LOCATION	OWNER	UNITS	STATUS UPDATE
	ACTIVE TARGET PRO	OPERTI	ES
2517-2615 E. Andrews (D-7) Occupied multi-unit complex with evidence of substandard housing violations including pest infestations, electrical fire hazards, mold and mildew, defective plumbing, damaged fencing, junk and rubbish	Meganova, LP Andrews2517 LP General Partner: Theta Holdings LLC Matthew Radmanesh, Manager of LLC	35	Initial ASET letter sent 7/26/23; Initial ASET Inspection conducted 9/20/23-9/22/23, 9/29/23; Notice of Violation for 40 violations issued 10/3/23; Notice and Order for 726 violations issued 10/31/23; Progress inspection conducted 12/7/23. Compliance Agreement executed 12/20/23, Site visits conducted on 1/10/24, 1/17/24, 1/25/24, 2/23/24; Progress inspection conducted 4/5/24; Site visit conducted 4/23/24.
335 S. Argyle (D-5) 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.	Alkawthar Properties Management & Trade, Inc. Managing Partner: Omar K. Jamil	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; Progress inspections conducted 10/30/23, 10/31/23; Compliance Agreement executed 11/15/23; Progress inspections conducted 12/15/23, 1/19/24, 2/7/24; Site visit conducted 2/23/24; Inspection conducted 3/21/24; Site visit conducted 4/4/24; Reinspections conducted 4/22, 4/25.
3978 E. Calwa (D-5) Occupied multi-unit complex with evidence of serious substandard housing violations, including dilapidated stairs, inoperable smoke detectors, and inoperable emergency exit door	Space Place LLC	22	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; Interior reinspections conducted 10/13/22, 2/14/23, 4/25/23; Compliance Agreement executed 9/15/23; Progress inspection conducted 10/19/23; Site visits conducted 10/27/23, 11/9/23, 1/2/24, 1/18/24, 1/22/24, 2/1/24, 2/5/24, 2/23/24, 3/29/24, 4/22/24.
315 N. Diana (D-3) Occupied multi-unit property with evidence of sunstandard housing conditions such as deteriorated stairs and landings, damaged roofing, missing smoke and carbon monoxide alarms, pest infestations, exposed mechanical parts of fixtures, and junk and rubbish	Khela Properties, LLC Managing Members: Baldev S. & Jasjit K. Khela	4	Initial ASET letter sent 12/1/23; Initial ASET Inspection conducted 12/21/23 and 1/12/24; Notice and Order for 178 violations issued 1/24/24; Progress Inspection conducted 2/26/24; Notice of Violation for 1 violation issued 3/18/24; Reinspections conducted 4/3/24, 4/30/24.
718-720 N. First (D-7) Occupied duplex with evidence of substandard housing conditions including dilapidated roofs, water damaged ceilings, rodest infestations, damaged porch supports, a vehicle- damaged wall, and junk and rubbish	Sean Sanchez	2	Initial ASET letter sent 12/1/23; Initial ASET Inspection attempted 12/21/23 [could not gain access]; Initial ASET Inspection conducted 1/16/24 and 1/29/24; Notice of Violation for 4 violations issued 2/6/24; Site visit conducted 3/12/24; Reinspection conducted 3/19/24; Site visit conducted 4/18/24.

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2708-2714 N. First St. (D-4) 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	Isleworth Properties Inc.	4	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; Administrative appeal hearing conducted on 4/24/23; Compliance inspection conducted 7/3/23; Progress hearing conducted 7/10/13; Notice and Order issued 7/18/23; Site visits conducted 7/24/23, 8/15/23, 8/21/23, 9/12/23, 9/19/23; Notice and Order for 1 violation issued 9/29/23; Site visit conducted 10/18/23, Reinspection conducted 11/21/23; Site visits conducted 1/2/24, 1/24/24, 2/5/24, 2/23/24, 4/4/24, 4/18/24; Permit inspection conducted 3/6/24; Site visit conducted 4/23/24.
1474 Fresno St. (D-3) 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	Cosmo Rentport, LLC	33	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; Reinspections conducted 9/14/23, 9/28/23; Site visits conducted 11/1/23, 1/5/24, and 2/21/24; Pending permit finalization.
3025-3049 E. Gettysburg (D-4) 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	Casa Blanca Apt., LLC Managing Partner: Debra L. Korduner	60	Initial ASET letter sent 1/24/23; Initial ASET Inspection commenced 3/22/23; Notice of Violation for 66 violations issued 4/6/13; 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 7/27/23; Site visit conducted 8/25/23, 9/19/23; Progress inspection conducted 10/04/23; Site visit conducted 10/19/23; Progress inspections conducted 12/12/23, 12/13/23; Compliance Agreement executed 1/4/24; Addendum executed 2/28/24; Site visits conducted 1/10/24, 1/17/24, 1/30/24, 2/13/24, 3/13/24, 3/27/24; Reinspection conducted 4/11/24; Site visits conducted 4/11/24, 5/1/24.
109 N. Glenn(D-3)Occupied multi-unit property with evidence of substandard housing conditions including pest infestation, electrical fire hazards, inoperable appliances, missing smoke alarms, roof leaks, and damaged fascia/wood components.	Refugio D. Flores	26	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; Site visit conducted 10/11/23; Reinspection conducted 11/13/23; Compliance Agreement executed 12/14/23; Site visit conducted 12/26/23; Reinspections conducted 1/4/24, and 1/29/24; Site visit conducted 5/1/24.

510 W. Hammond Ave. (D-3)			Initial ASET letter sent 12/12/22; Inital ASET inspection
Occupied multi-unit complex with			conducted 1/25/23; Notice and Order for 137
evidence of substandard housing	BDHOV LP, LEHOV LP, WRHOV		violations issued on 3/1/23; Site visit conducted
conditions such as broken windows,	LP, JDHOV LP		3/8/23; Reinspection conducted 4/5/23; Compliance
inoperable HVAC units, pest	General Partners: David B.	8	Agreement executed 5/31/23; Reinspections
infestations, structural damage,	Hovannisian and Linda R.		conducted on 7/17/23, 8/25/23; Site visits conducted
damaged doorways, dilapidated and	Hovannisian		1/10/24, and 1/17/24; Pending permit finalization; Site
unusable detached garage, and overall			visit conducted 5/1/24.
significant deterioration			
4450 E. Hammond (D-7)			
Occupied multi-unit complex with			
evidence of substandard housing			Initial ASET letter sent 12/18/23; Initial ASET Inspection
conditions such as missing electrical		_	conducted 1/31/24; Notice of Violation for 8 violations
components, improperly secured water	Sothy & Narath Peang	5	issued 2/13/24; Reinspection conducted 3/11/24;
heaters, missing window screens,			Reinspection scheduled for 4/19/24.
presence of inoperable vehicles, junk			
and rubbish, overall dilapidation			
1937-1943 E. Harvey (D-3)			
Occupied multi-unit property with	JHS Family Limited Partnership,		Initial ASET letter sent 12/18/23; Initial ASET inspection conducted 4/10/24.
evidence of substandard housing	JCH Family Limited Partnership,		
conditions such as damaged roof,	and DBH Family Limited		
damaged siding, boarded windows,	Partnership	4	
damaged step, improperly installed a/c	General Partner: J&V Properties,		
units, junk and rubbish, and overall	Inc.		
dilapidation.	John Hovannisian, CEO		
4230 E. Hedges (D-7)			
Occupied multi-unit property with			
evidence of significant substandard			Initial ASET letter sent 12/1/23; Initial ASET Inspection
housing conditions including lack of	Martin Barrera	4	conducted 12/20/23, Notice and Order for 111
power, exposed electrical splices,		4	violations issued 1/8/24; Site visits conducted 2/8/24,
inoperable HVAC units, mold and			4/11/24.
mildew, inoperable gas appliances, junk			
and rubbish, and overall dilapidation			
4327-4329 E. Kaviland /			
2538-2540 S. Rowell (D-5)			Initial ASET letter sent 12/5/23; Initial ASET Inspection
Occupied multi-unit complex with			conducted at two units on 1/3/24 and one unit on
evidence of substandard housing	Thomas (Tommy) Lee		1/18/24; Notice of Violation for 7 violations issued
conditions including lack of heat, large	New owner as of 3/12/2024:	4	1/23/24; Notice and Order for 158 violations issued 2/7/24; Citation for \$1,350 issued 2/29/24; Site visit conducted 3/29/24, 4/22/24; New owner letter issued on 4/26/24.
holes in ceilings, damaged flooring,	Gursharan S. Mann		
missing smoke alarms, pest infestations,			
boarded windows, and junk and			
rubbish.			

611 E. Kearney (D-3) Occupied multi-unit complex with evidence of 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.		16	Initial ASET letter sent 7/26/23; Initial ASET ispection conducted 8/16/23; Notice of Violation for 6 violations issued 9/1/23; Reinspection conducted 9/13/23; Notice and Order for 131 violations issued 9/18/23; Site visits conducted 10/11/23, 10/16/23; Reinspections conducted 11/1/23 and 12/18/23; Site visit conducted 1/5/24, and 2/21/24; Citation for \$12,500 issued 1/16/24; Notice of Violation for 2 violations issued 2/28/24; Site visit conducted 2/27/24; Reinspection conducted 3/7/24; Citation for \$250 issued 3/11/24; Reinspection conducted 3/27/24; Site visit conducted 4/18/24; Two administrative citations issued on 4/17/24 totaling \$23,500.
3051-3091 W. McKinley (D-3) dilapidated and occupied multi-family housing complex with evidence of 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	Saleh Alkobadi	76	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; Reinspection conducted 8/7/23-8/9/23; Citation for \$61,000 issued 8/29/23 for 244 combined outstanding violations; Reinspections conducted 10/04/23, 10/17/23, 11/1/23, 11/7/23, 11/14/23; Compliance Agreement executed 12/14/23; Site visits conducted 12/20/23, 1/2/24, 1/18/24; Inspections on additional complaints conducted 1/10/24 and 1/24/24, Notice of Violation for 4 violations issued 1/26/24. Reinspections conducted 2/15/24, 2/29/24, 3/4/24, 3/26/24; Inspection on additional complaint conducted 4/19/24. Notice of Violation for 1 violation issued on 4/23/24; Reinspection conducted 5/2/24.
1244 N. Millbrook (D-7) Occupied multi-unit complex with evidence of substandard housing conditions such as damaged electrical components, damaged interior wall and ceiling surfaces, inoperable gas ranges, pest infestations, and visible mold & mildew	Michael Zuber & Yuh-Woan O'Reilly	18	Initial ASET inspections conducted 11/29/23 and 1/3/24; Notice and Order for 453 violations issued 1/8/24; Site visit conducted 2/8/24; Compliance Agreement executed 2/28/24; Reinspection conducted 3/13/24; Site visits conducted 4/3/24, 4/3/24, 4/17/24.
3869 E. Olive (D-7)Occupied multi-unit complex with evidence of substandard housing conditions such as holes in the ceiling, damaged ceilings, exposed plumbing, damaged bathroom fixtures, mold and mildew, pest infestations, broken windows, missing smoke alarms, and overall dilapidation	HM Richards, LLC	28	Initial ASET letter sent 9/5/23; Initial ASET inspections conducted 2/14/24 and 3/1/24; Notice and Order for 274 violations issued 4/5/24; Site visit conducted 4/24/24.

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4455 E. Olive (D-7)			
Dilapidated and occupied multi-unit			
complex with evidence of substandard			Initial ASET letter sent 12/18/23; Initial ASET Inspection
housing conditions such as damaged	Sothy & Narath Peang	5	coducted 2/28/24; Notice of Violation for 11 violations
carport and fencing, damaged driveway,			issued 3/5/24; Reinspection conducted 3/29/24; Notice
damaged storage doors, missing			and Order for 176 violations issued 4/2/24.
window screens, broken window glass,			
and tall and dry grass and weeds			
4781 N. Polk (D-1)			
Deteriorated and occupied triplex with			
substandard housing conditions such as		_	Initial ASET letter sent 2/15/24; Initial ASET Inspection
missing electrical components, evidence		3	conducted 3/13/24; Notice and Order for 115
of plumbing leaks, damaged ceilings,	Tolentino, Trustees		violations issued 4/16/24.
mold and mildew, missing smoke			
alarms, and overall dilapidation			
4672 E. Tulare (D-7)			
Occupied and deteriorated triplex with			
subsatandard housing conditions such	Manny T. Marcos, Rogelio D.		Initial ASET letter sent 2/22/24. Initial ASET inspection
as damaged roof, improperly secured	Tolentino and Isabelita	3	conducted 3/20/24, Notice of Violation for 6 violations issued 3/26/24; Reinspection conducted 4/1/24.
water heaters, missing electrical	Tolentino, Trustees		
components, broken windows, presence			
of inoperable vehicles, junk and rubbish,			
and overall dilapidation			Initial ASET latter cost 2 (40/20, Initial ASET is see at
3319 E. Tyler (D-7)			Initial ASET letter sent $3/10/20$; Initial ASET inspection
deteriorated and partially vacant multi-			conducted 5/8/20; Notice of Violation for 12 violations
unit complex with significant			issued 5/12/20; Reinspections conducted 5/20/20,
substandard housing conditions			6/19/20, 11/4/20, and 11/10/20; Virtual reinspections
including damaged electrical meters,			conducted on 5/26/21, 6/25/21; On-site reinspections
graffitti, trash and rubbish throughout			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,
	Ronnie Smith	4	and 9/20/22; Notice and Order for 4 violations issued
		-	on 9/26/22; Administrative Citation for \$1,000 issued
			on 12/8/22; 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, 10/19/23; Inspection
			Warrant executed 11/15/23; Notice and Order for 110
			violations issued 12/4/23; Site visit conducted 1/3/24;
			Reinspection attempted 1/18/24; Site visit conducted
			1/24/24, 2/13/24, 3/12/24, 4/11/24; Receivership
			pleading filed 4/10/24.
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3079 E. Weldon (D-7) 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	Martha & Joseph Espana 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; Compliance Agreement executed with New Owner 3/29/23; Addendum executed with New Owner 4/5/23; Reinspections conducted 7/11/23, 7/24/23, 8/15/23, 9/15/23 and 10/5/23; Site visit conducted 1/24/24; Pending permit finalization.
1512 E. Yale (D-7) deteriorated and occupied multi-unit complex with evidence of 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; Notice of Violation for 10 violations issued 9/18/23; Reinspection conducted 9/26/23; Notice and Order for 116 violations issued 10/23/23; site visit conducted 11/9/23; Amended Notice and Order for 116 violations issued 11/28/23; Site visit conducted 12/21/23; Progress inspection conducted 12/28/23; Compliance Agreement executed 1/25/24; Site visits conducted 2/27/24, 3/20/24, 4/8/24.
	PENDING TARGET PF	ROPERT	IES
1746 E. Michigan (D-7)	T2S2 Properties, LLC Managing Member: Srinivasa Gouru	3	Initial ASET letter sent 12/18/23.
	CLOSED TARGET PR	OPERTI	ES
740 N. Fisher (D-7)	Jeannie K Lai	4	Full compliance of 101 violations
107 N. San Pablo (D-3)	Orlando E. Bohr and Divina N. Bohr, Trustees	7	Full compliance of 149 violations
1384 E. San Ramon (D-4)	JHS Family Limited Partnership, JCH Family Limited Partnership, and DBH Family Limited Partnership General Partner: J&V Properties, Inc. John Hovannisian, CEO	16	Full compliance of 135 violations
565-575 E. Barstow (D-4)	Stennis Scruggs	4	Full compliance of 97 violations
444 S. Dearing Ave. (D-7)	Lai Properties, GP	10	Full compliance of 155 violations
2045 E. Belmont Ave. (D-3)	OGCNC Properties, LLC Managing Member: Olaf Kreutz	5	Full compliance of 98 violations
726 N. Fisher Ave. (D-7)	Lambo and Lily Yip, Trustees	5	Full compliance of 50 violations
2416 E. White Ave. (D-3)	Lambo and Lily Yip, Trustees	12	Full compliance of 121 violations
2416 E. White Ave. (D-3)	Lambo and Lily Yip, Trustees	12	Full compliance of 121 violations

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526-534 N. Echo Ave. (D-3)	JHS Family Limited Partnership,		Full compliance of 56 violations
	JCH Family Limited Partnership,		
	and DBH Family Limited		
	Partnership	5	
	General Partner: J&V Properties,		
	Inc.		
	John Hovannisian, CEO		
3870-3888 N. Millbrook Ave (D-4)	JHS Family Limited Partnership,		Full compliance of 192 violations
	JCH Family Limited Partnership,		
	and DBH Family Limited		
	Partnership	54	
	General Partner: J&V Properties,		
	Inc.		
	John Hovannisian, CEO		
5039 E. Lane (D-5)	-Sean Sanchez		Full compliance of all violations; Full payment received
	New owner as of 4/1/20:		per Compliance Agreement; Property referred to
	Arumugam Krishnamoorthy	4	Reactive/Rental Housing Division for carport permit.
	New owner as of 9/9/22:		
	Steve Rea and Barbara Rea		
5049 E. Lane (D-5)	Sean Sanchez		Full compliance of all violations; Full payment received
	New owner as of 10/1/20:	8	per Compliance Agreement; Property referred to
	Steve Rea and Barbara Rea		Reactive/Rental Housing Division for fencing permit.
517-521 N. Fresno St. (D-3)	Mohammed J. Jaffer and Khader	7	Full compliance of 172 violations; Full payment
	Ambarene		received per Compliance Agreement
937-945 F St. (D-3)	Wilson Wong, Yolanda Wong,	18	Property referred to Reactive/Rental Housing Division
	and Stephanie Wong	10	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		Full compliance of 141 violations
	LP, JDHOV LP		
	General Partners: David B.	13	
	Hovannisian and Linda R.		
	Hovannisian		
2130 N. San Pablo (D-7)	BDHOV LP, LEHOV LP, WRHOV		Proactive action from owners subsequent to initial
	LP, JDHOV LP		letter sent 3/4/20 rendered further action by ASET
	General Partners: David B.	4	unneeded
	Hovannisian and Linda R.		
	Hovannisian		
1412 E. Yale (D-7)	BDHOV LP, LEHOV LP, WRHOV		Proactive action from owners subsequent to initial
	LP, JDHOV LP		letter sent 3/4/20 rendered further action by ASET
	General Partners: David B.	4	unneeded
	Hovannisian and Linda R.		
	Hovannisian		
244 N. Roosevelt (D-3)			Proactive action from owner subsequent to initial
(,	Karen Doane	4	letter sent 11/19/19 rendered further action by ASET
			unneeded
455 N. Glenn (D-3)	BDHOV LP, LEHOV LP, WRHOV		Property referred to Special Area Teams Division for
(,	LP, JDHOV LP		further action
	General Partners: David B.	8	
	Hovannisian and Linda R.		
	Hovannisian		

287-289 N. Echo (D-3)	BDHOV LP, LEHOV LP, WRHOV		Property referred to Community Compliance Division
	LP, JDHOV LP		on 12/13/22 for further action
	General Partners: David B.	2	
	Hovannisian and Linda R.	-	
	Hovannisian		
3015 W. Saginaw Way (D-1)	Adolfo Corona Alvarez and Maria		Proactive action from owners subsequent to initial
	Corona, Trustees of the Corona	3	letter sent 11/8/19 rendered further action by ASET
	Family Trust	-	unneeded
3431-3435 E. Grant (D-7)	Felix Hernandez Cortez		Proactive action from owners subsequent to initial
	Yolanda De la Cruz Ramirez	3	letter sent 10/24/19 rendered further action by ASET
2995 E. Nevada (D-7)			Proactive action from owner subsequent to initial
	Courtney Campbell	4	letter sent 10/21/19 rendered further action by ASET
		-	unneeded
4672 E. Tulare (D-7)			Proactive action from owner subsequent to initial
105 and 109 S. Woodrow	George Auen	3	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)		-	Proactive action from owner subsequent to initial
	Li Huang, Trustee	3	letter sent 8/16/19 rendered further action by ASET
		•	unneeded
1414 W. Clinton (D-1)			Proactive action from owner subsequent to initial
	Adriana Dermenjian	12	letter sent 7/12/19 rendered further action by ASET
			unneeded
319 N. Diana (D-3)	JHS Family Limited Partnership,		Proactive action from owners subsequent to initial
	JCH Family Limited Partnership,		letter sent 7/12/19 rendered further action by ASET
	and DBH Family Limited		unneeded
	Partnership	3	
	General Partner: J&V Properties,		
	Inc.		
	John Hovannisian, CEO		
5045 E. Lane (D-5)	Sean Sanchez		Full compliance of all violations; Full payment received
	New owner as of 10/1/20:	8	per Compliance Agreement
	Steve Rea and Barbara Rea		
5035 E. Lane (D-5)	Sean Sanchez		Full compliance of all violations; Full payment received
	New owner as of 4/8/20:	4	per Compliance Agreement
	Satyavrat L. Joshi		
4518 E. Fountain Way (D-4)	Sorento Holdings		Full compliance of 1,931 violations; Full payment
	Salvador Hernandez, Manager-		received per Compliance Agreement
	New owner as of 5/1/19:	57	
	Fountain Way 57, LLC		
	Mitch Pomeroy, LLC Manager		
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	10	Full compliance of 326 violations
	Knnablian, Trustees	10	

LP, JDHOV LP General Partners: David B. 4 Baldex-Singk Khela and Jasjit 3 3312-3316 E. Olive (D-7) Baldex-Singk Khela and Jasjit 3 S22 and 540 N. Fisher (D-7) Alina Eang 9 Z490-2498 S. Elm (D-3) Sami Mohamed Abdullah 11 S115 E. Clay (D-7) Thaa-Thi-Vo 4 S216 and 5228 N. Sixth (D-4) Bihh H. Mac and Xing W. Lai 5 S216 and 5228 N. Sixth (D-4) BHOV LP, LEMV LP, WRHOV Full compliance of 99 violations, Full payment received per Compliance Agreement General Partners: David B. Hovannisian and Linda R. Hovannisian and Linda R. Hovannisian and Linda R. Hovannisian and Linda R. Full compliance of 99 violations; Full payment received per Compliance Agreement S216 and 5228 N. Sixth (D-4) BOHOV LP (LFUOV LP WRHOV P. Full compliance of 151 violations; Full payment received per Compliance of 590 violations; Full payment received per Compliance Agreement 4805 E. University (D-4) Rodols Register and Carmon Register Baddex-Singk Khelia and Jasjit 4 4105 4.21 S. Recreation (D-7) Baddex-Singk Khelia and Jasjit 4 4105 4.21 C. Olive (D-7) Baddex-Singk Khelia and Jasjit 4 4112 E. Olive (D-7) Baddex-Singk Khelia and Jasjit 4 412 5. Olive (D-7) Reartholinges-Einvestments; Marado 4	834-840 E. Voorman (D-3)	BDHOV LP, LEHOV LP, WRHOV		Full compliance of 78 violations
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New owners as of 1/28/19: 64 Secured Asset Fund Corporation; 64 Khoa Le, CEO ASET communication with property owner led to 3304 E. Clay (D-7) Ronald and Debra Shamp 4	3313 N. Maple (D-4)	Maple Apartment Group, LLC		Full compliance of violations
Secured Asset Fund Corporation; Khoa Le, CEO 3304 E. Clay (D-7) Bonald and Debra Shamp 4		Mark Stephen Tan Go, Manager		
Khoa Le, CEO ASET communication with property owner led to 3304 E. Clay (D-7) ASET communication with property owner led to		New owners as of 1/28/19:	64	
3304 E. Clay (D-7) ASET communication with property owner led to		Secured Asset Fund Corporation;		
3304 E. Clay (D-7) ASET communication with property owner led to		-		
voluntary compliance at property. Closed on 3/11/20.	3304 E. Clay (D-7)	Bonald and Dahra Sharra	л	ASET communication with property owner led to
			4	voluntary compliance at property. Closed on 3/11/20.

		03,20	
202-244 W. Shields (D-1)	Martin Nunez, Eduardo Robles,		Full compliance of 921 violations; Full payment
	Absolon T. Ruiz, Ramiro Raygoza		received per Compliance Agreement
	New Owner as of 10/14/19:	20	
	MACA 1031 LLC		
	Manager of LLC: Wai Cheung		
1237 N. Angus (D-7)	JCH Family Limited Partnership,		ASET communication with property owners led to
	and DBH Family Limited		proactive rehabilitation; case referred to Reactive
	, Partnership		Rental Housing Unit for follow up.
	General Partner: J&V Properties,	8	
	Inc.		
	John Hovannisian, CEO		
2056 E. White (D-3)	REI Group Inc.; CEO Konstantin		Full compliance of 242 violations; Full payment
2050 E. White (D-5)	Chernomorskiy	4	received per Compliance Agreement
West Shaw Estates (D-1)	Various Owners		Full compliance of 780 violations; Full payment
	various Owners		
4954 N. Holt		228	received per Settlement Agreement
	New management as of 3/01/18:		
	Regency Property Management		
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
	Sylvia Gatierrez		received per Compliance Agreement
750 N. Barton (D-7)	Bruce Vue and Maider Vang	3	Full compliance of 58 violations; Full payment received
	Bruce vue and Maluer vang	ר	per Settlement Agreement
3312 E. Clay (D-7)	Lienel Duig and Virginia Hidelge	4	Full compliance of 317 violations; Full payment
	Lionel Puig and Virginia Hidalgo	4	received per Settlement Agreement
329 N. Diana (D-3)	Strang Property Management		Property has open case with the Reactive Rental
	LLC; Bianca Betancourt, Manager		Housing Unit, and remaining violations were referred
	of Strang Property Management;		there for further action
	Luz Mendoza; and Jose Vargas,		
	Jr.		
4040 E. Dakota (D-4)	K & K Home, LLC; Khoa Le,		ASET communication with property owner led to
	Manager of LLC	42	voluntary compliance at property
4880 and 4896 E. University (D-4)	Rodney Bernaldo and Ruanne		ASET communication and actions by the Reactive
4880 and 4850 L. Oniversity (D-4)	-		ASET COmmunication and actions by the Reactive
	INORDAIGO ACCO Tructooc ot tho		Pontal Housing Unit lad to full compliance at the
	Bernaldo, as Co-Trustees of the Bornaldo Family Trust	16	Rental Housing Unit led to full compliance at the
	Bernaldo Family Trust	16	Rental Housing Unit led to full compliance at the property
	Bernaldo Family Trust New owner as of 12/31/18:	16	
	Bernaldo Family Trust	16	property
4608-4612 E. Inyo (D-5)	Bernaldo Family Trust New owner as of 12/31/18:	16 8	property Full compliance of 854 violations; Full payment
	Bernaldo Family Trust New owner as of 12/31/18: Kristin Messenlehner Victor H. Martinez		property Full compliance of 854 violations; Full payment received per Settlement Agreement
4608-4612 E. Inyo (D-5) 1628 A Street (D-3)	Bernaldo Family Trust New owner as of 12/31/18: Kristin Messenlehner Victor H. Martinez Samuel Santiago and Raymunda	8	property Full compliance of 854 violations; Full payment received per Settlement Agreement ASET communication with property owner led to
1628 A Street (D-3)	Bernaldo Family Trust New owner as of 12/31/18: Kristin Messenlehner Victor H. Martinez Samuel Santiago and Raymunda Cruz de Santiago		property Full compliance of 854 violations; Full payment received per Settlement Agreement ASET communication with property owner led to voluntary compliance at property
	Bernaldo Family Trust New owner as of 12/31/18: Kristin Messenlehner Victor H. Martinez Samuel Santiago and Raymunda Cruz de Santiago BDHOV LP, LEHOV LP, WRHOV	8	property Full compliance of 854 violations; Full payment received per Settlement Agreement ASET communication with property owner led to
1628 A Street (D-3)	Bernaldo Family Trust New owner as of 12/31/18: Kristin Messenlehner Victor H. Martinez Samuel Santiago and Raymunda Cruz de Santiago	8	property Full compliance of 854 violations; Full payment received per Settlement Agreement ASET communication with property owner led to voluntary compliance at property
1628 A Street (D-3)	Bernaldo Family Trust New owner as of 12/31/18: Kristin Messenlehner Victor H. Martinez Samuel Santiago and Raymunda Cruz de Santiago BDHOV LP, LEHOV LP, WRHOV	8	property Full compliance of 854 violations; Full payment received per Settlement Agreement ASET communication with property owner led to voluntary compliance at property
1628 A Street (D-3)	Bernaldo Family Trust New owner as of 12/31/18: Kristin Messenlehner Victor H. Martinez Samuel Santiago and Raymunda Cruz de Santiago BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP	8 3	property Full compliance of 854 violations; Full payment received per Settlement Agreement ASET communication with property owner led to voluntary compliance at property
1628 A Street (D-3)	Bernaldo Family Trust New owner as of 12/31/18: Kristin Messenlehner Victor H. Martinez Samuel Santiago and Raymunda Cruz de Santiago BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B.	8 3	property Full compliance of 854 violations; Full payment received per Settlement Agreement ASET communication with property owner led to voluntary compliance at property
1628 A Street (D-3) 2530 W. Andrews (D-1)	Bernaldo Family Trust New owner as of 12/31/18: Kristin Messenlehner Victor H. Martinez Samuel Santiago and Raymunda Cruz de Santiago BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R.	8 3	property Full compliance of 854 violations; Full payment received per Settlement Agreement ASET communication with property owner led to voluntary compliance at property
1628 A Street (D-3) 2530 W. Andrews (D-1)	Bernaldo Family Trust New owner as of 12/31/18: Kristin Messenlehner Victor H. Martinez Samuel Santiago and Raymunda Cruz de Santiago BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian	8 3 6	property Full compliance of 854 violations; Full payment received per Settlement Agreement ASET communication with property owner led to voluntary compliance at property Full compliance of 83 violations Full compliance of 11 violations pertaining to 10 units
1628 A Street (D-3) 2530 W. Andrews (D-1)	Bernaldo Family TrustNew owner as of 12/31/18:Kristin MessenlehnerVictor H. MartinezSamuel Santiago and RaymundaCruz de SantiagoBDHOV LP, LEHOV LP, WRHOVLP, JDHOV LPGeneral Partners: David B.Hovannisian and Linda R.HovannisianFGV Fresno, LPGeneral Partner: The Group of	8 3	property Full compliance of 854 violations; Full payment received per Settlement Agreement ASET communication with property owner led to voluntary compliance at property Full compliance of 83 violations Full compliance of 11 violations pertaining to 10 units inspected; Rental Housing to continue enforcement on
1628 A Street (D-3) 2530 W. Andrews (D-1)	Bernaldo Family Trust New owner as of 12/31/18: Kristin Messenlehner Victor H. Martinez Samuel Santiago and Raymunda Cruz de Santiago BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian FGV Fresno, LP General Partner: The Group of Companies, Inc.	8 3 6	property Full compliance of 854 violations; Full payment received per Settlement Agreement ASET communication with property owner led to voluntary compliance at property Full compliance of 83 violations Full compliance of 11 violations pertaining to 10 units
1628 A Street (D-3) 2530 W. Andrews (D-1)	Bernaldo Family TrustNew owner as of 12/31/18:Kristin MessenlehnerVictor H. MartinezSamuel Santiago and RaymundaCruz de SantiagoBDHOV LP, LEHOV LP, WRHOVLP, JDHOV LPGeneral Partners: David B.Hovannisian and Linda R.HovannisianFGV Fresno, LPGeneral Partner: The Group of	8 3 6	property Full compliance of 854 violations; Full payment received per Settlement Agreement ASET communication with property owner led to voluntary compliance at property Full compliance of 83 violations Full compliance of 11 violations pertaining to 10 units inspected; Rental Housing to continue enforcement on

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)	Rick Torres 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)	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		Full compliance of 231 violations
	LP, JDHOV LP		
	General Partners: David B.	8	
	Hovannisian and Linda R.		
	Hovannisian		
2845 E. Madison (D-3)	Jose Luis Garza Martinez and		Health and Safety Receivership; Complete
	Juana Borja		rehabilitation and compliance of all violations
	New Owner as of 8/27/18:		
	Preferred Property, LLC	1	
	Matthew Campbell, Manager of		
	LLC		
329-339 N. Glenn (D-3)	Allan and Jennifer Foglio		ASET communication with new property owner led to
	New Owner as of 4/5/19:	7	full compliance at property
	Penn Six General Partners		
321 E. Strother (D-3)	Daniel Romo and Maria Romo		ASET communication with new property owner led to
	New Owner as of 12/12/18:		full compliance at property
	Varo-Real Investments, Inc.	1	
	Diego Espinoza-Martinez, CEO		
1504 E. Yale (D-7)	Quy Dinh Le, Maryann Mai Bach		Full compliance of 312 violations; Full payment
. ,	Le, Ngoc Bich Thi Le	5	received per Settlement Agreement
2330 E. Ashlan (D-4)			ASET communication with new property owner
4781 E. Ashlan (D-4)			resulted in voluntary compliance at multiple properties
3320 N. West (D-1)			· · · · · · · · · · · · · · · · · · ·
415, 431, 475 N. Manila (D-5)	K & K Home, LLC and Secured		
424 S. Chestnut (D-7)	Asset Fund Corporation; Khoa	194	
423 S. Dearing (D-7)	Le, Manager of LLC and CEO of		
1115 W. Simpson (D-1)	Corporation		
441 S. Dearing (D-7)			
2690 N. Weber (D-1)			
2060 and 2064 S. Maple (D-5)	JHS Family Limited Partnership,		ASET communication with property owner led to
	JCH Family Limited Partnership,		voluntary compliance at property
	and DBH Family Limited		
	Partnership	38	
	General Partner: J&V Properties,		
	Inc.		
	John Hovannisian, CEO		
760 N. Barton (D-7)			ASET communication with property owner led to
(2.1)	Ai Huang	3	voluntary compliance at property
4538 E. Hamilton (D-5)	Paul E. Moen, Trustee of Paul E.		Full compliance of 2,315 violations; Full payment
	Moen Living Trust; Dale E. and		received per Settlement Agreement
	Vangi K. Kirkpatrick, Trustees of	28	
	the Dale E. and Vangi K.		
	Kirkpatrick Family Trust		
345 S. Chestnut (D-7)	Central Community		Final Judgment and Permanent Injunction obtained
4820 E. Laurel	Development Center; Donald	7	
	-	-	
	ILOCKNART, CEO		
2248-2266 W. Princeton (D-1)	Lockhart, CEO Sanh X. Le and Marilyn M. Ly. Co-		Full compliance of 1.651 violations achieved at
2248-2266 W. Princeton (D-1)	Sanh X. Le and Marilyn M. Ly, Co-	22	Full compliance of 1,651 violations achieved at property: Full payment received per Settlement
2248-2266 W. Princeton (D-1)	Sanh X. Le and Marilyn M. Ly, Co- Trustees of the Le Family Living	22	property; Full payment received per Settlement
2248-2266 W. Princeton (D-1) 6540 N. Winery (D-6)	Sanh X. Le and Marilyn M. Ly, Co-	22	

	-	-	
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 finaled; 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
[be	low items include actions of STOPP t	eam pr	ior 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
474 N. Glenn (D-3)	New Ownership	8	Full compliance of 37 violations