

UNITED STATES  
ENVIRONMENTAL PROTECTION AGENCY

BEFORE THE ADMINISTRATOR

09 MAR 20 AM 10:11

ENVIRONMENTAL PROTECTION  
AGENCY-REGION VII  
REGIONAL HEARING CLERK

In the Matter of )

Premier Property Management, LLC d/b/a )  
Delaware Premier Property Management, )  
LLC and S2S Sunswept Associates, LLC )

Docket No. TSCA-07-2009-0005

Respondents )

PREHEARING ORDER

As you have been previously notified, I have been designated to preside in the above captioned matter. EPA alleges that Respondents have violated Section 409 of the Toxic Substances Control Act ("TSCA"), 15 U.S.C. § 2689, by failing to comply with the regulatory requirements of 40 C.F.R. Part 745, Subpart F, *Disclosure of Known Lead-Based Paint and/or Lead-Based Paint Hazards Upon Sale or Lease of Residential Property*, pursuant to Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, 42 U.S.C. § 4852d. The EPA Consolidated Rules of Practice ("Rules") are applicable in this administrative enforcement proceeding, and are found in 40 C.F.R. Part 22.

As provided in the Rules at §22.18(a), it is the Agency's policy to encourage settlement of proceedings without the necessity of a formal hearing. However, the continuation of settlement negotiations will not provide good cause for not meeting the following schedule set in this Prehearing Order.

The schedule can now be set for the filing of prehearing exchanges under 40 C.F.R. §22.19 in accordance with the following procedure:

1. Each party shall submit a list of all expert and other witnesses it intends to call together with a brief narrative summary of their expected testimony, and copies of all documents and exhibits it intends to introduce into evidence. The exhibits should include a resume for each proposed expert witness.
2. The Complainant shall submit a statement explaining in detail how the proposed penalty amount was determined, including a description of how the specific provisions of any EPA penalty or enforcement policies or guidelines were applied in calculating the penalty.
3. If the Respondents intend to take the position that they are unable to pay the proposed penalty, or that payment will have an adverse effect on Respondents' ability to continue in business, Respondents shall furnish supporting documentation, such as financial statements or tax returns.

4. The Complainant shall submit a statement on the applicability of the Paperwork Reduction Act ("PRA"), 44 U.S.C. § 3501 *et seq.*, to this proceeding, including whether there is a current Office of Management and Budget control number involved and whether the provisions of Section 3512 of the PRA may apply to this case.


5. Each party shall submit its views on the place for the hearing pursuant to §§ 22.21(d) and 22.19(d) of the Rules. Each party should also indicate when they would be available for the hearing, and give an estimate of the time needed to present its direct case.

The Parties must simultaneously make their initial prehearing exchanges by **Monday, May 18, 2009**. If Respondents do not intend to present a direct case, but wish to cross-examine Complainant's witnesses, they must submit a statement to that effect instead of a prehearing exchange. After the initial exchanges, the parties may file supplements to their prehearing exchanges (including any reply or rebuttal material), without motion, until 30 days before the date scheduled for the hearing. **Please be sure that copies are legible with printing on one side only. In addition to the paper filings required under the Rules for motions and post-hearing briefs, the parties are also to submit such filings on a CD so that the court may efficiently copy relevant portions from those documents into any orders and decisions it may issue.**

Upon completion of the prehearing exchanges, the parties are directed to confer with one another in order to determine those issues which remain genuinely in dispute, so that the hearing may be focused on such matters. The parties shall then submit a statement to the court identifying those issues.

The original and one copy of all filings, with attachments, shall be sent to the Regional Hearing Clerk, and copies sent to the opposing party and the Administrative Law Judge.

The parties are reminded that, pursuant to the Consolidated Rules of Practice, at the hearing an original and one copy of each exhibit shall be filed with the undersigned Presiding Judge for the record (an exhibit notebook binder is appreciated) and a copy furnished to each party. A true copy of any exhibit may be substituted for the original.

  
\_\_\_\_\_  
William B. Moran  
United States Administrative Law Judge

Dated: March 18, 2009  
Washington, DC

If sending by:

**Fed Ex, UPS or any type of Courier service**

Judge William B. Moran  
U.S. Environmental Protection Agency  
Office of Administrative Law Judges  
Franklin Court Building  
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**Regular U.S. mail**

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**Mail Code 1900L**  
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In the Matter of Premier Property Management, LLC d/b/a, Delaware Premier Property Management, LLC and S2S Sunswept Associates, LLC, Respondent  
Docket No. TSCA-07-2009-0005

**CERTIFICATE OF SERVICE**

I certify that the foregoing **Prehearing Order**, dated March 18, 2009, was sent this day in the following manner to the addressees listed below:

**Original and copy by pouch mail to:**

Kathy Robinson  
Regional Hearing Clerk  
U.S. EPA  
901 N. 5<sup>th</sup> Street  
Kansas City, KS 66101

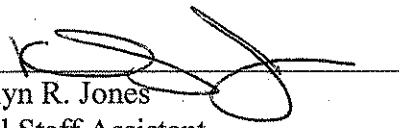
**Copy by regular mail to:**

Attorney for Complainant:

Raymond Bosch, Esq.  
Assistant Regional Counsel  
U.S. EPA  
901 N. 5<sup>th</sup> Street  
Kansas City, KS 66101

Respondent:

Israel L. Suster, Esq.  
Israel Suster Law Office  
1316 Village Creek Drive, Suite 500  
Plano, TX 75093

  
Knolyn R. Jones  
Legal Staff Assistant

Dated: March 18, 2009  
Washington, DC