

EXHIBIT A

GEORGIA, FULTON COUNTY

STATE COURT OF FULTON COUNTY
Civil Division

CIVIL ACTION FILE NO. _____

KELLY A. SHURE
8565 DUNWOODY PLACE, BLDG 15, STE. A
ATLANTA, GA 30350

Plaintiff's Name, Address, City, State, Zip Code

v.

GS ROCKLEDGE, LLC; et al.
% CT CORPORATION, as Registered Agent
1201 PEACHTREE STREET, NE
ATLANTA, GA 30361

Defendant's Name, Address, City, State, Zip Code

TYPE OF SUIT	AMOUNT OF SUIT
<input type="checkbox"/> ACCOUNT	PRINCIPAL \$ _____
<input type="checkbox"/> CONTRACT	
<input type="checkbox"/> NOTE	INTEREST \$ _____
<input checked="" type="checkbox"/> TORT	
<input checked="" type="checkbox"/> PERSONAL INJURY	ATTY. FEES \$ _____
<input type="checkbox"/> FOREIGN JUDGMENT	
<input type="checkbox"/> TROVER	COURT COST \$ _____
<input type="checkbox"/> SPECIAL LIEN	

<input checked="" type="checkbox"/> NEW FILING	
<input type="checkbox"/> RE-FILING: PREVIOUS CASE NO. _____	

SUMMONS

TO THE ABOVE NAMED DEFENDANT: GREP SOUTHEAST, LLC

You are hereby summoned and required to file with the Clerk of said court and serve upon the Plaintiff's attorney, to-wit:

T. Charles Blaska
The Blaska Law Firm, LLC
8565 Dunwoody Place
Building 15, Suite A
Atlanta, GA 30350
770-998-1005

An answer to the complaint which is herewith served on you, within thirty (30) days after service on you, exclusive of the day of service. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint, plus cost of this action. **DEFENSE MAY BE MADE & JURY TRIAL DEMANDED**, via electronic filing through eFileGA via www.eFileGA.com or, if desired, at the e-filing public access terminal in the Clerk's Office at 185 Central Ave., S.W., Room TG100, Atlanta, GA 30303.

This 28th day of January, 2016


Cheryl Barber, Chief Clerk (electronic signature)

If the sum claimed in the suit, or value of the property sued for, is \$300.00 or more Principal, the defendant must admit or deny the paragraphs of plaintiff's petition by making written Answer. Such paragraphs not denied will be taken as true. If the plaintiff's petition is sworn to, or if suit is based on an unconditional contract in writing, then the defendant's answer must be sworn to.

If the principal sum claimed in the suit, or value of the property sued for, is less than \$300.00, and is on a note, unconditional contract, account sworn to, or the petition sworn to, defense must be made by filing a sworn answer setting up the facts relied on as a defense.

SERVICE INFORMATION:

Served, this _____ day of _____, 20_____.

DEPUTY MARSHAL, STATE COURT OF FULTON COUNTY

WRITE VERDICT HERE:

We, the jury, find for _____

This _____ day of _____, 20_____, _____ Foreperson

(STAPLE TO FRONT OF COMPLAINT)

IN THE STATE COURT OF FULTON COUNTY

STATE OF GEORGIA

KELLY A. SHURE,

Plaintiff,

v.

Civil Action File No.

GS ROCKLEDGE, LLC;
GREP SOUTHEAST, LLC;
GREYSTAR ASSOCIATES IV, LLC;
GREYSTAR DEVELOPMENT AND CONSTRUCTION, L.P.;
GREYSTAR EQUITY PARTNERS IV, LLC;
GREYSTAR GP II, LLC;
GREYSTAR HOLDINGS, INC.;
GREYSTAR MANAGEMENT SERVICES, L.P.;
GREYSTAR RS SE, LLC,
CRP-GREP AVENTINE, L.P.;
CRP-GREP ELAN 144 OWNER, LLC;
GREP GENERAL PARTNER, LLC;
GREYSTAR REAL ESTATE PARTNERS GP, LLC,
GREYSTAR REAL ESTATE PARTNERS, LLC,

Defendants.

COMPLAINT

COMES NOW KELLY A. SHURE ("Plaintiff") and makes and files this, her
Complaint, against Defendants **GS ROCKLEDGE, LLC; GREP SOUTHEAST, LLC;**
GREYSTAR ASSOCIATES IV, LLC; GREYSTAR DEVELOPMENT AND
CONSTRUCTION, L.P.; GREYSTAR EQUITY PARTNERS IV, LLC; GREYSTAR GP
II, LLC; GREYSTAR HOLDINGS, INC.; GREYSTAR MANAGEMENT SERVICES,
L.P.; GREYSTAR RS SE, LLC, CRP-GREP AVENTINE, L.P.; CRP-GREP ELAN 144
OWNER, LLC; GREP GENERAL PARTNER, LLC; GREYSTAR REAL ESTATE
PARTNERS GP, LLC; GREYSTAR REAL ESTATE PARTNERS, LLC, and respectfully
shows this Honorable Court the following:

1.

Plaintiff **KELLY A. SHURE** is a Georgia resident and submits herself to the jurisdiction and venue of this Court.

2.

Defendant **GS ROCKLEDGE, LLC** is a foreign limited liability company existing under the laws of the State of Delaware with its principal office located at 18 Broad Street, Suite 300, Charleston, South Carolina, 29401. Defendant **GS ROCKLEDGE, LLC** is registered with Georgia's Secretary of State and is authorized to transact business in the State of Georgia. Defendant **GS ROCKLEDGE, LLC** can be served by and through its registered agent, CT Corporation System, located at 1201 Peachtree Street NE, Atlanta, Fulton County, Georgia 30361. When served with summons and a copy of this Complaint, Defendant **GS ROCKLEDGE, LLC** will be subject to the jurisdiction of this Court.

3.

Defendant **GREP SOUTHEAST, LLC** is a foreign limited liability company existing under the laws of the State of Delaware with its principal office located at 18 Broad Street, Suite 300, Charleston, South Carolina, 29401. Defendant **GREP SOUTHEAST, LLC** is registered with Georgia's Secretary of State and is authorized to transact business in the State of Georgia. Defendant **GREP SOUTHEAST, LLC** can be served by and through its registered agent, CT Corporation System, located at 1201 Peachtree Street NE, Atlanta, Fulton County, Georgia 30361. When served with summons and a copy of this Complaint, Defendant **GREP SOUTHEAST, LLC** will be subject to the jurisdiction of this Court. Upon information and belief, Defendant **GREP SOUTHEAST, LLC** also does business as "Greystar Management Services, LLC" and as "Greystar Real Estate Partners" despite no such corporation or entity's existence in the State of Georgia.

4.

Defendant **GREYSTAR ASSOCIATES IV, LLC** is a foreign limited liability company existing under the laws of the State of Delaware with its principal office located at 18 Broad Street, Suite 300, Charleston, South Carolina, 29401. Defendant **GREYSTAR ASSOCIATES IV, LLC** is registered with Georgia's Secretary of State and is authorized to transact business in the State of Georgia. Defendant **GREYSTAR ASSOCIATES IV, LLC** can be served by and through its registered agent, CT Corporation System, located at 1201 Peachtree Street NE, Atlanta, Fulton County, Georgia 30361. When served with summons and a copy of this Complaint, Defendant **GREYSTAR ASSOCIATES IV, LLC** will be subject to the jurisdiction of this Court.

5.

Defendant **GREYSTAR DEVELOPMENT AND CONSTRUCTION, L.P.** is a foreign limited partnership company existing under the laws of the State of Delaware with its principal office located at 18 Broad Street, Suite 300, Charleston, South Carolina, 29401. Defendant **GREYSTAR DEVELOPMENT AND CONSTRUCTION, L.P.** is registered with Georgia's Secretary of State and is authorized to transact business in the State of Georgia. Defendant **GREYSTAR DEVELOPMENT AND CONSTRUCTION, L.P.** can be served by and through its registered agent, CT Corporation System, located at 1201 Peachtree Street NE, Atlanta, Fulton County, Georgia 30361. When served with summons and a copy of this Complaint, Defendant **GREYSTAR DEVELOPMENT AND CONSTRUCTION, L.P.** will be subject to the jurisdiction of this Court.

6.

Defendant **GREYSTAR EQUITY PARTNERS IV, LLC** is a foreign limited liability company existing under the laws of the State of Delaware with its principal office located at 18

Broad Street, Suite 300, Charleston, South Carolina, 29401. Defendant **GREYSTAR EQUITY PARTNERS IV, LLC** is registered with Georgia's Secretary of State and is authorized to transact business in the State of Georgia. Defendant **GREYSTAR EQUITY PARTNERS IV, LLC** can be served by and through its registered agent, CT Corporation System, located at 1201 Peachtree Street NE, Atlanta, Fulton County, Georgia 30361. When served with summons and a copy of this Complaint, Defendant **GREYSTAR EQUITY PARTNERS IV, LLC** will be subject to the jurisdiction of this Court.

7.

Defendant **GREYSTAR GP II, LLC** is a foreign limited liability company existing under the laws of the State of Delaware with its principal office located at 18 Broad Street, Suite 300, Charleston, South Carolina, 29401. Defendant **GREYSTAR GP II, LLC** is registered with Georgia's Secretary of State and is authorized to transact business in the State of Georgia. Defendant **GREYSTAR GP II, LLC** can be served by and through its registered agent, CT Corporation System, located at 1201 Peachtree Street NE, Atlanta, Fulton County, Georgia 30361. When served with summons and a copy of this Complaint, Defendant **GREYSTAR GP II, LLC** will be subject to the jurisdiction of this Court.

8.

Defendant **GREYSTAR HOLDINGS, INC.** is a foreign corporation existing under the laws of the State of Delaware with its principal office located at 18 Broad Street, Suite 300, Charleston, South Carolina, 29401. Defendant **GREYSTAR HOLDINGS, INC.** is registered with Georgia's Secretary of State and is authorized to transact business in the State of Georgia. Defendant **GREYSTAR HOLDINGS, INC.** can be served by and through its registered agent, CT Corporation System, located at 1201 Peachtree Street NE, Atlanta, Fulton County, Georgia 30361. When served with summons and a copy of this Complaint, Defendant

GREYSTAR HOLDINGS, INC. will be subject to the jurisdiction of this Court.

9.

Defendant **GREYSTAR MANAGEMENT SERVICES, L.P.** is a foreign limited partnership existing under the laws of the State of Delaware with its principal office located at 18 Broad Street, Suite 300, Charleston, South Carolina, 29401. Defendant **GREYSTAR MANAGEMENT SERVICES, L.P.** is registered with Georgia's Secretary of State and is authorized to transact business in the State of Georgia. Defendant **GREYSTAR MANAGEMENT SERVICES, L.P.** can be served by and through its registered agent, CT Corporation System, located at 1201 Peachtree Street NE, Atlanta, Fulton County, Georgia 30361. When served with summons and a copy of this Complaint, Defendant **GREYSTAR MANAGEMENT SERVICES, L.P.** will be subject to the jurisdiction of this Court. Upon information and belief, Defendant **GREYSTAR MANAGEMENT SERVICES, L.P.** also does business as "Greystar Management Services, LLC" despite no such corporation's existence in the State of Georgia.

10.

Defendant **GREYSTAR RS SE, LLC** is a foreign limited liability company existing under the laws of the State of Delaware with its principal office located at 18 Broad Street, Suite 300, Charleston, South Carolina, 29401. Defendant **GREYSTAR RS SE, LLC** is registered with Georgia's Secretary of State and is authorized to transact business in the State of Georgia. Defendant **GREYSTAR RS SE, LLC** can be served by and through its registered agent, CT Corporation System, located at 1201 Peachtree Street NE, Atlanta, Fulton County, Georgia 30361. When served with summons and a copy of this Complaint, Defendant **GREYSTAR RS SE, LLC** will be subject to the jurisdiction of this Court.

11.

Defendant **CRP-GREP AVENTINE, L.P.** is a foreign limited partnership existing under the laws of the State of Delaware with its principal office located at 18 Broad Street, Suite 300, Charleston, South Carolina, 29401. Defendant **CRP-GREP AVENTINE, L.P.** is registered with Georgia's Secretary of State and is authorized to transact business in the State of Georgia. Defendant **CRP-GREP AVENTINE, L.P.** can be served by and through its registered agent, CT Corporation System, located at 1201 Peachtree Street NE, Atlanta, Fulton County, Georgia 30361. When served with summons and a copy of this Complaint, Defendant **CRP-GREP AVENTINE, L.P.** will be subject to the jurisdiction of this Court.

12.

Defendant **CRP-GREP ELAN 144 OWNER, LLC** is a foreign limited liability company existing under the laws of the State of Delaware with its principal office located at 18 Broad Street, Suite 300, Charleston, South Carolina, 29401. Defendant **CRP-GREP ELAN 144 OWNER, LLC** is registered with Georgia's Secretary of State and is authorized to transact business in the State of Georgia. Defendant **CRP-GREP ELAN 144 OWNER, LLC** can be served by and through its registered agent, CT Corporation System, located at 1201 Peachtree Street NE, Atlanta, Fulton County, Georgia 30361. When served with summons and a copy of this Complaint, Defendant **CRP-GREP ELAN 144 OWNER, LLC** will be subject to the jurisdiction of this Court.

13.

Defendant **GREP GENERAL PARTNER, LLC** is a foreign limited liability company existing under the laws of the State of Delaware with its principal office located at 18 Broad Street, Suite 300, Charleston, South Carolina, 29401. Defendant **GREP GENERAL PARTNER, LLC** is registered with Georgia's Secretary of State and is authorized to transact

business in the State of Georgia. Defendant **GREP GENERAL PARTNER, LLC** can be served by and through its registered agent, CT Corporation System, located at 1201 Peachtree Street NE, Atlanta, Fulton County, Georgia 30361. When served with summons and a copy of this Complaint, Defendant **GREP GENERAL PARTNER, LLC** will be subject to the jurisdiction of this Court.

14.

Defendant **GREYSTAR REAL ESTATE PARTNERS GP, LLC** is a foreign limited liability company existing under the laws of the State of Delaware with its principal office located at 11 State Street, Charleston, South Carolina, 29401. This entity was named in the affidavit of Colene Mixon, Broadspire Services, as an insured party “[o]n the date of the alleged incident” in compliance with OCGA § 33-3-28. Defendant **GREYSTAR REAL ESTATE PARTNERS GP, LLC** is not currently registered with Georgia's Secretary of State and is not currently authorized to transact business in the State of Georgia. Defendant **GREYSTAR REAL ESTATE PARTNERS GP, LLC** does not have a listed registered agent; however, upon information and belief the registered agent is CT Corporation System, located at 1201 Peachtree Street NE, Atlanta, Fulton County, Georgia 30361. When served with summons and a copy of this Complaint, Defendant **GREYSTAR REAL ESTATE PARTNERS GP, LLC** will be subject to the jurisdiction of this Court. Upon information and belief, Defendant **GREYSTAR REAL ESTATE PARTNERS GP, LLC** also does business as “**GREP SOUTHEAST, LLC,**” who is named above as a Defendant in this action.

15.

Defendant **GREYSTAR REAL ESTATE PARTNERS, LLC** is a foreign limited liability company existing under the laws of the State of Delaware with an unlisted principal office address. This entity was named in the affidavit of Colene Mixon, Broadspire Services,

as an insured party “[o]n the date of the alleged incident” in compliance with OCGA § 33-3-28. Defendant **GREYSTAR REAL ESTATE PARTNERS, LLC** is not registered with Georgia's Secretary of State and is not authorized to transact business in the State of Georgia. Defendant **GREYSTAR REAL ESTATE PARTNERS, LLC** can be served by and through its registered agent, CT Corporation System, located at 2 Office Park Court, Suite 103, Columbia, South Carolina 29223. When served with summons and a second original of this Complaint, Defendant **GREYSTAR REAL ESTATE PARTNERS, LLC** will be subject to the jurisdiction of this Court. Upon information and belief, Defendant **GREYSTAR REAL ESTATE PARTNERS, LLC** also does business as “**GREP SOUTHEAST, LLC**,” who is named above as a Defendant in this action.

16.

Venue is proper in this Court.

17.

Rockledge Apartment Homes (“Rockledge Homes”) is an apartment home community located at 2075 Powers Ferry Road SE, Marietta, Georgia.

18.

At all times material hereto, Rockledge Homes was owned by **GS ROCKLEDGE, LLC**.

19.

At all times material hereto, Rockledge Homes was managed by **GS ROCKLEDGE, LLC**.

20.

At all times material hereto, Rockledge Homes was owned by **GREP SOUTHEAST,**

LLC.

21.

At all times material hereto, Rockledge Homes was managed by **GREP SOUTHEAST, LLC.**

22.

At all times material hereto, Rockledge Homes was owned by **GREYSTAR ASSOCIATES IV, LLC.**

23.

At all times material hereto, Rockledge Homes was managed by **GREYSTAR ASSOCIATES IV, LLC.**

24.

At all times material hereto, Rockledge Homes was owned by **GREYSTAR DEVELOPMENT AND CONSTRUCTION, L.P.**

25.

At all times material hereto, Rockledge Homes was managed by **GREYSTAR DEVELOPMENT AND CONSTRUCTION, L.P.**

26.

At all times material hereto, Rockledge Homes was owned by **GREYSTAR EQUITY PARTNERS IV, LLC.**

27.

At all times material hereto, Rockledge Homes was managed by **GREYSTAR EQUITY PARTNERS IV, LLC.**

28.

At all times material hereto, Rockledge Homes was owned by **GREYSTAR GP II,**

LLC.

29.

At all times material hereto, Rockledge Homes was managed by **GREYSTAR GP II,**

LLC.

30.

At all times material hereto, Rockledge Homes was owned by **GREYSTAR**

HOLDINGS, INC.

31.

At all times material hereto, Rockledge Homes was managed by **GREYSTAR**

HOLDINGS, INC.

32.

At all times material hereto, Rockledge Homes was owned by **GREYSTAR**

MANAGEMENT SERVICES, L.P.

33.

At all times material hereto, Rockledge Homes was managed by **GREYSTAR**

MANAGEMENT SERVICES, L.P.

34.

At all times material hereto, Rockledge Homes was owned by **GREYSTAR RS SE,**

LLC.

35.

At all times material hereto, Rockledge Homes was managed by **GREYSTAR RS SE,**

LLC.

36.

At all times material hereto, Rockledge Homes was owned by **CRP-GREP**

AVENTINE, L.P.

37.

At all times material hereto, Rockledge Homes was managed by **CRP-GREP**

AVENTINE, L.P.

38.

At all times material hereto, Rockledge Homes was owned by **CRP-GREP ELAN 144**

OWNER, LLC.

39.

At all times material hereto, Rockledge Homes was managed by **CRP-GREP ELAN**

144 OWNER, LLC.

40.

At all times material hereto, Rockledge Homes was owned by **GREP GENERAL**

PARTNER, LLC.

41.

At all times material hereto, Rockledge Homes was managed by **GREP GENERAL**

PARNTER, LLC.

42.

At all times material hereto, Rockledge Homes was owned by **GREYSTAR REAL**

ESTATE PARTNERS GP, LLC.

43.

At all times material hereto, Rockledge Homes was managed by **GREYSTAR REAL**

ESTATE PARTNERS GP, LLC.

44.

At all times material hereto, Rockledge Homes was owned by **GREYSTAR REAL**

ESTATE PARTNERS, LLC.

45.

At all times material hereto, Rockledge Homes was owned by **GREYSTAR REAL ESTATE PARTNERS, LLC.**

46.

At all times material hereto, Plaintiff resided in a Rockledge Homes apartment. This apartment's address is 2111 Powers Ferry Road, Apt. F, Marietta, Georgia 30067.

47.

On January 28, 2014, Atlanta, Georgia experienced a severe ice and snow storm, which affected the area where Rockledge Homes is located.

48.

On the evening on January 28, 2014, Plaintiff was walking on a sidewalk in the common area of Rockledge Homes en route to her apartment.

49.

At the same time and place, Plaintiff was required to negotiate a stairway to access her apartment.

50.

At the same time and place, Plaintiff reached for the stairway's handrail to steady herself because of the icy weather conditions and insufficient lighting due to non-functioning lighting in the area.

51.

At the same time and place, the entire handrail snapped and completely broke loose while in Plaintiff's grasp due to rusted areas on the handrail that had not been maintained or treated.

52.

At the same time and place, the broken handrail caused Plaintiff to fall onto the concrete staircase.

53.

At the same time and place, Plaintiff sustained serious and permanent bodily injury as a result of the broken handrail and subsequent fall.

54.

At the same time and place, the staircase where the handrail broke loose was Plaintiff's only means of ingress and egress to her apartment.

55.

At the same time and place, no warning signs were posted on the staircase where the handrail broke loose and Plaintiff fell, or in any other area of area of Rockledge Homes.

56.

At all times material hereto, Defendants, collectively, were required to but failed to comply with the standards set forth in The International Building Code and The International Property Maintenance Code (specifically Sections 304 and 307).

57.

Defendants' collective failure to comply with The International Building Code and The International Property Maintenance Code constitutes negligence *per se*.

58.

At all times material hereto, Defendants, collectively, had a duty to control, manage and maintain the Rockledge Homes apartment complex in accordance with the laws of the State of Georgia.

59.

At all times material hereto, Defendants, collectively, knew or should have known about the defective, rusted handrail that broke loose and caused Plaintiff's fall.

60.

At all times material hereto, Defendants, collectively, owed Plaintiff, as a tenant and business invitee, a duty to exercise ordinary care in keeping the Rockledge Homes apartment complex reasonably safe and free of dangerous conditions pursuant to O.C.G.A. § 51-3-1.

61.

Defendants, collectively, breached the duty owed Plaintiff pursuant to O.C.G.A. § 51-3-1 by failing to exercise ordinary care in keeping its premises reasonably safe and free of dangerous conditions.

62.

Defendants' collective breach of the duty owed Plaintiff pursuant to O.C.G.A. § 51-3-1 constitutes negligence *per se*.

63.

At all times material hereto, Defendants, collectively, failed to maintain the handrail located on the staircase where Plaintiff fell.

64.

At all times material hereto, Defendants, collectively, failed to warn Plaintiff about the defective, rusted handrail located on the staircase where Plaintiff fell.

65.

At all times material hereto, Defendants, collectively, failed to inspect the lighting conditions and light fixtures on the staircase where Plaintiff fell.

66.

At all times material hereto, Defendants, collectively, failed to inspect the staircase where Plaintiff fell, which served as Plaintiff's sole means of ingress and egress to her apartment in Rockledge Homes.

67.

At all times material hereto, Defendants, collectively, failed to salt or clear the staircase where Plaintiff fell, which served as Plaintiff's sole means of ingress and egress to her apartment in Rockledge Homes.

68.

The negligent actions of the collective Defendants' agents and employees shall be imputed upon the collective Defendants by and through the doctrine of *respondeat superior*.

69.

Defendants, collectively, are liable for Plaintiff's damages due to their combined and concurring negligence.

70.

As a direct, factual and proximate result of Defendants' combined and concurring negligence, Plaintiff has incurred medical and therapeutic expenses, past, present, and future, in excess of \$161,000.00.

71.

As a direct, factual and proximate result of Defendants' combined and concurring negligence, Plaintiff has suffered severe and painful physical, mental, and emotional injuries.

72.

As a direct, factual and proximate result of Defendants' combined and concurring negligence, Plaintiff sustained permanent physical injuries.

73.

As a result of the injuries Plaintiff sustained in the subject fall, Plaintiff has undergone surgery and requires additional, future surgery.

74.

All of the injuries and damages herein claimed by Plaintiff resulted solely and proximately from Defendants' combined and concurring negligence.

WHEREFORE, Plaintiff respectfully prays as follows:

- That summons and process issue and that Defendants each be served in accordance with the laws of this state;
- That Defendants be required to answer this Complaint within thirty (30) days from the date of service upon it;
- That Plaintiff has a verdict and judgment against Defendants in this action to recover damages including, but not limited to, medical expenses, physical pain and suffering, past, present and future; mental pain and suffering, past, present and future and for such other damages to which she may be entitled under the laws of this State;
- That Plaintiff recovers interest on any unliquidated damages demand in accordance with O.C.G.A. § 51-12-14;
- For a jury trial as to all issues so triable; and
- For such other relief as may be proper under the circumstances of this action.

[Signature on Following Page]

Respectfully submitted this 28th day of January, 2016.

/s/ T. Charles Blaska

T. Charles Blaska

Georgia State Bar No. 940640

Dana J. Norman

Georgia State Bar No. 545790

Thomas C. Blaska

Georgia State Bar No. 062925

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