

Supporting Submission to District Attorney / Grand Jury

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## Evidence Index

### Supporting Submission to District Attorney / Grand Jury

**Submitter:** Michael A. Gasio    **Location:** Huntington Beach CA  
**Initial Delivery:** July 3 2025 – Huntington Beach Police Department  
**Supplemental Deliveries:** July 24 2025 (DA Office) • FBI Email Thread • Court Record Reopened (M. Hernandez)

#	Date / Period	File Name or Exhibit ID	Type of Record	Short Description of Content
1	Apr 2024	Lease-Renewal-Signed.pdf	Contract	Executed 12-month lease extension; all three tenants listed; payment routing clau
2	Apr 20 2024	WellsFargo-eCheck-#5123.pdf	Bank Record	First renewal payment (\$5 000) confirmed deposited; timestamp before due date
3	Apr 21 2024	Text-Owner-Payment-Ack.jpg	Screenshot	Text acknowledgment: "The check arrived." Confirms receipt of funds.
4	Apr 23 2024	ThreeDayNotice.pdf	Legal Notice	Three-day move-out notice issued while payment confirmed; shows procedural c
5	May 2024	Agent-Resignation-Email.msg	Email	Managing agent resigns; instructs tenants to contact owner directly.
6	May 30 2024	USPS-Certified-Receipt-HBHS.jpg	Mail Receipt	Confirms delivery of rent check to Berkshire Hathaway HB office (signed "H").
7	Jun 10 2024	Inspection-Mold-Report.pdf	Inspection	Surf City Inspector finds mold; no tenant damage; photos attached.
8	Jun 21 2024	UnlawfulDetainer-Filing.pdf	Court Filing	UD case filed before rent dispute resolved; establishes premature action.
9	Aug 2024	Bank-Letter-UncashedCheck.pdf	Bank Confirmation	Wells Fargo confirms April check never cashed; funds available.
10	Sep 2024	Vacate-PhotoSet.zip	Photo Evidence	Images show clean condition at move-out; no damage; property re-listed Airbnb.
11	Oct-Dec 2024	Evidence-Compilation-Index.xlsx	Spreadsheet	Master index of emails, texts, photos and statutes; used for court binder.
12	Feb 2025	Improvement-Loss-500sqft.pdf	Valuation	Contractor estimate for fixtures and flooring left in place; value \$68 400.
13	Mar 2025	HB Permit-Lookup.pdf	Public Record	City permit search showing no short-term-rental authorization on file.
14	Jul 3 2025	PD-Receipt-Delivery.pdf	Transmittal	Stamped receipt confirming HBPD evidence delivery (5 DVD set + drive).
15	Jul 24 2025	DA-Intake-Receipt.pdf	Transmittal	DA Office acknowledgment of hard-copy packet for Public Integrity Unit.
16	Aug 2025	FBI-Email-Thread.msg	Email	Email submission to FBI L.A. Field Office with portal link and index.
17	Aug 2025	DA-FollowUp-Letter.pdf	Correspondence	Formal request for grand-jury review via DA Public Integrity Unit.
18	Aug 2025	Airbnb-Listing-Screens.pdf	Screenshot	Listing shows property re-rented for 54 % higher rate while case pending.
19	Sep 2025	Damages-Table-Final.pdf	Spreadsheet	Consolidated damage totals (\$884k-\$1.03 M provable; RICO projection \$30-\$4
20	2022-2025	Master-Chronology-Skeleton.html	Timeline	Three-year event summary for investigators (42 rows).
21	2022-2025	Legal-Brief-GrandJury.html	Summary Document	Plain-language explanation of laws and statutes for jury packet.

22	2022-2025	Charges-Master.html	Legal Matrix	Comprehensive charge grid – federal, state, admin violations (Level I-IV).
23	2025	Damages-Counsel-Prospectus.html	Financial Summary	Attorney-facing valuation model (\$8 M-\$42 M range).
24	2025	Portal-Access-Instructions.pdf	Guide	Login steps for law enforcement to review digital files by folder ID.
25	2025	Chain-of-Custody-Form.pdf	Certification	Sign-in/out sheet for external hard drive containing raw files and video evidence.

Partial Evidence Index  
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• Prepared for DA / Grand-Jury Review • October 2025

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