ANTI-SLUM ENFORCEMENT TEAM (ASET)
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LOCATION	OWNER	UNITS	STATUS UPDATE
ACTIVE TARGET PROPERTIES			
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, 6/7/23, 10/30/23, 10/31/23; Site visits conducted on 6/30/23; Notice and Order issued 7/14/23; Site visits conducted 7/24/23, 9/7/23; 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, 5/8/25, 7/14/25; Citations for $500 issued 4/7/25, for $1,000 issued 5/13/25; Site visits conducted 10/15/25, 12/8/25; Compliance Agreement executed 10/21/25; Citation for $2,000 issued 1/21/26; Reinspection conducted 3/20/26; two Citations totalling $2,750 issued 4/3/26; two Citations totalling $1,000 issued 7/9/26.**
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; Reinspections conducted 9/9/25, 12/19/25, 3/12/26.**
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.	**BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian**	**31**	**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, 2/27/26; Site visit conducted 4/8/26; Reinspection conducted 5/8/26; Additional Complaint inspection conducted 10/7/26; Notice and Order for 5 violations issued 10/9/26; Inspection on additional complain scheduled for 11/13/26.**

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LOCATION	OWNER	UNITS	STATUS UPDATE
445 S. Chestnut (D-7) Occupied multi-unit complex with evidence of substandard housing conditions such as a large accumulation of waste material, severe roach infestation, evidence of transients, large holes in interior walls, exposed electrical wiring, lack of heat, mold, and evidence of water damage.	**Leonard Hom Lee**	**6**	**Initial ASET letter sent 2/12/26; Initial ASET Inspections conducted 3/10/26, 3/16/26, 3/20/26; Notice of Violation for 1 violation issued 3/24/26; Reinspections conducted 4/14/26, 5/29/26, 10/20/26, Administrative Citation for $1,250 issued 10/28/26.**
315 N. Clark (D-3) Occupied multi-unit property with evidence of substandard housing conditions such as unaffixed staircase landing slats, severe pest infestations, water damage, evidence of fugus, failing bathroom fixture repairs, damaged showers, inoperable CO detectors, lack of exterior weather protection, and significant overall dilapidation and lack of maintenance.	**Gary Williams Samayoa Barraza**	**4**	**Initial ASET letter sent 8/7/26; Initial ASET Inspection conducted 10/1/26; Notice and Order for 55 violations issued 10/9/26.**
7376-7396 N. College / 283-285 W. Alluvial (D-2) Occupied multi-unit property with evidence of substandard housing conditions such as caved-in roofing, ceiling damage, rotten exterior wood components, ceiling leaks, lack of egress, inoperable appliances, broken windows, damaged stairs, improperly supported fireplace, significant overal dilapidation, and lack of mantenance.	**SA9 Properties, LLC Managing Member: Levon Zekian**	**12**	**Initial ASET letter sent 8/26/25; Initial ASET Inspection conducted 10/22/26.**
2570 S. East (D-3) Occupied multi-unit complex with evidence of substandard housing conditions including collapsed ceilings, faulty heating and cooling units, broken windows, water leaks and water damage, pest infestations, significant overall dilapidation and lack of maintenance.	**Kuldip Kaur Chahil & Boota Singh Chahil, Trustees**	**121**	**Initial ASET letter sent 6/30/26; Initial ASET Inspection conducted 7/28/26; Notice and Order for 898 violations issued 8/12/26; Reinspection conducted 9/16/26.**

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LOCATION	OWNER	UNITS	STATUS UPDATE
246-250 N. Effie (D-3) Partially occupied 3-unit complex with evidence of substandard housing conditions including lack of heat, missing smoke alarms, structurally damaged second story balcony, extensive water damage to the balcony, deteriorated exterior siding throughout, pest infestations, caved-in ceilings, water-damaged ceilings, tall and dry grass and weeds, significant overall dilapidation, and lack of maintenance.	**Jordan and Jacob Sarabian**	**3**	**Initial ASET letter sent 11/24/25. Initial inspection conducted on 12/24/25; Notice of Violation mailed on 12/31/25 with 4 violations; Reinspections conducted on 1/6/26, 1/20/26, 1/23/26, 1/28/26; Site visits conducted 3/12/26, 5/8/26; Reinspections conducted 6/16/26, 8/12/26; Administrative Citation for $8,500 issued 8/14/26.**
611-633 N. Fifth (D-7) Occupied multi-unit complex with evidence of significant substandard housing conditions including occupied accessory buildings, inoperable wall heaters, inoperable smoke alarms, water leaks, unpermitted plumbing work, damaged unsanitary ceilings, insect infestation, and overall dilapidation and lack of maintenance.	**Yiu Ming Cheung, Jose Mendez Wong, and Jose de Jesus Wong Chiu**	**11**	**Initial ASET letter sent 6/2/26; Initial ASET Inspection conducted 6/30/26; Notice and Order for 166 violations issued 7/9/26; Reinspections conducted 8/10/26, 9/15/26.**
533-539 W. Hammond (D-3) Occupied multi-unit property with evidence of substandard housing conditions such as altered electrical panels and meters, broken windows, damaged electrical components, illegal occupancy of accessory buildings, and significant overall dilapidation.	**Liem Thanh Bui and Tuyetsuong Thi Vo**	**4**	**Initial ASET letter sent 3/19/26. Initial ASET Inspection conducted 6/23/26, 6/25/26; Notice of Violation for 5 violations issued 6/29/26; Notice and Order for 104 violations issued 7/8/26; Reinspection conducted 7/13/26; Administrative Citation for $400 issued 7/16/26; Reinspection conducted 8/14/26; Administrative Citation for $22,500 issued 8/26/26; Reinspection conducted 9/9/26; Notice of Violation for 1 violation issued 9/16/26; 3 Administrative Citations totaling $1,200 issued 9/16/26; Reinspections conducted 10/15/26, 10/19/26; 2 Administrative Citations totaling $49,050 issued 10/22/26.**

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LOCATION	OWNER	UNITS	STATUS UPDATE
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.	**JHS Family Limited Partnership, JCH Family Limited Partnership, and DBH Family Limited Partnership** **General Partner: J&V Properties, Inc.** **John Hovannisian, CEO**	**4**	**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; Reinspection conducted 1/14/26.**
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.	~~**Thomas (Tommy) Lee**~~ **New owner as of 3/12/2024:** **Gursharan S. Mann**	**4**	**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; Notice of Violation for 4 violations issued 1/23/26; Reinspection conducted 5/4/26; Notice of Violation with 2 violations issued 5/6/26; Reinspection conducted 6/4/26; Administrative Citation for $500 issued 10/28/26.**

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LOCATION	OWNER	UNITS	STATUS UPDATE
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.	~~**Premier Real Estate Investments, LLC**~~ **New Owner as of 6/28/24: LHome Mortgage Trust 2022-RTL2, Mortgagebacked Notes, Series 2022-RTL2**	**16**	**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, 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; Site visits conducted 12/9/25, 1/16/26, 2/25/26, 3/4/26, 3/12/26, 3/18/26, 4/8/26, 4/30/26, 5/15/26, 6/3/25, 7/14/26; 8/19/26, 10/1/26.**
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.	**Suneri Investments, LLC** **Managing Partner: Subhash Gaur**	**54**	**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; Reinspections conducted 10/7/25, 3/2/26; Site visit conducted 5/19/26.**

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LOCATION	OWNER	UNITS	STATUS UPDATE
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**~~ **New Owner as of 8/12/25: Akal Property Management LLC**	**76**	**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 41 violations issued on 11/21/2025; Site visits conducted 1/6/26, 2/6/26; Notice & Order for 11 violations issued 3/3/26; Site visit conducted 6/24/26.**
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.	**Khela Properties, LLC Managing Members: Baldev S. & Jasjit K. Khela**	**4**	**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; Citation issued on 12/15/25 for $250.00; Reinspections conducted 1/21/26, 2/27/26.**
332-334 N. Roosevelt (D-3) Occupied and dilapidated multiunit building 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	~~**Strang Property Management LLC**~~ ~~**Managing Member: Marshal Strang**~~ **New Owner as of 1/29/26: William L. Smith, Trustee**	**4**	**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; Administrative Citation for $7,500 issued 12/10/25; New Owner Letter issued 2/5/26; Reinspections conducted 3/16/26, 6/29/26, 8/14/26; Administrative Citation for $10,250 issued 8/26/26; Site visit conducted on 9/28/26.**

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LOCATION	OWNER	UNITS	STATUS UPDATE
430 N. San Pablo (D-3) occupied duplex with evidence of significant substandard housing conditions including lack of an adequate heat sources, inoperable electrical outlets, excessive use of extension cords, missing exhaust fans, window air-conditioning units installed unsafely, missing components in electrical panel, and overall dilapidation	**Bernardo Reyes Jr.**	**2**	**Initial ASET letter sent 6/30/26; Initial ASET Inspection conducted 9/22/26; Notice and Order for 30 violations issued 9/25/26; Reinspection conducted 10/26/26.**
727-729 E. Shields (D-7) occupied duplex with evidence of significant substandard housing conditions including damaged roof, damaged soffits, exterior water damage, non-operational windows, sealed windows, occupied garages, unsafe electrical, and overall dilapidation	**Mark Topoozian, Trustee**	**2**	**Initial ASET letter sent 6/18/26; Initial ASET Inspection conducted 9/2/26; Notice and Order for 57 violations issued 9/23/26.**
608 S. Woodrow (D-5) Occupied multiunit complex with evidence of substandard housing conditions including damaged water heater, damaged walls, ceilings, and floors, mold and mildew, unfinished plumbing, pest infestations, lack of carbon monoxide detectors, and overall dilapidation	**Beatrice T. and Carlos O. Uribe Jr.**	**5**	**Initial ASET letter sent 12/30/25; Initial ASET Inspection conducted 1/15/26; Notice of Violation for 5 violations issued 1/20/26; Notice & Order for 175 violations issued 1/30/26; Additional Notice of Violation for 5 violations issued 2/4/26; Reinspections conducted 3/10/26, 3/28/26, 5/20/26, 6/11/26; Site visit conducted 7/15/26.; Reinspections conducted 9/16/26, 10/13/26.**
PENDING TARGET PROPERTIES			
3309 E. Clay (D-7)	**Ronald R. and Debra A Shamp, Trustees**	**4**	**Initial ASET letter sent 9/1/26.**
3520-3530 E. Olive (D-7)	**Ralph and Janet Hovannisian, Trustees**	**6**	**Initial ASET letter sent 10/6/26.**
1535-1541 E. Cambridge (D-7)	**R & R Capital Funding Officers: Ron & Dana Kruse**	**4**	**Initial ASET letter sent 10/6/26.**
345 N. Valeria (D-3)	**Pabchool, LLC Managing Members: Jacob and Jordan Sarabian**	**4**	**Initial ASET letter sent 10/23/26**
2420 E. Webster (D-3)	**UAMQL, LLC, Trustee Managing Members: Quy and Maryann Le**	**4**	**Initial ASET letter sent 10/29/26**
CLOSED TARGET PROPERTIES			
4571 E. White (D-7)	**Ajit Singh Gill, Trustee**	**3**	**Full compliance of 78 violations.**
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**	**Full compliance of 48 violations.**
2490 S. Elm (D-3)	**Sami Mohamed Refaei, Trustee**	**11**	**Full compliance of 106 violations.**

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LOCATION	OWNER	UNITS	STATUS UPDATE
1217 N. Palm (D-3)	~~Thomas (Tommy) Lee~~ New Owner as of 4/27/26: R & P Capital Investments, LLC Managing Member: Roberto Farias Valencia	2	Full compliance of 76 violations.
1906-1912 N. First (D-7)	Setrak H. Tutuoglu & Melissa S. Hamilton, Trustees	4	Full compliance of 59 violations.
1916-1922 N. First (D-7)	Setrak H. Tutuoglu & Melissa S. Hamilton, Trustees	4	Full compliance of 79 violations.
3319 E. Tyler (D-7)	Ronnie Smith	4	Health and Safety Receivership; Complete rehabilitation and compliance of all violations
2944 E. Illinois (D-1)	John R Gonzalez, Trustee	7	Full compliance of 87 violations.
2721 E. Hammond (D-1)	~~Gene Burkert and Rosa Castaneda~~ New owner as of 6/12/2025: Mohiuddin Syed	4	Full compliance of 175 violations.
7376 N. College (D-2)	SA9 Properties, LLC Managing Member: Levon Zekian	12	Property referred to Reactive/Rental Housing Division on 3/11/26 for further action.
1512 E. Yale (D-7)	Justin M & Melinda T Martin	4	Full compliance of 237 violations.
4672 E. Tulare (D-7)	George Auen	3	Full compliance of 134 violations under Compliance Agreement.
2517-2615 E. Andrews (D-7)	~~Meganova, LP~~ Andrews2517 LP General Partner: Theta Holdings LLC Matthew Radmanesh, Manager of LLC	35	Full compliance of 766 violations under Compliance Agreement.
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.
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.

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LOCATION	OWNER	UNITS	STATUS UPDATE
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 Gouru	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.
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.

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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.
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.

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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.
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 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)	~~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.
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.

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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)	~~Rodolfo 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 Santiaga 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, Absolon 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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LOCATION	OWNER	UNITS	STATUS UPDATE
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) 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

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LOCATION	OWNER	UNITS	STATUS UPDATE
1539-1543 N. Brooks (D-3)	Chen Liang as Trustee of the Chen Liang Living Trust	3	Full compliance of 95 violations; Full payment received
757 N. Jackson (D-7)	BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP General Partners: David B. Hovannisian and Linda R. Hovannisian	8	Full compliance of 231 violations
2845 E. Madison (D-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 Romo and Maria Romo~~ New Owner as of 12/12/18: Varo-Real Investments, Inc. Diego Espinoza-Martinez, CEO	1	ASET communication with new property owner led to full compliance at property
1504 E. Yale (D-7)	Quy Dinh Le, Maryann Mai Bach Le, Ngoc Bich Thi Le	5	Full compliance of 312 violations; Full payment received per Settlement Agreement
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. Weh (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 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
[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