

CALIFORNIA 579  
MFR 040 20479

## MEMORANDUM FOR THE RECORD

**Event:** Interview of Cathy Threadgill

**Date:** 06/23/2004

**Special Access Issues:** none

**Prepared by:** Quinn John Tamm, Jr.

9/11 Personal Privacy

**Team Number:** 1A

Cathy Treadgill, Rental Director, Park Newport Apartments, 1 Park-Newport Drive, Newport Beach, CA 92660, telephone number [redacted] was interviewed by professional staff members Quinn John Tamm, Jr. and Marco A. Cordero.

Ms. Threadgill stated that she was employed by Avalon Bay Development Corporation, Newport Beach, CA, as the manager of the Avalon Westside Apartments, (Avalon Westside) 3630 Sepulveda, Los Angeles, CA from December 1999 to May 2000. She left Avalon Bay Development Corporation and began her employment with the Park Newport Apartments. Ms. Threadgill has been employed by the Park Newport Apartments continually since that time.

Ms. Threadgill advised that when she arrived at the Avalon Westside there had not been a resident manager for a period of four months. Because the Avalon Westside was located in a "marginal" community, security was the major issue for Ms. Threadgill. She required that the residents gain entrance to the complex by the use of a "gate card" and door key system. Avalon Westside did not employ any outside security service and security issues were handled "in house" by Ms. Threadgill and the assistant managers. The apartment complex is located in the City of Los Angeles. Ms. Threadgill was asked if there was a system in place to assure that only residents and their bona fide guests were able to enter the Avalon Westside. Ms. Threadgill stated that there was a "system" but that it could be easily circumvented. Unapproved entry to the complex was most commonly accomplished by entering through the parking garage when the gate was open to allow a motor vehicle to enter.

Ms. Threadgill was asked if she recalled a corporate tenant by the name of the Islamic Foundation of Los Angeles, doing business as the King Fahad Mosque, Culver City, CA. Ms. Threadgill stated that this business was not a tenant at the Avalon Westside when she was the manager. Ms. Threadgill was shown a photograph of Fahad al Thumairy and asked if she recognized him. Ms. Threadgill stated that she did not know al Thumairy as a tenant, or for any other reason. Ms. Threadgill also said that she was familiar with the photographs of Nawaf al Hazmi and Khalid al Mihdhar and that neither al Hazmi nor al Mihdhar had been tenants at the Avalon Westside.

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Ms. Threadgill was also shown a photograph of Abderraouf Jdey. Ms. Threadgill said that Jdey was not a tenant of Avalon Westside. Ms. Threadgill did state however that there were "quite a few" Arab tenants at the Avalon Westside during the period of time that she was the manager. She said that most of the Arab tenants were students at the University of Southern California or the University of California, Los Angeles. Ms. Threadgill said that it was possible to rent a furnished apartment at the Avalon Westside for one month, and that the apartments were furnished and sublet by Oakwood Corporate Housing. Ms. Threadgill said that the assistant manager during this period of time was Maria Clay, who has since moved to Georgia. Ms. Clay was responsible for the short term leases. Ms. Threadgill recalled that there was a male Nigerian rental agent during the period of time that she was the manager. She believes that he spoke Arabic, and that he dealt with the Arab tenants. Ms. Threadgill provided no additional information at this time.