

ANTI-SLUM ENFORCEMENT TEAM (ASET)

Status Report 3/22/19

LOCATION	OWNER	UNITS	STATUS UPDATE
ACTIVE TARGET PROPERTIES			
<p>5035 - 5049 E. Lane Ave (D-5) dilapidated and occupied multi-family housing complex with history of criminal activity, frequent calls for police service, and housing code violations</p>	<p>Sean Sanchez</p>	<p align="center">16</p>	<p>Notice and Order for 338 exterior violations issued 8/31/17; Notice and Order for 968 interior violations issued 9/26/17; Extension and Settlement Agreement executed; Reinspection started on 3/15/18; Significant violations remain; Notice of Breach sent on 3/28/18; Further reinspection on 4/11/18; Inspection Warrant executed on 4/25/18; Administrative Citation issued on 6/22/18 for \$86,000; Appeal filed 7/10/18; Administrative Appeal hearing to be rescheduled</p>
<p>701 W. Cambridge (D-1) substandard, partially occupied multi-family housing complex with significant health & safety violations, including black mold, lack of AC/Heat, insect infestation, and boarded windows</p>	<p>Rick Torres New Ownership as of 6/28/18: Meganova, LP General Partner: Theta Holdings LLC Matthew Radmanesh, Manager of LLC</p>	<p align="center">10</p>	<p>Initial ASET inspection conducted on 2/14/18; Notice and Order for 617 violations issued on 3/12/18; Appeal of Notice and Order filed on 3/27/18; Administrative Appeal Hearing rescheduled for 7/17/18; Settlement Agreement executed with prior owner on 7/31/18; \$4,500 paid in full; Compliance to be pursued with new owner; Vacant Building Notice and Order issued 2/20/19; Rehabilitation in progress</p>
<p>4538 E. Hamilton (D-5) severely dilapidated, occupied apartment complex with multiple health and safety violations, including the presence of chickens/roosters and pest infestations; extensive history of code violations and calls for police service</p>	<p>Paul E. Moen, Trustee of Paul E. Moen Living Trust; Dale E. and Vangi K. Kirkpatrick, Trustees of the Dale E. and Vangi K. Kirkpatrick Family Trust</p>	<p align="center">28</p>	<p>Initial ASET inspections completed 4/5/18; Notice & Order issued on 6/26/18 for 2,315 violations; Settlement Agreement executed 8/14/18; Phase One reinspection completed on 9/28/18; Phase Two reinspection completed on 10/15/18; Phase Three reinspection conducted on 11/30/18; Phase Four reinspection completed 12/28/18; Phase Five reinspection completed 1/31/19; Reinspection completed 3/4/19; 13 remaining violations and landscaping to be completed</p>
<p>4518 E. Fountain Way (D-4) occupied and deteriorating apartment complex; excessive calls for police service; extensive code enforcement history and active case for bed bugs, roaches, lack of air/heat, and lack of natural gas</p>	<p>Sorento Holdings Salvador Hernandez, Manager</p>	<p align="center">57</p>	<p>Initial ASET Inspection completed 7/17/18; Notice & Order for 1,931 violations issued 8/2/18; Billed hard costs in the amount of \$14,947 paid in full 8/16/18; Settlement Agreement executed; Priority list reinspection completed 11/20/18; Reinspection completed 1/9/19; Administrative Citation for \$134,000 issued 1/22/19; Citation appeal filed on 2/6/19; Administrative hearing scheduled for 4/18/19</p>

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<p>202-244 W. Shields (D-1) occupied and dilapidated apartment complex with extensive code history, including several active cases, reports of rats and roaches, presence of junk and rubbish, excessive calls for police service (including warrants, stabbings, drugs, assaults), excessive calls to FFD and failed fire inspection</p>	<p>Martin Nunez, Eduardo Robles, Absolon T. Ruiz, Ramiro Raygoza</p>	<p align="center">20</p>	<p>Initial ASET letter sent 9/27/18; Initial ASET inspection completed 11/29/18; Priority reinspection completed 12/14/18; Notice and Order for 921 violations issued 1/29/19; Settlement negotiations in progress</p>
<p>4659 E. Tyler Ave. (D-7) blighted and deteriorated occupied multi-unit complex with code history for pest infestation and broken appliances, multiple health and safety issues, damaged window screens, missing fire extinguishers, dangerous stairs, carport caving in, damaged walls; history of excessive calls for police service; close proximity to schools</p>	<p>Ricardo and Santiago Mendoza</p>	<p align="center">4</p>	<p>Initial ASET letter sent 1/24/19; Initial ASET Inspection completed 2/21/19; Notice and Order for 190 violations issued 3/6/19</p>
<p>2525 W. Andrews (D-1) neglected and occupied apartment complex with extensive history of police and fire calls for service; current open code case for roaches, mice, plumbing leaks, and dangerous patio supports; close proximity to schools</p>	<p>Jesus Aceves and Emilia Aceves</p>	<p align="center">16</p>	<p>Initial ASET letter sent 8/31/18; Initial ASET Inspection completed 1/16/19; Notice and Order for 978 violations issued 2/15/19; reinspection scheduled for 3/19/19; Settlement negotiations in progress</p>
<p>405-421 S. Recreation (D-5) severely dilapidated and occupied multi-unit complex with numerous open code cases for lack of heat, lack of hot water, lack of AC, mold, plumbing leaks, and pest infestations; excessive calls for police and fire service; close proximity to several schools</p>	<p>Tiburcio Uribe Ramirez, Esperanza Ramires Membrila, and Maria Isabel Ramirez</p>	<p align="center">9</p>	<p>Initial ASET Inspection completed 1/17/19; Notice and Order for 590 violations issued on 3/1/19; Settlement negotiations in progress</p>
<p>757 N. Jackson Ave. (D-7) dilapidated and occupied multi-unit complex with visible structural deterioration to the balconies and staircases; boarded and/or broken windows and doors; adjacent to a homeless encampment; close proximity to elementary school.</p>	<p>BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian</p>	<p align="center">8</p>	<p>Initial ASET letter sent 1/24/19; Initial ASET Inspection completed 3/6/19; Notice and Order for 231 violations issued on 3/20/19</p>

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<p>608-614 F Street (D-3) severely dilapidated and occupied multi-unit complex with extensive history of police and fire calls for service; significant exterior deterioration; interior conditions such as visible mold, holes in walls and floor; adjacent to a homeless encampment; close proximity to elementary school</p>	<p>Ralph and Janet Hovannisian</p>	<p align="center">3</p>	<p>Initial ASET letter sent 3/6/19; Initial ASET inspection scheduled to begin 4/9/19</p>
<p>436-444 S. Sierra Vista Ave. (D-5) dilapidated and occupied triplex with severely damaged roof; leaks throughout ceiling; failed fire inspection; close proximity to two elementary schools</p>	<p>Robert J. Topoozian, Trustee of the Camelia Topoozian Survivor's Trust</p>	<p align="center">3</p>	<p>Initial ASET letter sent 3/6/19; Initial ASET inspection scheduled to begin 3/26/19</p>
<p>4460 E. Woodward (D-5) severely dilapidated and occupied multi-family residence; excessive calls for police service; significant substandard conditions including junk and rubbish, dangerous staircase, missing fire extinguishers, illegal use of extension cords, and deteriorated landings and garages</p>	<p>Abdo Saleh Nagi and Shiha Mohammed Abdo</p>	<p align="center">4</p>	<p>Initial ASET Inspection completed 8/14/18; Notice & Order for 499 violations issued 8/24/18; Rehabilitation in progress; Settlement Agreement executed 11/15/18; Progress inspection completed 11/29/18; Interior reinspection conducted 3/13/19 with 13 violations remaining; Exterior rehabilitation to be completed</p>
<p>4412 E. Olive (D-7) occupied and substandard multi-family residence with significant health and safety violations, including lack of heat, broken windows, visible mold, infestations, electrical issues, severe dilapidation and lack of maintenance; ongoing transient activity on the property; failed fire inspection</p>	<p>Fermina Ramirez</p>	<p align="center">4</p>	<p>Initial ASET letter sent 12/20/18; Initial ASET inspection conducted 1/3/19; Notice and Order for 397 violations issued 1/14/19; Priority list reinspection completed 1/18/19; Settlement Agreement executed on 3/19/19</p>
<p>3279 and 3285 E. Clay (D-5) occupied and severely dilapidated multi-family residence with evidence of substandard conditions, including presence of inoperable vehicles, boarded or broken windows, dangerous stairs and landings, pest infestation, transients, junk and rubbish, deteriorating exterior</p>	<p>Jerry M. Saylor and Gail A. Saylor, Trustees of the Saylor Trust</p>	<p align="center">8</p>	<p>Initial ASET letter sent 9/27/18; Initial ASET Inspection completed 11/5/18; Notice and Orders for 424 violations issued on 11/20/18; Settlement Agreement executed 3/1/19</p> <p>3279: Reinspection of Unit 101 scheduled for 3/25/19</p> <p>3285: Interior clearance inspection conducted 2/5/19</p>

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<p>1504 E. Yale (D-7) severely deteriorating and occupied multi-family complex with multiple substandard conditions, including visible mold, water leaks, pest infestations, broken windows, junk/rubbish, inoperable vehicles; excessive calls for service to FPD and FFD</p>	<p>Quy Dinh Le, Maryann Mai Bach Le, Ngoc Bich Thi Le</p>	<p align="center">5</p>	<p>Initial ASET letter sent 8/31/18; Initial ASET inspection completed 10/22/18; Notice and Order issued for 312 violations on 11/2/18; Settlement Agreement executed 2/8/19</p>
<p>440 S. Chestnut (D-5) substandard, dilapidated, and occupied multi-unit complex with excessive history of calls for police service and multiple health and safety violations, including junk/rubbish, dangerous staircase, damaged walkways, boarded or broken windows, encampment area; close proximity to schools</p>	<p>Sylvia Gutierrez</p>	<p align="center">12</p>	<p>Initial ASET inspection completed 9/6/18; Notice and Order issued for 781 violations on 10/01/18; Settlement Agreement executed on 11/19/18; Phase One reinspection completed for 1/23/19; Phase Two inspection scheduled for 4/2/19</p>
<p>4608-4612 E. Inyo (D-7) occupied and deteriorating multi-family complex with significant substandard conditions including junk/rubbish, mold, water leaks, cockroaches, inoperable vehicles; close proximity to several schools; excessive calls for police service</p>	<p>Victor H. Martinez</p>	<p align="center">8</p>	<p>Initial ASET Inspection completed 8/22/18 4608 E. Inyo: Notice & Order for 346 violations issued on 9/10/18 4612 E. Inyo: Notice & Order for 508 violations issued on 9/10/18 Settlement Agreement executed 11/1/18; Rehabilitation in progress; Progress inspection completed 2/4/19; Reinspection completed on 3/20/19 with approximately 90% of violations cured; Final clearance inspection to be scheduled for late April</p>
<p>321 E. Strother (D-3) severely dilapidated and vacant single-family home with multiple housing violations, including lack of water and power, missing smoke alarms, lack of emergency egress, history of squatters and trespassing</p>	<p>Daniel Romo and Maria Romo New Owner as of 12/12/18: Varo-Real Investments, Inc. Diego Espinoza-Martinez, CEO</p>	<p align="center">1</p>	<p>Notice and Order for 24 violations issued on 7/31/18; Notice to Abate issued for 24 violations on 9/4/18; Petition for Health & Safety Receivership filed 10/22/18; Hearing on Petition scheduled for 12/18/18; Property sold to investor; Petition for Receivership withdrawn; Notice and Order for 24 violations issued to new owner 2/1/19; Rehabilitation in progress</p>
<p>2249 W. Princeton (D-1) dilapidated and deteriorating occupied apartment complex with extensive code history and significant substandard conditions, including visible black mold, junk/rubbish, electrical and plumbing issues, no window screens, and excessive history of FPD calls for service</p>	<p>Michael Hertz and Scott Jacoby</p>	<p align="center">12</p>	<p>Initial ASET Inspection completed 9/27/18; Notice & Order for 686 violations issued on 10/12/18; Settlement Agreement executed 11/29/18; Phase One reinspection completed 1/25/19; Priority List reinspection conducted 2/15/19</p>

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<p>1309 and 1315 B Street (D-3) 2 occupied and dilapidated single-family residences contained on one APN; frequent calls for service; significant health and safety violations, including lack of water, lack of electricity, and improper occupancy</p>	<p>Vincent Medina and Pearl Delgado New Owner as of 11/19/18: Brad Hardie and Michael Zuber</p>	<p align="center">2</p>	<p>Notice & Order for 34 violations issued 11/3/17; Administrative Citation issued 12/1/17 for \$6,400; Notice & Order for 71 violations issued 1/12/18; Reinspection completed 2/1/18; Notice to Abate 70 violations posted 2/14/18; Reinspection completed 3/6/18; Petition for Health & Safety Receivership filed 4/9/18; Petition granted at hearing on 6/12/18; Motion to Confirm Sale granted on 10/17/18; Rehabilitation in progress</p>
<p>4805 E. University (D-4) partially occupied, substandard and deteriorating multi-family complex with extensive history of housing code violations, including lack of water and electrical service; frequent calls for police service</p>	<p>Rodolfo Rojas and Carmen Rojas</p>	<p align="center">3</p>	<p>Initial ASET inspection conducted on 5/3/18; Notice and Order (Units 102 and 103) issued on 5/17/18 for 237 violations; Reinspection scheduled for 6/8/18; Notice and Order (Unit 101) issued on 6/15/18 for 100 violations; First Administrative Citation issued for \$38,750 on 7/31/18; Notice to Abate posted on 8/14/18; Petition for Health & Safety Receivership filed 10/22/18; Petition for Health & Safety Receivership granted 1/3/19</p>
<p>2845 E. Madison (D-7) occupied single-family residence with multiple health and safety violations, exterior public nuisance and zoning violations, structural damage, and significant acculumation of junk and rubbish.</p>	<p>Jose Luis Garza Martinez and Juana Berja New Owner as of 8/27/18: Preferred Property, LLC Matthew Campbell, Manager of LLC</p>	<p align="center">1</p>	<p>Notice and Order issued on 9/19/17 for 41 violations; Reinspection on 1/9/18; Petition for Appointment of Receiver filed on 3/19/18; Petition for Appointment of Receiver granted on 5/30/18; Receiver's motion for sale of property approved on 8/2/18; Rehabilitation completed and all violations cured; Receiver to file Motion to close Receivership</p>
<p>1203 W. Simpson Ave (D-1) dilapidated and occupied multi-family housing complex with multiple health and safety violations, including mold, structural damage and water leakage</p>	<p>Malcolm D. Powers and Judy Powers</p>	<p align="center">14</p>	<p>ASET inspection completed 10/17/17; Notice and Order for 700 violations issued 11/30/17; Reinspection completed 1/3/18; Settlement Agreement executed on 4/9/18; Rehabilitation in progress; Progress inspections completed on 5/17/18, 6/14/18, and 11/16/18</p>
<p>West Shaw Estates (D-1) 4954 N. Holt Ave individually owned apartment-style condominiums with multiple rental units; excessive calls for police service, criminal activity, lack of maintenance and security, and attached garages occupied by unauthorized persons</p>	<p>Various Owners New management as of 3/01/18: Regency Property Management</p>	<p align="center">228</p>	<p>Inspections completed on Phase I - III; Citations issued for exterior violations; Settlement reached; Compliance inspections in 2018; Progress inspection completed 7/17/18; First compliance inspection completed 8/8/18; Monitoring progress</p>
<p>PENDING TARGET PROPERTIES</p>			
<p>1531-1535 N. Brooks (D-3)</p>	<p>Fidelity Finance, Inc. Yirong Lu, CEO</p>	<p align="center">3</p>	<p>Initial ASET letter sent 12/20/18; monitoring progress</p>
<p>1539-1543 N. Brooks (D-3)</p>	<p>Chen Liang as Trustee of the Chen Liang Living Trust</p>	<p align="center">3</p>	<p>Initial ASET letter sent 12/20/18; monitoring progress</p>

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770 and 780 N. Barton Ave (D-7)	Dale E. Kirkpatrick and Vangi Kay Kirkpatrick, Trustees of the Dale and Vangi Kirkpatrick Family Trust; Linda Lee Gerard and Lowell Gerard	6	Initial ASET letter sent 1/24/19
760 N. Barton Ave. (D-7)	Ai Huang	3	Initial ASET letter sent 1/24/19
3313 N. Maple Ave. (D-4)	Maple Apartment Group, LLC Mark Stephen Tan Go, Manager New owners as of 1/28/19: Secured Asset Fund Corporation; Khoa Le, CEO	64	Initial ASET letter sent 2/7/19; monitoring progress
329-339 N. Glenn Ave. (D-3)	Allan and Jennifer Foglio	7	Initial ASET letter sent 1/24/19
1151-1159 W. McKinley (D-3) 1510-1578 N. Brooks	Mike Chien Lu and Lina Luo	40	Initial ASET letter sent 11/15/18; monitoring progress
POTENTIAL TARGET PROPERTIES			
2060 and 2064 S. Maple (D-5)	JHS Family Limited Partnership, JCH Family Limited Partnership, and DBH Family Limited Partnership General Partner: J&V Properties, Inc. John Hovannisian, CEO	38	Initial ASET letter sent 9/27/18
4785 E. Tyler Ave. (D-7)	Choeng Chau	4	Initial ASET letter sent 1/24/19
750 N. Barton Ave. (D-7)	Bruce Vue and Maider Vang	3	Initial ASET letter sent 1/24/19
4530 & 4538 E. Thomas Ave. (D-7) 4531 E. Turner Ave.	M&S Mini Mart, Inc. (unknown principal)	10	Initial ASET letter sent 1/24/19
437 S. Recreation Ave. (D-5)	BDHOV LP and LEHOV LP General Partners: David B. and Linda R. Hovannisian	3	Initial ASET letter sent 3/6/19
1012 W McKinley Ave. (D-1)	Mariano S. and Maricela G. Gonzalez	6	Initial ASET letter sent 3/6/19
3960 N. Fruit Ave (D-1)	Peter K. Anezinos and Chris Anezinos	54	
4880 and 4896 E. University (D-4)	Rodney Bernaldo and Ruanne Bernaldo, as Co-Trustees of the Bernaldo Family Trust	16	Initial ASET letter sent 4/27/18
2330 E. Ashlan Ave (D-7) 4139 N. Thesta Ave	Secured Asset Fund Corporation; Khoa Le, CEO	37	Continue monitoring
4040 E. Dakota Ave (D-4)	K & K Home, LLC; Khoa Le, Manager of LLC	42	Continue monitoring
4781 E. Ashlan Ave (D-4)	K & K Home, LLC; Khoa Le, Manager of LLC	24	Continue monitoring
3320 N. West Ave (D-1) 1212 W. Andrews Ave	Secured Asset Fund Corporation; Khoa Le, CEO	27	Continue monitoring
415 N. Manila Ave (D-5)	K & K Home, LLC; Khoa Le, Manager of LLC	9	Continue monitoring
431 N. Manila Ave (D-5)	K & K Home, LLC; Khoa Le, Manager of LLC	8	Continue monitoring
475 N. Manila Ave (D-5)	K & K Home, LLC; Khoa Le, Manager of LLC	21	Continue monitoring
424 S. Chestnut Ave (D-5)	Secured Asset Fund Corporation; Khoa Le, CEO	13	Continue monitoring

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423 S. Dearing Ave (D-5)	Secured Asset Fund Corporation; Khoa Le, CEO	14	Continue monitoring
1115 W. Simpson Ave (D-1)	K & K Home, LLC; Khoa Le, Manager of LLC	22	Continue monitoring
441 S. Dearing Ave (D-5)	Secured Asset Fund Corporation; Khoa Le, CEO	13	Continue monitoring
COMPLETED TARGET PROPERTIES			
345 S. Chestnut Ave (D-7) 4820 E. Laurel Ave	Central Community Development Center; Donald Lockhart, CEO	7	Final Judgment and Permanent Injunction obtained
2248-2266 W. Princeton (D-1)	Sanh X. Le and Marilyn M. Ly, Co- Trustees of the Le Family Living Trust	22	Full compliance of 1,651 violations achieved at property; Full payment received per Settlement Agreement
6540 N. Winery (D-6)	Briane H. Rosene	1	Health and Safety Receivership; Complete rehabilitation
1367 E. San Ramon (D-4)	Brian H. Rosene; John and Leona Tosatto	4	Health and Safety Receivership; Complete rehabilitation
4853 E. University Ave (D-4)	Ronald D. Mullins and Olga E. Mullins	5	Health and Safety Receivership; Complete rehabilitation and compliance of 129 violations
611 N. Van Ness (D-3)	JJM Investment Property Fresno, LLC; Jenifer Mandella, Manager of LLC	14	Full compliance achieved at property; Full payment received per Settlement Agreement
619 N. Van Ness (D-3)	JJM Investment Property Fresno LLC; Jenifer Mandella, Manager of LLC	5	Full compliance achieved at property; Full payment received per Settlement Agreement
4132 E. El Monte Way (D-5)	Jasjit Kaur Khela and Baldev Singh Khela	1	Full compliance achieved at property; Full payment of citation
36 E. Saginaw Way (D-1)	WITR, LLC and Brad J. Hardie	9	Voluntary compliance and rehabilitation of property undertaken by new owner pursuant to ASET involvement
4811 E. Geary (D-5)	Wells Fargo Bank, N.A.	1	Voluntary compliance and rehabilitation of property undertaken by new owner pursuant to ASET involvement
358 and 360 N. Roosevelt (D-3)	BDHOV, LP and LEHOV, LP; David B. Hovannisian, General Partner	8	Full compliance achieved at property; Full payment of citation
4242 E. Olive Ave (D-7)	BDHOV, LP and LEHOV, LP; David B. Hovannisian, General Partner	12	Rehabilitation complete; Full compliance of 548 violations
1464 E. Patterson Ave (D-3)	BDHOV, LP and LEHOV, LP; David B. Hovannisian, General Partner	13	All permits finalized; Full compliance achieved at property
1450 N. Archie Ave (D-7)	Brian H. Rosene and Randy L. Cunningham	1	Demolition completed; Judgment for Fees and Costs granted
4538-4550 E. Olive Ave (D-7)	Guadalupe Fernandez	6	Health and Safety Receivership; Complete rehab and compliance of 112 violations
1131 N. Jackson Ave (D-7)	Guadalupe Fernandez	7	Health and Safety Receivership; Complete rehab and compliance of 113 violations
334 N. Roosevelt Ave (D-3)	Rosalio M. Avila	4	Full compliance of 24 violations
2307 N. Maroa Ave (D-1)	Catherine D. Senner	1	Full compliance of 20 violations; Full payment received per Settlement Agreement
Hotel California (D-3) 530 N. Weber Ave	Venu Sharma	52	Full compliance of 215 violations; Full payment received per Settlement Agreement

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2748 N. Weber Ave (D-1)	Sunny and Cecilia Chan	54	Full compliance of 1,043 violations; Full payment received per Settlement Agreement
2061/2075 S. Hayston Ave (D-5)	Sunny and Cecilia Chan	34	Full compliance of 648 violations; Full payment received per Settlement Agreement
2005 W. Shields Ave (D-1)	Lynn B. Sayavong	6	Full compliance of 165 violations; Full payment received
[below items include actions of STOPP team prior to creation of ASET]			
Summerset Village (D-7) 2103 N. Angus St	Chris Henry	220	Full compliance of 1,450 violations; Settlement payment approved
255 N. Diamond St (D-7)	Luis Santos	4	Full compliance of 61 violations
5239 E. Huntington Ave (D-5)	New Ownership	60	Full compliance of 291 violations
474 N. Glenn Ave (D-3)	New Ownership	8	Full compliance of 37 violations