

Richard don't be stealing the images because there's a timestamp embedded in everyone but I'd like back my folder before you go to jail

From: michael gasio (gasio77@yahoo.com)  
To: attorneyrosiak@gmail.com; srandell@hbpd.org; richardrosiak@yahoo.com  
Date: Sunday, September 7, 2025 at 08:17 AM PDT

Yahoo Mail: [Search](#) [Organize](#) [Conquer](#)

----- Forwarded Message -----  
**From:** "michael gasio" <gasio77@yahoo.com>  
**To:** "Phat Tran" <kyphat@yahoo.com>, "Shawn Randell" <srandell@hbpd.org>, "Anna Ly" <lymyhoa@yahoo.com>, "Hanson Le" <hansonle@bhhscaprops.com>, "legal@hsfranchise.com" <legal@hsfranchise.com>, "clerk@stevensilverstein.com" <clerk@stevensilverstein.com>, "hnguyen2@fbi.gov" <hnguyen2@fbi.gov>, "losangeles@fbi.gov" <losangeles@fbi.gov>

**Sent:** Sun, Sep 7, 2025 at 8:02 AM  
**Subject:** Fw: Subject: Formal Notice of Franchise Liability – Huntington Beach Office


----- Forwarded Message -----  
**From:** michael gasio <gasio77@yahoo.com>  
**To:** angiejsandoval@gmail.com <angiejsandoval@gmail.com>; legal@hsfranchise.com <legal@hsfranchise.com>; Hanson Le <hansonle@bhhscaprops.com>; clerk@stevensilverstein.com <clerk@stevensilverstein.com>; Richard Rosiak <attorneyrosiak@gmail.com>  
**Cc:** crm.fraud@usdoj.gov <crm.fraud@usdoj.gov>; Real Estate Fraud Complaints <realestatefraudcomplaints@sdccda.org>; losangeles@fbi.gov <losangeles@fbi.gov>; hnguyen2@fbi.gov <hnguyen2@fbi.gov>  
**Sent:** Sunday, September 7, 2025 at 07:58:54 AM PDT  
**Subject:** Subject: Formal Notice of Franchise Liability – Huntington Beach Office

**Subject:** Formal Notice of Franchise Liability – Huntington Beach Office

**To:** Angie Sandoval ,  
Corporate Officer, Springdale Marina Inc. DBA Berkshire Hathaway HomeServices Huntington Beach

**CC:** Springdale Marina Inc.  
5848 Edinger Avenue  
Huntington Beach, CA 92649  
**CC:** Dennis Allen Rosas, Designated Broker  
DRE License #00602101  
15330 Janine Drive  
Whittier, CA 90603

**LIVE BUILD STRUCTURE (You don’t need to monitor. It’s underway.)**

-  **Output Flow:**
1. Chapter 1 – Opening Statement (building now)

2. Chapter 2 – Payment Proof, Lease Misrepresentation & Contract Fraud

3. Chapter 3 – Unlawful Eviction & Notice Failures (Multi-Tenant Violation)

4. Chapter 4 – Police Inaction & Complicity

5. Chapter 5 – RICO Architecture & Actor Network

6. Chapter 6 – Constructive Fraud & Habitability Breaches (Rotten Floors, Mold)

7. Chapter 7 – Medical Collapse, Psychiatric Toll, and Marital Fallout

8. Chapter 8 – Financial Loss Summary, Credit Harm, and Forced Exit

9. Chapter 9 – The Evidence Table (Indexed)

10. Chapter 10 – Restitution Ledger & Penalty Demand (With Multiplier Logic)

11. Chapter 11 – Legal Theory Index (Statutes, Citations, Precedent Cases)

12. Chapter 12 – Submission Briefs for DA, FBI, Bar, DRE, and HUD

13. Chapter 13 – Timeline Appendix (Chronological + Actor Role Chart)

14. Chapter 14 – Chain of Custody and Delivery Log

15. Chapter 15 – Final Statement : “This is How It Ends”

Overview

This correspondence is to put you and your office on record. **Berkshire Hathaway agents and managers in Huntington Beach have created corporate exposure through mail fraud, wire fraud, and unlawful eviction.**

Key Facts

- Lease Year 3** – Payment was lawfully tendered. Hanson Le, acting under Berkshire branding, diverted the funds after written acknowledgment 4/19/2024.
- Fraudulent Renewal** – Instead of a renewal, a counterfeit contract was presented. When refused, eviction was pursued.
- Unlawful Eviction** – Three tenants on the lease; only one named on the eviction notice. Representation collapsed, forcing pro se defense.
- Evidence of Payment** – Proof of receipt was presented by owners' text Hanson has check. The diverted check is now subject of a **U.S. Postal Inspection Service** mail fraud investigation.
- Communications** – Certified packages, letters, and overnight deliveries went to your office, Ethos, your legal department, and the district attorney. No corrective action was taken.
- Management Statements** – Mr. Dennis Allen Rosas acknowledged Hanson's conduct as "moonlighting" and refused to investigate by phone. Hanson later invoked the Fifth Amendment to police.
- Habitability** – Long-standing defects, contracted labor and mold were ignored, violating **California Civil Code §§ 1941–1942.5**.

Corporate Liability

- Mail Fraud (18 U.S.C. § 1341)** – up to 30 years per count.
- Wire Fraud (18 U.S.C. § 1343)** – up to 30 years per count.
- RICO (18 U.S.C. §§ 1961–1968)** – Treble damages.
- California Tenant Protection Act** – Retaliation and wrongful eviction penalties.

Damages & Exposure

Category	Basis	Multiplier / Statute	Amount
Lost Rent / Housing Value	24 months displacement, \$5,000–\$7,500 per month differential	Actuals + consequential	\$180,000
Deposit & Payments Concealed	Security deposit + diverted checks (3 months)	Actuals	\$20,000
Habitability Violations	Mold, broken windows, non-delivery of promised items	Cal. Civ. Code §§ 1941–1942.5	\$250,000
Medical & Emotional Distress	Documented cardiac episodes, stress injuries	Tort damages	\$2,000,000
Attorney Fees & Abandonment Loss	Paid \$8,000 + lost case support	Actual + punitive	\$250,000
Statutory Penalties	Wrongful eviction, retaliation, tenant protection violations	Civil Code § 1946.2, § 1942.5	\$1,000,000
Mail Fraud (18 U.S.C. § 1341)	Each mailing as a separate felony count	Treble damages base	\$10,000,000
Wire Fraud (18 U.S.C. § 1343)	Texts, emails, e-filing misrepresentations	Treble damages base	\$10,000,000
RICO Trebling (18 U.S.C. §§ 1961–1968)	Pattern of racketeering activity across multiple actors	3× base damages	\$24,000,000
Punitive Damages	For intentional fraud and concealment	Exemplary	\$30,000,000

Totals

- Base + statutory damages: ≈ \$24M**
- Settlement “Wink Price”: \$48M**
- Full Court “Ask Price”: \$78M**

Requested Action




- Immediate internal investigation into Hanson Le, Mr. Dennis Allen Rosas and Steven Silverstein.
- Written confirmation of all corporate knowledge regarding my certified packages and notices.
- Statement whether your office denies liability or accepts Berkshire Hathaway franchisor exposure.
- 

*The “moonlighting” defense will not survive.* Physical evidence shows Berkshire received both contract and payment. Corporate failure to investigate escalates liability to the franchisor.

I await my initial FBI report. Federal agents will determine the breadth of charges. You have had ample notice. Courts will construe continued silence as willful blindness.

Respectfully,

12:05   94%

← Property Manager   

Friday, Apr 5 • 11:41 AM

Texting with Property Manager (SMS/MMS)

Hi Michael!

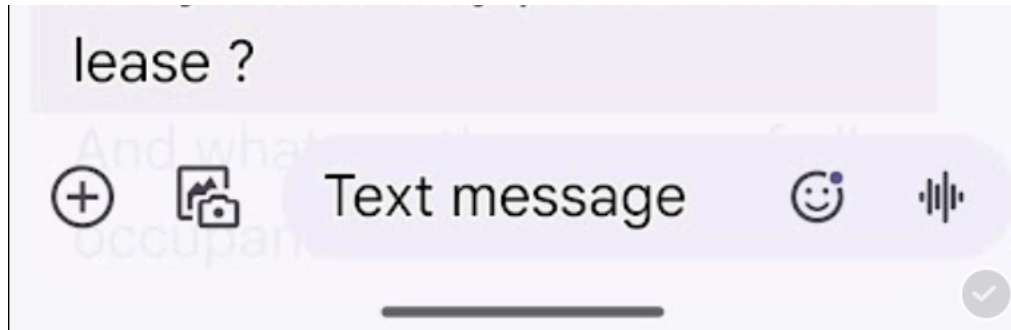
I am Hanson, a new property manager for Phat Tran.

Good to connect with you!

Thank you we were waiting for a DocuSign to extend the lease another year I told The doctor that I also own properties and have a property manager

Wonderful!

Will you the only person on the

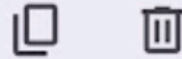


12:16



91%

X 4

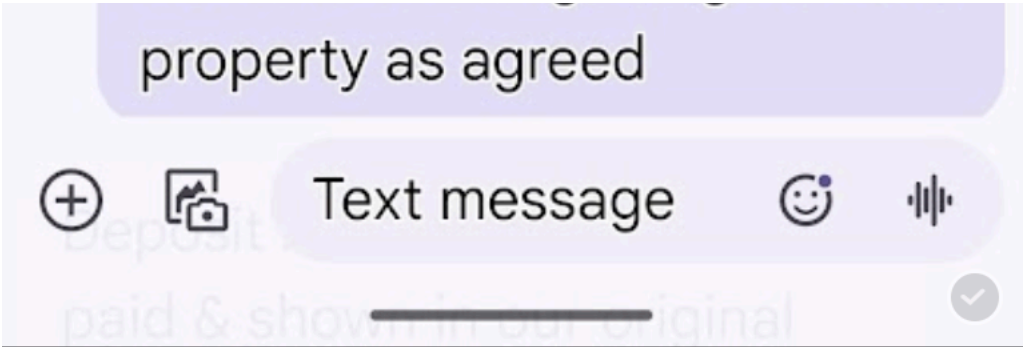


Also what bank do you use ?  
So I can provide you my bank  
account number to transfer  
monthly rent to me instead of  
to the owner.  
Thank you Mr Gasio!

Wells fargo

You do not show the \$6,000  
deposit the \$1,000 for the pet  
the \$350 for the keys on the  
contract will we be receiving  
that back or getting credit in  
writing

Section 13 does not show that  
we have two large dogs on this





12:16



91%

X 4



Anything else ?

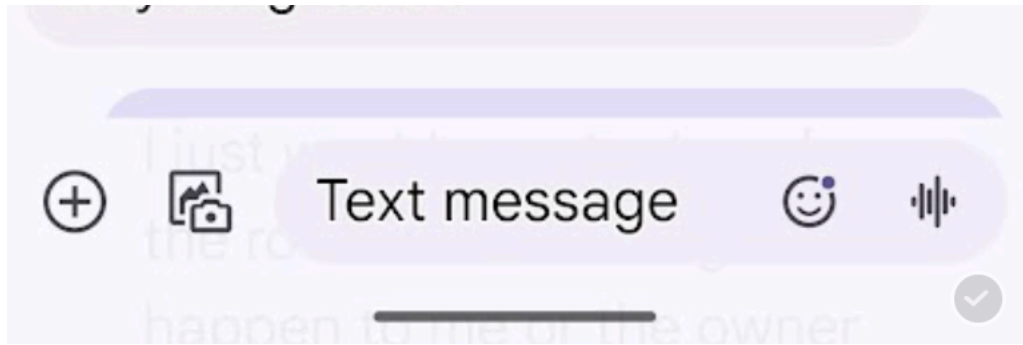
I have the contract open now on my computer and I do not see those funds on the contract were signing today the old contracts have expired

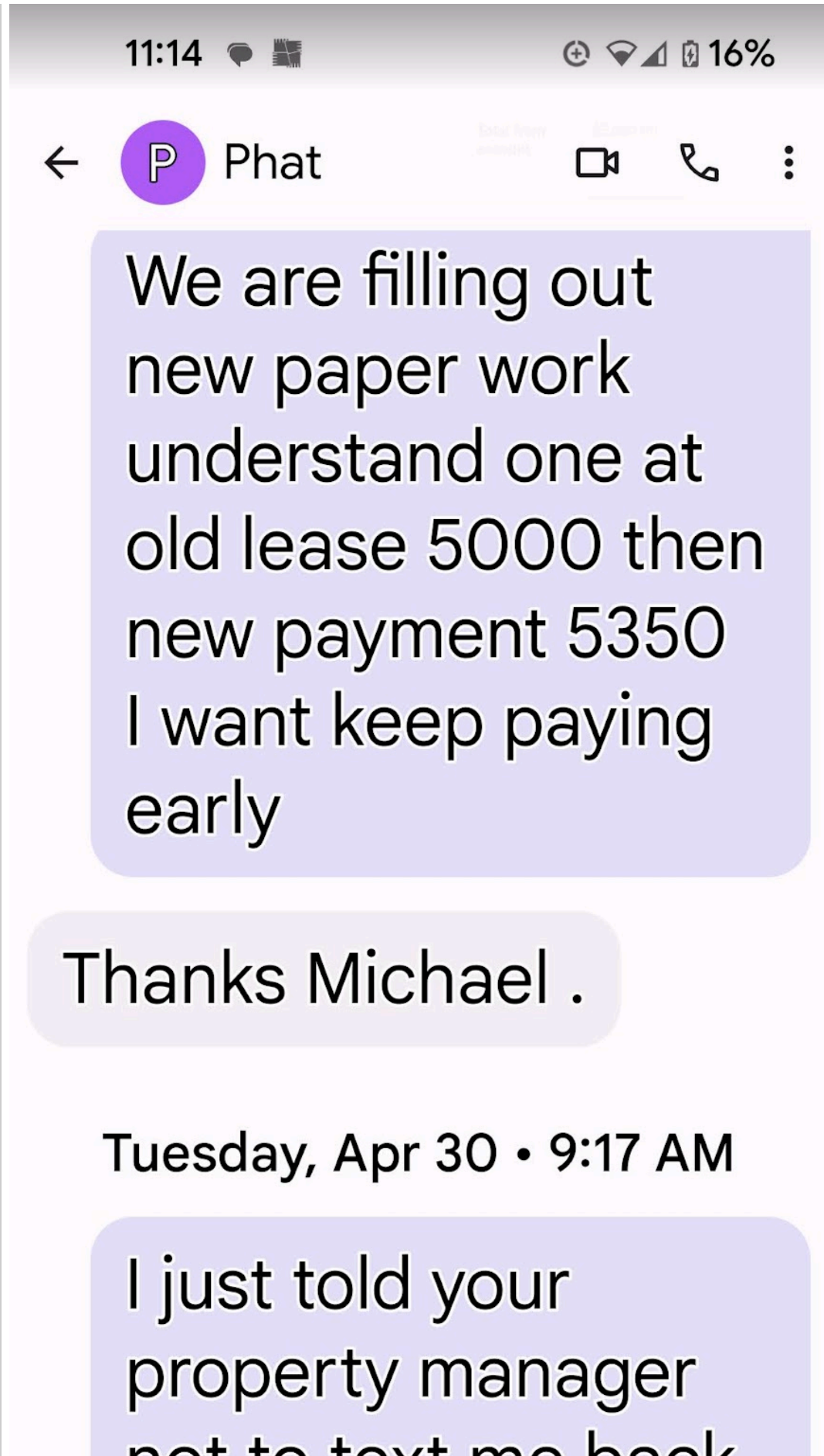
The owner needs to transfer those funds to you so they show up on my new contract I don't I don't see them you can call

I can have it transferred and showed in our new agreement, no problem.

Anything else ?







not to let me back  
again it's going to

+

Text mess...

WELLS FARGO

Sign Off

Welcome,  
MICHAEL

Accounts

Brokerage

Transfer & Pay

Plan & Learn

Security & Support

Account Summary

Print

Wire Money - Details

To

Landlord  
United States ...9166

From

PREMIER CHECKING ...0732

Amount

\$5,000.00

Wire transfer fee

\$0.00

Total from account

\$5,000.00

Send on

04/19/2024

Deliver by

04/19/2024

Message to recipient's bank

New lease 24 one payment at 5000

Status

Completed

Confirmation number

OW00004382456864

Back to Wire Money

about:blank

11/15

1:14



+ - Wi-Fi 39%



Property Manager



Michael:

I am no longer  
handling or managing  
this property from  
today 5/13/24024.

Please remove my  
phone and email from  
all of your  
communications.




For all matters related  
to this house, please  
contact the owner

contact the owner


directly.


↓

⊕



Text mes...





Thanks, \_\_\_\_\_

- start date :

6/1/2024

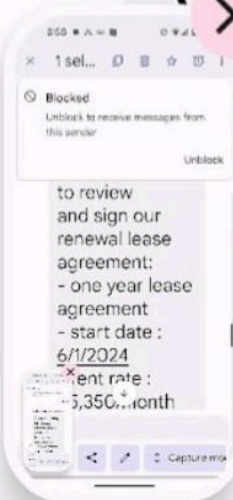
- rent rate :

\$5,350/month

Also what bank  
do you use ? So  
I can provide

you my bank

account number







No further contact is necessary on my behalf. This is provided only for your awareness, should it assist any aspect of review or coordination across depa

Respectfully,  
**Michael Gasio**  
9432 Pier Dr  
Huntington Beach, CA 92646  
559-287-9955  
[gasio77@yahoo.com](mailto:gasio77@yahoo.com)