

ANTI-SLUM ENFORCEMENT TEAM (ASET)

Status Report 12/28/18

| LOCATION | OWNER | UNITS | STATUS UPDATE |
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| 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>New Ownership as of 6/28/18: Meganova, LP</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</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 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 scheduled for 12/28/18</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</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 scheduled to begin 1/8/19</p> |
| <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 to be issued</p> |

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| <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>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</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>4</p> | <p>Initial ASET letter sent 12/20/18; Initial ASET inspection scheduled to begin 1/3/19</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>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 negotiations in progress</p> |
| <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>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 negotiations in progress</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>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 scheduled to begin 1/10/19</p> |

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| <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>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</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.</p> | <p>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</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>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</p> |
| <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</p> | <p>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>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; Hearing on Petition scheduled for 1/3/19</p> |

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| 4811 E. Geary (D-5) dilapidated and occupied single-family residence with a deteriorating and hazardous roof, evidence of mold and water damage, unsanitary bathroom and kitchen areas, and damaged interior and exterior walls | Andrew L. Adams, Sr. and Gloria Phillips-Adams | 1 | Notice and order issued on 3/26/18 for 9 violations; Notice to Abate posted on 6/5/18; Notice of Trustee's Sale recorded by bank and scheduled for 8/21/18; Transfer of ownership to Wells Fargo Bank recorded 8/27/18; Rehabilitation in progress |
| 2845 E. Madison Ave (D-7) occupied single-family residence with multiple health and safety violations, exterior public nuisance and zoning violations, structural damage, and significant accumulation of junk and rubbish | Jose Luis Garza Martinez and Juana Borja | 1 | 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 in progress |
| 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 | Malcolm D. Powers and Judy Powers | 14 | 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 |
| 6540 N. Winery Ave (D-6) vacant, blighted single-family residence with history of occupancy by unauthorized persons, multiple board-ups, presence of attractive nuisances, theft of utilities, criminal activity, and frequent calls for police service | Brian H. Rosene | 1 | Health & Safety Receiver appointed 7/18/17; Receivership Plan approved by Court 9/28/17; Rehabilitation completed; Hearing on Motion to Terminate Completed Receivership rescheduled for 1/8/19 |
| 1367 E. San Ramon Ave (D-4) 4-plex containing both occupied and vacant units with multiple health and safety violations; history of occupancy by unauthorized persons, multiple board-ups, and frequent calls for police service | Brian H. Rosene; John and Leona Tosatto | 4 | Health & Safety Receiver appointed 7/18/17; Receivership Plan approved by Court 9/28/17; Status Hearing scheduled for 1/4/18; Rehabilitation completed; Final clearance inspection completed on 12/4/18; Hearing on Motion to Terminate Completed Receivership rescheduled for 1/8/19 |
| 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 | Various Owners New management as of 3/01/18: Regency Property Management | 228 | 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 |
| PENDING TARGET PROPERTIES | | | |
| 1531-1535 N. Brooks (D-3) | Fidelity Finance, Inc. | 3 | Initial ASET letter sent 12/20/18 |
| 1539-1543 N. Brooks (D-3) | Chen Liang as Trustee of the Chen Liang Living Trust | 3 | Initial ASET letter sent 12/20/18 |
| 2525 W. Andrews (D-1) | Jesus Aceves and Emilia Aceves | 15 | Initial ASET letter sent 8/31/18 |

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| 405-421 S. Recreation (D-5) | Tiburcio Uribe Ramirez, Esperanza Ramires Membrila, and Maria Isabel Ramirez | 9 | |
| 1151-1159 W. McKinley (D-3) 1510-1578 N. Brooks | Mike Chien Lu and Lina Luo | 40 | Initial ASET letter sent 11/15/18 |
| POTENTIAL TARGET PROPERTIES | | | |
| 2060 and 2064 S. Maple (D-5) | JHS Family Limited Partnership, JCH Family Limited Partnership, and DBH Family Limited Partnership | 38 | Initial ASET letter sent 9/27/18 |
| 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, Inc. | 37 | Continue monitoring |
| 4040 E. Dakota Ave (D-4) | K & K Home, LLC | 42 | Continue monitoring |
| 4781 E. Ashlan Ave (D-4) | K & K Home, LLC | 24 | Continue monitoring |
| 3320 N. West Ave (D-1) 1212 W. Andrews Ave | Secured Asset Fund Corporation, Inc. | 27 | Continue monitoring |
| 415 N. Manila Ave (D-5) | K & K Home, LLC | 9 | Continue monitoring |
| 431 N. Manila Ave (D-5) | K & K Home, LLC | 8 | Continue monitoring |
| 475 N. Manila Ave (D-5) | K & K Home, LLC | 21 | Continue monitoring |
| 424 S. Chestnut Ave (D-5) | Secured Asset Fund Corporation, Inc. | 13 | Continue monitoring |
| 423 S. Dearing Ave (D-5) | Secured Asset Fund Corporation, Inc. | 14 | Continue monitoring |
| 1115 W. Simpson Ave (D-1) | K & K Home, LLC | 22 | Continue monitoring |
| 441 S. Dearing Ave (D-5) | Secured Asset Fund Corporation, Inc. | 13 | Continue monitoring |
| COMPLETED TARGET PROPERTIES | | | |
| 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 |
| 345 S. Chestnut Ave (D-7) 4820 E. Laurel Ave | Central Community Development Center | 7 | Final Judgment and Permanent Injunction obtained |
| 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 | 14 | Full compliance achieved at property; Full payment received per Settlement Agreement |
| 619 N. Van Ness (D-3) | JJM Investment Property Fresno 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 |
| 358 and 360 N. Roosevelt (D-3) | BDHOV LP and LEHOV LP | 8 | Full compliance achieved at property; Full payment of citation |

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| 4242 E. Olive Ave (D-7) | BDHOV LP and LEHOV LP | 12 | Rehabilitation complete; Full compliance of 548 violations |
| 1464 E. Patterson Ave (D-3) | BDHOV LP and LEHOV LP | 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 |
| 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 |
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