

# ANTI-SLUM ENFORCEMENT TEAM (ASET)

Status Report 09/15/2023

LOCATION	OWNER	UNITS	STATUS UPDATE
<b>ACTIVE TARGET PROPERTIES</b>			
<b>2517-2615 E. Andrews (D-7)</b> Occupied multi-unit complex with evidence of excessive calls for police service and substandard housing violations including pest infestations, electrical fire hazards, mold and mildew, defective plumbing, damaged fencing, junk and rubbish	<b>Meganova, LP</b> <b>General Partner: Theta Holdings LLC</b> <b>Matthew Radmanesh, Manager of LLC</b>	35	Initial ASET letter sent 7/26/23; Initial ASET Inspection scheduled for 9/20/23.
<b>335 S. Argyle Ave. (D-5)</b> Occupied multi-unit complex with evidence of significant health and safety violations, including a fire-damaged structure, lack of heating, broken air-conditioners, faulty electrical components, plumbing leaks, rodent infestations, rotted flooring, dilapidated exterior, broken window, and junk and rubbish.	<b>Alkawthar Properties Management &amp; Trade, Inc.</b> <b>Managing Partner: Omar K. Jamil</b>	56	Initial ASET letter sent 4/5/23; Initial ASET Inspection started 5/17/23; Notice of Violation for 34 violations issued 5/26/23; Reinspections conducted 6/6/23 and 6/7/23, Site visits conducted on 6/30/23. Notice and Order issued 7/14/23; Site visits conducted 7/24/23, 9/7/23.
<b>565-575 E. Barstow (D-4)</b> 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	<b>Stennis Scruggs</b>	4	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; Reinspections conducted 2/4/20, 6/22/22, 8/18/22, 11/17/22, 1/11/23, 2/1/23, 3/8/23, 5/2/23, 5/9/23, 5/16/23, 5/22/23, 6/1/23, 6/7/23, 6/12/23, 6/20/23, 6/29/23, 7/13/23, 7/18/23, 8/2/23, 8/9/23, 8.15.23; Pending permit finalization.
<b>2045 E. Belmont Ave. (D-3)</b> Occupied multi-unit complex with evidence of substandard housing violations such as ceiling leaks, water leaks, rodent infestations, boarded windows, junk and rubbish, dilapidated exteriors, and deferred maintenance, and excessive calls for police service	<b>OGCNC Properties, LLC</b> <b>Managing Member: Olaf Kreutz</b>	5	Initial ASET letter sent 5/2/23, Initial ASET inspection conducted 6/14/23; Notice and Order for 98 violations issued 7/24/23; Reinspections conducted on 8/24/23 and 9/11/23.

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<p><b>3978 E. Calwa (D-5)</b> Occupied multi-unit complex with evidence of serious substandard housing violations, including dilapidated stairs, inoperable smoke detectors, and inoperable emergency exit door</p>	<p align="center"><b>Space Place LLC</b></p>	<p align="center"><b>22</b></p>	<p>Notice of Violation for 20 violations issued on 7/30/21; Notice and Order for 4 violations issued on 7/30/21; Notice and Order re-issued on 8/16/21; Reinspections conducted on 9/9/21 and 10/19/21; Compliance Agreement executed 2/3/22; Site visits conducted on 6/15/22, 6/22/22, 7/7/22, 7/13/22, 7/27/22, 8/9/22, 8/16/22, 8/23/22, 8/31/22, 9/7/22, 9/13/22, 9/20/22, 9/28/22, and 10/4/22; Interior reinspection conducted on 10/13/22; Site visits conducted on 10/19/22, 10/26/22, 11/2/22, 11/17/22, 11/30/22, 12/5/22, 12/14/22, 12/29/22; and 2/1/23; Interior reinspection conducted 2/14/23; Site visits conducted 3/8/23, 3/20/23, 3/29/23, 4/4/23, and 4/13/23; Interior reinspection conducted on 4/25/23; Site visits conducted 5/8/23, 5/24/23, 5/30/23, 6/13/23, 6/19/23, 6/29/23, 7/6/23, 7/10/23, 7/19/23, 7/24/23, 8/1/23, 8/15/23; 9/11/23.</p>
<p><b>444 S. Dearing Ave. (D-7)</b> Occupied multi-unit complex with evidence of substandard housing violations including exposed electrical wires, use of flexible cords as permanent wiring, damaged exterior components, and excessive calls for police and fire services</p>	<p align="center"><b>Lai Properties, GP</b></p>	<p align="center"><b>10</b></p>	<p>Initial ASET letter sent 6/14/23; Initial ASET inspection conducted 7/5/23. Notice of Violation for 10 violations issued 7/14/23; Notice and Order for 145 violations issued 7/28/23; Reinspection conducted 9/12/23.</p>
<p><b>2708-2714 N. First St. (D-4)</b> Occupied four-unit complex with evidence of substandard conditions including fire damage, substantial dilapidation, broken windows, inoperable air conditioning units, junk and rubbish, and abandoned appliances</p>	<p align="center"><b>Isleworth Properties Inc.</b></p>	<p align="center"><b>4</b></p>	<p>Initial ASET letter sent 7/28/22; initial ASET inspection conducted on 9/15/22 and 9/29/22; Notice and Order for 102 violations issued 10/24/22; Compliance inspections conducted 11/30/22 and 12/7/22; Administrative Citation issued 1/4/23 for \$9,500; Exterior reinspections conducted 1/11/23, 2/1/23, and 2/13/23; Site visit conducted 3/8/23; Administrative appeal hearing conducted on 4/24/23; Site visits conducted 4/21/23, 5/2/23, 5/8/23, 5/16/23, 5/22/23, 5/30/23, 6/5/23, 6/12/23, 6/9/23, 6/26/23; Compliance inspection conducted 7/3/23; Progress hearing conducted 7/10/23; Site visit conducted on 7/13/23. Notice and Order issued 7/18/23; Site visits conducted 7/24/23, 8/15/23, 8/21/23, 9/12/23.</p>
<p><b>1474 Fresno St. (D-3)</b> Occupied multi-unit complex with evidence of substandard housing conditions including lack of hot water, damaged plumbing fixtures, water leaks, damaged electrical components, missing smoke and carbon monoxide detectors, and severe dilapidation</p>	<p align="center"><b>Cosmo Rentport, LLC</b></p>	<p align="center"><b>33</b></p>	<p>Initial ASET letter sent 12/08/22; Initial ASET inspection conducted 12/21/22; Notice of Violation for 19 violations issued 1/6/23; Reinspection conducted 1/17/23; Notice and Order for 158 violations issued on 1/20/23; Progress reinspections conducted on 2/1/23, 2/23/23, 3/8/23, and 4/17/23; Building permit issued on 4/25/23; Site visits conducted 5/9/23, 5/16/23, 6/21/23, 8/2/23; Reinspection conducted 9/14/23.</p>

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<p><b>3025-3049 E. Gettysburg (D-4)</b> Occupied multi-unit complex with evidence of significant substandard housing conditions including lack of heating, broken windows, water leaks, roof damage, pest infestation, lack of smoke and carbon monoxide detectors, deferred exterior maintenance</p>	<p><b>Casa Blanca Apt., LLC</b> <b>Managing Partner: Debra L. Korduner</b></p>	<p align="center"><b>60</b></p>	<p>Initial ASET letter sent 1/24/23; Initial ASET Inspection commenced 3/22/23; Notice of Violation for 66 violations issued 4/6/23; Reinspection conducted 4/28/23; Notice and Order for 781 violations issued 5/4/23; Site visits conducted 5/9/23 and 5/16/23; New complaint inspection conducted 5/24/23; Site visits conducted 6/21/23, 7/6/23, 7/18/23; Progress inspection conducted on 7/27/23; Site visit conducted 8/25/23.</p>
<p><b>109 N. Glenn (D-3)</b> Occupied multi-unit property with evidence of excessive calls for police service and substandard housing conditions including pest infestation, electrical fire hazards, inoperable appliances, missing smoke alarms, roof leaks, and damaged fascia/wood components.</p>	<p><b>Refugio D. Flores</b></p>	<p align="center"><b>26</b></p>	<p>Initial ASET letter sent 7/26/23; Initial ASET Inspection conducted 8/17/23 and 8/18/23; Notice of Violation for 3 violations issued 8/25/23.</p>
<p><b>510 W Hammond Ave. (D-3)</b> Occupied multi-unit complex with evidence of substandard housing conditions such as broken windows, inoperable HVAC units, pest infestations, structural damage, damaged doorways, dilapidated and unusable detached garage, and overall significant deterioration</p>	<p><b>BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP</b> <b>General Partners: David B. Hovannisian and Linda R. Hovannisian</b></p>	<p align="center"><b>8</b></p>	<p>Initial ASET letter sent 12/12/22; Initial ASET inspection conducted 1/25/23; Notice and Order for 137 violations issued on 3/1/23; Site visit conducted 3/8/23; Reinspection conducted 4/5/23; Site visit conducted 5/8/23, 5/16/23, 5/24/23, 6/1/23, 6/23/23; Reinspections conducted on 7/17/23, 8/25/23. Pending permit finalization.</p>
<p><b>611 E. Kearney (D-3)</b> Occupied multi-unit complex with evidence of excessive calls for police service and substandard housing conditions including broken windows, damaged electrical components, missing GFCI electrical components, exposed main electrical panel, mold and mildew, missing plumbing fixtures, damaged exterior siding and soffits, and junk and rubbish.</p>	<p><b>Premier Real Estate Investments, LLC</b></p>	<p align="center"><b>16</b></p>	<p>Initial ASET letter sent 7/26/23; Initial ASET inspection conducted 8/16/23; Notice of Violation for 6 violations issued 9/1/23; Reinspection conducted 9/13/23.</p>
<p><b>3051-3091 W. McKinley (D-3)</b> dilapidated and occupied multi-family housing complex with excessive calls for police service and substantial substandard housing conditions such as water leaks, dangerous landings and staircases, damaged interior and exterior walls, damaged wood components, mold, and fire damaged units</p>	<p><b>Saleh Alkobadi</b></p>	<p align="center"><b>76</b></p>	<p>Initial ASET letter sent 10/24/22; Initial ASET inspection commenced 2/15/23; Notice of Violation for 128 violations issued on 3/3/23; Site visits conducted 3/17/23, 3/21/23, and 4/7/23; Notice and Order for 707 violations issued 4/7/23. Reinspection conducted 5/10/23; Site visits conducted 5/15/23, 6/1/23, 6/5/23, 6/13/23, 6/22/23, 7/6/23, 7/19/23; Reinspection conducted 8/7/23-8/9/23; Citation for \$61,000 issued 8/29/23 for 244 combined outstanding violations.</p>

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<p><b>107 N. San Pablo (D-3)</b> deteriorated and occupied multi-unit complex with history of excessive calls for police service and substantial substandard housing conditions including pest infestations, overgrown landscaping, junk and rubbish, and overall dilapidation</p>	<p><b>Orlando E. Bohr and Divina N. Bohr, Trustees</b></p>	<p align="center"><b>7</b></p>	<p>Initial ASET letter sent 6/2/23. Initial ASET Inspection conducted 7/26/23; Notice and Order for 149 violations issued 8/8/23; Reinspection conducted 9/8/23.</p>
<p><b>1384 E. San Ramon (D-4)</b> deteriorated and occupied multi-unit complex with significant fire and safety hazards, and substandard housing conditions including water leaks, water damage, pest infestations, damaged staircases, damaged roof, damaged wood components, and overall dilapidation</p>	<p><b>JHS Family Limited Partnership, JCH Family Limited Partnership, and DBH Family Limited Partnership</b> <b>General Partner: J&amp;V Properties, Inc.</b> <b>John Hovannisian, CEO</b></p>	<p align="center"><b>16</b></p>	<p>Initial ASET letter sent 4/5/23; Initial ASET inspection conducted 4/26/23; Site visit conducted 5/16/23; New complaint inspection conducted 5/31/23; Notice and Order for 135 violations issued 6/2/23; Site visits conducted 6/20/23, 6/29/23, 7/13/23; Progress inspection conducted 8/2/23.</p>
<p><b>3319 E. Tyler (D-7)</b> deteriorated and partially vacant multi-unit complex with significant substandard housing conditions including damaged electrical meters, graffiti, trash and rubbish throughout</p>	<p><b>Ronnie Smith</b></p>	<p align="center"><b>4</b></p>	<p>Initial ASET letter sent 3/10/20; Initial ASET inspection conducted 5/8/20; Notice of Violation for 12 violations issued 5/12/20; Reinspections conducted 5/20/20, 6/19/20, 11/4/20, and 11/10/20; Virtual reinspections conducted on 5/26/21, 6/25/21; On-site reinspections conducted on 6/8/21, 6/25/21, and 7/21/21; Notice of Violation issued for 8 violations on 8/3/21; Notice and Order issued for 83 violations on 8/5/21; Reinspection conducted on 9/16/21; Administrative citation for \$1,250 issued on 10/4/21; Reinspections conducted on 6/17/22, 8/18/22, 8/24/22, 8/31/22, 9/7/22, 9/13/22, and 9/20/22; Notice and Order for 4 violations issued on 9/26/22; Site visits conducted on 9/28/22, 10/4/22, 10/19/22, 10/26/22, 11/2/22, 11/17/22, 11/30/22, 12/5/22, 12/14/22, and 12/29/22; Administrative Citation for \$1,000 issued on 12/8/22; Site visits conducted 1/11/23, 1/18/23, 1/25/23, 2/1/23, 2/6/23, 2/13/23, 4/13/23, 5/3/23, 5/8/23, 5/15/23, 5/24/23; 6/1/23, 6/7/23, 6/8/23, 6/12/23, 6/19/23; Administrative Citation for \$3,000 issued on 6/29/23. Site visits conducted 7/18/23, 8/1/23, 8/9/23, 8/15/23, 8/25/23; Reinspection scheduled for 9/7/23.</p>

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<b>3079 E. Weldon (D-7)</b> deteriorated and occupied multi-unit complex with significant substandard housing conditions including lack of heat, broken windows, pest infestations, missing smoke alarms, inoperable vehicles and excessive trash	<del>Martha &amp; Joseph Espana</del> New owner as of 4/6/2023: JC Home Restorations, LLC	4	Initial ASET inspection conducted 2/23/22; Notice of Violation for 15 violations issued on 3/3/22; Notice and Order for 106 violations issued on 5/6/22; Reinspection conducted on 6/7/22, Citation issued on 6/17/22; Reinspections conducted 6/24/22 and 7/21/22; Amended Notice and Order for 95 violations issued 8/8/22, Reinspection conducted 9/2/22; Administrative Citation for \$14,500 issued on 9/14/22; Reinspections conducted on 9/28/22 and 10/28/22; Administrative Citation for \$26,000 issued 11/10/22; Site visits conducted 1/11/23 and 3/8/23; Compliance Agreement executed with New Owner 3/29/23; Addendum executed with New Owner 4/5/23; Site visits conducted 4/12/23, 5/8/23, 5/15/23, 5/24/23, 6/7/23; Reinspections conducted 7/11/23, 7/24/23, 8/15/23; Reinspection scheduled for 9/15/23.
<b>1512 E. Yale (D-7)</b> deteriorated and occupied multi-unit complex with excessive calls for service and significant substandard housing conditions including plumbing leaks, damaged ceilings and walls, pest infestations, damaged and deteriorated exterior components, junk and rubbish throughout	Justin M & Melinda T Martin	4	Initial ASET inspection conducted 9/13/23.
<b>PENDING TARGET PROPERTIES</b>			
<b>1244 N. Millbrook (D-7)</b>	Michael Zuber & Yuh-Woan O'Reilly	18	Initial ASET letter sent 7/26/23.
<b>740 N. Fisher (D-7)</b>	Jeannie K Lai	4	Initial ASET letter sent 9/5/23.
<b>3869 E Olive (D-7)</b>	HM Richards, LLC	28	Initial ASET letter sent 9/5/23.
<b>CLOSED TARGET PROPERTIES</b>			
<b>726 N. Fisher Ave. (D-7)</b>	Lambo and Lily Yip, Trustees	5	Full compliance of 50 violations
<b>2416 E. White Ave. (D-3)</b>	Lambo and Lily Yip, Trustees	12	Full compliance of 121 violations
<b>526-534 N. Echo Ave. (D-3)</b>	JHS Family Limited Partnership, JCH Family Limited Partnership, and DBH Family Limited Partnership General Partner: J&V Properties, Inc. John Hovannisian, CEO	5	Full compliance of 56 violations
<b>3870-3888 N. Millbrook Ave (D-4)</b>	JHS Family Limited Partnership, JCH Family Limited Partnership, and DBH Family Limited Partnership General Partner: J&V Properties, Inc. John Hovannisian, CEO	54	Full compliance of 192 violations

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5039 E. Lane (D-5)	<del>Sean Sanchez</del> New owner as of 4/1/20: Arumugam Krishnamoorthy New owner as of 9/9/22: Steve Rea and Barbara Rea	4	Full compliance of all violations; Full payment received per Compliance Agreement; Property referred to Reactive/Rental Housing Division for carport permit.
5049 E. Lane (D-5)	<del>Sean Sanchez</del> New owner as of 10/1/20: Steve Rea and Barbara Rea	8	Full compliance of all violations; Full payment received per Compliance Agreement; Property referred to Reactive/Rental Housing Division for fencing permit.
517-521 N. Fresno St. (D-3)	Mohammed J. Jaffer and Khader Ambarene	7	Full compliance of 172 violations; Full payment received per Compliance Agreement
937-945 F St. (D-3)	Wilson Wong, Yolanda Wong, and Stephanie Wong	18	Property referred to Reactive/Rental Housing Division on 2/6/23 for further action
4726 E. Floradora (D-7)	Darrell Fenn	4	Full compliance of 64 violations
3760, 3786, 3794 E. Olive (D-7)	BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian	13	Full compliance of 141 violations
2130 N. San Pablo (D-7)	BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian	4	Proactive action from owners subsequent to initial letter sent 3/4/20 rendered further action by ASET unneeded
1412 E. Yale (D-7)	BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian	4	Proactive action from owners subsequent to initial letter sent 3/4/20 rendered further action by ASET unneeded
244 N. Roosevelt (D-3)	Karen Doane	4	Proactive action from owner subsequent to initial letter sent 11/19/19 rendered further action by ASET unneeded
455 N. Glenn (D-3)	BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian	8	Property referred to Special Area Teams Division for further action
287-289 N. Echo (D-3)	BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian	2	Property referred to Community Compliance Division on 12/13/22 for further action
3015 W. Saginaw Way (D-1)	Adolfo Corona Alvarez and Maria Corona, Trustees of the Corona Family Trust	3	Proactive action from owners subsequent to initial letter sent 11/8/19 rendered further action by ASET unneeded
3431-3435 E. Grant (D-7)	Felix Hernandez Cortez Yolanda De la Cruz Ramirez	3	Proactive action from owners subsequent to initial letter sent 10/24/19 rendered further action by ASET
2995 E. Nevada (D-7)	Courtney Campbell	4	Proactive action from owner subsequent to initial letter sent 10/21/19 rendered further action by ASET unneeded

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4672 E. Tulare (D-7) 105 and 109 S. Woodrow	George Auen	3	Proactive action from owner subsequent to initial letter sent 10/21/19 rendered further action by ASET unneeded
2985 E. Nevada (D-7)	Raie Yohannes Yared	4	Proactive action from owner subsequent to initial
3467 N. Marks (D-1)	Li Huang, Trustee	3	Proactive action from owner subsequent to initial letter sent 8/16/19 rendered further action by ASET unneeded
1414 W. Clinton (D-1)	Adriana Dermenjian	12	Proactive action from owner subsequent to initial letter sent 7/12/19 rendered further action by ASET unneeded
319 N. Diana (D-3)	JHS Family Limited Partnership, JCH Family Limited Partnership, and DBH Family Limited Partnership General Partner: J&V Properties, Inc. John Hovannisian, CEO	3	Proactive action from owners subsequent to initial letter sent 7/12/19 rendered further action by ASET unneeded
5045 E. Lane (D-5)	<del>Sean Sanchez</del> New owner as of 10/1/20: Steve Rea and Barbara Rea	8	Full compliance of all violations; Full payment received per Compliance Agreement
5035 E. Lane (D-5)	<del>Sean Sanchez</del> New owner as of 4/8/20: Satyavrat L. Joshi	4	Full compliance of all violations; Full payment received per Compliance Agreement
4518 E. Fountain Way (D-4)	<del>Sorente Holdings</del> <del>Salvador Hernandez, Manager</del> New owner as of 5/1/19: Fountain Way 57, LLC Mitch Pomeroy, LLC Manager	57	Full compliance of 1,931 violations; Full payment received per Compliance Agreement
4730 E. Lamona (D-7)	Brian Sweet & Eric Nasalroad	8	Full compliance of 68 violations
3935 N. Effie (D-4)	Guitierrez & Son LP	42	Full compliance of 346 violations
4829 N. Parkway (D-1)	Teresa and Jose Castellanos	3	Full compliance of 57 violations
2612-2614 W. Andrews (D-1)	Rodney and Rachel Balch	6	Full compliance of 239 violations
4785 E. Tyler (D-7)	Choeng Chau	4	Full compliance of 90 violations
4660 E. Turner (D-7)	Sarkis Knnablian and Ripsime Knnablian, Trustees	10	Full compliance of 326 violations
834-840 E. Voorman (D-3)	BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian	4	Full compliance of 78 violations
3312-3316 E. Olive (D-7)	Baldev-Singh Khela and Jasjit Kaur Khela	3	Full compliance of 217 violations
532 and 540 N. Fisher (D-7)	Alina Eang	9	Full compliance of 300 violations
2490-2498 S. Elm (D-3)	Sami Mohamed Abdullah Alrefael, Trustee	11	Full compliance of 598 violations

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3115 E. Clay (D-7)	<del>Thao Thi Vo</del> New owner as of 10/8/20: Bob Mohamed Hauter	4	Complete rehabilitation and full compliance of 466 violations
2046 E. White (D-3)	Binh H. Mac and Xing W. Lai	5	Full compliance of 99 violations; Full payment received per Compliance Agreement
5216 and 5228 N. Sixth (D-4) 1430 E. Bulldog Lane	BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian	33	Full compliance of 151 violations; Full payment received per Compliance Agreement
4805 E. University (D-4)	<del>Redolfo Rojas and Carmen Rojas</del> New owner as of 9/26/19: Jesus Alvarado	3	Health and Safety Receivership; Complete rehabilitation and compliance of all violations
405-421 S. Recreation (D-7)	Tiburcio Uribe Ramirez, Esperanza Ramires Membrila, and Maria Isabel Ramirez	9	Full compliance of 590 violations; Full payment received per Settlement Agreement
4406 E. Olive (D-7)	Baldev-Singh Khela and Jasjit Kaur Khela	4	Full compliance of 100 violations; Full payment received per Compliance Agreement
4310 E. Fairfax (D-7)	Ana Marie Cornejo	4	Full compliance of 78 violations
4412 E. Olive (D-7)	<del>Fermina Ramirez</del> <del>B&amp;E Holdings &amp; Investments, LLC, Armando Banuelos, Manager</del> New owner as of 7/23/20: Atron Ward	4	Full compliance of 397 violations; Full payment received per Compliance Agreement
524 and 534 S. Dearing (D-7)	Jose M. Wong, Ye Fen Wong, Sunny Chan and Cecilia Chan	20	Full compliance of 867 violations; Full payment received per Compliance Agreement
1510-1578 N. Brooks (D-3) 1151-1159 W. McKinley	Mike Chien Lu and Lina Luo	40	Full compliance of 79 violations
4659 E. Tyler (D-7)	Ricardo and Santiago Mendoza	4	Full compliance of 190 violations
3313 N. Maple (D-4)	<del>Maple Apartment Group, LLC</del> <del>Mark Stephen Tan Go, Manager</del> New owners as of 1/28/19: Secured Asset Fund Corporation; Khoa Le, CEO	64	Full compliance of violations
3304 E. Clay (D-7)	Ronald and Debra Shamp	4	ASET communication with property owner led to voluntary compliance at property. Closed on 3/11/20.
202-244 W. Shields (D-1)	<del>Martin Nunez, Eduardo Robles,</del> <del>Abdolon T. Ruiz, Ramiro Raygoza</del> New Owner as of 10/14/19: MACA 1031 LLC Manager of LLC: Wai Cheung	20	Full compliance of 921 violations; Full payment received per Compliance Agreement



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1237 N. Angus (D-7)	JCH Family Limited Partnership, and DBH Family Limited Partnership General Partner: J&V Properties, Inc. John Hovannisian, CEO	8	ASET communication with property owners led to proactive rehabilitation; case referred to Reactive Rental Housing Unit for follow up.
2056 E. White (D-3)	REI Group Inc.; CEO Konstantin Chernomorskiy	4	Full compliance of 242 violations; Full payment received per Compliance Agreement
West Shaw Estates (D-1) 4954 N. Holt	Various Owners  New management as of 3/01/18: Regency Property Management	228	Full compliance of 780 violations; Full payment received per Settlement Agreement
1634 and 1642 A Street (D-3)	Michael J. Montgomery	8	Full compliance of 285 violations; Full payment received per Compliance Agreement
440 S. Chestnut (D-7)	Sylvia Gutierrez	12	Full compliance of 781 violations; Full payment received per Compliance Agreement
750 N. Barton (D-7)	Bruce Vue and Maider Vang	3	Full compliance of 58 violations; Full payment received per Settlement Agreement
3312 E. Clay (D-7)	Lionel Puig and Virginia Hidalgo	4	Full compliance of 317 violations; Full payment received per Settlement Agreement
329 N. Diana (D-3)	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)	<del>Rodney Bernaldo and Ruanne Bernaldo, as Co-Trustees of the Bernaldo Family Trust</del> 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-5)	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
1012 W. McKinley (D-3)	Mariano S. and Maricela G. Gonzalez	6	Full compliance of 251 violations; Full payment received per Settlement Agreement

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503 S. Dearing (D-7)	Seila Michael Chan	7	ASET communication with property owner led to voluntary compliance at property
701 W. Cambridge (D-1)	<del>Rick Torres</del> 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 Pow	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-7)	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-7)	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-3)	Courtney Campbell	5	ASET communication with property owner led to voluntary compliance at property
1309 and 1315 B Street (D-3)	<del>Vincent Medina and Pearl Delgado</del> 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

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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-3)	<del>Jose Luis Garza Martinez and Juana Borja</del> 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)	<del>Allan and Jennifer Foglio</del> 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)	<del>Daniel Romo and Maria Romo</del> 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-4) 4781 E. Ashlan (D-4) 3320 N. West (D-1) 415, 431, 475 N. Manila (D-5) 424 S. Chestnut (D-7) 423 S. Dearing (D-7) 1115 W. Simpson (D-1) 441 S. Dearing (D-7) 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

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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-7)	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-1)	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-1) 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-3)	Luis Santos	4	Full compliance of 61 violations
5239 E. Huntington (D-7)	New Ownership	60	Full compliance of 291 violations

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474 N. Glenn (D-3)	New Ownership	8	Full compliance of 37 violations
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