

ANTI-SLUM ENFORCEMENT TEAM (ASET)

Status Report 12/05/2025

| LOCATION | OWNER | UNITS | STATUS UPDATE |
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| ACTIVE TARGET PROPERTIES | | | |
| 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 visits conducted 4/23/24, 5/15/24; Reinspection conducted 6/19/24; Extension under Compliance Agreement granted 7/10/24; Site visits conducted 7/15/24, 8/12/24; Additional complaint inspection conducted 9/17/24; Site visits conducted 10/16/24, 11/1/24, 2/27/25; Reinspections conducted 4/2/25, 7/8/25, 7/16/25, 9/2/25, 10/01/25, 10/15/25, 10/31/25. |
| 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; Reinspections conducted 12/15/23, 1/19/24, 2/7/24, 3/21/24, 4/22/24, 4/25/24, 10/23/24, 12/19/24, 12/23/24; Site visits conducted 2/23/24, 4/4/24, 5/21/24, 6/6/24, 6/24/24, 7/12/24, 8/1/24, 8/12/24, 8/30/24; Reinspections conducted 2/6/25, 3/4/25, 3/19/25; Citation for \$500 issued 4/7/25; Reinspection conducted 5/8/25; Citation for \$1,000 issued 5/13/25; Reinspection conducted 7/14/25; Site visit conducted 10/15/25; Compliance Agreement executed 10/21/25. |
| 242 N. Blackstone (D-3) Occupied multi-unit complex with evidence of significant substandard housing conditions, including severe rotting of wooden staircase and other exterior elements, broken windows, missing doors, overgrown landscaping, junk and rubbish throughout, and overall severe dilapidation. | Rick Dean Moore | 4 | Initial ASET letter sent 2/26/25; Initial ASET Inspection conducted 6/16/25; Notice of Violation for 13 violations issued 7/3/25; Notice and Order for 14 violations issued 7/8/25; Compliance Agreement executed 8/5/25; Reinspection conducted 9/9/25; Reinspection scheduled for 12/15/25. |

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| <p>1660 S Chance (D-5) Occupied multi-unit complex with evidence of substandard housing conditions such as caved-in roofing, broken windows, ceiling damage, rotten exterior wood components, ceiling leaks, lack of egress, inoperable appliances, unpermitted and unfinished construction, and significant overall dilapidation.</p> | <p>BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian</p> | <p align="center">31</p> | <p>Initial ASET letter sent 6/19/25; Initial ASET Inspection conducted 9/25-10/02/25; Notice and Order for 372 violations issued 10/9/25; Reinspections conducted 11/18/25, 11/19/25.</p> |
| <p>1906-1912 N. First (D-7) Occupied 4-unit complex with evidence of substandard housing conditions including lack of heat, inoperable lighting, exposed wiring, plumbing leaks, missing smoke alarms, deteriorating brick walls, damaged ceilings, and significant overall dilapidation.</p> | <p>Setrak H. Tutuoglu & Melissa S. Hamilton, Trustees</p> | <p align="center">4</p> | <p>Initial ASET letter sent 10/9/24; Initial ASET Inspection conducted 12/5/24; Notice of Violation for 2 violations issued 12/9/24; Reinspection attempted 12/17/24 [could not gain access]; Notice and Order for 53 violations issued 1/3/25; Citation issued 1/10/25 for \$200; Reinspection conducted 2/28/25; Citation issued 3/14/25 for \$5,000; Reinspections conducted 4/29/25, 7/30/25.</p> |
| <p>1916-1922 N. First (D-7) Occupied 4-unit complex with evidence of substandard housing conditions including pest infestations, broken windows, deteriorating brick walls, missing thermostats, and significant overall dilapidation.</p> | <p>Setrak H. Tutuoglu & Melissa S. Hamilton, Trustees</p> | <p align="center">4</p> | <p>Initial ASET letter sent 10/9/24; Initial ASET Inspection conducted 12/5/24; Notice of Violation for 2 violations issued 12/9/24; Reinspection attempted 12/17/24 [could not gain access]; Notice and Order for 69 violations issued 1/3/25; Citation issued 1/10/25 for \$200; Reinspections conducted 2/7/25, 2/28/25; Citation issued 3/19/25 for \$12,500; Reinspections conducted 7/30/25, 9/2/25.</p> |
| <p>2721 E. Hammond (D-1) Occupied multi-unit complex with evidence of substandard housing conditions such as lack of heat, pest infestations, damaged handrails, damaged exhaust fans, and overall significant dilapidation.</p> | <p>Gene Burkert and Rosa Castaneda New owner as of 6/12/2025: Mohiuddin Syed</p> | <p align="center">4</p> | <p>Initial ASET letter sent 2/26/25; Initial ASET Inspection conducted 4/30/25, 5/1/25; Notice of Violation for 13 violations issued 5/7/25; Reinspection conducted 5/15/25; Notice and Order for 162 violations issued 5/22/25; New Owner letter issued on 7/24/25; Reinspections conducted 10/13/25, 11/13/25.</p> |
| <p>1937-1943 E. Harvey (D-3) Occupied multi-unit property with evidence of substandard housing conditions such as damaged roof, damaged siding, boarded windows, damaged step, improperly installed a/c units, junk and rubbish, and overall dilapidation.</p> | <p>JHS Family Limited Partnership, JCH Family Limited Partnership, and DBH Family Limited Partnership General Partner: J&V Properties, Inc. John Hovannisian, CEO</p> | <p align="center">4</p> | <p>Initial ASET letter sent 12/18/23; Initial ASET inspection conducted 4/10/24; Notice and Order for 49 violations issued 5/7/24; Site visit conducted 5/29/24; Reinspection conducted 6/26/24, Compliance Agreement executed 6/25/24, Site visits conducted 7/26/24, 8/14/24; Reinspection conducted 10/25/24; Administrative Citation for \$1,250 issued 11/7/24; Site visits conducted 11/21/24; 1/30/25; Compliance Agreement executed 2/5/25; Reinspections conducted 3/4/25, 11/4/25; Amended Administrative Citation for \$2,000 issued 4/23/25; Administrative Citations for \$1,000 issued 7/3/25, \$1,000 issued 8/6/25, \$1,000 issued 10/01/25, for \$1,000 issued 11/6/25.</p> |

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| <p>4327-4329 E. Kaviland / 2538-2540 S. Rowell (D-5) Occupied multi-unit complex with evidence of substandard housing conditions including lack of heat, large holes in ceilings, damaged flooring, missing smoke alarms, pest infestations, boarded windows, and junk and rubbish.</p> | <p>Thomas (Tommy) Lee New owner as of 3/12/2024: Gursharan S. Mann</p> | <p align="center">4</p> | <p>Initial ASET letter sent 12/5/23; Initial ASET Inspection conducted at two units on 1/3/24 and one unit on 1/18/24; Notice of Violation for 7 violations issued 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; Site visits conducted 5/21/24, 7/12/24; Compliance Agreement executed 7/15/24; Site visits conducted 8/6/24, 8/27/24; Exterior reinspection conducted 9/18/24; Administrative Citation for \$1,000 issued 10/11/24; Reinspections conducted 12/26/24, 1/21/25, 4/4/25, 8/15/25, 10/31/25.</p> |
| <p>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.</p> | <p>Premier Real Estate Investments, LLC New Owner as of 6/28/24: LHome Mortgage Trust 2022-RTL2, Mortgagebacked Notes, Series 2022-RTL2</p> | <p align="center">16</p> | <p>Initial ASET inspection 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, 1/5/24, 2/21/24, 2/27/24, 4/18/24, 6/4/24, 6/20/24; Reinspections conducted 11/1/23 and 12/18/23; Citation for \$12,500 issued 1/16/24; Notice of Violation for 2 violations issued 2/28/24; Reinspections conducted 3/7/24, 3/27/24, 6/11/24, 7/8/24; Administrative Citations for \$250 issued 3/11/24, for \$23,500 issued 4/17/24, for \$36,500 issued 7/11/24; Inspection on additional complaint conducted 5/20/24; Notice and Order for 1 violation issued 5/23/24; New owner letter issued 7/26/24; Site visit conducted 8/14/24, 10/15/24, 11/14/24, 12/4/24; Reinspections conducted 9/4/24, 9/5/24; Administrative Citations for \$16,250 issued 9/23/24, for \$250 issued 9/27/24; Notice to Abate posted 11/5/24; Reinspections conducted 1/23/25, 3/3/25; Administrative Citations for \$26,000 issued 1/30/25, for \$48,000 issued 3/17/25; Site visits conducted 1/8/25, 4/11/25, 5/5/25, 5/29/25, 9/18/25; Health & Safety Receivership appointed 10/7/25; Notice & Order for 2 violations issued 11/12/25; Reinspection conducted 12/3/25.</p> |
| <p>3328 N. Marks (D-1) fire damaged 8-building complex with evidence of substandard housing conditions such as damaged exterior stairs, defective electrical components, plumbing leaks, pest infestations, missing electrical panel covers, damaged carports, and significant overall dilapidation.</p> | <p>Suneri Investments, LLC Managing Partner: Subhash Gaur</p> | <p align="center">54</p> | <p>Initial ASET letter sent 5/21/24; Initial ASET Inspections conducted 10/17/24, 10/18/24; Notice and Order for 391 violations issued 12/13/24; Site visit conducted 1/30/25; Reinspections conducted 2/11/25, 3/14/25, 3/20/25, 4/17/25; Reinspection conducted 6/23/25; Additional complaint inspection conducted 7/14/25; Reinspection conducted 10/7/25.</p> |

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| <p>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.</p> | <p>Saleh Alkobadi New Owner as of 8/12/25: Akal Property Management LLC</p> | <p align="center">76</p> | <p>Initial ASET inspection commenced 2/15/23; Notice of Violation for 128 violations issued on 3/3/23; Notice and Order for 707 violations issued 4/7/23, Reinspections conducted 5/10/23, 8/7/23-8/9/23, 10/04/23, 10/17/23, 11/1/23, 11/7/23, 11/14/23; Citation for \$61,000 issued 8/29/23 for 244 outstanding violations; 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, 1/24/24, 4/19/24; Notice of Violation for 4 violations issued 1/26/24; Reinspections conducted 2/15/24, 2/29/24, 3/4/24, 3/26/24, 5/2/24, 5/3/24, 5/30/24, 8/8/24, 8/14/24; Notice of Violation for 1 violation issued on 4/23/24; Citation for \$76,000 issued 5/22/24, for \$134,000 issued 9/13/24; Site visits conducted 6/18/24, 6/25/24; 7/15/24, 8/1/24, 10/15/24, 11/20/24; Notice to Abate posted 3/3/25; Reinspections conducted 4/8/25, 6/16/25; New Owner Letter issued 9/18/25; Site visit conducted 10/15/25; Inspection conducted 11/10/25; Notice of Violation for</p> |
| <p>4406 E Olive (D-7) Dilapidated and occupied four-unit building with evidence of substandard housing conditions including structurally deteriorated staircases, evidence of plumbing leaks and water damage, damaged exterior wood components, broken doors, and junk and rubbish throughout.</p> | <p>Khela Properties, LLC Managing Members: Baldev S. & Jasjit K. Khela</p> | <p align="center">4</p> | <p>Initial ASET letter sent 7/31/25; Initial ASET Inspection conducted 11/5/25, 11/7/25; Notice of Violation for 3 violations issued 11/17/25; Notice and Order for 115 violations issued 11/26/25.</p> |
| <p>1217 N. Palm (D-3) Dilapidated occupied duplex with evidence of substandard housing conditions including rotted staircase and porch, lack of hot water, pest infestations, plumbing leaks, damaged interior ceilings, walls, and floors, damaged electrical components, junk and rubbish throughout, and severe dilapidation</p> | <p>Thomas (Tommy) Lee</p> | <p align="center">2</p> | <p>Initial ASET letter sent 2/3/25; Initial ASET Inspection conducted 5/5/25; Notice of Violation for 5 violations issued 5/9/25; Notice and Order for 71 violations issued 5/22/25; Reinspections conducted 6/10/25, 6/30/25; Administrative Citation for \$15,750 issued 7/10/25; Reinspection conducted 8/11/25; Administrative Citation for \$30,500 issued 8/13/25. Compliance Agreement executed 9/23/25; Reinspection conducted 11/6/25.</p> |

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| <p>332-334 N. Roosevelt (D-3) Occupied and dilapidated multiunit complex with evidence of substandard housing conditions including dangerous and unsecured exterior staircase guards and railings, rotten exterior stairs, evidence of water leaks, damaged electrical outlets, inoperable carbon monoxide alarms, severe dilapidation, and lack of maintenance</p> | <p>Strang Property Management LLC Managing Member: Marshal Strang</p> | <p align="center">4</p> | <p>Initial ASET Letter sent 12/10/24; Initial ASET inspection conducted 3/13/25; Notice of Violation for 12 violations issued 3/18/25; Reinspections conducted 3/26/25 and 3/27/25; Notice and Order for 169 violations issued 4/4/25; Site visit conducted 6/18/25; Reinspection conducted 7/9-7/10/25; Citation for \$29,500 issued 7/23/25; Compliance Agreement executed 9/5/25; Site visit conducted 10/1/25. Reinspection conducted 11/14/25; Administrative Citation for \$22,000 issued 11/26/25, Reinspection conducted 12/2/25.</p> |
| <p>4672 E. Tulare (D-7) Occupied and deteriorated triplex with subsatandard housing conditions such as damaged roof, improperly secured water heaters, missing electrical components, broken windows, presence of inoperable vehicles, junk and rubbish, and overall dilapidation</p> | <p>George Auen</p> | <p align="center">3</p> | <p>Initial ASET letter sent 2/22/24. Initial ASET inspection conducted 3/20/24, Notice of Violation for 6 violations issued 3/26/24; Reinspection conducted 4/1/24; Notice and Order for 128 violations issued 5/7/24; Site visit conducted 5/16/24; Progress Inspection conducted 6/10/24; Compliance Agreement executed 7/9/24; Site visit conducted 7/19/24; Reinspections conducted 8/15/24, 10/4/24; Administrative Citation for \$6,250 issued 10/22/24; Reinspections conducted 12/6/24, 2/12/25, 3/7/25; Site visit conducted 4/28/25; Reinspection conducted 6/9/25.</p> |
| <p>3319 E. Tyler (D-7) Deteriorated and partially vacant multi-unit complex with significant substandard housing conditions including damaged electrical meters, graffiti, trash and rubbish throughout</p> | <p>Ronnie Smith</p> | <p align="center">4</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; 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; 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 granted 7/10/24; Site visits conducted 8/1/24, 8/13/24, 8/27/24, 9/17/24, 11/6/24, 2/27/25, 6/6/25.</p> |

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| 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, 5/13/24; Reinspection conducted 6/17/24; Administrative Citation for \$500 issued 7/9/24; Reinspection attempted 9/5/24 (no access granted); Reinspection conducted 1/27/25; Administrative Citation for \$500 issued 1/30/25; Reinspections conducted 2/14/25, 2/26/25; Administrative Citation for \$1,000 issued 3/4/25; Notice & Order for 121 violations issued 3/13/25; Reinspections conducted 4/7/25, 4/11/25; Administrative Citations for \$1,000 issued 4/8/25, for \$5,750 issued 4/18/25, and for \$1,000 issued 5/14/25; Reinspections conducted 5/20/25, 5/28/25. |
| PENDING TARGET PROPERTIES | | | |
| 569 N Fifth / 3420-3430 E White (D-7) | BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian | 3 | Initial ASET letter sent 5/15/25. |
| 7376 N College (D-2) | SA9 Properties, LLC Managing Member: Levon Zekian | 12 | Initial ASET letter sent 8/26/25. |
| 246-250 N. Effie (D-3) | Jordan and Jacob Sarabian | 3 | Initial ASET letter sent 11/24/25. |
| CLOSED TARGET PROPERTIES | | | |
| 1474 Fresno St. (D-3) | Cosmo Rentport, LLC Managing Member: Carlos Beltran | 33 | Full compliance of 141 violations |
| 4326 E. Thomas (D-7) | 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 63 violations |
| 315 N. Diana (D-3) | Khela Properties, LLC Managing Members: Baldev S. & Jasjit K. Khela | 4 | Full compliance of 179 violations |
| 4781 N. Polk (D-1) | Manny T. Marcos, Rogelio D. Tolentino and Isabelita Tolentino, Trustees | 3 | Full compliance of 120 violations |
| 4827 E. University (D-4) | David & Evonne Hopkins, Trustees | 4 | Full compliance of 126 violations |
| 4455 E. Olive (D-7) | Sothy & Narath Peang | 5 | Full compliance of 187 violations |
| 112 W. Jensen (D-3) | Jose D. & Elia S. Trujillo | 3 | Full compliance of 113 violations |

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| 4311-4313 E. McKinley / 4348-4350 E. FairFax (D-7) | Luis Zarazua | 4 | Full compliance of 93 violations |
| 4450 E. Hammond (D-7) | Sothy & Narath Peang | 5 | Full compliance of 112 violations |
| 3978 E. Calwa (D-5) | Space Place LLC | 22 | Property has been kept vacant and secure pending rehabilitation. Property referred to Vacant Building Team for further action |
| 510 W. Hammond Ave. (D-3) | BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian | 8 | Full compliance of 134 violations |
| 2708-2714 N. First St. (D-4) | Isleworth Properties Inc. | 4 | Full compliance of 102 violations |
| 3869 E. Olive (D-7) | HM Richards, LLC | 28 | Full compliance of 274 violations |
| 1746 E. Michigan (D-7) | T2S2 Properties, LLC Managing Member: Srinivasa Gauru | 3 | Full compliance of 129 violations |
| 2630 W. Andrews (D-1) | Srinivasu Angadala & Madhavi Latha Appana Boyana, Trustees; Ramesh Chandra Yeevani-Srinivas | 6 | Full compliance of 141 violations |
| 1244 N. Millbrook (D-7) | Michael Zuber & Yuh-Woan O'Reilly | 18 | Full compliance of 455 violations |
| 718-720 N. First (D-7) | Sean Sanchez | 2 | Full compliance of 78 violations |
| 3079 E. Weldon (D-7) | Martha & Joseph Espana New owner as of 4/6/2023: JC Home Restorations, LLC | 4 | Full compliance of 121 violations |
| 4230 E. Hedges (D-7) | Martin Barrera | 4 | Full compliance of 111 violations |
| 3025-3049 E. Gettysburg (D-4) | Casa Blanca Apt., LLC Managing Partner: Debra L. Korduner | 60 | Full compliance of 847 violations; Full payment received per Compliance Agreement |
| 109 N. Glenn (D-3) | Refugio D. Flores | 26 | Full compliance of 365 violations |
| 1474 Fresno St. (D-3) | Cosmo Rentport, LLC | 33 | Full compliance of 177 violations |
| 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 Ave. (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 |

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| 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 |
| 526-534 N. Echo Ave. (D-3) | 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 |
| 3870-3888 N. Millbrook Ave (D-4) | 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 |
| 5039 E. Lane (D-5) | Sean Sanchez 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) | Sean Sanchez 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 |

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| 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 <u>unneded</u> |
| 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 <u>unneded</u> |
| 105 and 109 S. Woodrow (D-7) | George Auen | 3 | Proactive action from owner subsequent to initial letter sent 10/21/19 rendered further action by ASET <u>unneded</u> |
| 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 <u>unneded</u> |
| 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 <u>unneded</u> |
| 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 <u>unneded</u> |
| 5045 E. Lane (D-5) | Sean Sanchez 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) | Sean Sanchez 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) | Sorento Holdings Salvador Hernandez, Manager 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 |

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| 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 |
| 3115 E. Clay (D-7) | Thao Thi Vo 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) | Redolfo Rojas and Carmen Rojas 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) | Fermina Ramirez B&E Holdings & Investments, LLC, Armando Banuelos, Manager 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) | Maple Apartment Group, LLC Mark Stephen Tan Go, Manager 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. |

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| 202-244 W. Shields (D-1) | Martin Nunez, Eduardo Robles, Abdolon T. Ruiz, Ramiro Raygoza 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 |
| 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) | Rodney Bernaldo and Ruanne Bernaldo, as Co-Trustees of the Bernaldo Family Trust 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 |

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| 1012 W. McKinley (D-3) | Mariano S. and Maricela G. Gonzalez | 6 | Full compliance of 251 violations; Full payment received per Settlement Agreement |
| 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) | M&S Mini Mart, Inc. (unknown principal) | 10 | ASET communication with property owner led to voluntary compliance at property |
| 4531 E. Turner | | | |
| 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 |

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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) | Jose Luis Garza Martinez and Juana Borja 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 Foglio 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 Reme and Maria Reme 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) 3600 N. West (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 |

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