

**ANTI-SLUM ENFORCEMENT TEAM (ASET)**

Status Report 3/16/18

| LOCATION  | OWNER  | UNITS                           | STATUS UPDATE  |
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| <b>ACTIVE TARGET PROPERTIES</b>   |  |                                 |  |
| <p><b>5035 - 5049 E. Lane Ave (D-5)</b><br/>dilapidated and occupied multi-family housing complex with history of criminal activity, frequent calls for police service, and housing code violations</p>   | <p><b>Sean Sanchez</b></p>                                 | <p align="center"><b>16</b></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</p>  |
| <p><b>4853 E. University Ave (D-4)</b><br/>abandoned, dangerous and substandard multi-family housing complex with frequent calls for police service, occupancy by unauthorized persons, fire damage, and presence of attractive nuisances</p>                             | <p><b>Ronald D. Mullins &amp; Olga E. Mullins</b></p>      | <p align="center"><b>5</b></p>  | <p>Inspection Warrant executed 7/7/17; Notice to Abate 129 violations issued 7/21/17; Petition for Health &amp; Safety Receivership filed 8/22/17; Receivership granted at Hearing on 12/19/17; Receiver has taken possession of property; First report of Receiver filed on 2/20/18</p>   |
| <p><b>1203 W. Simpson Ave (D-1)</b><br/>dilapidated and occupied multi-family housing complex with multiple health and safety violations, including mold, structural damage and water leakage</p>   | <p><b>Malcolm D. Powers &amp; Judy Powers</b></p>          | <p align="center"><b>14</b></p> | <p>Full ASET inspection completed 10/17/17; Notice and Order for 700 violations issued 11/30/17; Reinspection completed 1/3/18</p>   |
| <p><b>6540 N. Winery Ave (D-6)</b><br/>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</p> | <p><b>Brian H. Rosene</b></p>                              | <p align="center"><b>1</b></p>  | <p>Health &amp; Safety Receiver appointed 7/18/17; Receivership Plan approved by Court 9/28/17; Rehabilitation completed; Receiver's motion to sell property filed</p>   |
| <p><b>1367 E. San Ramon Ave (D-4)</b><br/>4-plex containing both occupied and vacant units; multiple health and safety violations; history of occupancy by unauthorized persons, multiple board-ups, and frequent calls for police service</p>                            | <p><b>Brian H. Rosene<br/>John &amp; Leona Tosatto</b></p> | <p align="center"><b>4</b></p>  | <p>Health &amp; Safety Receiver appointed 7/18/17; Receivership Plan approved by Court 9/28/17; Status Hearing scheduled for 1/4/18; Court granted receiver's motion to sell property As-Is</p>  |
| <p><b>1309 &amp; 1315 B Street (D-3)</b><br/>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><b>Vincent Medina<br/>Pearl Delgado</b></p>             | <p align="center"><b>2</b></p>  | <p>Notice &amp; Order for 34 violations issued 11/3/17; Administrative Citation issued 12/1/17 for \$6,400; Interior inspection at 1315 completed 1/5/18; Notice &amp; Order for 71 violations issued 1/12/18; Reinspection completed on 2/1/18; Notice to Abate 70 violations posted on 2/14/18; Reinspection completed on 3/6/18</p> |
| <p><b>4132 E. El Monte Way (D-5)</b><br/>occupied single-family residence with an illegally occupied accessory structure and 2 sheds built w/out permits; accumulation of junk &amp; rubbish; significant deterioration &amp; violations throughout</p>                   | <p><b>Jasjit Kaur Khela;<br/>Baldev Singh Khela</b></p>    | <p align="center"><b>1</b></p>  | <p>Notice and Order issued 1/8/18 for 65 violations</p>  |

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| <p><b>2845 E. Madison Ave (D-7)</b><br/>occupied single-family residence; multiple health &amp; safety violations; exterior public nuisance and zoning violations; structural damage; accumulation of junk and rubbish</p>   | <p><b>Jose Luis Garza Martinez;<br/>Juana Borja</b></p>                                   | <p><b>1</b></p>   | <p><b>Notice and Order issued on 9/19/17 for 41 violations; Re-Inspection on 1/9/18; Majority of the violations remain unabated; 72-Hour Notice of Intent to file Petition for Receivership served on all interested parties</b></p>  |
| <p><b>701 W. Cambridge (D-1)</b><br/>substandard, partially occupied multi-family housing complex with significant health &amp; safety violations, including black mold, lack of AC/Heat, insect infestation, and boarded windows</p>  | <p><b>Rick C. Torres</b></p>  | <p><b>10</b></p>  | <p><b>Initial ASET inspection conducted on 2/14/18; Notice and Order for 617 violations issued on 3/12/18</b></p>   |
| <p><b>2248-2266 W. Princeton (D-1)</b><br/>dilapidated and occupied multi-family housing complex with multiple health and safety violations, including no heat, improper electrical wiring, broken windows, hazardous stairs/landing; history of code violations and frequent calls for police service</p> | <p><b>Sanh X. Le and Marilyn M. Ly,<br/>Co-Trustees of the Le Family Living Trust</b></p> | <p><b>24</b></p>  | <p><b>Initial ASET inspection conducted 3/8/18</b></p>  |
| <p><b>345 S. Chestnut Ave; (D-7)<br/>4820 E. Laurel Ave</b><br/>occupied single-family residence plus two apartment buildings with history of illegal subdivision, unpermitted construction and unpermitted occupancy</p>  | <p><b>Central Community Development Center</b></p>  | <p><b>7</b></p>   | <p><b>Notice and Order issued 4/5/16 for 4 violations; Construction project incomplete and permits expired 12/2016; Expiration of permits upheld pursuant to Administrative Hearing 2/27/17; Inspection completed 6/28/17; City Attorney's Office letter to property owner mailed 8/30/17; Inspection warrant executed 1/3/18; 4820 posted against occupancy &amp; stop work order issued 1/3/18; Notice to Abate posted on 1/31/18</b></p> |
| <p><b>West Shaw Estates (D-1)<br/>4954 N. Holt Ave</b><br/>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><b>Various Owners<br/>I &amp; I Property Management, Inc.</b></p>                      | <p><b>228</b></p> | <p><b>Inspections completed on Phase I - III; Citations issued for exterior violations; Settlement reached; Compliance inspections in 2018</b></p>  |
| <p><b>611 N. Van Ness Ave (D-3)</b><br/>dilapidated and occupied multi-family housing complex with history of criminal activity, frequent calls for police service, and housing code violations</p>  | <p><b>New Ownership</b></p>   | <p><b>14</b></p>  | <p><b>Clearance inspection to be completed for 112 violations; ASET exterior assessment completed 11/15/17; Exterior inspections scheduled for 12/7/2017; Reinspection completed on 12/20/17; Notice and Order for 115 violations issued on 1/22/18; Reinspection scheduled for 3/21/18</b></p>   |

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| 619 N. Van Ness Ave (D-3)<br>dilapidated and occupied multi-family housing complex with history of criminal activity, frequent calls for police service, and housing code violations         | New Ownership   | 5  | Clearance inspection to be completed for 104 violations; ASET exterior assessment completed 11/15/17; Exterior inspections scheduled for 12/7/2017; Reinspection completed on 12/20/17; Notice and Order for 33 violations issued on 1/22/18; Reinspection scheduled for 3/21/18   |
| 358 N. Roosevelt Ave; (D-3)<br>360 N. Roosevelt Ave<br>occupied and vacant apartment buildings with substantial health and safety violations, including fire damage and attractive nuisances | BDHOV LP & LEHOV LP   | 8  | 358 (occupied): Notice of Violation issued 5/23/17 for water damage and roach infestation cleared; Notice of Violation issued 12/11/17 for 5 new violations; Reinspection on 1/9/18 - all violations cleared<br>360 (vacant): Building fire 3/18/16; Notice and Order issued 6/20/17 for dangerous conditions and attractive nuisances; 1 outstanding violation (roof repair) as of 8/21/17; Administrative Citation issued 10/9/17 for \$7,500; Administrative Appeal Hearing held 11/15/17; \$7,500 Citation upheld and paid in full; Rehabilitation in progress; Writ of Mandamus filed by property owner in Superior Court on 1/31/18; Notice of Violation for 2 violations issued on 3/8/18 |
| <b>PENDING TARGET PROPERTIES</b>   |   |    |  |
| 36 E. Saginaw Way (D-1)  | <del>Creative Investment Group Inc.</del>   | 9  | New Ownership as of 1/31/18  |
| 4538 E. Hamilton (D-5)   | Paul E. Moen, Trustee of Paul E. Moen Living Trust; Dale E. & Vangi K. Kirkpatrick, Trustees of Dale E. & Vangi K. Kirkpatrick Family Trust | 28 |  |
| 4518 E. Fountain Way (D-4)   | Sorento Holdings  | 57 |  |
| 140 N. Yosemite (D-3)  | BDHOV LP & LEHOV LP   | 13 |  |
| 4460 E. Woodward (D-5)   | Abdo Saleh Nagi & Shiha Mohammed Abdo   | 4  |  |
| 4472 E. Woodward (D-5)   | Romeo Garza & Luz Garza, Trustees of the 2003 Romeo Garza & Luz Garza Family Trust  | 4  |  |
| 440 S. Chestnut (D-5)  | Sylvia Gutierrez  | 12 |  |
| <b>POTENTIAL TARGET PROPERTIES</b>   |   |    |  |
| 3960 N. Fruit Ave (D-1)  | Peter K. Anezinos; Chris Anezinos   | 54 |  |
| 2330 E. Ashlan Ave (D-7)<br>4139 N. Thesta Ave   | Secured Asset Fund Corporation, Inc.  | 37 | Continue monitoring  |
| 1115 W. Simpson Ave (D-1)  | K & K Home, LLC   | 22 | 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  |
| 2690 N. Weber Ave (D-1)  | K & K Home, LLC   | 30 | Continue monitoring  |
| 3320 N. West Ave (D-1)<br>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  |

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| 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   |
| 441 S. Dearing Ave (D-5)  | Secured Asset Fund Corporation, Inc.  | 13  | Continue monitoring   |
| <b>COMPLETED TARGET PROPERTIES</b>                                    |                                       |     |   |
| 4242 E. Olive Ave (D-7)   | BDHOV LP & LEHOV LP                   | 12  | Rehabilitation complete; Full compliance of 548 violations                              |
| 1464 E. Patterson Ave (D-3)   | BDHOV LP & LEHOV LP                   | 13  | All permits finalized; Full compliance achieved at property                             |
| 1450 N. Archie Ave (D-7)  | Brian H. Rosene & Randy L. Cunningham |     | Demolition completed; Judgment for Fees and Costs granted                               |
| 4538-4550 E. Olive Ave (D-7)  | Guadalupe Fernandez                   | 6   | Health & Safety Receivership; Complete rehabilitation and compliance of 112 violations; |
| 1131 N. Jackson Ave (D-7)   | Guadalupe Fernandez                   | 7   | Health & Safety Receivership; Complete rehabilitation 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)<br>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 & Cecilia Chan                  | 54  | Full compliance of 1,043 violations; Settlement payment plan approved                   |
| 2061/2075 S. Hayston Ave (D-5)  | Sunny & Cecilia Chan                  | 34  | Full compliance of 648 violations; Settlement payment plan approved                     |
| 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)<br>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  |