

Charging Map — Exhibits, Charges & Statutes

From: michael gasio (gasio77@yahoo.com)

To: srandell@hbpd.org; hnguyen2@fbi.gov; kyphat@yahoo.com; losangeles@fbi.gov; hansonle@bhhscaprops.com; clerk@stevensilverstein.com; legal@hsfranchise.com; angiemsandoval@gmail.com; attorneyrosiak@gmail.com; lymyhoa@yahoo.com; richardrosiak@yahoo.com; helderppinheiro@gmail.com; aelkins@gmail.com; realestatefraudcomplaints@sdcd.org

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[Charging Map — Exhibits, Charges & Statutes](#)

Charging Map — Exhibits, Charges & Statutes



new page for law enforcement under development

```
(root) — Object
  meta — Object
    title: Deep Library — Evidence, Mapping, and Precedent
    version: v0.1
    notes: Initial seed built from user-provided files, screenshots and Drive links. Dates
    are ISO when known; null when unknown.
  exhibits — Array(18)
    [0] — Object
      id: Ex-001
      title: Lease Extension via DocuSign (year 2)
      date: 2024-04-01
      author_sender: Anna Ly (on behalf of owner)
      medium: Email/DocuSign
      linked_charges — Array(3)
        [0]: C-001
        [1]: C-009
        [2]: C-008
      statutes — Array(2)
        [0]: 18 U.S.C. §1343
        [1]: Cal. BPC §10176
      notes_link: https://drive.google.com/file/d/1ijs0GRTxEM-Kn62GPdGUYLbbCz1U0HHo/view
    [1] — Object
      id: Ex-003
      title: Cashier's check payable to Phat Tran AND Steven D. Silverstein (court-ordered)
      date: 2025-04-22
      author_sender: Bank/USPS receipt
      medium: Bank check & mailing receipt
```

- linked_charges — Array(2)
[0]: C-002
[1]: C-001
statutes — Array(2)
[0]: 18 U.S.C. §1341
[1]: 18 U.S.C. §1343
notes_link: <https://drive.google.com/file/d/1gG4LmTb3w4SRMQn-PbeWroS-2Ju5a4E1/view>
- [2] — Object
id: Ex-004
title: Wire transfer \$5,000 (message: JUNE)
date: 2025-05-20
author_sender: Michael Gasio → 'Landlord'
medium: Bank/Wire
linked_charges — Array(3)
[0]: C-001
[1]: C-003
[2]: C-009
statutes — Array(2)
[0]: 18 U.S.C. §1343
[1]: Welf. & Inst. Code §15610.30
notes_link: <https://drive.google.com/file/d/1EWxWr2ayQIdYX1e3d0m2qS45CbXKfFYf/view>
- [3] — Object
id: Ex-005
title: Wire transfer \$5,000 (message: JULY 25)
date: 2025-06-20
author_sender: Michael Gasio → 'Landlord'
medium: Bank/Wire
linked_charges — Array(3)
[0]: C-001
[1]: C-003
[2]: C-009
statutes — Array(2)
[0]: 18 U.S.C. §1343
[1]: Welf. & Inst. Code §15610.30
notes_link: <https://drive.google.com/file/d/1vLwMuoNq-YtthfnKEKLmeNg7Gin13mw0/view>
- [4] — Object
id: Ex-006
title: 3-Day Notice to Pay Rent or Quit (demands payable to Phat Tran c/o Wells Fargo)
date: 2024-06-21
author_sender: Phat L.K. Tran
medium: Notice
linked_charges — Array(3)
[0]: C-008
[1]: C-006

- [2]: C-009
statutes — Array(3)
[0]: CCP §1161
[1]: Cal. PC §518
[2]: Cal. PC §487
notes_link: local_image:/mnt/data/7689f3b1-58ea-42d1-b80f-8430429d51e3.png
- [5] — Object
id: Ex-007
title: Ceiling leak — water staining
date: null
author_sender: Tenant photo
medium: Photo
linked_charges — Array(1)
[0]: C-010
statutes — Array(1)
[0]: Civ. Code §1714
notes_link: https://drive.google.com/file/d/1i64btUWe56wtReFi2oYLAUxB4GHozP_N/view
- [6] — Object
id: Ex-008
title: Under-sink black mold — kitchen cabinet
date: 2022-05-01
author_sender: Tenant photo
medium: Photo
linked_charges — Array(1)
[0]: C-010
statutes — Array(1)
[0]: Civ. Code §1714
notes_link: https://drive.google.com/file/d/1_XMjbu4Se6FGRWRUNV9W-mkwVdf-jWwW/view
- [7] — Object
id: Ex-009
title: Rotten kitchen wall & mold found during dishwasher install
date: null
author_sender: Contractor/Tenant photo
medium: Photo
linked_charges — Array(1)
[0]: C-010
statutes — Array(1)
[0]: Civ. Code §1714
notes_link: <https://drive.google.com/file/d/1CvJ3HCuVQPe5q2FvpEBS3MX1TYF0QAJL/view>
- [8] — Object
id: Ex-010
title: Formal summary & evidence sent to Huntington Beach Police Dept.
date: 2025-06-23
author_sender: Michael Gasio

medium: Email/PDF

linked_charges — Array(4)

[0]: C-001

[1]: C-002

[2]: C-009

[3]: C-007

statutes — Array(2)

[0]: 18 U.S.C. §1343

[1]: 18 U.S.C. §1341

notes_link: <https://drive.google.com/file/d/1Jw88IZUKEYY60jRHjbNVZ26iMz17l1dd/view>

[9] — Object

id: Ex-011

title: California State Bar complaint re: Richard Rosiak

date: 2025-06-25

author_sender: Michael Gasio

medium: Email/PDF

linked_charges — Array(2)

[0]: C-007

[1]: C-005

statutes — Array(2)

[0]: 18 U.S.C. §1505

[1]: Cal. PC §118

notes_link: https://drive.google.com/file/d/1PRIBqcr0A28istl-0WvJR1_A1dsQ40k0/view

[10] — Object

id: Ex-012

title: KTLA tip – ‘Investigative Lead: 24-Count Fraud & Perjury...’

date: 2024-06-18

author_sender: Michael Gasio

medium: Email

linked_charges — Array(4)

[0]: C-001

[1]: C-002

[2]: C-009

[3]: C-005

statutes — Array(3)

[0]: 18 U.S.C. §1343

[1]: 18 U.S.C. §1341

[2]: Cal. PC §118

notes_link: <https://drive.google.com/file/d/1tR9LRmZzN43p2iNTx2NYK2exs6AzK7if/view>

[11] — Object

id: Ex-013

title: Service envelopes – only one adult served; others missing

date: null

author_sender: Court mailing

medium: Photo/Envelope

linked_charges — Array(3)

[0]: C-005

[1]: C-008

[2]: C-002

statutes — Array(3)

[0]: Cal. PC §118

[1]: CCP §1161

[2]: 18 U.S.C. §1341

notes_link: <https://drive.google.com/file/d/1i6oBrik8xX-vSPJlD7vIqiTggSeniDim/view>

[12] — Object

id: Ex-014

title: 'Eviction King' newspaper promo & website

date: 2012-01-01

author_sender: Steven D. Silverstein

medium: Newspaper/Web

linked_charges — Array(1)

[0]: C-008

statutes — Array(1)

[0]: CCP §1161

notes_link: https://drive.google.com/file/d/1TR5yuOPNI4QkFapS44Qw-kOnRZFxs_Na/view

[13] — Object

id: Ex-015

title: 'I am Hanson... new property manager' + tenant reply 'waiting for DocuSign to extend the lease'

date: 2024-04-05

author_sender: Hanson Le / Michael Gasio

medium: Text/SMS

linked_charges — Array(2)

[0]: C-009

[1]: C-008

statutes — Array(2)

[0]: Cal. PC §487

[1]: Cal. BPC §10176

notes_link: https://drive.google.com/file/d/1Ymq-xqOUUJ6DME4U7B4AJMsS_dqychDs/view

[14] — Object

id: Ex-016

title: Owner text: 'old lease 5000 then new payment 5350... keep paying early'

date: 2024-05-18

author_sender: Phat Tran

medium: Text/SMS

linked_charges — Array(3)

[0]: C-009

[1]: C-001

[2]: C-003

statutes — Array(2)

[0]: 18 U.S.C. §1343

[1]: Welf. & Inst. Code §15610.30

notes_link: <https://drive.google.com/file/d/1Gu209JvuAKfsyiyYJbIMTryU-XybysVp/view>

[15] — Object

id: Ex-017

title: 'You, your wife & the owner all have signed the lease renewal... continue to deposit to owner's Wells Fargo'

date: 2024-04-29

author_sender: Hanson Le

medium: Text/SMS

linked_charges — Array(3)

[0]: C-001

[1]: C-009

[2]: C-008

statutes — Array(3)

[0]: 18 U.S.C. §1343

[1]: Cal. BPC §10176

[2]: CCP §1161

notes_link: https://drive.google.com/file/d/1PjwkvznNVZg8kXWibPaxeoDYy_pAd4TK/view

[16] — Object

id: Ex-018

title: DMV Notice of Change of Address (residency proof)

date: null

author_sender: California DMV

medium: Form

linked_charges — Array(1)

[0]: C-008

statutes — Array(1)

[0]: CCP §1161

notes_link: https://drive.google.com/file/d/1_Ga7TP5NXklR5BCouFj4v3Cu_EDCyavK/view

[17] — Object

id: Ex-020

title: Silverstein video – Service of 3-Day Notice (YouTube)

date: null

author_sender: Steven D. Silverstein

medium: Video/Transcript

linked_charges — Array(2)

[0]: C-005

[1]: C-008

statutes — Array(2)

[0]: Cal. PC §118

[1]: CCP §1161

notes_link: <https://youtu.be/C7-HmeKtvSw>

charges — Array(10)

- [0] — Object
 - id: C-001
 - name: Wire Fraud
 - statute: 18 U.S.C. §1343
 - elements_map_ok: false
- [1] — Object
 - id: C-002
 - name: Mail Fraud
 - statute: 18 U.S.C. §1341
 - elements_map_ok: false
- [2] — Object
 - id: C-003
 - name: Elder Financial Abuse
 - statute: Welf. & Inst. Code §15610.30
 - elements_map_ok: false
- [3] — Object
 - id: C-004
 - name: Forgery
 - statute: Cal. Penal Code §470
 - elements_map_ok: false
- [4] — Object
 - id: C-005
 - name: Perjury
 - statute: Cal. Penal Code §118
 - elements_map_ok: false
- [5] — Object
 - id: C-006
 - name: Extortion
 - statute: Cal. Penal Code §518
 - elements_map_ok: false
- [6] — Object
 - id: C-007
 - name: Obstruction of Justice
 - statute: 18 U.S.C. §1505
 - elements_map_ok: false
- [7] — Object
 - id: C-008
 - name: Unlawful Detainer / Unlawful Eviction (procedural defects)
 - statute: CCP §1161
 - elements_map_ok: false
- [8] — Object
 - id: C-009
 - name: Real Estate / Contract Fraud
 - statute: Cal. Penal Code §487; Cal. BPC §10176

```
elements_map_ok: false
[9] — Object
  id: C-010
  name: Negligence / Willful Blindness (premises)
  statute: Civ. Code §1714
  elements_map_ok: false
statutes — Array(9)
[0] — Object
  code: 18 U.S.C. §1343
  elements — Array(5)
    [0]: Scheme or artifice to defraud
    [1]: Material misrepresentation or omission
    [2]: Specific intent to defraud
    [3]: Use of interstate wire communication in furtherance
    [4]: Causation/foreseeability of wire use
  maps_to_charges — Array(2)
    [0]: C-001
    [1]: C-009
[1] — Object
  code: 18 U.S.C. §1341
  elements — Array(4)
    [0]: Scheme to defraud
    [1]: Material falsehood/omission
    [2]: Specific intent to defraud
    [3]: Use of the mails to execute the scheme
  maps_to_charges — Array(2)
    [0]: C-002
    [1]: C-009
[2] — Object
  code: Welf. & Inst. Code §15610.30
  elements — Array(4)
    [0]: Victim is an elder (65+) or dependent adult
    [1]: Takes, secretes, appropriates, obtains, or retains real/personal property of the elder
    [2]: For a wrongful use or with intent to defraud, or by undue influence
    [3]: Causation and damages
  maps_to_charges — Array(1)
    [0]: C-003
[3] — Object
  code: Cal. Penal Code §470
  elements — Array(3)
    [0]: Signing/altering/making a false document or seal
    [1]: Relating to a legal instrument (e.g., contract, notary, financial instrument)
    [2]: Intent to defraud
```

- maps_to_charges — Array(2)
 - [0]: C-004
 - [1]: C-009
- [4] — Object
 - code: Cal. Penal Code §118
 - elements — Array(3)
 - [0]: Oath authorized by law
 - [1]: Willful statement of material matter known to be false
 - [2]: Made in a proceeding or declaration where oath required
 - maps_to_charges — Array(1)
 - [0]: C-005
- [5] — Object
 - code: Cal. Penal Code §518
 - elements — Array(3)
 - [0]: Obtaining property or official act from another
 - [1]: Consent induced by wrongful use of force or fear
 - [2]: Threats, including unlawful injury or accusation
 - maps_to_charges — Array(1)
 - [0]: C-006
- [6] — Object
 - code: CCP §1161
 - elements — Array(4)
 - [0]: Proper notice type and content (e.g., amount of rent only; time to cure)
 - [1]: Proper service (personal, substituted + mail, or posting + mail after diligent attempts)
 - [2]: Proof of service under penalty of perjury
 - [3]: Standing / correct parties and occupants
 - maps_to_charges — Array(1)
 - [0]: C-008
- [7] — Object
 - code: Civ. Code §1714
 - elements — Array(4)
 - [0]: Duty of care re: premises
 - [1]: Breach (e.g., failure to repair, mold/water intrusion)
 - [2]: Causation
 - [3]: Damages
 - maps_to_charges — Array(1)
 - [0]: C-010
- [8] — Object
 - code: Cal. BPC §10176
 - elements — Array(4)
 - [0]: Real estate licensee
 - [1]: Misrepresentation or concealment in a transaction
 - [2]: Intent or negligence
 - [3]: Reliance/detriment

```
maps_to_charges — Array(1)
  [0]: c-009
charge_exhibit_map — Array(10)
  [0] — Object
    charge_id: c-001
    exhibits — Array(5)
      [0]: Ex-001
      [1]: Ex-004
      [2]: Ex-005
      [3]: Ex-016
      [4]: Ex-017
  [1] — Object
    charge_id: c-002
    exhibits — Array(3)
      [0]: Ex-003
      [1]: Ex-010
      [2]: Ex-013
  [2] — Object
    charge_id: c-003
    exhibits — Array(3)
      [0]: Ex-004
      [1]: Ex-005
      [2]: Ex-016
  [3] — Object
    charge_id: c-004
    exhibits — Array(1)
      [0]: Ex-006
  [4] — Object
    charge_id: c-005
    exhibits — Array(2)
      [0]: Ex-013
      [1]: Ex-020
  [5] — Object
    charge_id: c-006
    exhibits — Array(1)
      [0]: Ex-006
  [6] — Object
    charge_id: c-007
    exhibits — Array(2)
      [0]: Ex-010
      [1]: Ex-011
  [7] — Object
    charge_id: c-008
    exhibits — Array(6)
```

```
[0]: Ex-006
[1]: Ex-013
[2]: Ex-015
[3]: Ex-017
[4]: Ex-018
[5]: Ex-014
[8] — Object
  charge_id: c-009
  exhibits — Array(4)
    [0]: Ex-001
    [1]: Ex-015
    [2]: Ex-016
    [3]: Ex-017
[9] — Object
  charge_id: c-010
  exhibits — Array(3)
    [0]: Ex-007
    [1]: Ex-008
    [2]: Ex-009
case_law — Array(1)
  [0] — Object
    case_name: Placeholder – add controlling CA unlawful detainer service cases
    citation:
    holding: Proper service (personal / substituted + mail / posting + mail after
    diligence) is strictly construed.
    maps_to_charges — Array(1)
      [0]: c-008
damages — Array(6)
  [0] — Object
    actor: Michael Gasio
    category: Rent paid during scheme
    amount: 5000
    notes: Wire 2025-05-20 (Ex-004)
  [1] — Object
    actor: Michael Gasio
    category: Rent paid during scheme
    amount: 5000
    notes: Wire 2025-06-20 (Ex-005)
  [2] — Object
    actor: Michael Gasio
    category: Certified cashier's check
    amount: 5338.48
    notes: Payable to Tran & Silverstein (Ex-003)
  [3] — Object
    actor: Household
```

category: Health/medical impacts

amount: null

notes: Mold/leak exposure (Ex-007-Ex-009) – add bills

[4] — Object

actor: Household

category: Moving/relocation

amount: null

notes: Add receipts

[5] — Object

actor: Household

category: Attorney/filing costs

amount: null

notes: Add invoices