This is the OC Crew for RICO The crew Phat Tran Silverstein Berkshire et al.

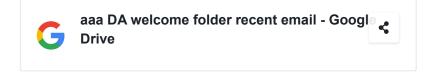
From: michael gasio (gasio77@yahoo.com)

To: srandell@hbpd.org; hnguyen2@fbi.gov; losangeles@fbi.gov; crm.fraud@usdoj.gov; tips@fbi.gov; fox11news@fox.com; realestatefraudcomplaints@sdcda.org; ktla@ktla.com; legal@hsfranchise.com

Cc: helderppinheiro@gmail.com; aelkins@gmail.com

Date: Monday, August 25, 2025 at 12:31 PM PDT

<u>aaa DA welcome folder recent email - Google Drive</u> first request for case number and detectives in case



ChatGPT said:

Here is a **comprehensive list of crimes and charges** the **Huntington Beach Police Department should be investigating** based on your case narrative and compiled evidence:

I. Fraud & Deception

1. Real Estate Fraud (California Penal Code § 487 / § 115 / § 532)

- Falsified contracts (DocuSign & AuthenticSign)
- Misrepresentation of lease terms (e.g., switching to 13 months, not 12)
- False listings with amenities that didn't exist (e.g., laundry, dishwasher, pet-friendly)

2. Mail Fraud (18 U.S.C. § 1341)

- Use of U.S. Mail to send/return contracts and instruments intended to deceive
- Mailing back of payment checks to misrepresent rejection while retaining funds

3. Wire Fraud (18 U.S.C. § 1343)

- Fraudulent use of email, text messages, eCheck platforms, and wire communications
- Electronic acceptance of payments followed by false denial of receipt

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4. Bank Fraud (18 U.S.C. § 1344)

- Improper deposit handling (cashing payments into private accounts)
- Failure to use trust fund accounts for rent (B&P Code § 10145)

5. Securities Fraud (Potential if involving real estate investment fronts)

If shell entities were used to extract or conceal financial interests from tenants or government



II. Forgery & Falsification

6. Forgery (Penal Code § 470)

Falsification or alteration of lease terms/documents

7. Perjury (Penal Code § 118)

False declarations in court or in affidavits by landlord or agents

8. Filing False Instruments (Penal Code § 115)

• Submitting counterfeit contracts or fraudulent documentation to the court



III. Financial Exploitation & Extortion

9. Grand Theft by False Pretenses (Penal Code § 487)

- Acceptance of rent payments under false lease terms
- Retention of security deposits under fabricated damages

10. Extortion (Penal Code § 518)

Demanding payment under threat of eviction using unlawful or forged documents

11. Elder Financial Abuse (Welfare & Institutions Code § 15610.30)

- Targeting your mother-in-law and exploiting language/cognitive barriers
- Forcing compliance under stress and false pretenses

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🍒 IV. Civil Rights & Housing Violations

12. Illegal Eviction (Civil Code § 1940.2; Penal Code § 602.5)

- Eviction using false pretenses and fraudulent contract
- 3-day notice not legally enforceable under valid lease

13. Discrimination Against Seniors or Foreign Nationals (Fair **Housing Act / FEHA)**

Targeting elderly, disabled, or limited-English tenants for unlawful removal

14. Breach of Covenant of Habitability (Civil Code § 1941.1)

Mold, tree damage, lack of dishwasher/laundry, denied promised repairs

15. Violation of Rent Control / Anti-Gouging (Civil Code § 1947.12)

Fraudulent contract used to circumvent CPI rent cap

V. RICO & Enterprise-Related Crimes

16. RICO Conspiracy (18 U.S.C. § 1962)

- Pattern of racketeering activity including fraud, forgery, wire/mail/bank fraud
- Conducted by multiple actors (Tran, Ly, Le, Silverstein, etc.)

17. Aiding and Abetting (Penal Code § 31)

Multiple parties knowingly involved or facilitating the fraud

18. Obstruction of Justice (Penal Code § 132 / § 133 / 148(a))

- Interference in police reports
- Withholding or falsifying key documents during court proceedings

VI. Trust Account & Licensing Violations

19. Failure to Maintain Real Estate Trust Fund (B&P Code § 10145)

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Rent deposited into private accounts instead of required trust

20. Real Estate License Violations (B&P Code § 10176)

- Misrepresentation by agents (Anna Ly, Hanson Le) in scope of license
- Misuse of franchise affiliation and failure to disclose conflict

VII. Evidence Tampering & Witness Intimidation

21. Destruction/Concealment of Evidence (Penal Code § 135)

Withholding lease documents, payment screenshots, and confirmations

22. Witness Intimidation (Penal Code § 136.1)

- Physical confrontation on lawn
- Emotional coercion through property threats and false police referrals

VIII. Other Notable Violations

23. Trespass (Penal Code § 602)

- Unauthorized entry onto premises
- Drone surveillance without tenant notification

24. False Personation (Penal Code § 529)

• Using names or impersonating agency authority (via unauthorized lease issuance)

25. False Advertising (B&P Code § 17500)

Promising amenities or lease conditions never delivered

26. Unlawful Business Practice (B&P Code § 17200)

Pattern of conduct violating tenants' rights and fair competition

Pending Charges Not Yet Filed but May Be **Applicable**

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- Tax Fraud / Failure to Report Income (IRC § 7201 / § 7206) if rents accepted off-books
- Conspiracy to Commit a Crime (Penal Code § 182)
- Accessory After the Fact (Penal Code § 32) for those who helped cover up actions

Summary by Legal Category

Category	# of Violations	Core Statutes
Fraud (Mail, Wire, Bank, Real Estate)	7+	PC § 532, 470; 18 U.S.C. §§ 1341–44
Contract & Court Fraud	4+	PC § 115, § 118, § 470
Tenant & Habitability Violations	5+	CC § 1940+, § 1947.12
Criminal Enterprise / RICO	3+	18 U.S.C. § 1962, PC § 31, § 182
Real Estate Trust & Agent Law	3+	B&P Code § 10145, § 10176
Witness & Evidence Crimes	3+	PC § 135, § 136.1
Physical Threats / Trespass	2+	PC § 602, § 518
Licensing & Misrepresentation	2+	B&P Code § 17200, § 17500
Estimated Total Violations	30-35	Across state & federal codes

Have made two written request for case number for the 255 crimes I have reported to you. Physical package and charging document with Hard Drive delivered to detectives at your request on July 3 2025.

about:blank 5/6 Request for case number Fat Tran / Silverstein / Rico / Fraud / Elder Abuse and 250 other charges July 3 2025 in office complaint filed.

Yahoo/Sent ☆

Sat, Aug 23 at 8:54 PM 🏠



michael gasio

From: gasio77@yahoo.com

To: Shawn Randell, Helder Pinheiro, Andrew Elkins, hnguyen2@fbi.gov, dre.commissioner@dre.ca.gov and 1 more...

I've been asked to get the hbpd case number for when I came in physically July 3rd and dropped off my sworn charges I wish to press. Over the multiple times we've been in contact with you I have not known that I should have that number on hand.

I now have been requested to get that from you. Please send that to me as soon as you have a chance as it is needed now.

As you are aware the case continues to develop, updates or available at the portal daily please make sure the district attorney the FBI in the Postal Inspector can get into the evidence portal thank you again for your time and help.

Dr Tran sold 24 Rawhide for close to 4 million this month.

Michael Gasio

9432 Pier Dr. Huntington Beach ca 92646

gasio77@yahoo.com



- 1. Use a firm but professional tone. Focus on the facts and keep emotion out of your communication. The letter's purpose is to get a resolution, not to vent frustration.
- 2. Reference your previous actions. Clearly state the steps you have already taken and when. Mention the dates you requested the case number and the date you dropped off the physical binders.
- 3. Summarize the impact. Briefly explain how the lack of a response or update is negatively affecting you.
- 4. State your desired outcome. Clearly tell them what you want them to do. Do you want a case number, a status update, or for a decision to be made on your binders?
- 5. Set a reasonable timeline. How about today by 5 PM today.

THe Ranger

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