

Docket Optical System - Docket No. 12-AB1103-1

From: Bill Schmalzel <bschmalzel@coacair.com>
To: "docket@energy.ca.gov" <docket@energy.ca.gov>
Date: 4/12/2012 1:53 PM
Subject: Docket No. 12-AB1103-1

Dear AB1103,

I would like to submit a question and have it added to the public correspondence regarding the important implementation of AB1103.

Other than the two parties that are directly involved in the various transactions that trigger AB1103 i.e. tenant/landlord, buyer/seller or mortgagee/mortgagor is there an entity that would act as the gatekeeper to make sure the required documents are disclosed? For example, in the case of a loan or purchase would the escrow officer be responsible for making sure the AB1103 requirements are met before close of escrow? In the case of a tenant/landlord transaction would the real estate broker(s) be held accountable for the adhering to AB1103?

Please verify the entity or entities that would be responsible for making sure the documents are disclosed.

Thanks

Bill Schmalzel

Director Energy Management Services
 Cooper Oates Air Conditioning, Inc.
 916.381.4611 office
 916.416-7447 mobile
bschmalzel@coacair.com

DOCKET

12-AB1103-1

DATE APR 12 2012

RECD. APR 12 2012