



CALIFORNIA ARCHITECTS

DEPARTMENT OF CONSUMER AFFAIRS

WINTER NEWSLETTER
2022 EDITION, ISSUE 3



TIAN FENG, BOARD PRESIDENT

PRESIDENT'S MESSAGE

REFLECTIONS

As I end my two-year tenure as Board president, I want to express my sincere appreciation for the Board, staff, and fellow architects. It has been a pleasure to serve as Board president, and direct the following achievements:

- Promote diversity in California and with the National Council of Architectural Registration Boards (NCARB), serving on its Diversity Committee.
- Support the new Zero Net Carbon Design continuing education requirement. I have been actively involved in developing regulations to further define this requirement.

- Revise committee policy for efficiency and consistency.
- Revise the disability access continuing education regulatory package to clarify course providers' responsibilities, with the goal of providing improved guidance to licensees on the types of courses that qualify for credit to meet the requirement.
- Abide by the fiduciary duty to architects to ensure the financial resources of the Board are secure.
- Represent the Board at NCARB and National Architectural Accrediting Board meetings, as well as stakeholders' meetings.

I look forward to serving with the incoming Board president and fellow Board members to better the architectural profession in California.

Tian Feng, FAIA, FCSI

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Sylvia Kwan, Architect Member
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Nilza Serrano, Public Member

QUICK LINKS

LICENSE SEARCH

ENFORCEMENT ACTIONS

LICENSING

FORMS

RENEWALS

SUBSCRIBER LIST



NILZA SERRANO—LIVING THE DREAM



Driven, passionate, and vivacious are a few words to describe Board member Nilza Serrano. She has been a governor-appointed Board member since September 2013 and her current term expires in June 2024.

Born in Guatamala, Serrano's family migrated to the United States when she was 7 years old. She grew up in the housing projects in the Lincoln Heights neighborhood of Los Angeles. "I made it out by the grace of the universe and now sit on awesome boards like CAB," she said.

Serrano was a television producer and after years of spending long hours in the editing bay "dungeon" (sometimes a 36-hour stint),

she decided to start her own business, and has since started another one (Serrano & Associates), which specializes in business development and partnerships, as well as governmental affairs. When asked how she finds time to sit on several boards and run a fast-paced company, she said, "I'm single and my kids are grown so I have a lot of time—it's better than sitting on the couch and eating bon bons." Additionally, she has FOMO syndrome—fear of missing out on anything—especially diversity discussions.

Serrano became interested in becoming a Board member because architecture is one of her fascinations. She said that prior to becoming a Board member, she was unaware that people from various backgrounds aren't drawn to a career in the field of architecture and realizes the need for a diverse pool of licensees to become impactful in the architecture world.

During her tenure on the Board, she has seen positive policy changes regarding advocating for a more diverse licensing population and said the subject of diversity is now part of the Board's DNA. She would like to see the Board focus on ensuring that U.S. students can compete on the same level as international students, e.g., international students have an easier admission process due to the larger amount of tuition that is received from them. She lamented that it isn't fair for U.S.-born students to wait three to four years for an opening. She worries about the void in 20 years

because the foreign students return to their countries and the U.S. students have had to wait for educational opportunities.

Serrano is passionate and conscientious about Board activities and responsibilities. She said the sacrifice of time is worth it because it gives her a seat at the table and a voice in the room. "I have been afforded this opportunity by the governor and don't want to disappoint him," she said.

Serrano knows that being a Board member is extremely rewarding, and currently there is a public member vacancy. She feels that anybody who wants to serve should put their name in the hat because being a Board member is beneficial for the community, architects, and prospective architects.

The Board is fortunate to have Serrano as a member with her vast professional experience and her zeal to protect consumers.



QUICK LINKS

LICENSE SEARCH

ENFORCEMENT ACTIONS

LICENSING

FORMS

RENEWALS

SUBSCRIBER LIST



ADDITIONAL CONTINUING EDUCATION REQUIREMENT STARTS JANUARY 1, 2023

Governor Gavin Newsom signed [Assembly Bill 1010](#) into law on September 16, 2021, which amended Business and Professions Code section [5600.05](#). The law now requires that California architects complete five hours of continuing education (CE) on Zero Net Carbon Design (ZNCD) prior to their license expiration date that occurs after January 1, 2023.

The current requirement to complete five hours of CE on disability access requirements remains, and the additional five hours of CE on ZNCD brings the total required CE hours to 10 during each renewal cycle starting January 1, 2023.

The Board is developing regulations to establish qualifications for ZNCD courses and course providers by July 1, 2024. Prior to that date, any ZNCD coursework that includes information and practical guidance concerning building design strategies that meet their energy demands or offset carbon-based energy consumption with energy efficiency or renewable energy will be acceptable if presented by trainers or educators with knowledge and expertise in these design requirements.

Architects must maintain records documenting completion of the required coursework for at least two years in the event of an audit. Records must include the following:

- Course title
- Subjects covered
- Name of provider
- Name of educator/trainer
- Date of completion

- Number of hours completed
- Statement about the trainer/educator's knowledge and experience

Architects will continue to certify on their renewal applications that they have completed the required CE coursework prior to their license expiration date. An architect or a coursework provider (on the behalf of the architect) may submit evidence of coursework completion through our [online submission tool](#).

Please be advised that the Board does not provide, endorse, or pre-approve any CE courses or providers; however, after July 1, 2024, new regulations will establish criteria for course provider qualifications and course content. Architects are responsible for determining whether course content meets the requirements set forth in the law.



2023 LANDSCAPE ARCHITECT REGISTRATION EXAMINATION TRANSITION

On August 25, 2022, the Council of Landscape Architectural Registration Boards (CLARB) announced changes to the content and structure of the Landscape Architect Registration Examination (LARE), effective December 2023. Most notably, candidates must pass LARE Section 1 (Project and Construction Management) and LARE Section 4 (Grading, Drainage and Construction Documentation) to receive transitional credit for the new LARE section Construction Administration and Documentation.

The Landscape Architects Technical Committee (LATC) advises candidates to consider the examination transition timeframe before registering for LARE Section 1, to determine if they have sufficient time to accumulate qualifying training experience to also complete LARE Section 4, before the LARE format transition in December 2023. LATC is exploring regulation changes to require a total of six years of education and/or training experience, as outlined in California Code of Regulations, title 16, section 2620 (Education and Training Credits), prior to taking the new LARE format.

Candidates seeking California pre-approval for the LARE must apply with LATC. Applicants are encouraged to submit all documentation 45 days prior to the LARE administration for which they would like to register. Any questions regarding the upcoming LARE format transition and how it may affect an applicant's pathway to licensure in California should be directed to LATC staff at LATC@dca.ca.gov.

QUICK LINKS

LICENSE SEARCH

ENFORCEMENT ACTIONS

LICENSING

FORMS

RENEWALS

SUBSCRIBER LIST



ENFORCEMENT ACTIONS (CAB)

ADMINISTRATIVE ACTIONS

Twen Ma (Bradbury)—Effective July 8, 2022, and in accordance with a stipulated settlement, Twen Ma's architect license number C-16815 was revoked. However, the revocation was stayed, his license suspended for 30 days, and he was placed on probation for three years with specific terms and conditions, including reimbursing the Board \$14,495.75 for investigative costs. An Accusation filed against Ma alleged four causes for discipline for violations of: (1) Business and Professions Code (BPC) section 5584 and California Code of Regulations (CCR), title 16, section 160(a)(2) (Negligence); (2) BPC section 5584 and CCR, title 16, section 150 (Willful Misconduct—Breach of Contract); (3) BPC section 5584 and CCR, title 16, sections 150 and 160(b)(1) (Willful Misconduct); and (4) BPC section 5583 (Fraud or Deceit in the Practice of Architecture).

The Accusation alleged that on or about August 4, 2015, Ma was hired to design a 65,000-square-foot warehouse in Montclair. He received a deposit of \$47,500. The payment schedule in the Agreement for Architectural Services stated that payment would be made as follows: 25% upon consummation of the agreement, 20% upon completion of the preliminary sketches, 20% beginning working drawings and specifications, 20% upon completion of working drawings and specifications for the building plan, 10% upon receipt of the building permit, and 5% upon final map recording.

Ma informed his client that he obtained approval on the preliminaries from the city and had prepared the drawings for structural, plumbing, mechanical, and electrical work. On or about September 10, 2015, Ma was paid \$38,000 for the completion of the preliminary sketches for planning approval. On or about March 16, 2016, Ma was paid \$38,000 for beginning work on the drawings and specifications. Ma's client later discovered that Ma had lied about obtaining approvals on the

preliminaries by the city and that Ma had proceeded to prepare the drawings for structural, plumbing, mechanical, and electrical work without the preliminary approvals.

To continue the project, Ma signed a document admitting to breaching the original contract by failing to obtain the mandatory approval by the city. He proceeded to make additional designs and/or changes, which were subsequently rejected by the city. In September 2016, Montclair requested corrections, but as of February 1, 2017, Respondent had not submitted a response to address the corrections. Ma entered into a stipulated settlement and the Board adopted the Proposed Disciplinary Order which became effective on July 8, 2022.

CITATIONS

Ben Fernandez (Los Angeles)—The Board issued a one-count citation that included a \$2,500 administrative fine to Ben Fernandez, an unlicensed individual, doing business as BF Design Group, for alleged violations of BPC 5536(a) and CCR, title 16, section 134(a).

The action alleged that Fernandez provided architectural services for his client's existing apartment building in Los Angeles. Mr. Fernandez created a fee estimate proposal for \$12,000 including completion of "architectural drawings." Mr. Fernandez was paid over \$8,000 and stopped communicating with his clients once the submittal required corrections and abandoned the project. The scope of work for the project included demolition and the conversion of three apartment units on the first floor to a retail unit and remodeling of the second-floor units. The project was not exempt from licensing requirements per BPC section 5537(a) or 5538 as it was a commercial building and included demolition.

Fernandez's business cards also included "Architect-Planning-Interiors" as his description of service. Offering or providing architectural services without a license and use of the words architect and architectural in his

business entity's description of services constitute violations of BPC 5536(a) and CCR, title 16, section 134(a). Fernandez was served with notice of the violations but did not respond to multiple requests to make corrections. The citation became final on June 22, 2022.

Kenneth F. Ibarra (San Bruno)—The Board issued a one-count citation that included a \$500 administrative fine to Kenneth F. Ibarra, architect license number C-15478, doing business as Ibarra Associates Architecture & Planning, for alleged violations of BPC sections 5536.22(a)(8), 5558, and 5584 and CCR, title 16, sections 160(a)(2) and 160(b)(1).

On or about February 26, 2020, Ibarra entered into a written contract to provide architectural services related to the remodel and addition to an existing one-story single-family residence in San Bruno for an estimated fee of \$6,000. Ibarra agreed to complete the project in one week but took approximately 10 months to present his first set of two schematic design drawings. His lack of communication with his clients and failure to complete the work in a timely manner constituted a violation of BPC section 5584 and CCR, title 16, sections 160(a)(2) (Incompetence) and 160(b)(1) (Negligence).

Board records revealed that Ibarra had not filed the proper and current name and address of the entity through which he provided architectural services, Ibarra Associates Architecture & Planning, a violation of BPC section 5558. Ibarra also failed to include a statement in at least 12-point type that reads: "Architects are licensed and regulated by the California Architects Board located at 2420 Del Paso Road, Suite 105, Sacramento, CA 95834." In his written contract for the above-referenced project, a violation of BPC section 5536.22(a)(8). Ibarra paid the fine, satisfying the citation. The citation became final on September 15, 2022.

QUICK LINKS

LICENSE SEARCH

ENFORCEMENT ACTIONS

LICENSING

FORMS

RENEWALS

SUBSCRIBER LIST



Geo Lefranc (Hawthorne)—The Board issued a one-count citation that included a \$1,500 administrative fine to Geo Lefranc, an unlicensed individual, doing business as LeFranc Design, for alleged violations of BPC section 5536(a).

The action alleged that LeFranc’s company Facebook profile identified him as an “Architectural Designer” and offered “Architectural and Solar Design.” LeFranc’s company website offered “Architecture” and stated he would “Generate architectural drawings quickly and efficiently...GOALS increase my Architectural knowledge, perform well, gain trust and develop a long-term relationship that promotes mutual growth and prosperity...” LeFranc’s company Houzz profile was categorized under “Architects” and offered “architecture design and plans services.” LeFranc’s title block offered “Architectural CAD Permit Services.” LeFranc’s company The Builder Market profile was categorized under “Architects.” LeFranc’s company Angi profile offered “Architects.”

LeFranc’s website and profiles (Angi, Facebook, Houzz, and The Builder Market), wherein he described his services as “Architecture” and “Architectural” and offered “Architects,” are devices that might indicate to the public that LeFranc is an architect or qualified to engage in the practice of architecture in California. Such conduct constitutes violations of BPC section 5536(a). LeFranc was served with notice of the violations but did not respond to multiple requests to make corrections. The citation became final on July 22, 2022.

William Matzuy (Lake Elsinore)—The Board issued a one-count citation that included a \$1,500 administrative fine to William Matzuy, an unlicensed individual, doing business as Matzuy and Associates, for alleged violations of BPC section 5536(a).

The action alleged that Matzuy executed a Service Agreement to provide Mr. J.D. with plans for a residential project located in Hacienda Heights. The project consisted of adding floor area to the rear of an existing two-story, single-family dwelling for a fixed fee of \$4,300. Matzuy’s agreement offered “architectural design

services” and included “architectural design.”

Matzuy’s service agreement, wherein he described his services as “Architectural,” is a device that might indicate to the public that Matzuy is an architect or qualified to engage in the practice of architecture in California. Such conduct constitutes violations of BPC section 5536(a). Matzuy was served with notice of the violations but did not respond to multiple requests to make corrections.

The citation became final on July 22, 2022.

Eddy Zhong Shen (San Jose)—The Board issued a two-count modified citation that included a \$6,000 administrative fine to Eddy Zhong Shen, an unlicensed individual, doing business as LRS Associates Architecture and Planning, for alleged violations of BPC section 5536(a) and 5536(b) and CCR, title 16, section 134(a). Shen is a former architect with a revoked license.

The action alleged that Shen submitted plans to the city of Cupertino for a tenant improvement project dated August 15, 2019. The plans contained a signed architect stamp with the legend “State of California,” the title “Licensed Architect,” license number “C12727” and an expiration date of “April 30, 2021.” The plans also included the company name LRS Associates Architecture and Planning in the title block. Shen’s LinkedIn profile also included the title “Architect-President at LRS Associates Inc. Architecture-Planning-Interiors.”

Shen’s use of a stamp bearing the legend “State of California” or words or symbols that represent or imply that he was licensed by the state at the time to prepare plans, specifications, or instruments of service constituted a violation of BPC section 5536(b). Shen’s LinkedIn profile, wherein he described his services as “Architecture” and used the title “architect” is a device that might indicate to the public that he was an architect or qualified to engage in the practice of architecture in California. Such conduct constituted a violation of BPC section 5536(a). Shen’s use of the business name “LRS Associates Architecture and Planning,” which included the term “Architecture” in its title, without a California

licensed architect who was in management control of the services that were offered and provided by the business entity and either the owner, a part-owner, an officer, or an employee of the business entity constituted a violation of, CCR, title 16, section 134(a).

After a formal administrative hearing, the Board adopted the Proposed Decision issued by an administrative law judge, affirming the grounds for the issuance of Citation No. 20-01 and ordering Shen to pay an administrative fine in the amount of \$6,000 to the Board and to cease and desist from violating BPC section 5536, subdivisions (a) and (b) and CCR, title 16, section 134, subdivision (a). The order became effective on July 8, 2022. Shen paid the fine, satisfying the citation.



QUICK LINKS

LICENSE SEARCH

ENFORCEMENT ACTIONS

LICENSING

FORMS

RENEWALS

SUBSCRIBER LIST



LANDSCAPE ARCHITECT TECHNICAL COMMITTEE ENFORCEMENT ACTIONS

Paykan Corporation (Hawthorne)—The Board issued a one-count citation that included a \$1,000 administrative fine to Paykan Corporation for alleged violations of BPC section 5640 (Unlicensed Person Engaging in Practice—Sanctions). The action alleged that Paykan Corporation used the stamp of a licensed landscape architect without permission for a project requiring landscape architectural plans. Paykan Corporation paid the fine, satisfying the citation. The citation became final on June 27, 2022.

Patton, Jake (Culver City)—The Board issued a one-count citation that included a \$1,000 administrative fine to Jake Patton, an unlicensed individual, for alleged violations of BPC section

5640 (Unlicensed Person Engaging in Practice—Sanctions). The action alleged that Patton provided services for a project not described in BPC section 5641 (Chapter Exceptions, Exemptions) as an exempt project without a valid, unrevoked license. The citation became final on July 7, 2022.

Kathleen McKernin (Los Angeles)—The Board issued a two-count citation that included a \$2,000 administrative fine to Kathleen McKernin, landscape architect license number LA 5630, for alleged violations of BPC section 5616 (Landscape Architecture Contract-Contents, Notice Requirements) and CCR, title 16, section 2670, subsection (a)(2) (Rules of Professional Conduct—Competence). The action alleged that McKernin failed to include all requirements in the executed contract for a project and provided design plans that did not comply with city laws, codes, and/or regulations potentially causing monetary damage to the client. McKernin paid the fine, satisfying the citation. The citation became final on September 19, 2022.



**PENALTY
NOTICE**

WEBSITE WONDERS

Remember to check out CAB/LATC's websites for the latest updates that affect your license.

www.cab.ca.gov

www.latc.ca.gov

UPDATE YOUR ADDRESS

Candidates and licensees, please update your address within 60 days of moving. Complete the **form** and return.

VIDEOS

Have you watched CAB/LATC videos? Click on the links below and enjoy.

CAB Videos:

www.youtube.com/watch?v=ebgsUINVvXQ

www.youtube.com/watch?v=7DruHQwIVcU (Spanish)

<https://youtu.be/Sdj3kttRohk>

www.youtube.com/watch?v=IBSIN-_cg-Q (Spanish)

LATC Videos:

www.youtube.com/watch?v=F3R-5D08nYo

www.youtube.com/watch?v=d0-h6zYh51A

www.youtube.com/watch?v=6iiqrK04SHs

QUICK LINKS

LICENSE SEARCH

ENFORCEMENT ACTIONS

LICENSING

FORMS

RENEWALS

SUBSCRIBER LIST



WELCOME TO THE ARCHITECTS ROLL

CAB wants to acknowledge the 168 newly licensed architects who have achieved a momentous goal. Frank Lloyd Wright said, “Regard it as just as desirable to build a chicken house as to build a cathedral.”

You should have received a welcome packet with a New Licensee Information Guide and your wall license.

Please stay apprised of CAB news and issues affecting your license by visiting the website at www.cab.ca.gov. Sign up to receive social media and other notifications so that you are always aware of the latest news.

Congratulations!



JULY 2022	
C 39878	YOUNG ABULENCIA
C 39889	INGRID ANDERSON
C 39919	SOPHIA ATIQ
C 39879	YASMIN BOUZAR
C 39909	MICHAEL BRADEN
C 39895	JOSEPH BUONYA
C 39912	GUILLERMO CASTELLANOS
C 39888	CHRISTOPHER CHATTAWAY
C 39877	EUN CHONG
C 39915	EDGAR CORR
C 39907	ABDALLAH ELCHERBINI
C 39918	COREY ENGLUND
C 39893	JUAN GARCIA
C 39886	JONATHAN GAYOMALI
C 39900	EVELYN HAIR
C 39905	WILLIAM HUIE
C 39901	KEALANI JENSEN
C 39882	ZHENGXIAN JIN
C 39911	KARILYN JOHANESSEN
C 39913	KEVIN JOHNSON
C 39884	KATIE KING
C 39883	QIONGWEN KONG
C 39917	DAVID KORNEYER
C 39897	FANG LAM
C 39880	PATRICK LEE
C 39903	HENG LI
C 39910	KALLE LINDGREN
C 39887	DOMINIQUE MCCARTHY
C 39899	CHRISTINA MCMILLIAN
C 39898	CAITLIN MILICH
C 39908	ALEXANDRA RAMSEY
C 39892	DANIEL RILEY
C 39906	CHRISTOPHER SCHNEIDER

JULY 2022	
C 39916	ALEXA SHAFER
C 39894	HUA SHEN
C 39914	JUAN SOLIS
C 39904	IRENE SOURBEER
C 39896	GABRIELLA SUN
C 39881	KAREN TSE
C 39885	NATHAN URBAN
C 39890	JAMES WILHELM
C 39902	YOSEPH WOLDE-MARIAM
C 39891	NATHANIEL WOODS

AUGUST 2022	
C 39921	ZAHRA ANDALSI
C 39949	GISELLE ALCAZAR
C 39944	JODY ANTIVOLA
C 39956	LINA ASAD
C 39950	JASON AUSTIN
C 39942	JACKY CHAN
C 39934	HO YEUNG RAYMON CHAU
C 39951	JORGE COLON
C 39947	J DAVIS
C 39958	ATOSA DEHSARAEI
C 39964	MICHAEL DEN HARTOG
C 39953	ADRIANA DUARTE-DIONICIO
C 39935	MADHURA GOSAVI
C 39946	TUONG HA
C 39948	JACQUI HOGANS
C 39939	ERIC HSU
C 39963	LINGYU HUANG
C 39923	HYOJIN KIM
C 39929	XIAN CHRIS LI
C 39926	JUEJIN LU
C 39959	LEQI LU

AUGUST 2022	
C 39941	DANIEL MAHER
C 39965	MARGARET MCWILLIAM
C 39931	RODOLFO MORA, JR.
C 39928	COLIN MURPHY
C 39933	JOSHUA PARADIS
C 39962	HITESH PATEL
C 39936	SAMUEL PIPER
C 39938	JONATHAN RIEKE
C 39952	NICOLA RUTHERFORD
C 39954	JONATHAN SHARP
C 39922	ROBIN STEPHANI
C 39932	STEPHANIE SWAIN
C 39945	YAYUN TENG
C 39925	NICOLE THOMPSON
C 39940	SARAH TOCCI
C 39943	CHRISTINE TYREUS
C 39930	TIMOTHY WAI
C 39961	CINYA WEN
C 39927	BRADLEY WILLIAMS
C 39924	HUAPING YOUNG
C 39960	ALEXANDER YUEN
C 39957	SHUO ZHAI
C 39955	QIANQIAN ZHANG
C 39937	XIAOMIN ZHUANG
C 39920	ABDOLREZA ZIAI

[QUICK LINKS](#)[LICENSE SEARCH](#)[ENFORCEMENT ACTIONS](#)[LICENSING](#)[FORMS](#)[RENEWALS](#)[SUBSCRIBER LIST](#)**SEPTEMBER 2022**

C 39968	THOMAS BATTIS
C 39987	RASHAD ABDUL-MAJID
C 39974	JACOB AFTRETH
C 40039	WILLIAM ANDERSON
C 39966	DOMINIQUE BENNETT
C 40009	SHELDON BERG
C 39993	JOHN BERGER
C 39975	OTIS BERKIN
C 40020	MISHAYLA BINKERD
C 40019	ERIK BLOOM
C 39972	MATTHEW BOKAR
C 39989	GINA BUGIADA
C 39998	MARIA CARRIERO
C 39973	JULIET CHANG
C 40022	PENGYUAN CHEN
C 40028	SIZHENG CHEN
C 39983	RICHA DATE
C 40018	ANTHONY DIAZ
C 39985	YINA DONG
C 40010	DEAN DOVOLIS
C 40027	LEA EIDLER
C 40013	BERNARD ELEGADO
C 40006	WILLIAM EMMONS, JR.
C 39967	ANGELO FREEMAN
C 40034	ERIK GERLACH
C 40017	MUSTAFA GOKSEL
C 40029	MELANEY GORMAN
C 40036	DAVID GRIDER
C 40012	KEVIN HANDLEY
C 39994	DAVID HENDERSON
C 40025	WESLEY HERR
C 39995	KRISTIN HOLBROOK
C 39982	NINA IDZERDA
C 40024	SERGEY KAHN

SEPTEMBER 2022

C 40007	NADER KAVAKEB
C 40044	NICHOLAS KAZMIERSKI
C 39999	JAMES KEHL
C 40030	ZAHIDUL KHAN
C 40011	YEN SUN KIM
C 39969	STEPHEN KNIGHT
C 40042	J LABRUM
C 39977	JACQUES LESEC
C 39976	TAO LI
C 40033	EDMUND LIANG
C 40043	YIN LIU
C 40041	JILL LOMAN
C 39980	JOANNA MACK
C 39990	WILLIAM MANNING
C 40005	RACHEL MARTINELLI
C 40023	ERICA MUNSON
C 39991	HIEN NGUYEN
C 40003	JULIANNE OBERLIN
C 40014	SETH PARE-MAYER
C 40001	KATHERINE PARK
C 39978	KENNETH PRUGH
C 40008	CHANG QI
C 40035	AARON RAYMOND
C 39986	JOHN REZSONYA III
C 40032	JASON RIDENOUR
C 40015	RITHA RIVAS
C 40026	ABIGAIL ROBLES
C 39988	DAVID RODRIGUEZ
C 40038	LAURA RODRIGUEZ
C 39970	JOHNATHAN RUDER
C 39979	LAUREN SCHULTZ
C 40021	NICOLE SEKIGAWA
C 40000	MITCHELL SEKIYA PARK
C 40016	DONG JIN SEO

SEPTEMBER 2022

C 39992	BRADLEY SHAPIRO
C 40004	JEFFREY STATTLER
C 40040	OLESIA STEFURAK
C 40037	SHENGJI TAN
C 39996	JEREMY THEODORE
C 39971	KAREN WANG
C 40031	YING WANG
C 40002	DAVID WILLIAMS
C 39997	ANN WIMSATT
C 39981	KENTARO YAMADA
C 39984	KENNEDY YEAR

