

ANTI-SLUM ENFORCEMENT TEAM (ASET)

Status Report 1/31/2020

LOCATION	OWNER	UNITS	STATUS UPDATE
ACTIVE TARGET PROPERTIES			
1634 and 1642 A Street (D-3) occupied multi-unit complex with evidence of significant substandard housing conditions such as lack of AC/heat, mold, ceiling leaks, roof leaks due to unfinished repairs, deteriorated landings, and infestation; across the street from elementary school	Michael J. Montgomery	8	Initial ASET letter sent 8/23/19; Initial ASET inspection conducted 9/10/19; Compliance Agreement executed 10/25/19; Pending payment under Agreement 1634: Notice and Order for 126 violations issued 9/18/19; Reinspection conducted 11/26/19 1642: Notice and Order for 159 violations issued 9/23/19; Reinspection conducted 12/13/19
2612-2614 W. Andrews (D-1) deteriorated and occupied multi-unit complex with significant substandard housing conditions such as unpermitted and unsafe electrical wiring, boarded windows, missing light fixtures, deteriorated exterior wood components, and missing security door hardware	Rodney and Rachel Balch	6	Initial ASET letter sent 8/16/19; Initial ASET inspection conducted on 10/2/19; Notice and Order for 239 violations issued 10/29/19; Reinspection conducted 12/4/19; Administrative Citation issued on 12/18/19 for \$750; Reinspection scheduled for 4/13/20
565-575 E. Barstow (D-4) occupied four-unit complex with dilapidated exterior and evidence of significant health and safety violations, including illegal garage occupation, dangerous second floor landings, infestations, water leaks, mold and mildew	Stennis Scruggs	4	Initial ASET letter sent 8/16/19; Initial ASET inspection conducted 9/5/19; Notice of Violation for smoke alarms issued 9/18/19; Notice and Order for 97 violations issued 10/7/19; Compliance Agreement executed 10/25/19; Reinspection conducted 1/14/20; Reinspection scheduled for 2/4/20
750 N. Barton (D-7) dilapidated and occupied three-unit complex with significant health and safety violations, including damaged ceiling, infestations, loose concrete steps, broken/detached railings, and mold; located adjacent to an elementary school	Bruce Vue and Maider Vang	3	Initial ASET letter sent 1/24/19; Initial ASET inspection conducted 9/25/19; Notice and Order for 58 violations issued 10/3/19; Compliance Agreement executed 11/1/19; Reinspection conducted 1/17/20
1510-1578 N. Brooks (D-3) 1151-1159 W. McKinley occupied multi-unit complex with substantial history of calls for police service; evidence of significant health and safety violations, including malfunctioning AC units, damaged staircases, broken windows, plumbing leaks, and infestations; located across the street from a preschool		40	Initial ASET letter sent 11/15/18 1538-1548: Initial ASET inspection conducted 8/28/19; Notice and Order for 79 violations issued 9/6/19; Reinspection conducted on 10/14/19; Clearance inspection conducted 11/19/19 and 11/21/19; Administrative Citation for \$3000 issued 1/9/20

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<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 and rubbish, dangerous staircase, damaged walkways, boarded and broken windows, and encampment; close proximity to schools</p>	<p>Sylvia Gutierrez</p>	<p align="center">12</p>	<p>Initial ASET inspection conducted 9/6/18; Notice and Order issued for 781 violations 10/01/18; Settlement Agreement executed 11/19/18; Phase One reinspection conducted 1/23/19; Phase Two reinspection conducted 4/2/19; Phase Three reinspection conducted 7/2/19; Phase Four reinspection conducted on 10/1/19; Final reinspection conducted 12/3/19</p>
<p>3115 E. Clay (D-7) dilapidated and occupied apartment complex with substantial substandard housing conditions, including no water service, damaged roof, loose railings and steps, deteriorating balconies, missing light fixtures, and electrical fire hazards; excessive calls for police service; close proximity to an elementary school</p>	<p>Thao Thi Vo</p>	<p align="center">4</p>	<p>Initial ASET letter sent 5/2/19; Initial ASET inspection conducted 5/20/19; Notice and Order issued for 466 violations 6/3/19; Reinspection conducted 6/24/19; Health and Safety Code section 17980.6 Notice to Abate posted on 7/31/19; Petition for Health and Safety Receivership filed 10/7/19; Hearing on Petition for Health and Safety Receivership scheduled for 1/30/20</p>
<p>3312 E. Clay (D-7) dilapidated and occupied multi-unit complex with damaged roofing, boarded and damaged windows, damaged window screens, rotted wood components, missing fire extinguishers, damaged/improper fencing; close proximity to an elementary school and middle school</p>	<p>Lionel Puig and Virginia Hidalgo</p>	<p align="center">4</p>	<p>Initial ASET letter sent 6/5/19; Initial ASET inspection conducted 7/18/19; Notice and Order for 317 violations issued 8/14/19; Compliance Agreement executed 9/20/19; Reinspection conducted 12/5/19; Pending final payment</p>
<p>524 and 534 S. Dearing (D-5) dilapidated and occupied apartment complex with evidence of substantial substandard housing conditions, including lack of AC/heat, infestations, ceiling failure from water leaks, boarded and broken windows, mold, rotted exterior fascia and landings, damaged garages, damaged fencing; close proximity to an elementary school</p>	<p>Jose M. Wong, Ye Fen Wong, Sunny Chan and Cecilia Chan</p>	<p align="center">20</p>	<p>Initial ASET letter sent 5/28/19; Compliance Agreement executed 7/24/19; Agreement Addendum executed 9/19/19; Pending final payment</p> <p>524: Initial ASET inspection conducted 6/19/19; Notice and Order for 393 violations issued 7/2/19; Reinspection conducted 10/24/19; Reinspection conducted 1/30/20</p> <p>534: Initial ASET inspection conducted 6/12/19; Notice and Order for 474 violations issued 6/25/19; Reinspection conducted 10/24/19; all violations cleared</p>

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<p>2490-2498 S. Elm (D-3) occupied multi-unit complex with evidence of substantial substandard housing conditions, including damaged roofing, broken and boarded windows, inoperable AC units, damaged exterior walls, illegal structures, missing fire extinguishers, and junk and rubbish; significant calls for police service</p>	<p>Sami Mohamed Abdullah Alrefael, Trustee</p>	<p align="center">11</p>	<p>Initial ASET letter sent 7/1/19; Initial ASET inspection conducted 8/1/19; Notice and Order for 598 violations issued 9/24/19; Compliance Agreement executed 11/6/19; Addendum to Compliance Agreement executed 1/21/20; Reinspection scheduled for 2/26/20</p>
<p>4310 E. Fairfax (D-7) occupied multi-unit complex with significant health and safety issues, including roof leaks, malfunctioning heaters, mold, missing smoke detectors, infestations, and malfunctioning A/C; less than a mile from two schools</p>	<p>Ana Marie Cornejo</p>	<p align="center">4</p>	<p>Initial ASET letter sent 6/5/19; Initial ASET inspection conducted 11/7/19; Notice of Violation for smoke detectors issued 11/12/19; Notice and Order for 78 violations issued 12/11/19</p>
<p>532 and 540 N. Fisher (D-7) deteriorated and occupied multi-unit complex with significant substandard housing conditions including damaged stairs, deteriorated landings, mold, broken windows, and damaged exteriors walls; half mile from two elementary schools</p>	<p>Alina Eang</p>	<p align="center">9</p>	<p>Initial ASET letter sent 10/21/19; Initial ASET inspection conducted 11/22/19, 12/4/19 and 12/5/19; Notice of Violation for 25 violations issued 1/10/20; NOV Reinspection conducted 1/23/20; Notice and Order to be issued</p>
<p>4518 E. Fountain Way (D-4) occupied and deteriorated apartment complex; excessive calls for police service; extensive code enforcement history, including bed bugs, roaches, lack of AC/heat, and lack of natural gas</p>	<p>Sorento Holdings Salvador Hernandez, Manager New owner as of 5/1/19: Fountain Way 57, LLC Mitch Pomeroy, LLC Manager</p>	<p align="center">57</p>	<p>Initial ASET inspection conducted 7/17/18; Notice and Order for 1,931 violations issued 8/2/18; Settlement Agreement executed; Priority list reinspection conducted 11/20/18; Reinspection conducted 1/9/19; Administrative Citation for \$134,000 issued 1/22/19; Citation appeal filed on 2/6/19; Compliance Agreement with new owner executed 4/26/19; Rehabilitation in progress; Progress inspection conducted 11/20/19</p>
<p>West Shaw Estates (D-1) 4954 N. Holt 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 conducted on Phase I - III; Citations issued for exterior violations; Settlement reached; Compliance inspections in 2018; Progress inspection conducted 7/17/18; First compliance inspection conducted 8/8/18; Monitoring progress</p>

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<p>5035 - 5049 E. Lane (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; Compliance inspection conducted on 7/10/19 and 7/11/19; Administrative Appeal hearing to be rescheduled</p>
<p>3312-3316 E. Olive (D-7) dilapidated and occupied apartment complex with significant substandard housing conditions, including non-functional heating units, plumbing issues, missing plumbing fixtures, boarded windows, damaged fencing, missing exterior lights, and accumulation of junk and rubbish</p>	<p>Baldev-Singh Khela and Jasjit Kaur Khela</p>	<p align="center">3</p>	<p>Initial ASET letter sent 5/2/19; Initial ASET inspection conducted 6/12/19; Notice and Order for 217 violations issued 6/20/19; Compliance Agreement negotiations in progress; Reinspection conducted 9/4/19; Administrative Citation issued on 9/18/19 for \$13,250; Administrative Hearing for Citation conducted 1/16/20 and continued to 2/4/20</p>
<p>4406 E. Olive (D-7) deteriorated and occupied multi-unit complex with substantial substandard housing issues, including broken A/C units, lack of heat, loose stairway railing and steps, and infestations; close to an elementary and a middle school</p>	<p>Baldev-Singh Khela and Jasjit Kaur Khela</p>	<p align="center">4</p>	<p>Initial ASET letter sent 10/18/19; Initial ASET inspection conducted 11/6/19; Notice and Order for 100 violations issued 11/19/19; Compliance Agreement executed 12/31/19; Reinspection scheduled for 2/17/20</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 New owner as of 7/2/19: B&E Holdings & Investments, LLC, Armando Banuelos, Manager</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; Administrative Citation issued on 5/30/19 for \$2250; Rehabilitation in progress under new ownership; Progress inspection conducted on 10/8/19; Compliance Agreement executed 1/17/20; Progress inspection conducted 1/29/20</p>

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<p>2249 W. Princeton (D-1) deteriorated and occupied apartment complex with extensive code history and significant substandard conditions, including visible black mold, junk and rubbish, electrical and plumbing issues, and missing window screens; excessive history of police calls for service</p>	<p>Michael Hertz and Scott Jacoby</p>	<p align="center">12</p>	<p>Initial ASET inspection conducted 9/27/18; Notice and Order for 686 violations issued on 10/12/18; Settlement Agreement executed 11/29/18; Phase One reinspection conducted 1/25/19; Priority List reinspection conducted 2/15/19; Addendum to Settlement Agreement executed 6/18/19; Reinspection conducted 7/25/19; Administrative Citation issued on 8/2/19 for \$12,500; Reinspection conducted 8/15/19; Stipulated Agreement negotiations in progress</p>
<p>405-421 S. Recreation (D-5) severely dilapidated and occupied multi-unit complex with numerous code violations, including 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 conducted 1/17/19; Notice and Order for 590 violations issued on 3/1/19; Settlement Agreement executed 4/16/19; Phase One reinspection conducted 5/29/19; Phase Two reinspection conducted 7/24/19; Phase Three reinspection conducted 10/3/19; Reinspection conducted 11/14/19 and 11/18/19; Reinspection conducted on 1/21/20</p>
<p>202-244 W. Shields (D-1) occupied and dilapidated apartment complex with extensive code history; substandard conditions, including rats and roaches and the presence of junk and rubbish; excessive calls for police service; failed fire inspection</p>	<p>Martin Nunez, Eduardo Robles, Absolon T. Ruiz, Ramiro Raygoza New Owner as of 10/14/19: MACA 1031 LLC Manager of LLC: Wai Cheung</p>	<p align="center">20</p>	<p>Initial ASET letter sent 9/27/18; Initial ASET inspection conducted 11/29/18; Priority reinspection conducted 12/14/18; Notice and Order for 921 violations issued 1/29/19; Settlement Agreement executed 4/16/19; Rehabilitation in progress; Phase One reinspection conducted 5/14/19; Progress inspection conducted 8/29/19; Phase Two reinspection conducted 9/19/19; Clearance inspection conducted 11/21/19; Progress inspection conducted 1/16/20 and 1/17/20</p>
<p>5216 and 5228 N. Sixth (D-4) 1430 E. Bulldog Lane occupied multi-unit complex with significant substandard or dangerous housing conditions, including loose railings, dangerous landings, open electrical wiring, and damaged exterior wood components; significant calls for police service</p>	<p>BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian</p>	<p align="center">33</p>	<p>Initial ASET letter sent 10/28/19; Initial ASET inspection conducted 11/13/19; Notice and Order for 151 violations issued 12/23/19; Reinspection scheduled for 1/24/20; Compliance agreement executed 1/31/20</p>

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<p>4660 E. Turner (D-7) deteriorated and occupied multi-unit complex with significant substandard housing conditions including lack of functional AC/heat, boarded windows, loose 2nd-floor railing and sloped landing, deteriorated 2nd-floor landings, damaged carport doors, and graffiti, junk, and rubbish throughout; close proximity to elementary school and public park</p>	<p>Sarkis Knnablian and Ripsime Knnablian, Trustees</p>	<p align="center">10</p>	<p>Initial ASET letter sent 7/12/19; Initial ASET inspection conducted 9/3/19; Notice and Order for 326 violations issued 9/10/19; Compliance Agreement executed 10/25/19</p>
<p>4659 E. Tyler (D-7) blighted and deteriorated occupied multi-unit complex with multiple health and safety issues, including pest infestation, broken appliances, damaged window screens, missing fire extinguishers, dangerous stairs, damaged carport, and 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 conducted 2/21/19; Notice and Order for 190 violations issued 3/6/19; Vacant Building Notice and Order issued 5/1/19; Settlement Agreement executed 5/7/19; Full rehabilitation expected to be completed by 3/31/20</p>
<p>4785 E. Tyler (D-7) deteriorated and occupied multi-unit complex with significant substandard housing conditions including damaged roof (covered by tarp), damaged concrete landings, boarded windows, and hazardous window AC units</p>	<p>Choeng Chau</p>	<p align="center">4</p>	<p>Initial ASET letter sent 1/24/19; Initial ASET inspection to be scheduled</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 New owner as of 9/26/19: Jesus Alvarado</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 and Safety Receivership filed 10/22/18; Petition for Health and Safety Receivership granted 1/3/19; Court approved Receiver's plan to fully rehabilitate on 4/3/19; All violations cleared as of 7/24/19; Property sold on 9/26/19 pursuant to Receivership; Status Conference scheduled for 2/4/20</p>

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834-840 E. Voorman (D-3) occupied multi-unit complex with significantly deteriorated exterior, damaged and boarded windows, unreliable A/C, pest infestations, water damage, broken driveway gate, and tall weeds; half mile from elementary school	BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian	4	Initial ASET letter sent 7/12/19; Initial ASET inspection conducted 1/9/20; Notice and Order to be issued
2046 E. White (D-7) Occupied and dilapidated multi-unit complex with evidence of significant substandard housing conditions, including illegal and exposed electrical wiring, mold, water leaks, damaged and leaking pipes, and damaged interior walls; close proximity to an elementary and middle school	Binh H. Mac and Xing W. Lai	5	Initial ASET letter sent 4/3/19; Initial ASET inspection conducted 10/29/19; Notice and Order for 99 violations issued 11/12/19; Compliance Agreement executed 12/13/19; Reinspection conducted 1/22/20
2056 E. White (D-7) occupied and severely dilapidated apartment complex with significant substandard conditions, including broken windows, pest infestations, junk and rubbish, and presence of squatters; extensive history of calls for police service; close proximity to two schools	REI Group Inc.; CEO Konstantin Chernomorskiy	4	Initial ASET letter sent 4/3/19; Initial ASET inspection conducted 4/17/19; Notice and Order issued 4/29/19 for 242 violations; Settlement Agreement executed on 7/8/19; Progress inspection conducted on 9/23/19; Clearance inspection conducted 1/9/20; Pending finalization of permits
PENDING TARGET PROPERTIES			
3313 N. Maple (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
3304 E. Clay (D-7)	Ronald and Debra Shamp	4	Initial ASET letter sent 6/5/19
1237 N. Angus (D-7)	JCH Family Limited Partnership, and DBH Family Limited Partnership General Partner: J&V Properties, Inc. John Hovannisian, CEO	8	Initial ASET letter sent 6/5/19
1414 W. Clinton (D-1)	Adriana Dermenjian	12	Initial ASET letter sent 7/12/19
3215 E. Clay (D-7)	Ronald Shamp and Debra Shamp	4	Initial ASET letter sent 7/12/19
319 N. Diana (D-7)	JHS Family Limited Partnership, JCH Family Limited Partnership, and DBH Family Limited Partnership General Partner: J&V Properties, Inc. John Hovannisian, CEO	3	Initial ASET letter sent 7/12/19
3467 N. Marks (D-1)	Li Huang, Trustee	3	Initial ASET letter sent 8/16/19
2985 E. Nevada (D-7)	Raie Yohannes Yared	4	Initial ASET letter sent 10/18/19
2995 E. Nevada (D-7)	Courtney Campbell	4	Initial ASET letter sent 10/21/19

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4672 E. Tulare (D-7) 105 and 109 S. Woodrow	George Auen	3	Initial ASET letter sent 10/21/19
3431-3435 E. Grant (D-7)	Felix Hernandez Cortez Yolanda De la Cruz Ramirez	3	Initial ASET letter sent 10/24/19
3015 W. Saginaw Way (D-1)	Adolfo Corona Alvarez and Maria Corona, Trustees of the Corona Family Trust	3	Initial ASET letter sent 11/8/19
4730 E. Lamona (D-7)	Brian Sweet and Eric Nasalroad	8	Initial ASET letter sent 11/8/19
2708-2714 N. First (D-7)	Darshan Singh Sidhu and Ranjit Kaur Sidhu	4	Initial ASET letter sent 11/8/19
2716-2732 N. First (D-7)	Darshan Singh Sidhu and Ranjit Kaur Sidhu	8	Initial ASET letter sent 11/8/19
3110-3116 E. Princeton (D-7)	Darshan Singh Sidhu and Ranjit Kaur Sidhu	4	Initial ASET letter sent 11/8/19
7087 N. Thorne (D-2)	John T. Hayden	151	Initial ASET letter sent 11/8/19
3760-3794 E. Olive (D-7)	BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian	13	Initial ASET letter sent 11/19/19
287-289 N. Echo (D-3)	BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian	2	Initial ASET letter sent 11/19/19
224 N. Roosevelt (D-3)	Karen Doane	4	Initial ASET letter sent 11/19/19
COMPLETED TARGET PROPERTIES			
329 N. Diana (D-7)	Strang Property Management LLC; Bianca Betancourt, Manager of Strang Property Management; Luz Mendoza; and Jose Vargas, Jr.	3	Property has open case with the Reactive Rental Housing Unit, and remaining violations were referred there for further action
4040 E. Dakota (D-4)	K & K Home, LLC; Khoa Le, Manager of LLC	42	ASET communication with property owner led to voluntary compliance at property
4880 and 4896 E. University (D-4)	Rodney Bernaldo and Ruanne Bernaldo, as Co-Trustees of the Bernaldo Family Trust New owner as of 12/31/18: Kristin Messenlehner	16	ASET communication and actions by the Reactive Rental Housing Unit led to full compliance at the property
4608-4612 E. Inyo (D-7)	Victor H. Martinez	8	Full compliance of 854 violations; Full payment received per Settlement Agreement
1628 A Street (D-3)	Samuel Santiago and Raymunda Cruz de Santiago	3	ASET communication with property owner led to voluntary compliance at property
2530 W. Andrews (D-1)	BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian	6	Full compliance of 83 violations
1544 E. Fedora (D-7)	FGV Fresno, LP General Partner: The Group of Companies, Inc. CEO: Scott H. Krentel	93	Full compliance of 11 violations pertaining to 10 units inspected; Rental Housing to continue enforcement on remainder of property

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1012 W. McKinley (D-1)	Mariano S. and Maricela G. Gonzalez	6	Full compliance of 251 violations; Full payment received per Settlement Agreement
503 S. Dearing (D-5)	Seila Michael Chan	7	ASET communication with property owner led to voluntary compliance at property
701 W. Cambridge (D-1)	Rick Torres New Ownership as of 6/28/18: Meganova, LP General Partner: Theta Holdings LLC Matthew Radmanesh, Manager of LLC	10	Full compliance of 617 violations; Full payment received per Settlement Agreement
1203 W. Simpson (D-1)	Malcolm D. Powers and Judy Powers	14	Full compliance of 700 violations; Full payment received per Settlement Agreement
4530 and 4538 E. Thomas (D-7) 4531 E. Turner	M&S Mini Mart, Inc. (unknown principal)	10	ASET communication with property owner led to voluntary compliance at property
542 N. Second (D-7)	BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian	4	Full compliance of 213 violations; Full payment received per Settlement Agreement
3279 and 3285 E. Clay (D-5)	Jerry M. Saylor and Gail A. Saylor, Trustees of the Saylor Trust	8	Full compliance of 424 violations; Full payment received per Settlement Agreement
770 and 780 N. Barton (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	Full compliance of 248 violations; Full payment received per Settlement Agreement
608-614 F Street (D-3)	Ralph and Janet Hovannisian	3	Full compliance of 280 violations
4460 E. Woodward (D-5)	Abdo Saleh Nagi and Shiha Mohammed Abdo	4	Full compliance of 499 violations; Full payment received per Settlement Agreement
436-444 S. Sierra Vista (D-5)	Robert J. Topoozian, Trustee of the Camelia Topoozian Survivor's Trust	3	Full compliance of 68 violations
2842 E. Hammond (D-7)	JCH Family Limited Partnership, and DBH Family Limited Partnership General Partner: J&V Properties, Inc. John Hovannisian, CEO	3	ASET communication with property owner led to voluntary compliance at property
2004 E. White (D-7)	Courtney Campbell	5	ASET communication with property owner led to voluntary compliance at property
1309 and 1315 B Street (D-3)	Vincent Medina and Pearl Delgado New Owner as of 11/19/18: Brad Hardie and Michael Zuber	2	Health and Safety Receivership; Complete rehabilitation and compliance of all violations
1531-1535 N. Brooks (D-3)	Fidelity Finance, Inc. Yirong Lu, CEO	3	Full compliance of 93 violations

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2525 W. Andrews (D-1)	Jesus Aceves and Emilia Aceves	16	Full compliance of 978 violations; Full payment received per Settlement Agreement
1539-1543 N. Brooks (D-3)	Chen Liang as Trustee of the Chen Liang Living Trust	3	Full compliance of 95 violations; Full payment received
757 N. Jackson (D-7)	BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian	8	Full compliance of 231 violations
2845 E. Madison (D-7)	Jose Luis Garza Martinez and Juana Berja New Owner as of 8/27/18: Preferred Property, LLC Matthew Campbell, Manager of LLC	1	Health and Safety Receivership; Complete rehabilitation and compliance of all violations
329-339 N. Glenn (D-3)	Allan and Jennifer Foglio New Owner as of 4/5/19: Penn Six General Partners	7	ASET communication with new property owner led to full compliance at property
321 E. Strother (D-3)	Daniel Romo and Maria Romo New Owner as of 12/12/18: Varo-Real Investments, Inc. Diego Espinoza-Martinez, CEO	1	ASET communication with new property owner led to full compliance at property
1504 E. Yale (D-7)	Quy Dinh Le, Maryann Mai Bach Le, Ngoc Bich Thi Le	5	Full compliance of 312 violations; Full payment received per Settlement Agreement
2330 E. Ashlan (D-7) 4781 E. Ashlan (D-4) 3320 N. West (D-1) 415, 431, 475 N. Manila (D-5) 424 S. Chestnut (D-5) 423 S. Dearing (D-5) 1115 W. Simpson (D-1) 441 S. Dearing (D-5) 2690 N. Weber (D-1)	K & K Home, LLC and Secured Asset Fund Corporation; Khoa Le, Manager of LLC and CEO of Corporation	194	ASET communication with new property owner resulted in voluntary compliance at multiple 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	ASET communication with property owner led to voluntary compliance at property
760 N. Barton (D-7)	Ai Huang	3	ASET communication with property owner led to voluntary compliance at property
4538 E. Hamilton (D-5)	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	28	Full compliance of 2,315 violations; Full payment received per Settlement Agreement
345 S. Chestnut (D-7) 4820 E. Laurel	Central Community Development Center; Donald Lockhart, CEO	7	Final Judgment and Permanent Injunction obtained

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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)	Brian 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 (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 (D-7)	BDHOV, LP and LEHOV, LP; David B. Hovannisian, General Partner	12	Rehabilitation complete; Full compliance of 548 violations
1464 E. Patterson (D-3)	BDHOV, LP and LEHOV, LP; David B. Hovannisian, General Partner	13	All permits finalized; Full compliance achieved at property
1450 N. Archie (D-7)	Brian H. Rosene and Randy L. Cunningham	1	Demolition completed; Judgment for Fees and Costs granted
4538-4550 E. Olive (D-7)	Guadalupe Fernandez	6	Health and Safety Receivership; Complete rehab and compliance of 112 violations
1131 N. Jackson (D-7)	Guadalupe Fernandez	7	Health and Safety Receivership; Complete rehab and compliance of 113 violations
334 N. Roosevelt (D-3)	Rosalio M. Avila	4	Full compliance of 24 violations
2307 N. Maroa (D-1)	Catherine D. Senner	1	Full compliance of 20 violations; Full payment received per Settlement Agreement
Hotel California (D-3) 530 N. Weber	Venu Sharma	52	Full compliance of 215 violations; Full payment received per Settlement Agreement
2748 N. Weber (D-1)	Sunny and Cecilia Chan	54	Full compliance of 1,043 violations; Full payment received per Settlement Agreement
2061/2075 S. Hayston (D-5)	Sunny and Cecilia Chan	34	Full compliance of 648 violations; Full payment received per Settlement Agreement
2005 W. Shields (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]			

ANTI-SLUM ENFORCEMENT TEAM (ASET)**Status Report 1/31/2020**

Summerset Village (D-7) 2103 N. Angus	Chris Henry	220	Full compliance of 1,450 violations; Settlement payment approved
255 N. Diamond (D-7)	Luis Santos	4	Full compliance of 61 violations
5239 E. Huntington (D-5)	New Ownership	60	Full compliance of 291 violations
474 N. Glenn (D-3)	New Ownership	8	Full compliance of 37 violations