

ANTI-SLUM ENFORCEMENT TEAM (ASET)

Status Report 10/4/19

LOCATION	OWNER	UNITS	STATUS UPDATE
ACTIVE TARGET PROPERTIES			
1628 A Street (D-3) dilapidated and occupied three-unit complex with evidence of significant substandard conditions, including lack of AC/heat, water leaks, mold, broken and boarded windows, holes in exterior walls, damaged fencing, sewage overflow, and rotting exterior walls; adjacent to an elementary school	Samuel Santiago and Raymunda Cruz de Santiago	3	Initial ASET letter sent 6/5/19; Initial ASET inspection completed on 6/25/19 and revealed significant progress since initial ASET letter was sent; Pending finalization of permits and lead clearance reports
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 completed 9/10/19; 1634: Notice and Order for 126 violations issued 9/18/19 1642: Notice and Order for 159 violations issued 9/23/19
2530 W. Andrews (D-1) deteriorated and occupied multi-unit complex with substandard housing conditions, including significantly deteriorated wood components, damaged exterior walls, damaged doors, infestations, and mold	BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian	6	Initial ASET letter sent 8/16/19; Initial ASET inspection completed on 10/3/19
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 completed on 10/2/19
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 completed 9/5/19; Notice of Violation for smoke alarms issued 9/18/19; Notice and Order to be issued

ANTI-SLUM ENFORCEMENT TEAM (ASET)

Status Report 10/4/19

<p>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</p>	<p>Mike Chien Lu and Lina Luo</p>	<p align="center">40</p>	<p>Initial ASET letter sent 11/15/18</p> <p>1538-1548: Initial ASET inspection completed 8/28/19; Notice and Order for 79 violations issued 9/6/19; Reinspection scheduled for 10/14/19</p>
<p>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</p>	<p>Bruce Vue and Maider Vang</p>	<p align="center">3</p>	<p>Initial ASET letter sent 1/24/19; Initial ASET inspection completed 9/25/19; Notice and Order for 58 violations issued 10/3/19</p>
<p>770 and 780 N. Barton (D-7) occupied and dilapidated multi-unit complex with evidence of significant substandard conditions, including broken windows, missing window screens, damaged light fixtures, junk and rubbish, broken smoke detectors, water leaks, damaged ceilings, and pest infestations; close proximity to an elementary school</p>	<p>Dale E. Kirkpatrick and Vangi Kay Kirkpatrick, Trustees of the Dale and Vangi Kirkpatrick Family Trust; Linda Lee Gerard and Lowell Gerard</p>	<p align="center">6</p>	<p>Initial ASET letter sent 1/24/19; Initial ASET inspection completed 5/20/19; Notice and Order for 248 violations issued 5/23/19; Settlement agreement executed 7/3/19; Reinspection scheduled for 10/8/19</p>
<p>701 W. Cambridge (D-1) substandard, partially occupied multi-family housing complex with significant health and 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 3/12/18; Appeal of Notice and Order filed 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; Progress inspection completed 5/8/19; Pending permit finalization</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 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 completed 9/6/18; Notice and Order issued for 781 violations 10/01/18; Settlement Agreement executed 11/19/18; Phase One reinspection completed 1/23/19; Phase Two reinspection completed 4/2/19; Phase Three reinspection completed 7/2/19; Phase Four reinspection completed on 10/1/19</p>

ANTI-SLUM ENFORCEMENT TEAM (ASET)

Status Report 10/4/19

<p>3115 E. Clay (D-7) dilapidated and occupied apartment complex with substantial substandard housing conditions, including no water service, damaged roof, boarded and broken windows, loose railings and steps, deteriorating balconies, missing light fixtures, damaged flooring, 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 completed 5/20/19; Notice and Order issued for 466 violations 6/3/19; Reinspection completed 6/24/19; Health and Safety Code section 17980.6 Notice to Abate posted on 7/31/19</p>
<p>3279 and 3285 E. Clay (D-5) occupied and severely dilapidated multi-family complex with evidence of substandard conditions, including presence of inoperable vehicles, boarded or broken windows, dangerous stairs and landings, pest infestation, transients, junk and rubbish, and deteriorated 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 completed 3/25/19; Exterior reinspection completed 5/14/19; Reinspection of Units 102 and 202 completed 8/26/19; Final inspection completed 9/24/19; Pending completion of window replacement</p> <p>3285: Interior reinspection completed 2/5/19; Exterior reinspection completed 5/14/19; All violations corrected</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 completed 7/18/19; Notice and Order for 317 violations issued 8/14/19; Compliance agreement executed 9/20/19; Reinspection scheduled for 10/31/19</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 & Cecilia Chan</p>	<p align="center">20</p>	<p>Initial ASET letter sent 5/28/19; Compliance Agreement executed 7/24/19; Reinspection scheduled for 9/26/19; Agreement Addendum executed 9/19/19</p> <p>524: Initial ASET inspection completed 6/19/19; Notice and Order for 393 violations issued 7/2/19; Reinspection scheduled for 10/24/19</p> <p>534: Initial ASET inspection completed 6/12/19; Notice and Order for 474 violations issued 6/25/19; Reinspection scheduled for 10/24/19</p>

ANTI-SLUM ENFORCEMENT TEAM (ASET)

Status Report 10/4/19

<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 completed 8/1/19; Notice and Order for 598 violations issued 9/24/19</p>
<p>1544 E. Fedora (D-7) occupied multi-unit complex with substandard conditions such as electrical issues, water leaks, broken windows, broken entry doors, damaged floors and walls, and infestations; issues with transients and high volume of calls for police service</p>	<p>FGV Fresno, LP General Partner: The Group of Companies, Inc. CEO: Scott H. Krentel</p>	<p align="center">93</p>	<p>Initial ASET letter sent 8/16/19; Initial ASET inspection scheduled for 10/8/19</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 completed 7/17/18; Notice and 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; Compliance Agreement with new owner executed 4/26/19; Rehabilitation in progress</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 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>

ANTI-SLUM ENFORCEMENT TEAM (ASET)

Status Report 10/4/19

<p>4608-4612 E. Inyo (D-7) occupied and deteriorated multi-family complex with significant substandard conditions, including junk and rubbish, mold, water leaks, roaches, and 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; Settlement Agreement executed 11/1/18; Rehabilitation in progress 4608: Notice and Order for 346 violations issued on 9/10/18 4612: Notice and Order for 508 violations issued on 9/10/18; Progress inspection completed 2/4/19; Reinspection completed on 3/20/19 with approximately 90% of violations cured; Progress inspection completed 5/31/19; Final clearance inspection completed on 6/28/19; All violations corrected; Pending final payment and finalization of permits</p>
<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 completed on 7/10/19 and 7/11/19; Administrative Appeal hearing rescheduled for 1/14/20</p>
<p>1012 W. McKinley (D-1) dilapidated and occupied apartment complex with evidence of substandard conditions, including infestations, broken windows, damaged entryways, missing window screens, junk and rubbish, broken stove, and improper storage; close proximity to an elementary school</p>	<p>Mariano S. and Maricela G. Gonzalez</p>	<p align="center">6</p>	<p>Initial ASET letter sent 3/6/19; Initial ASET inspection completed 7/17/19; Notice and Order for 251 violations issued on 8/2/19; Reinspection scheduled for 9/5/19; Compliance Agreement executed 8/26/19; Reinspection completed on 10/2/19</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 completed 6/12/19; Notice and Order for 217 violations issued 6/20/19; Compliance agreement negotiations in progress; Reinspection completed 9/4/19; Administrative Citation issued on 9/18/19 for \$13,250; Reinspection scheduled for 10/22/19</p>

ANTI-SLUM ENFORCEMENT TEAM (ASET)

Status Report 10/4/19

<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; Priority list reinspection completed 1/18/19; Settlement Agreement executed on 3/19/19; Priority list #2 reinspection conducted on 5/21/19; Administrative Citation issued on 5/30/19 for \$2250; Rehabilitation in progress</p>
<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 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; Addendum to Settlement Agreement executed 6/18/19; Reinspection completed 7/25/19; Administrative Citation issued on 8/2/19 for \$12,500; Reinspection completed 8/15/19; Administrative Hearing for Citation scheduled for 10/9/19</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 Membrilla, 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 agreement executed 4/16/19; Phase One reinspection completed 5/29/19; Phase Two reinspection completed 7/24/19; Phase Three reinspection completed on 10/3/19</p>
<p>542 N. Second (D-7) blighted and occupied multi-unit complex with evidence of substandard housing conditions such as lack of electrical services, lack of water services, deteriorated and damaged exterior walls, and junk and rubbish; close proximity to a public park and a school</p>	<p>BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian</p>	<p align="center">4</p>	<p>Initial ASET letter sent 5/2/19; Initial ASET inspection completed on 7/1/19; Notice and Order for 213 violations issued on 7/15/19; Compliance Agreement executed 8/20/19; Reinspection completed on 9/17/19</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</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 Agreement executed 4/16/19; Rehabilitation in progress; Phase One reinspection completed 5/14/19; Progress reinspection completed on 8/29/19; Phase Two reinspection completed on 9/19/19</p>

ANTI-SLUM ENFORCEMENT TEAM (ASET)

Status Report 10/4/19

<p>1203 W. Simpson (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; Compliance inspection completed 9/25/19; Pending permit finalization and final certificate of occupancy</p>
<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 completed 9/3/19; Notice and Order for 326 violations issued 9/10/19; Reinspection scheduled for 10/15/19</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 completed 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>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 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; Court authorized Receiver to sell the property on 7/10/19</p>

ANTI-SLUM ENFORCEMENT TEAM (ASET)

Status Report 10/4/19

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 completed 4/17/19; Notice and Order issued 4/29/19 for 242 violations; Settlement Agreement executed on 7/8/19; Progress inspection completed on 9/23/19
PENDING TARGET PROPERTIES			
4785 E. Tyler (D-7)	Choeng Chau	4	Initial ASET letter sent 1/24/19
2046 E. White (D-7)	Binh H. Mac and Xing W. Lai	5	Initial ASET letter sent 4/3/19
4310 E. Fairfax (D-7)	Ana Marie Cornejo	4	Initial ASET letter sent 6/5/19
3304 E. Clay (D-7)	Ronald and Debra Shamp	4	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
3467 N. Marks (D-1)	Li Huang, Trustee	3	Initial ASET letter sent 8/16/19
POTENTIAL TARGET PROPERTIES			
4530 & 4538 E. Thomas (D-7) 4531 E. Turner	M&S Mini Mart, Inc. (unknown principal)	10	Initial ASET letter sent 1/24/19; monitoring progress
3313 N. Maple (D-4)	Maple Apartment Group, LLC Mark Stephen Tan Co, 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
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	Initial ASET letter sent 4/27/18; Initial ASET letter sent to new owner 5/10/19
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
503 S. Dearing (D-5)	Seila Michael Chan	7	Initial ASET letter sent 6/5/19; monitoring progress
4040 E. Dakota (D-4)	K & K Home, LLC; Khoa Le, Manager of LLC	42	Monitoring progress
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
834-840 E. Voorman (D-3)	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
705-707 W. Cambridge (D-1)	Steve Luis & Christina Luis	12	Initial ASET letter sent 7/12/19

ANTI-SLUM ENFORCEMENT TEAM (ASET)

Status Report 10/4/19

COMPLETED TARGET PROPERTIES			
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
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 Foglie 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

ANTI-SLUM ENFORCEMENT TEAM (ASET)

Status Report 10/4/19

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
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

ANTI-SLUM ENFORCEMENT TEAM (ASET)

Status Report 10/4/19

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]			
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