

Comprehensive Charging Matrix – Federal · State · Local

From: michael gasio (gasio77@yahoo.com)

To: srandell@hbpd.org; hnguyen2@fbi.gov

Cc: clerk@stevensilverstein.com; evictions@stevensilverstein.com; legal@hsfranchise.com; angiemandoval@gmail.com; dennisrosas@bhhsccaprops.com; martha.mosier@bhhsccal.com; kyphat@yahoo.com; hansonle@bhhsccaprops.com; lmyyhoa@yahoo.com; attorneyrosiak@gmail.com

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

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Level I – Federal Felony (Primary Leverage)

Statute	Conduct	Actors
18 U.S.C. §1962 (RICO)	Patterned racketeering using mail, wire, and property-management fraud across multiple franchises.	Tran, Le, Silverstein, I
18 U.S.C. §1343 (Wire Fraud)	False electronic representations; coordinated rent and court communications.	Tran, Le, Silverstein
18 U.S.C. §1341 (Mail Fraud)	Use of USPS/overnight courier for counterfeit lease packets and misleading court mailings.	Tran, Le, Silverstein
18 U.S.C. §1344 (Bank Fraud)	Improper diversion of Wells Fargo e-check and cashier's funds.	Tran, Le
18 U.S.C. §1503 / §1512	Obstruction + witness intimidation via false filings and suppression of certified-mail evidence.	Silverstein, Tran
18 U.S.C. §1028A	Unauthorized use of corporate identity (Berkshire seal post-resignation).	Le
18 U.S.C. §371	Conspiracy to commit mail/wire fraud and cover-up actions.	All

Level II – State Felony / Wobbler (California)

Code	Conduct	Actors
Penal Code §518–524	Extortion / Attempted Extortion under color of right using threats or court abuse.	Silverstein, T
Penal Code §470(a)	Forgery of lease documents and AuthenticSign mislabeling of term.	Le
Penal Code §118	Perjury / false testimony in unlawful-detainer case.	Tran, Silverst
Penal Code §496(c)	Retention of tenant funds (check and deposit).	Tran
Bus.&Prof. Code §6128(a)	Attorney deceit on court or party during representation.	Silverstein
Civ. Code §3345	Senior financial abuse multiplier (72-year-old victim).	Tran, Rosiak
Penal Code §368(d)	Elder theft / defrauding elder adult.	Tran, Rosiak
W&I Code §15610.30	Financial abuse of elder or dependent adult.	Rosiak

Level III – State Misdemeanor / Administrative

Code	Conduct	Actors
Civ. Code §1950.5	Wrongful withholding of security deposit.	Tran
Civ. Code §1947.12 (AB 1482)	Illegal rent increase > 10 % without notice.	Tran
Civ. Code §1942.5	Retaliatory eviction for complaints or reports.	Tran
Bus.&Prof. Code §10176(a)	Misrepresentation by licensed agent.	Le, Ly
Bus.&Prof. Code §10177	Broker failure to supervise agents.	Berkshire / Ethos Mgmt
H&S Code §17920.3	Habitability / Mold violation.	Tran
Gov. Code §12955(f)	Housing retaliation / discrimination.	Tran

Level IV – Professional / Civil Sanctions

Authority	Nature
CRPC 1.3 / 1.4 / 1.16(d)	Failure to communicate and diligently represent client.
Bus.&Prof. Code §17500	False advertising (“& Associates” misuse).
15 U.S.C. §1692 (FDCPA)	Harassing collection conduct by attorney.
HUD Reg. §100.400	Housing harassment / coercion.
DRE Reg. 2831	Trust-fund handling failure.

Strategic Order for Prosecution

1. Lead counts: 18 U.S.C. §1343 (Wire Fraud) and Penal Code §518 (Extortion) for initial arrest and search authority.
2. Apply RICO overlay for asset seizure and agency liability.
3. Enhance sentencing under Civ. Code §3345 for elder victim status.
4. Offer plea to single state felony with restitution and testimony against co-defendants.
5. Retain civil claims for treble damages and attorney-fee recovery.

Summary Grid

Level	Jurisdiction	Penalty Range
I	Federal	5–20 yrs + fines / forfeiture
II	State Felony / Wobbler	1–4 yrs + restitution
III	Misdemeanor / Admin	Fines + Restitution

IV	Disciplinary / Civil	Bar or License sanctions
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Implementation: Attach as “Exhibit C – Charging Summary” for District Attorney or federal submission. Cross-reference each line with portal evidence IDs (T1–T25 and ros.pdf review set). Color-code rows by severity (blue gradient) when importing to interactive portal.

OC Legal Portal © 2025 | Prepared for law-enforcement and attorney review. Non-privileged summary of recorded evidence.