

Phat Tran and Berkshire Hathaway California Homes FYI

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Date: Tuesday, September 2, 2025 at 04:28 PM PDT

Here's a refined, strategic breakdown—carving out every Berkshire Hathaway-affiliated entity active in Southern California real estate, mapped for RICO-proof structuring:

1. Franchise Network: Berkshire Hathaway HomeServices California Properties

This is the primary BHHS entity operating across Southern California via dozens of offices and real estate agents.

Key details:

Operates under BHH Affiliates, LLC, a franchisee of HomeServices of America (a Berkshire Hathaway affiliate)

Covers Los Angeles, Orange, San Diego, Santa Barbara, Ventura, and Riverside counties.

Includes over 40 offices with nearly 3,000 agents.

Notable offices in/near Hollywood & SoCal:

Los Angeles Metro area (Beverly Hills, Brentwood, Santa Monica, Sherman Oaks, Pasadena, etc.)

Pasadena Annex – 929 East California Blvd, Pasadena, CA 91101

Offices spanning Orange County: Laguna Niguel, Anaheim Hills, Yorba Linda

San Diego County cluster: Rancho Bernardo, Downtown San Diego, Rancho Santa Fe (Fairbanks Ranch & La Granada), Palm Springs, Indian Wells, Murrieta, Menifee.

2. Holding Company: HomeServices of America

HomeServices of America is the real estate services arm under Berkshire Hathaway Energy, offering brokerage, franchising, mortgage, title, insurance, and more.

3. Other Berkshire-Affiliated Brokerages (Beyond CA)

While not SoCal-specific, these are major BHHS affiliates active elsewhere:

Long & Foster (acquired 2017) – Mid-Atlantic/Northeast region

Edina Realty – Minnesota, Wisconsin, Florida region

Strategic Takeaways for Legal Structuring:

Entity	Role / Relevance
Berkshire Hathaway HomeServices California Properties	Primary regional operator—Franchisee to target in patterns of enterprise conduct.
Individual BHHS offices	Potential RICO enterprise nodes—especially in strategic zones (e.g. Hollywood-adjacent).
HomeServices of America	National corporate parent; links local actions to centralized systems.
Other BH affiliates (Long & Foster, Edina, etc.)	Peripheral—more relevant if pattern extends beyond CA.

Why This Mapping Matters:

Enterprise Structure: Ties the local offices (Pasadena, Sherman Oaks, Burbank, etc.) into the franchise chain—making it easier to allege a coordinated enterprise.

Targeted Liability: Identifying 604 Hollywood ads or Pasadena Annex as BHHS-linked strengthens nexus vs. Hanson's claim of "Ethos."

Discovery Leverage: You can subpoena communications or policies from the franchise backbone or regional office management, not just the rogue "Ethos" card bearers.

Appellate Defense: Demonstrating a structured hierarchy (local → franchise → national parent) fortifies enterprise claims and counters frivolous objections.

Next Step:

Should I grab official statements of information (SOS filings) for BHHS-CA Properties or a specific office (e.g., Beverly Hills or Pasadena Annex) to confirm registered agents and incorporate them into subpoenas/pattern analysis?

Let me know where you'd like me to drill next.