

APARTMENT INSPECTION REPORT

RESIDENT José Cabrera
Salome Múñiz
Fresno Calif 93702

PROPERTY ADDRESS

INSTRUCTIONS: INSPECT EACH ITEM LISTED BELOW AND MARK (X) IN THE BOX WHICH DESCRIBES ITS CONDITION. IF YOU WISH TO MAKE ADDITIONAL COMMENTS ABOUT AN ITEM, MARK THE BOX "SEE BELOW" AND WRITE REMARKS IN THE COMMENTS SECTION AT THE BOTTOM.

ENTRY	NEW	GOOD	FAIR	POOR	SEE BELOW
Door					
Light Fixture					
Light Switch					

LIVING/DINING ROOM	NEW	GOOD	FAIR	POOR	SEE BELOW
Floor/Carpet					
Baseboard					
Walls					
Ceiling					
Window Glass		X			
Window Screens		X			
Curtain Rods					
Light Fixtures					
Electric Outlets					
Electric Switches					

KITCHEN	NEW	GOOD	FAIR	POOR	SEE BELOW
Floor		X			
Baseboard		X			
Walls		X			
Ceiling		X			
Window Glass		X			
Window Screens		X			
Curtain Rods		X			
Light Fixtures		X			
Electric Outlets	X				
Electric Switches		X			
Counter Tops		X			
Sink		X			
Disposal		X			
Cupboards		X			
Oven		X			
Broiler Pan		X			
Range				X	
Ventilating Fan		X			
Refrigerator		X			
Ice Trays	N/A				

FIRST BEDROOM	NEW	GOOD	FAIR	POOR	SEE BELOW
Door				X	
Floor/Carpet		X			
Baseboard				X	
Walls					
Ceiling	X				
Window Glass	X				
Window Screens		X			
Curtain Rods		X			
Light Fixtures		X			
Electric Outlets	X				
Electric Switches					
Closets and Doors					

SECOND BEDROOM	NEW	GOOD	FAIR	POOR	SEE BELOW
Door				X	
Floor/Carpet		X			
Baseboards				X	
Walls		X			
Ceiling		X			
Window Glass		X			
Window Screens		X			
Curtain Rods				X	
Light Fixtures				X	
Electric Outlets				X	
Electric Switches				X	
Closets and Doors				X	

THIRD BEDROOM	NEW	GOOD	FAIR	POOR	SEE BELOW
Door					
Floor/Carpet					
Baseboards					
Walls					
Ceiling					
Window Glass					
Window Screens					
Curtain Rods					
Light Fixtures					
Electric Outlets					
Electric Switches					
Closets and Doors					

BATHROOM	NEW	GOOD	FAIR	POOR	SEE BELOW
Door				X	
Floor/Carpet		X			
Walls		X			
Ceiling		X			
Window Glass		X			
Window Screens		X			
Tub		X			
Shower and Tile		X			
Shower Rod/Door		X			
Lavatory		X			
Faucets		X			
Counter Top		X			
Cabinets		X			
Mirror				X	
Toilet Bowl		X			
Flush Tank		X		X	
Light Fixtures		X			
Electric Outlets		X			
Electric Switches		X			
Towel Racks, Etc.		X			
Blind				X	

MISCELLANEOUS	NEW	GOOD	FAIR	POOR	SEE BELOW
Water Heater		X			
Door Bell	N/A				
Mail Box				X	
Lanai Area		X			
Outside Light Fix.		X			
Parking Stall(s)		X			
Storage Locker	N/A				
Drapenes				X	
Apartment Keys		X			
Elevator Keys	N/A				
Mail Box Keys	N/A				
T. V. Cable				X	
Linen Closet				X	
Appliance Books	N/A				

ITEMS NOT LISTED	NEW	GOOD	FAIR	POOR	SEE BELOW
New Ceiling Fan	X				
Washing Machine			X		
Dryer		X			
Black Couch		X			
Blue little table		X			
Orange Round table		X			

COMMENTS (EXPLAIN ITEMS MARKED "SEE BELOW" IN THIS AREA)
Air conditioner
Needs Repair
Missing Electric Cord plug
* Fan window
* Med Swamp Cooler working -> 6-19-2017

FOR NAME: WE'VE READ THE ABOVE INSPECTION REPORT, HAVE EXAMINED AND CHECKED ALL SAID ITEMS AND FIND IT EXISTING, TRUE, CORRECT AND IN CONDITION AS INDICATED.

CHECK-IN
 CHECK-OUT
 DATE June 12, 2017
 AGENT George Lopez (Mary Esthe Counselor)
 RESIDENT José Cabrera, Salome

FORWARDING ADDRESS:

Denial of Security Deposit Refund

Date: July 14, 2017

Tenants Names: Jose Cobrea and Salame Murillo

Address of Rental Unit: [REDACTED]

This is a notice that the owner of the above property intends to not refund your security deposit for the following reasons:

- Tenants moved out of above address with only 1 hour notice on June 26th 2017 at 9:00 p.m. therefor violating the signed rental agreement of giving a 30 day notice. Tenants stated were leaving because a second air condition unit was not going to be installed in the master bedroom. A large air condition unit already exist in the living area
- A second air condition unit was installed in the master bedroom while the tenants were still living there which cost the owner \$465.00. Air condition unit was gone when tenants left
- Tenants were lent a black futon couch, dining table, night table, and wooden coffee table by the owner, to use for furniture when they moved in being that they had none
- Entire unit was left dirty. Was not swept or mopped. None of the appliances were cleaned nor were the countertops. Bathroom tub was left dirty as well. Owner paid \$100.00 to have cleaned after tenants left \$ 125.00
- At least 4-5 cigarette burns on the laminate tile flooring in every room which will need to be repaired
- There were 3 Ground fault circuit interrupter (GFCI) outlets that were missing after tenants moved. Two were located in the kitchen and one in the laundry room
- Drinking alcohol in the front yard and leaving empty beer cans on the front premises
- Broke washing machine that was put in unit they were renting by the owner.

Owner would like the \$465.00 air condition unit returned that she had installed in the master bedroom which tenants contributed \$60.00 to and installed at their request. To this date the apartment is still vacant.

*NO 30 days notice to move
NO Deposit for rentability
795.00
for fees etc*

*AS. Cleaning 125.00 for
Home dpt GFI 42.11
water bill 49.88
A/FI install 400.00
Air con*

My signature below states that I have sent a notice to the tenants stated above.

Landlords signature: [REDACTED]

Date: July 16, 2017

Landlords Printed Name: [REDACTED]

July 11-2017

W/ Bill
Bill
June 13-17
9977



More saving.
More doing.™

JACOB_RAMIREZ@HOMEDEPOT.COM
4864 E. KINGS CANYON RD. FRESNO CA 93727

1086 00024 39073 07/11/17 07:46 PM
CASHIER CAROLINE

078477714232 GFCI <A> 39.00
3-PACK 20A GFCI, WHITE

SUBTOTAL 39.00
SALES TAX 3.11
TOTAL \$42.11

XXXXXXXXXXXX0455 VISA

USD\$ 42.11
TA

AUTH CODE 09343A/1240656

Chip Read

AID A0000000031010 :4348415345205649534

1

TVR 0080008000
IAD 06010A03602002
TSI F800
ARC 00



1086 24 39073 07/11/2017 7077

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON
A 1 90 10/09/2017
THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS

ENTER FOR A CHANCE
TO WIN A \$5,000
HOME DEPOT GIFT CARD!

Tell us about your store visit!
Complete our short survey and
enter for a chance to win at:

www.homedepot.com/survey

PARTICIPE EN UNA
OPORTUNIDAD DE GANAR
UNA TARJETA DE
REGALO DE THD
DE \$5,000!

Complete Su Opinión! Complete la breve

No. July 16, 2017 2017
Received from Tammy Sadusky
S Tammy Sadusky
One Hundred Twenty Five Dollars
Res. Jose S. Garcia M
For cleaning carpet, scrub
* Bth tub & toilet, Clean All appliances
els Clean All Cabinets & All Counter tops
\$125
Tammy Sadusky

G.F.I wall sockets
to be installed in kitchen
& Restroom, tomorrow
July 17, 2017 Bill Perding

Denial of Security Deposit Refund

Date: July 14, 2017

Tenants Names: Jose Cobrea and Salame Murillo

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- At least 4-5 cigarette burns on the laminate tile flooring in every room which will need to be repaired
- There were 3 Ground fault circuit interrupter (GFCI) outlets that were missing after tenants moved. Two were located in the kitchen and one in the laundry room
- Drinking alcohol in the front yard and leaving empty beer cans on the front premises
- Broke washing machine that was put in unit they were renting by the owner.

Owner would like the \$465.00 air condition unit returned that she had installed in the master bedroom which tenants contributed \$60.00 to and installed at their request. To this date the apartment is still vacant.

My signature below states that I have sent a notice to the tenants stated above.

Landlords signature: [REDACTED]

Date: July 16, 2017

Landlords Printed Name: [REDACTED]

PROPERTY ADDRESS

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ENTRY	NEW	GOOD	FAIR	POOR	SEE BELOW
Door		X			
Light Fixture					
Light Switch					

LIVING/DINING ROOM	NEW	GOOD	FAIR	POOR	SEE BELOW
Floor/Carpet		X			
Baseboard		X			
Walls			X		
Ceiling		X			
Window Glass		X			
Window Screens		X			
Curtain Rods		X			
Light Fixtures		X			
Electric Outlets		X			
Electric Switches		X			

KITCHEN	NEW	GOOD	FAIR	POOR	SEE BELOW
Floor		X			
Baseboard		X			
Walls		X			
Ceiling		X			
Window Glass		X			
Window Screens		X			
Curtain Rods		X			
Light Fixtures		X			
Electric Outlets		X			
Electric Switches		X			
Counter Tops		X			
Sink		X			
Disposal		X			
Cupboards		X			
Oven		X			
Broiler Pan		X			
Range		X			
Ventilating Fan		X			
Refrigerator		X			
Ice Trays		X			

FIRST BEDROOM	NEW	GOOD	FAIR	POOR	SEE BELOW
Door		X			
Floor/Carpet		NA			
Baseboard		X			
Walls		X			
Ceiling		X			
Window Glass		X			
Window Screens		X			
Curtain Rods			X		
Light Fixtures		X			
Electric Outlets		X			
Electric Switches		X			
Closet and Doors		X			

SECOND BEDROOM	NEW	GOOD	FAIR	POOR	SEE BELOW
Door		X			
Floor/Carpet		X			
Baseboards		X			
Walls		X			
Ceiling		X			
Window Glass		X			
Window Screens		X			
Curtain Rods		X			
Light Fixtures		X			
Electric Outlets		X			
Electric Switches		X			
Closets and Doors		X			

THIRD BEDROOM	NEW	GOOD	FAIR	POOR	SEE BELOW
Door					
Floor/Carpet					
Baseboards					
Walls					
Ceiling					
Window Glass					
Window Screens					
Curtain Rods					
Light Fixtures					
Electric Outlets					
Electric Switches					
Closets and Doors					

BATHROOM	NEW	GOOD	FAIR	POOR	SEE BELOW
Door		X			
Floor/Carpet		NA			
Walls		X			
Ceiling		X			
Window Glass		X			
Window Screens		X			
Tub		X			
Shower and Tile		X			
Shower Rod/Door		X			
Lavatory		X			
Faucets		X			
Counter Top		X			
Cabinets		X			
Mirror		X			
Toilet Bowl		X			
Flush Tank		X			
Light Fixtures		X			
Electric Outlets		X			
Electric Switches		X			
Towel Racks, Etc.		X			

MISCELLANEOUS	NEW	GOOD	FAIR	POOR	SEE BELOW
Water Heater		X			
Door Bell					NA
Mail Box		X			
Lanai Area		X			
Outside Light Fix.		X			
Parking Stall(s)		X			
Storage Locker		X			
Drapenes		X			
Apartment Keys		X			
Elevator Keys					NA
Mail Box Keys		X			
T. V. Cable		X			
Linen Closet		X			
Appliance Books		X			
Wall Heater		X			

ITEMS NOT LISTED	NEW	GOOD	FAIR	POOR	SEE BELOW
Stove Oven			X		
Not Working Changing Stone					
Wall Heater		X			
Air Cond (3)		X			
Cover toped -					
Refrigerator New	X				
Water Heater			X		

COMMENTS (EXPLAIN ITEMS MARKED "SEE BELOW" IN THIS AREA)

NO SMOKING, CANDLES OR DRINKING IN THE FRONT YARD. IS SOMEONE IN RACKED DENT ON THE WINDY MAN GEORGE TORRES & [REDACTED] BLACK COUCH Round dining table w/ a chair End table Washer

WE/I HAVE READ THE ABOVE INSPECTION REPORT, HAVE EXAMINED AND CHECKED ALL SAID ITEMS AND FIND IT EXISTING, TRUE, CORRECT AND IN CONDITION AS INDICATED.

CHECK-IN
 CHECK-OUT

DATE Sept 18 2017 AGENT Maria Esther Cona / TORRES RESIDENT Maria Jaurvigi

FORWARDING ADDRESS:

Maria Jaurigi moved in Sept 18, 2017

Kelly

Cort

Congratulations

Your Inspection Has Passed & we need the lease TODAY!



Date: 9-15-17

Send ALL leases, riders & HAP Contracts to:
Email: hcvleasing@fresnohousing.org
FAX: (559) 457-4283

Subject Line:
Address & Head of Household's name
Ex: 1331 Fulton Mall, Sarah Jones

The HA MUST have a copy of the signed lease agreement with the following information:

- The new terms of the lease;
- The new amount of the monthly rent to owner; and
- What utilities and appliances are supplied by the owner and by the tenant(s).



Most leases do not have this information and will require the owner to either create a standard addendum to provide this information or use the Lease Rider provided by the Housing Authority.

Housing Assistance Payment Contract

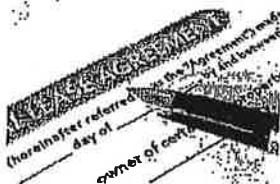
When the lease/lease rider are received, the leasing team will input all data to generate the HAP Contract. This is the agreement between the owner and housing authority. It is NOT the lease.

The HAP Contract will be sent to the owner for signature and must be returned via email or fax by the next business day from the date the owner is emailed.

The first payment will be generated once the signed HAP Contract is received. Payment will be issued in the next check run.

If a signed HAP Contract is not received within 60 days of the passed inspection, the HAP Contract will be void and the housing authority cannot pay any housing assistance payments to the owner.

EFFECTIVE DATE: The contract will start when the unit has passed an inspection and the participant takes possession of the unit.



IMPORTANT! Either the owner or resident can send the lease to the housing authority. However, the HAP Contract is between the housing authority & owner & must be signed & returned by the owner.



Inspections

P.S. Maria Jaurigi didn't pay all her operation of Sept or her water bill??
Sec 8 didn't pay 1 cent for rent

Initial Inspection Flyer (cr. 11.30.2016 al) (cr. 11.28.2016 al)

Sept 15-2017
Dec 30 2017

NO \$ Pd

Keely
Cort



www.fresnohousing.org

1331 Fulton Mall, Fresno, California 93721 (559) 443-8400 TTY (800) 735-2929

MARIA JAURIQUE
HANDED IN OFFICE

MARY CORREA

Proposed Contract Rent -- Pending Final Approval After Inspection

DATE: 8/22/2017

We have accepted the Request for Tenancy Approval for the following unit:

Address: [REDACTED] FRESNO CA 93702

The amounts specified below are **NOT GUARANTEED** and are *subject to change based on the outcome of the inspection*. A rent reasonableness valuation form was generated today using the proposed rent the owner is requesting for the unit. The inspector will verify the amenities and unit information supplied by the owner and notate any corrections, if any. If corrections are noted, the rent reasonableness tool will be modified to reflect the corrections and the owner will be notified if the proposed rent needs to be renegotiated.

Owner's Proposed Contract Rent: \$ 730

Monthly Rent

Estimated Housing Authority Portion: \$ 633

Estimated Resident Portion: \$ 97

Family Payment to Owner: The owner may not charge or accept, from the family or from any other source, any payments for rent of the unit in addition to the resident portion determined by the housing authority.

RFTA Accepted by: C. HUERTA Email: hcvleasing@fresnohousing.org

All communications with the housing authority for this lease must be made accordingly:

Send ALL leases, riders & HAP Contracts to:
Email: hcvleasing@fresnohousing.org
Fax: (559) 457-4283

Subject Line:
Address & Head of household's name
Ex: 1331 Fulton Mall, Sarah Jones



HOUSE OF REPRESENTATIVES

STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96813

June 4, 2017

RE: Ms. Mary Esther Correa

To whom it may concern,

I have known Ms. Correa for 14 years. On both a personal and professional level. I can tell you that there is no one of higher quality and reputation living in our state than Ms. Correa.

Personally, she helps out each week at the church; we collect and count the money together. She is instrumental in various church ministries to include being the driving force behind "Our Lady of Guadalupe" mass and celebration.

Professionally, as a realtor, I have worked with her and I have found her to be fair to a fault. She is known for having too soft a heart and giving renters a "break" which often comes back to bite her in the form of unpaid rent. I have helped her in some of these cases myself, she has a soft spot for helping others and a good heart. Unfortunately, in this day and age, many folks try to exploit Ms. Correa's kindness for their own financial gain.

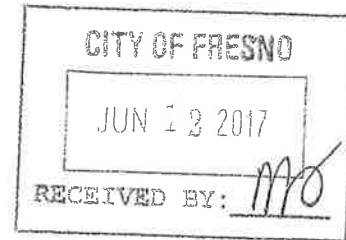
In closing, I am proud to call her a personal friend. She has been to my home, I know her very well and know she is an upstanding and outstanding citizens always looking to help other people, particularly the less fortunate.

Sincerely,

Bob McDermott
State Representative



RECEIVED
2017 JUN 12 AM 11 06
CITY CLERK, FRESNO CA



From: Mary Esther Correa

Mary Esther Corea

Wed, Jun 7, 2017 at 9:53 AM

RECEIVED
CITY CLERK
FRESNO CA
JUN 12 11 06 AM '17

To whom it may concern;

As Mary Corea's real estate agent, I want to say that she has been complaint of every request the city has asked her to do for her duplex. She has spent thousands of dollars and in that process she has lost thousands of dollars in revenue and every month that she's not able to rent her units she's losing money. I understand that the city has cracked down on slum lords but to put her in that category is unjust. She is far from being a slum lord. Why don't you help her with all the bums that continually try to break into her property, why don't you help her by cleaning up the neighborhood of bums and drug dealers and drug users that continually infest her alleyway by loitering and littering. I haven't been able to sell her duplex for all the reason stated above and not by being tagged a slum lord..

Best Regards,

Jose Jack Mejia
Jose "Jack" Mejia
Agent-BRE # 01914463
Landmark Properties
559-287-8155 Cell
josejackmejia@gmail.com
265 W Bullard #102
Fresno, Ca 93704

off market

6-12-17
Both units
have passed
inspector!
Planning Dept is
coming for final
roof inspection
by next week

February 20th 2018

TO: Michael Flores, Appeals Officer
From: Mary Esther Correa, Property owner
Site: [REDACTED] Fresno California 93702

I am a disabled Senior Citizen. I live on a fixed income. For the past seven years I've been paying \$50 dollars per month \$10 and \$20. Dollars for two fines since 2016 to the present. In the meantime no rents have been coming in.

I have been fined the amount of \$13,000. dollars from Code Inspections. Now Code enforcement is fining another \$2000. Dollars. WHY? Unit 3403 passed inspection February 14th 2018.

Please note that I have made every effort to comply with the rules and regulation related to Code enforcement and local ordinances. Past tenants are not very rental friendly. Efforts to maintain the property in an orderly and neat manner are pointless.

I have repaired both my Units five times in the past year. All passed the infraction violations each time. I have paid over \$20,000 dollars to fix two units. George, handy man, property caretaker, building material. Permits and miscellaneous supplies. My credit cards are maxed out. All expenses related to the repair on both units trashed by non-compliant residents. Informed Code Inspection each time

1. Carlos & Elizabeth Reyes – rented [REDACTED] From August 2016 until January 30th 2017. Didn't water plants, didn't pay her share of water bill, trashed the unit. Evicted. They called Code inspection
2. Brittany Pena –rented [REDACTED] August 16th, Paid no rent trashed the apartment, Code inspection informed. Evicted on January 2017
Hired two handy men, Gregory Torres and Dan Sing, for repairs on both apts.
March 15th 2017 made trip to check both units that were left vacant
March 2017, hired other workers , Passed code inspections
June 21, 2016 all fourteen [14] infractions passed inspection ←

Code Not Called
03 Fixed again!

3. June 26, 2017, Jose Salome rented Unit [REDACTED] and moved out on July 14th 2017. Trashed apt. and stole air conditioner. Cost \$475.00 No 30 day notice. Evicted Code NOT Called!! I fixed [REDACTED]

John offlat Embroidered tenant 4 & 5 hook at the door He lied

4. Joel and Rosemary Perez moved in on July 26, 2016, moved out August 30th 2017 They trashed APT [REDACTED] I Evicted Them Before they left on 8-30-2017 They trashed APT & They Called Code inspection "John offlat" I Fixed APT again! Passed Code inspection on Sept 10 2017 [REDACTED]!

All APTs

- 5 Maria Jaurigui - moved in Sept 18, 2017 ON Sept 15 2017 Section 8 Passed inspection

Sept 18. 2017 maria Jaurigui Moved in [REDACTED]
NOV 2017 didnt pay her share of Rent + water
Trashed my unit - Evicted Jan 2018

J.O. also was gone several weeks - we called for inspection - He was out fighting fires - we had to wait!!
M.E.C

5. Maria Jauregui, tenant from hell, rented unit [redacted] with her 17 year old son Ramsey. He managed to destroy half the unit. He kicked in the front door, broke the front wooden door frame and locks. Besides Ramsey, Maria allowed her 26 year old son to move in, beside her daughter and little girl. They managed to break two stoves, stuffed the sink with garbage and clogged the drains in both units. Didn't bother to clean the unit. The brand new tiles in the living room and large bedroom were ruined and torn. She refused to let the handymen in to work on repairing the plumbing or the door. She dismantled the smoke alarm, broke the washing machine, allowed the place to fill with cockroaches. Broke the water heater. Didn't pay her share of Section 8 or her share of water bill. Everything needed repairs. Code inspection informed. *LOOK at inventory. Everything was*
All fixed Code inspection, P & E, Sec 8. All passed inspection
 Moved to have her evicted on October, November, and December 2017 for failure to pay rent. She finally moved out in January 2017. Evicted. She called Code inspection February 14th 2017. All repaired fixtures passed inspection

→ September 10th 2017 passed inspection *by John Oatstreet. Trashed unit [redacted]*
 September 15th 2017 passed Section 8 *Maria J* *They moved out on 8-30-17*
 All five tenants were evicted *Moved in on Sept 18-2017*

Fired handyman George Torres for stealing and lying, used my property for personal storage and allowing the homeless to make use of property without my permission

I use one of the vacant units when I'm in town. *again*
 Presently staying in [redacted] NO units are rented. *(NOT Rented)*



Mary Esther Correa

16-0004973

RE:

VIOLATION Notice

February 17th, both Units [redacted] Fresno, CA were vacant.
March 20th 2017, I arrived in Fresno.

April 20th 2017, First Unit – [redacted] = First infraction was completed . Inspection was done by Inspector, John Outfleet . J. Outfleet passed inspection on Unit1 on this date.

Previous inspection was done by S.Gomez who was then replaced by Outfleet who was not permitted on property by George, property ~~owner~~ ^{owner} since both units were vacant, and he had no key

Fine: \$9000.00 for Unit one

*owner
Fine: Even passed inspection ?*

Second Violation – [redacted] Mary Esther Correa – proprietor Is presently living in this Unit since her arrival on March 20 2017.

No tenants since Feb 2017 to present

I informed J Outfleet that I had not received any notice for inspections or infractions on [redacted] I did receive a notice dated April 19th 2017.

*(He violated my civil rights NO Notice NO protocol
All infractions filed on June 21, 2017*

I wrote a letter of Appeal on April 27th 2017. I was involved in an auto accident on January 05, 2017. I have been under the care of Scott McCaffrey, MD. He advised me not to travel over 2000 miles at that time. He has since cleared me for travel.

On a personal note, I was born here in Fresno. Attended Fresno schools. At present I am a retired High School teacher, Disabled senior Citizen on a fixed income of Social Security & retirement. Thank you for your consideration to this appeal. I am respectfully requesting that all fines be dismissed

Fine: \$4800 for Unit two

passed inspection on All units June 21, 2017

[redacted]
Mary Esther Correa

cc: MD letter,, all Fresno Council members, Governor Jerry Brown, Assemblyman, Joaquin Arambula, Senator D. Feinstein,