worked in excess of eight (8) hours in a day, and/or in excess of forty (40) hours in
12 a week.

13 48. During the relevant time period set forth herein, Defendants intentionally and
14 willfully failed to pay overtime wages owed to Plaintiff and the other class members.

15 49. Defendants' failure to pay Plaintiff and the other class members the unpaid
16 balance of overtime compensation, as required by California laws, violates the provisions of
17 California Labor Code sections 510 and 1198, and is therefore unlawful.

18 50. Pursuant to California Labor Code section 1194, Plaintiff and the other class
19 members are entitled to recover unpaid overtime compensation, as well as interest, costs, and
20 attorneys' fees.

21 **SECOND CAUSE OF ACTION**

22 **(Violation of California Labor Code §§ 226.7 and 512(a))**

23 **(Against PROPERTY WEST, INC. and DOES 1 through 100)**

24 51. Plaintiff incorporates by reference the allegations contained in paragraphs 1
25 through 50, and each and every part thereof with the same force and effect as though fully set
26 forth herein.

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1 52. During the relevant time period set forth herein, the IWC Wage Order and
2 California Labor Code sections 226.7 and 512(a) were applicable to Plaintiff's and the other
3 class members' employment by Defendants.

4 53. During the relevant time period set forth herein, California Labor Code section
5 226.7 provides that no employer shall require an employee to work during any meal or rest
6 period mandated by an applicable order of the California IWC.

7 54. During the relevant time period set forth herein, the applicable IWC Wage Order
8 and California Labor Code section 512(a) provide that an employer may not require, cause or
9 permit an employee to work for a work period of more than five (5) hours per day without
10 providing the employee with a meal period of not less than thirty (30) minutes, except that if
11 the total work period per day of the employee is no more than six (6) hours, the meal period
12 may be waived by mutual consent of both the employer and employee.

13 55. During the relevant time period set forth herein, the applicable IWC Wage Order
14 and California Labor Code section 512(a) further provide that an employer may not require,
15 cause, or permit an employee to work for a work period of more than ten (10) hours per day
16 without providing the employee with a second uninterrupted meal period of not less than thirty
17 (30) minutes, except that if the total hours worked is no more than twelve (12) hours, the
18 second meal period may be waived by mutual consent of the employer and the employee only
19 if the first meal period was not waived.

20 56. During the relevant time period set forth herein, Plaintiff and the other class
21 members who were scheduled to work for a period of time no longer than six (6) hours, and
22 who did not waive their legally-mandated meal periods by mutual consent, were required to
23 work for periods longer than five (5) hours without an uninterrupted meal period of not less
24 than thirty (30) minutes and/or without a rest period.

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1 57. During the relevant time period set forth herein, Plaintiff and the other class
2 members who were scheduled to work for a period of time no longer than twelve (12) hours,
3 and who did not waive their legally-mandated meal periods by mutual consent, were required
4 to work for periods longer than ten (10) hours without an uninterrupted meal period of not less
5 than thirty (30) minutes and/or without a rest period.

6 58. During the relevant time period set forth herein, Plaintiff and the other class
7 members who were scheduled to work for a period of time in excess of six (6) hours were
8 required to work for periods longer than five (5) hours without an uninterrupted meal period
9 of not less than thirty (30) minutes and/or without a rest period.

10 59. During the relevant time period set forth herein, Plaintiff and the other class
11 members who were scheduled to work for a period of time in excess of twelve (12) hours were
12 required to work for periods longer than ten (10) hours without an uninterrupted meal period
13 of not less than thirty (30) minutes and/or without a rest period.

14 60. During the relevant time period set forth herein, Defendants intentionally and
15 willfully required Plaintiff and the other class members to work during meal periods and failed
16 to compensate Plaintiff and the other class members the full meal period premium for work
17 performed during meal periods.

18 61. During the relevant time period set forth herein, Defendants failed to pay
19 Plaintiff and the other class members the full meal period premium due pursuant to California
20 Labor Code section 226.7.

21 62. Defendants' conduct violates the applicable IWC Wage Order and California
22 Labor Code sections 226.7 and 512(a).

23 63. Pursuant to the applicable IWC Wage Order and California Labor Code section
24 226.7(c), Plaintiff and the other class members are entitled to recover from Defendants one
25 additional hour of pay at the employee's regular rate of compensation for each workday that
26 the meal period was not provided.

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1 **THIRD CAUSE OF ACTION**

2 **(Violation of California Labor Code § 226.7)**

3 **(Against PROPERTY WEST, INC. and DOES 1 through 100)**

4 64. Plaintiff incorporates by reference the allegations contained in paragraphs 1
5 through 63, and each and every part thereof with the same force and effect as though fully set
6 forth herein.

7 65. During the relevant time period set forth herein, the applicable IWC Wage Order
8 and California Labor Code section 226.7 were applicable to Plaintiff's and the other class
9 members' employment by Defendants.

10 66. During the relevant time period set forth herein, California Labor Code section
11 226.7 provides that no employer shall require an employee to work during any rest period
12 mandated by an applicable order of the California IWC.

13 67. During the relevant time period set forth herein, the applicable IWC Wage Order
14 provides that "[e]very employer shall authorize and permit all employees to take rest periods,
15 which insofar as practicable shall be in the middle of each work period" and that the "rest
16 period time shall be based on the total hours worked daily at the rate of ten (10) minutes net
17 rest time per four (4) hours or major fraction thereof" unless the total daily work time is less
18 than three and one-half (3 ½) hours.

19 68. During the relevant time period set forth herein, Defendants required Plaintiff
20 and the other class members to work four (4) or more hours without authorizing or permitting
21 a ten (10) minute rest period per each four (4) hour period worked.

22 69. During the relevant time period set forth herein, Defendants willfully required
23 Plaintiff and the other class members to work during rest periods and failed to pay Plaintiff
24 and the other class members the full rest period premium for work performed during rest
25 periods.

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1 70. During the relevant time period set forth herein, Defendants failed to pay
2 Plaintiff and the other class members the full rest period premium due pursuant to California
3 Labor Code section 226.7.

4 71. Defendants' conduct violates applicable IWC Wage Orders and California Labor
5 Code section 226.7.

6 72. Pursuant to the applicable IWC Wage Orders and California Labor Code section
7 226.7(c), Plaintiff and the other class members are entitled to recover from Defendants one
8 additional hour of pay at the employee's regular hourly rate of compensation for each workday
9 that the rest period was not provided.

10 **FOURTH CAUSE OF ACTION**

11 **(Violation of California Labor Code §§ 1194 and 1197)**

12 **(Against PROPERTY WEST, INC. and DOES 1 through 100)**

13 73. Plaintiff incorporates by reference the allegations contained in paragraphs 1
14 through 72 and each and every part thereof with the same force and effect as though fully set
15 forth herein.

16 74. During the relevant time period set forth herein, California Labor Code sections
17 1194 and 1197 provide that the minimum wage to be paid to employees, and the payment of
18 a lesser wage than the minimum so fixed, is unlawful.

19 75. During the relevant time period set forth herein, Defendants failed to pay
20 minimum wages to Plaintiff and the other class members as required, pursuant to California
21 Labor Code sections 1194 and 1197.

22 76. Defendants' failure to pay Plaintiff and the other class members the minimum
23 wage as required violates California Labor Code sections 1194 and 1197. Pursuant to those
24 sections, Plaintiff and other class members are entitled to recover the unpaid balance of their
25 minimum wage compensation as well as interest, costs, and attorneys' fees, and liquidated
26 damages in an amount equal to the wages unlawfully unpaid and interest thereon.

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1 77. Pursuant to California Labor Code section 1194.2, Plaintiff and the other class
2 members are entitled to recover liquidated damages in an amount equal to the wages
3 unlawfully unpaid and interest thereon.

4 **FIFTH CAUSE OF ACTION**

5 **(Violation of California Labor Code §§ 201 and 202)**

6 **(Against PROPERTY WEST, INC. and DOES 1 through 100)**

7 78. Plaintiff incorporates by reference the allegations contained in paragraphs 1
8 through 77, and each and every part thereof with the same force and effect as though fully set
9 forth herein.

10 79. During the relevant time period set forth herein, California Labor Code sections
11 201 and 202 provide that if an employer discharges an employee, the wages earned and unpaid
12 at the time of discharge are due and payable immediately, and if an employee quits their
13 employment, their wages shall become due and payable not later than seventy-two (72) hours
14 thereafter, unless the employee has given seventy-two (72) hours' notice of their intention to
15 quit, in which case the employee is entitled to their wages at the time of quitting.

16 80. During the relevant time period set forth herein, Defendants intentionally and
17 willfully failed to pay Plaintiff and the other class members who are no longer employed by
18 Defendants their wages, earned and unpaid, within seventy-two (72) hours of their leaving
19 Defendants' employ.

20 81. Defendants' failure to pay Plaintiff and the other class members who are no
21 longer employed by Defendants their wages, earned and unpaid, within seventy-two (72) hours
22 of their leaving Defendants' employ, is in violation of California Labor Code sections 201 and
23 202.

24 82. California Labor Code section 203 provides that if an employer willfully fails to
25 pay wages owed, in accordance with sections 201 and 202, then the wages of the employee
26 shall continue as a penalty from the due date thereof at the same rate until paid or until an
27 action is commenced; but the wages shall not continue for more than thirty (30) days.
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1 83. Plaintiff and the other class members are entitled to recover from Defendants the
2 statutory penalty wages for each day they were not paid, up to the thirty (30) day maximum
3 as provided by Labor Code section 203.

4 **SIXTH CAUSE OF ACTION**

5 **(Violation of California Labor Code § 226(a))**

6 **(Against PROPERTY WEST, INC. and DOES 1 through 100)**

7 84. Plaintiff incorporates by reference the allegations contained in paragraphs 1
8 through 83, and each and every part thereof with the same force and effect as though fully set
9 forth herein.

10 85. During the relevant time period set forth herein, California Labor Code section
11 226(a) provides that every employer shall furnish each of their employees an accurate itemized
12 statement in writing showing (1) gross wages earned, (2) total hours worked by the employee,
13 (3) the number of piece-rate units earned and any applicable piece rate if the employee is paid
14 on a piece-rate basis, (4) all deductions, provided that all deductions made on written orders
15 of the employee may be aggregated and shown as one item, (5) net wages earned, (6) the
16 inclusive dates of the period for which the employee is paid, (7) the name of the employee and
17 only the last four digits of their social security number or an employee identification number
18 other than a social security number, (8) the name and address of the legal entity that is the
19 employer, and (9) all applicable hourly rates in effect during the pay period and the
20 corresponding number of hours worked at each hourly rate by the employee. The deductions
21 made from payments of wages shall be recorded in ink or other indelible form, properly dated,
22 showing the month, day, and year, and a copy of the statement and the record of the deductions
23 shall be kept on file by the employer for at least three years at the place of employment or at
24 a central location within the State of California.

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1 86. Defendants have intentionally and willfully failed to provide Plaintiff and the
2 other class members with complete and accurate wage statements. The deficiencies include
3 but are not limited to: the failure to include the total number of hours worked by Plaintiff and
4 other class members.

5 87. As a result of Defendants' violation of California Labor Code section 226(a),
6 Plaintiff and the other class members have suffered injury and damage to their statutorily
7 protected rights.

8 88. More specifically, Plaintiff and the other class members have been injured by
9 Defendants' intentional and willful violation of California Labor Code section 226(a) because
10 they were denied both their legal right to receive, and their protected interest in receiving,
11 accurate and itemized wage statements pursuant to California Labor Code section 226(a).

12 89. Plaintiff and the other class members are entitled to recover from Defendants the
13 greater of their actual damages caused by Defendants' failure to comply with California Labor
14 Code section 226(a), or an aggregate penalty not exceeding four thousand dollars per
15 employee.

16 90. Plaintiff and the other class members are also entitled to injunctive relief to
17 ensure compliance with this section, pursuant to California Labor Code section 226(h).

18 **SEVENTH CAUSE OF ACTION**

19 **(Violation of California Labor Code §§ 2800 and 2802)**

20 **(Against PROPERTY WEST, INC. and DOES 1 through 100)**

21 91. Plaintiff incorporates by reference the allegations contained in paragraphs 1
22 through 90, and each and every part thereof with the same force and effect as though fully set
23 forth herein.

24 92. Pursuant to California Labor Code sections 2800 and 2802, an employer must
25 reimburse its employee for all necessary expenditures incurred by the employee in direct
26 consequence of the discharge of their job duties or in direct consequence of their obedience to
27 the directions of the employer.
28

1 93. Defendants have intentionally and willfully failed to reimburse Plaintiff and the
2 other class members for all necessary business-related expenses and costs. Plaintiff and the other
3 class members are entitled to recover from Defendants their business-related expenses and costs
4 incurred during the course and scope of their employment, plus interest accrued from the date
5 on which the employee incurred the necessary expenditures at the same rate as judgments in
6 civil actions in the State of California.

7 **EIGHTH CAUSE OF ACTION**

8 **(Violation of California Business & Professions Code §§ 17200, *et seq.*)**

9 **(Against PROPERTY WEST, INC. and DOES 1 through 100)**

10 94. Plaintiff incorporates by reference the allegations contained in paragraphs 1
11 through 93, and each and every part thereof with the same force and effect as though fully set
12 forth herein.

13 95. Defendants' conduct, as alleged herein, has been, and continues to be unfair,
14 unlawful and harmful to Plaintiff, the other class members, the general public, and
15 Defendants' competitors. Accordingly, Plaintiff seeks to enforce important rights affecting the
16 public interest within the meaning of Code of Civil Procedure section 1021.5.

17 96. Defendants' activities as alleged herein are violations of California law, and
18 constitute unlawful business acts and practices in violation of California Business &
19 Professions Code sections 17200, *et seq.*

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1 97. A violation of California Business & Professions Code sections 17200, *et seq.*
2 may be predicated on the violation of any state or federal law. In this instant case, Defendants’
3 policy and practice of requiring Plaintiff and the other class members work overtime hours
4 without paying them proper compensation violate California Labor Code sections 510 and
5 1198. Additionally, Defendants’ policy and practice of requiring Plaintiff and the other class
6 members to work through their meal and rest periods without paying them proper
7 compensation violate California Labor Code sections 226.7 and 512(a). Moreover,
8 Defendants’ policy and practice of failing to timely pay wages to Plaintiff and the other class
9 members violate California Labor Code sections 201 and 202. Defendants also violated
10 California Labor Code sections 226(a), 1194, 1197, 2800 and 2802.

11 98. As a result of the herein described violations of California law, Defendants
12 unlawfully gained an unfair advantage over other businesses.

13 99. Plaintiff and the other class members have been personally injured by
14 Defendants’ unlawful business acts and practices as alleged herein, including but not
15 necessarily limited to the loss of money and/or property.

16 100. Pursuant to California Business & Professions Code sections 17200, *et seq.*,
17 Plaintiff and the other class members are entitled to restitution of the wages withheld and
18 retained by Defendants during a period that commences four years prior to the filing of this
19 Complaint; an award of attorneys’ fees pursuant to California Code of Civil procedure section
20 1021.5 and other applicable laws; and an award of costs.

21 **NINTH CAUSE OF ACTION**

22 **(Violation of Labor Code § 2698, et seq. (“PAGA”))**

23 **(Against PROPERTY WEST, INC. and DOES 1 through 100)**

24 101. Plaintiff incorporates by reference the allegations contained in paragraphs 1
25 through 100, and each and every part thereof with the same force and effect as though fully set
26 forth herein.

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102. The Private Attorneys General Act of 2004 (“PAGA”) expressly establishes that any provision of the California Labor Code which provides for a civil penalty to be assessed and collected by the California Labor and Workforce Development Agency (“LWDA”), or any of its departments, divisions, commissions, boards, agencies or employees for a violation of the California Labor Code, may be recovered through a civil action brought by an aggrieved employee on behalf of himself or herself, and other current or former employees.

103. On October 3, 2023, Plaintiff provided written notice to the LWDA and Defendants of the specific provisions of the Labor Code she contends were violated, and the theories supporting her contentions. Attached hereto as **Exhibit 1** and incorporated by reference is a copy of the written notice to the LWDA. Plaintiff believes that on or about December 7, 2023, the sixty-five (65) days’ notice period expired as to all Defendants and the LWDA has taken no action to investigate or prosecute this matter. Thus, Plaintiff exhausted her administrative remedies.

104. Plaintiff and the other non-exempt employees are “aggrieved employees” as defined by California Labor Code section 2699(c) in that they all are or were non-exempt employees of Defendants employed in California at any time during the period from October 3, 2022, to the present, and one or more of the alleged violations was committed against them.

Failure to Pay Minimum and Overtime Wages

105. At all times relevant herein, Defendants were required to compensate their non-exempt employees minimum wages for all hours worked and overtime wages for all hours worked in excess of eight (8) hours in a day or forty (40) hours in a workweek, pursuant to the mandate of Labor Code sections 510, 1194, 1197, and 1198.

106. As a policy and practice, Defendants failed to compensate Plaintiff and the other aggrieved current and former employees for all hours worked, resulting in a failure to pay all minimum wages and overtime wages, where applicable.

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1 **Failure to Provide Meal Periods and Rest Breaks**

2 107. At all times relevant herein, Defendants were required to authorize and permit
3 their non-exempt employees to take a 10-minute rest break for every four (4) hours worked or
4 major fraction thereof and were further required to provide their non-exempt employees with a
5 30-minute meal period for every five (5) hours worked, pursuant to the mandates of Labor Code
6 sections 226.7 and 512.

7 108. As a policy and practice, Defendants failed to provide Plaintiff and the other
8 aggrieved current and former employees with legally mandated meal periods and rest breaks
9 and failed to pay proper compensation for this failure.

10 **Failure to Timely Pay Wages During Employment**

11 109. At all times relevant herein, Defendants were required to pay their employees
12 within a specified time period pursuant to the mandate of Labor Code section 204.

13 110. As a policy and practice, Defendants failed to pay Plaintiff and the other aggrieved
14 current and former employees all wages due and owing them within the required time period.

15 **Failure to Timely Pay Wages Upon Termination**

16 111. At all times relevant herein, Defendants were required to pay their employees all
17 wages owed in a timely fashion at the end of employment pursuant to the mandates of Labor
18 Code sections 201 to 204.

19 112. As a policy and practice, as a result of Defendants' Labor Code violations alleged
20 above, Defendants failed to pay Plaintiff and the other aggrieved former employees their final
21 wages, pursuant to the mandates of Labor Code sections 201 through 204. Accordingly,
22 Defendants owe waiting time penalties pursuant to Labor Code section 203.

23 **Failure to Provide Complete and Accurate Wage Statements**

24 113. At all times relevant herein, Defendants were required to keep accurate records
25 regarding their California employees, pursuant to the mandates of Labor Code sections 226 and
26 1174.

27 ///

114. As a result of Defendants' various Labor Code violations, Defendants failed to keep accurate records regarding Plaintiff and the other aggrieved current and former employees. For example, Defendants failed in their affirmative obligation to keep accurate records regarding Plaintiff and the other aggrieved current and former employees' gross wages earned, total hours worked, all deductions, net wages earned, and all applicable hourly rates and the number of hours worked at each hourly rate.

Failure to Reimburse Business Expenses

115. At all times relevant herein, Defendants were required to reimburse their employees for any and all necessary expenditures or losses incurred by the employees in direct consequences of the discharge of their duties, pursuant to the mandates of Labor Code sections 2800 and 2802.

116. As a policy and practice, Defendants regularly failed to reimburse Plaintiff and the other aggrieved current and former employees for all business expenses incurred and owed to them within the required time period.

Penalties

117. Pursuant to California Labor Code section 2699, Plaintiff, individually, and on behalf of other current and former aggrieved employees, requests and is entitled to recover from Defendants, and each of them, civil penalties, interest, attorneys' fees and costs pursuant, including but not limited to:

- a. Penalties under California Labor Code section 2699 in the amount of one hundred dollars (\$100) for each aggrieved employee per pay period for the initial violation, and two hundred dollars (\$200) for each aggrieved employee per pay period for each subsequent violation;
- b. Penalties under California Code of Regulations Title 8 section 11040 in the amount of fifty dollars (\$50) for each aggrieved employee per pay period for the initial violation, and one hundred dollars (\$100) for each aggrieved employee per pay period for each subsequent violation;

- 1 c. Penalties under California Labor Code section 210 in addition to, and entirely
2 independent and apart from, any other penalty provided in the California Labor
3 Code in the amount of one hundred dollars (\$100) for each aggrieved employee
4 per pay period for the initial violation, and two hundred dollars (\$200) for each
5 aggrieved employee per pay period for each subsequent violation;
- 6 d. Penalties under Labor Code section 1197.1 in the amount of a hundred dollars
7 (\$100) for each aggrieved employee per pay period for the initial violation, and
8 two hundred fifty dollars (\$250) for each aggrieved employee per pay period for
9 each subsequent violation;
- 10 e. Wages under California Labor Code section 558 in addition to, and entirely
11 independent and apart from, any other penalty provided in the California Labor
12 Code;
- 13 f. Any and all additional penalties as provided by the Labor Code and/or other
14 statutes; and
- 15 g. Attorneys' fees and costs pursuant to Labor Code sections 210, 1194, and 2699,
16 and any other applicable statute.

17 **DEMAND FOR JURY TRIAL**

18 Plaintiff, individually, and on behalf of other members of the general public similarly
19 situated, requests a trial by jury.

20 **PRAYER FOR RELIEF**

21 WHEREFORE, Plaintiff, individually and on behalf of all other members of the
22 general public similarly situated, prays for relief and judgment against Defendants, jointly and
23 severally, as follows:

24 **Class Certification**

- 25 1. That this action be certified as a class action;
- 26 2. That Plaintiff be appointed as representative of the Class;
- 27 3. That counsel for Plaintiff be appointed as Class Counsel; and
- 28

1 4. That Defendants provide to Class Counsel immediately the names and most
2 current contact information (address, e-mail, and telephone numbers) of all class members.

3 **As to the First Cause of Action**

4 5. That the Court declare, adjudge and decree that Defendants violated California
5 Labor Code sections 510 and 1198 and applicable IWC Wage Orders by willfully failing to
6 pay all overtime wages due to Plaintiff and the other class members;

7 6. For general unpaid wages at overtime wage rates and such general and special
8 damages as may be appropriate;

9 7. For pre-judgment interest on any unpaid overtime compensation commencing
10 from the date such amounts were due;

11 8. For reasonable attorneys' fees and costs of suit incurred herein pursuant to
12 California Labor Code section 1194; and

13 9. For such other and further relief as the court may deem just and proper.

14 **As to the Second Cause of Action**

15 10. That the Court declare, adjudge and decree that Defendants violated California
16 Labor Code sections 226.7 and 512(a) and applicable IWC Wage Orders by willfully failing
17 to provide all meal periods (including second meal periods) to Plaintiff and the other class
18 members;

19 11. That the Court make an award to Plaintiff and the other class members of one
20 (1) hour of pay at each employee's regular rate of compensation for each workday that a meal
21 period was not provided;

22 12. For all actual, consequential, and incidental losses and damages, according to
23 proof;

24 13. For premium wages pursuant to California Labor Code section 226.7(c);

25 14. For pre-judgment interest on any unpaid wages from the date such amounts were
26 due;

27 15. For reasonable attorneys' fees and costs of suit incurred herein; and
28

1 16. For such other and further relief as the court may deem just and proper.

2 **As to the Third Cause of Action**

3 17. That the Court declare, adjudge and decree that Defendants violated California
4 Labor Code section 226.7 and applicable IWC Wage Orders by willfully failing to provide all
5 rest periods to Plaintiff and the other class members;

6 18. That the Court make an award to Plaintiff and the other class members of one
7 (1) hour of pay at each employee's regular rate of compensation for each workday that a rest
8 period was not provided;

9 19. For all actual, consequential, and incidental losses and damages, according to
10 proof;

11 20. For premium wages pursuant to California Labor Code section 226.7(c);

12 21. For pre-judgment interest on any unpaid wages from the date such amounts were
13 due; and

14 22. For such other and further relief as the court may deem just and proper.

15 **As to the Fourth Cause of Action**

16 23. That the Court declare, adjudge and decree that Defendants violated California
17 Labor Code sections 1194 and 1197 by willfully failing to pay minimum wages to Plaintiff
18 and the other class members;

19 24. For general unpaid wages and such general and special damages as may be
20 appropriate;

21 25. For pre-judgment interest on any unpaid compensation from the date such
22 amounts were due;

23 26. For reasonable attorneys' fees and costs of suit incurred herein pursuant to
24 California Labor Code section 1194(a);

25 27. For liquidated damages pursuant to California Labor Code section 1194.2; and

26 28. For such other and further relief as the court may deem just and proper.

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1 **As to the Fifth Cause of Action**

2 29. That the Court declare, adjudge and decree that Defendants violated California
3 Labor Code sections 201, 202, and 203 by willfully failing to pay all compensation owed at
4 the time of termination of the employment of Plaintiff and the other class members no longer
5 employed by Defendants;

6 30. For all actual, consequential, and incidental losses and damages, according to
7 proof;

8 31. For statutory wage penalties pursuant to California Labor Code section 203 for
9 the other class members who have left Defendants' employ;

10 32. For pre-judgment interest on any unpaid compensation from the date such
11 amounts were due; and

12 33. For such other and further relief as the court may deem just and proper.

13 **As to the Sixth Cause of Action**

14 34. That the Court declare, adjudge and decree that Defendants violated the record
15 keeping provisions of California Labor Code section 226(a) and applicable IWC Wage Orders
16 as to Plaintiff and the other class members, and willfully failed to provide accurate itemized
17 wage statements thereto;

18 35. For actual, consequential and incidental losses and damages, according to proof;

19 36. For statutory penalties pursuant to California Labor Code section 226(e);

20 37. For injunctive relief to ensure compliance with this section, pursuant to
21 California Labor Code section 226(h); and

22 38. For such other and further relief as the court may deem just and proper.

23 **As to the Seventh Cause of Action**

24 39. That the Court declare, adjudge and decree that Defendants violated California
25 Labor Code sections 2800 and 2802 by willfully failing to reimburse Plaintiff and the other
26 class members for all necessary business-related expenses as required by California Labor
27 Code sections 2800 and 2802;

- 1 40. For actual, consequential and incidental losses and damages, according to proof;
2 41. For the imposition of civil penalties and/or statutory penalties;
3 42. For punitive damages and/or exemplary damages according to proof at trial;
4 43. For reasonable attorneys' fees and costs of suit incurred herein; and
5 44. For such other and further relief as the court may deem just and proper.

6 **As to the Eighth Cause of Action**

7 45. That the Court declare, adjudge and decree that Defendants violated California
8 Business & Professions Code sections 17200, *et seq.* by failing to provide Plaintiff and the
9 other class members all overtime compensation due to them, failing to provide all meal and
10 rest periods to Plaintiff and the other class members, failing to pay at least minimum wages to
11 Plaintiff and the other class members, failing to pay Plaintiff's and the other class members'
12 wages timely as required by California Labor Code sections 201 and 202.

13 46. For restitution of unpaid wages to Plaintiff and other class members and all pre-
14 judgment interest from the day such amounts were due and payable;

15 47. For the appointment of a receiver to receive, manage and distribute any and all
16 funds disgorged from Defendants and determined to have been wrongfully acquired by
17 Defendants as a result of violation of California Business & Professions Code sections 17200,
18 *et seq.*;

19 48. For reasonable attorneys' fees and costs of suit incurred herein pursuant to
20 California Code of Civil Procedure section 1021.5;

21 49. For injunctive relief to ensure compliance with this section, pursuant to
22 California Business & Professions Code sections 17200, *et seq.*; and

23 50. For such other and further relief as the court may deem just and proper.

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As to the Ninth Cause of Action

51. That the Court declare, adjudge, and decree that Defendants violated California Labor Code section 2698, *et seq.*, by failing to pay minimum and overtime wages, failing to provide meal periods and rest breaks, failing to timely pay wages during employment and upon termination, failing to provide complete and accurate wage statements, and failing to reimburse expenses;

52. For civil penalties pursuant to Labor Code section 2699 *et seq.*, for Defendants' violations of Labor Code sections 201, 202, 203, 204, 210, 218.5, 221, 226(a), 226.3, 226.7, 246, 432.5, 510, 512(a), 551, 552, 558, 1174(d), 1194, 1197, 1197.1, 1198, 2800 and 2802;

53. For costs and attorneys' fees pursuant to Labor Code sections 210, 218.5, 1194, 2699, and any other applicable statute; and

54. For such other and further relief that the court may deem just and proper.

Dated: April 30, 2024

JUSTICE LAW CORPORATION

By: 

Douglas Han
Shunt Tatavos-Gharajeh
Shelby Miner
Attorneys for Plaintiff

EXHIBIT 1

October 3, 2023

BY U.S. MAIL/ELECTRONIC SUBMISSION

PAGAfilings@dir.ca.gov

State of California

Labor & Workforce Development Agency

800 Capitol Mall, MIC-55

Sacramento, California 95814

Re: PROPERTY WEST, INC.

Dear Representative:

We have been retained to represent Maria McGowen against Property West, Inc. (including any and all affiliates, managers, members, subsidiaries, and parents, and their shareholders, officers, directors, and employees), any individual, owner, officer or managing agent acting on behalf of an "Employer" pursuant to California Labor Code section 558.1, and DOES 1-20¹ for violations of California wage-and-hour laws (hereinafter collectively referred to as "PWI").

Ms. McGowen is pursuing her California Labor Code sections 2698, *et seq.*, the Private Attorneys General Act of 2004 ("PAGA") claim on a representative basis. Therefore, Ms. McGowen may seek penalties for violations of the Labor Code on behalf of the State of California and aggrieved employees, which are recoverable under PAGA. This letter is sent in compliance with the reporting requirements of California Labor Code section 2699.3.

Property West, Inc. is a California corporation located at 1322 Scott Street, Suite 204, San Diego, California 92106.

PWI employed Ms. McGowen as an hourly-paid non-exempt Community Manager within one year of the date of this letter (until or until around September of 2023) in the State of California. PWI directly controlled the wages, hours and/or working conditions of Ms. McGowen's and other aggrieved employees' employment, including direction, retention, scheduling, supervision, and termination.

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¹ Ms. McGowen does not know the true names or capacities, whether individual, partner or corporate, of DOES 1 through 20, inclusive, and for that reason, said DOES are designated under such fictitious names. Ms. McGowen will amend this notice when the true names and capacities are known. Ms. McGowen is informed and believes that each DOE was responsible in some way for the matters alleged herein and proximately caused Ms. McGowen and other current and former aggrieved employees to be subject to the illegal employment practices, wrongs and injuries complained of herein.

The “aggrieved employees” that Ms. McGowen may seek penalties on behalf of are all current and former hourly-paid or non-exempt employees (whether hired directly or through a staffing agency) of PWI within the State of California.

PWI failed to properly pay its hourly-paid or non-exempt employees for all hours worked, failed to properly compensate minimum and overtime wages, failed to properly provide legally mandated meal and rest breaks or pay premium wages in lieu thereof, failed to issue compliant wage statements, and failed to reimburse for all necessary business-related costs and expenses, thus resulting in Labor Code violations as stated below.

Pursuant to *Huff v. Securitas Security Services USA, Inc.* (2018) 23 Cal. App. 5th 745, 751, an employee who brings a representative action and was affected by at least one of the violations alleged in the complaint has standing to pursue penalties on behalf of the state not only for that violation, but for violations affecting other employees as well. Accordingly, Ms. McGowen has standing to pursue penalties on behalf of the state for violations affecting all aggrieved employees at PWI, regardless of their classification, job title, location, or whether they were hired directly or through a staffing agency.

PWI has violated and/or continues to violate, among other provisions of the California Labor Code and applicable wage law, California Labor Code sections 201, 202, 203, 204, 210, 218.5, 221, 226(a), 226.3, 226.7, 246, 432.5, 510, 512(a), 551, 552, 558, 1174(d), 1194, 1197, 1197.1, 1198, 2800 and 2802, and the IWC Wage Orders.

California Labor Code sections 510, 1194, and 1198 require employers to pay time-and-a-half or double-time overtime wages and make it unlawful to work employees for hours longer than eight hours in one day and/or over forty hours in one week without paying the premium overtime rates. During the relevant time period, Ms. McGowen and other aggrieved employees routinely worked in excess of 8 hours in a day and 40 hours in a week. PWI failed to compensate Ms. McGowen and other aggrieved employees for all hours worked and performing off-the-clock work, including pre- and post-shift, and during meal breaks. PWI also failed to include non-discretionary bonuses into aggrieved employees’ regular rate of pay for purposes of overtime compensation. Therefore, Ms. McGowen and other aggrieved employees were entitled to receive certain wages for overtime compensation, but they were not paid for all overtime hours worked.

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California Labor Code section 246 requires that employers provide employees with paid sick leave of not less than one hour per every 30 hours worked. California Labor Code section 246(l) also requires that paid sick leave be paid at a non-exempt employee's regular rate of pay for the workweek in which the employee uses paid sick time or at a rate calculated by dividing the employee's total wages, not including overtime premium pay, by the employee's total hours worked in the full pay periods of the prior 90 days of employment. During the relevant time period, PWI failed to pay aggrieved employees paid sick leave that complied with California Labor Code section 246, by, for example, failing to pay paid sick leave at non-exempt employee's regular rate of pay or at a rate calculated by dividing the employee's total wages, not including overtime premium pay, by the employee's total hours worked in the full pay periods of the prior 90 days of employment.

California Labor Code sections 226.7 and 512(a) require employers to pay an employee one additional hour of pay at the employee's regular rate for each workday that a meal or rest break is not provided. During the relevant time period, PWI routinely required Ms. McGowen and other aggrieved employees to work through, interrupt, cut short, and/or delay their meal and rest breaks to comply with PWI's policies and expectations and assist residents. PWI failed to provide coverage to Ms. McGowen and other aggrieved employees so they may be relieved of all work duties and take legally mandated meal and rest breaks. Lastly, PWI failed to authorize and permit aggrieved employees to take the requisite number of meal and rest breaks, including second meal breaks and third rest breaks, when working shifts exceeding 10 hours in length. Despite these facts, PWI failed to compensate Ms. McGowen and other aggrieved employees all the premium wages they were owed, including failing to pay premium wages at aggrieved employees' regular rate of pay.

California Labor Code section 551 states "[e]very person employed in any occupation of labor is entitled to one day's rest therefrom in seven." Section 552 further states "[n]o employer of labor shall cause his employees to work more than six days in seven." PWI required aggrieved employees to work seven days in a row or more without one day's rest.

California Labor Code section 432.5 states "[n]o employer, or agent, manager, superintendent, or officer thereof, shall require any employee or applicant for employment to agree, in writing, to any term or condition which is known by such employer, or agent, manager, superintendent, or officer thereof to be prohibited by law." PWI required aggrieved employees to execute arbitration agreements as a condition of employment despite knowing that such agreements are prohibited under Labor Code section 432.6.

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California Labor Code section 201 requires that if an employer discharges an employee, the wages earned and unpaid at the time of discharge are due and payable immediately. California Labor Code section 202 requires that if an employee not having a written contract for a definite period quits their employment, their wages shall become due and payable not later than 72 hours thereafter, unless the employee has given 72 hours' previous notice of their intention to quit, in which case the employee is entitled to their wages at the time of quitting. California Labor Code section 203 provides that if an employer willfully fails to pay, without abatement or reduction, in accordance with Labor Code sections 201, 201.3, 201.5, 201.6, 201.8, 201.9, 202, and 205.5, any wages of an employee who is discharged or who quits, the wages of the employee shall continue as a penalty from the due date thereof at the same rate until paid or until an action therefor is commenced; but the wages shall not continue for more than 30 days. During the relevant time period, PWI failed to pay Ms. McGowen and other aggrieved employees all wages, including for uncompensated off-the-clock work, unpaid overtime premiums and premium wages for failing to provide legally mandated meal and rest breaks, due to them within any time period specified by California Labor Code sections 201 and 202 and therefore is liable under California Labor Code sections 203 and 210.

California Labor Code section 204 requires that all wages earned by any person in any employment between the 1st and the 15th days, inclusive, of any calendar month, other than those wages due upon termination of an employee, are due and payable between the 16th and the 26th day of the month during which the labor was performed, and that all wages earned by any person in any employment between the 16th and the last day, inclusive, of any calendar month, other than those wages due upon termination of an employee, are due and payable between the 1st and the 10th day of the following month. California Labor Code section 204 also requires that all wages earned for labor in excess of the normal work period shall be paid no later than the payday for the next regular payroll period. During the relevant time period, PWI failed to pay Ms. McGowen and other aggrieved employees all wages due to them, including for uncompensated off-the-clock work, unpaid overtime premiums and premium wages for failing to provide legally mandated meal and rest breaks within any time period specified by California Labor Code section 204, and is therefore liable under California Labor Code section 210.

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California Labor Code section 226 requires employers to make, keep and provide complete and accurate itemized wage statements to their employees. During the relevant time period, PWI did not provide Ms. McGowen and other aggrieved employees with complete and accurate itemized wage statements. The wage statements they received from PWI were in violation of California Labor Code section 226(a). The violations include, but are not limited to, the failure to include (1) gross wages earned by Ms. McGowen and other aggrieved employees, (2) total hours worked by Ms. McGowen and other aggrieved employees, (3) the number of piece-rate units earned and any applicable piece rate by Ms. McGowen and other aggrieved employees, (4) all deductions for Ms. McGowen and other aggrieved employees, (5) net wages earned by Ms. McGowen and other aggrieved employees, (6) the inclusive dates of the period for which aggrieved employees are paid, (7) the name of the aggrieved employee and only the last four digits of their social security number or an employee identification number other than a social security number, (8) the name and address of the legal entity that is the employer and (9) all applicable hourly rates in effect during the pay period and the corresponding number of hours worked at each hourly rate by aggrieved employees.

California Labor Code section 558 allows recovery of penalties. Pursuant to the code, (a) Any employer or other person acting on behalf of an employer who violates, or causes to be violated, a section of this chapter or any provision regulating hours and days of work in any order of the Industrial Welfare Commission shall be subject to a civil penalty as follows: (1) For any initial violation, fifty dollars (\$50) for each underpaid employee for each pay period for which the employee was underpaid in addition to an amount sufficient to recover underpaid wages. (2) For each subsequent violation, one hundred dollars (\$100) for each underpaid employee for each pay period for which the employee was underpaid in addition to an amount sufficient to recover underpaid wages. (3) Wages recovered pursuant to this section shall be paid to the affected employee. Ms. McGowen and other aggrieved employees have been denied their wages and premium wages and, therefore, are entitled to penalties.

California Labor Code section 1174(d) requires an employer to keep, at a central location in the state or at the plants or establishments at which employees are employed, payroll records showing the hours worked daily by and the wages paid to, and the number of piece-rate units earned by and any applicable piece rate paid to, employees employed at the respective plants or establishments. These records shall be kept with rules established for this purpose by the commission, but in any case, shall be kept on file for not less than three years. During the relevant time period, PWI failed to keep accurate and complete payroll records showing the hours worked daily and the wages paid to Ms. McGowen and other aggrieved employees.

California Labor Code sections 1194, 1197 and 1197.1 provide the minimum wage to be paid to employees, and the payment of a lesser wage than the minimum so fixed is unlawful. During the relevant time period, PWI did not provide Ms. McGowen and other aggrieved employees with the minimum wages to which they were entitled despite constructive and actual knowledge of off-the-clock work, including pre- and post-shift, and during meal breaks.

California Labor Code sections 2800 and 2802 require an employer to reimburse its employee for all necessary expenditures incurred by the employee in direct consequence of the discharge of their job duties or in direct consequence of their obedience to the directions of the employer. During their employment, Ms. McGowen and other aggrieved employees incurred necessary business-related expenses and costs that were not fully reimbursed by PWI, including for using their personal cell phones for work-related purposes.

We believe that Ms. McGowen and other current and former California-based hourly-paid or non-exempt employees are entitled to penalties as allowed under California Labor Code sections 2698, *et seq.* for violations of Labor Code sections 201, 202, 203, 204, 210, 218.5, 221, 226(a), 226.3, 226.7, 246, 432.5, 510, 512(a), 551, 552, 558, 1174(d), 1194, 1197, 1197.1, 1198, 2800 and 2802, and the IWC Wage Orders.

California Labor Code section 2699.3 requires that a claimant send a certified letter to the employer in question and the California Labor & Workforce Development Agency setting forth the claims, and the basis for the claims, thereby giving the California Labor & Workforce Development Agency an opportunity to investigate the claims and/or take any action it deems appropriate.

The purpose of this letter is to satisfy the requirement created by California Labor Code section 2699 prior to seeking penalties allowed by law for the aforementioned statutory violations. We look forward to determining whether the California Labor & Workforce Development Agency intends to take any action in reference to these claims. We kindly request that you respond to this notice according to the time frame contemplated by the California Labor Code.

Ms. McGowen will seek these penalties on her own behalf and on behalf of other similarly situated California-based hourly-paid or non-exempt employees of PWI within one year of the date of this letter, as allowed by law.

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LWDA
October 3, 2023
Page 7 of 7

If you have any questions or require additional information, please do not hesitate to contact us. Thank you for your attention to this matter and the noble cause you advance each and every day.

Very truly yours,

JUSTICE LAW CORPORATION

A handwritten signature in black ink, appearing to read "D. Han", with a long horizontal flourish extending to the right.

Douglas Han, Esq.

CC: (By Certified U.S. Mail Only):

Mark Gosselin
c/o Property West, Inc.
1322 Scott Street
Suite 204
San Diego, California 92106
Agent for Service of Process for Property West, Inc.

**PROOF OF SERVICE
1013A(3) CCP**

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

I am employed in the County of Los Angeles, State of California. I am over the age of 18 and not a party to the within action. My business address is 751 N. Fair Oaks Avenue, Suite 101, Pasadena, CA 91103 and my electronic service address is shanneyan@justicelawcorp.com

On May 2, 2024, I served the foregoing document described as

FIRST AMENDED CLASS ACTION COMPLAINT FOR DAMAGES

for the following case: **Maria McGowen v. Property West, Inc.**
LWDA/Court Case No.: **LWDA Case No.: CM-985248-23**
Court Case No.: 37-2023-00045226-CU-OE-CTL
San Diego County Superior Court

on interested parties in this action by electronically submitting as follows:

State of California
Labor & Workforce Development Agency
800 Capitol Mall, MIC-55
Sacramento, California 95814

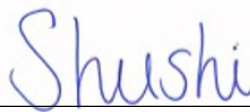
[X] BY ELECTRONIC SUBMISSION

Pursuant to California Senate Bill No. 836, I caused the documents described above to be electronically submitted by and through the procedure stated on the website of the State of California Labor and Workforce Development Agency.

[X] STATE

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on May 2, 2024, at Pasadena, California.



Sophia Hanneyan