



August 8, 2016

Jetco Properties LLC/Golden Gate Bell LLC
5635 W. Las Positas Blvd #406
Pleasanton, CA 94588
RE: 840 S. Bascom Ave San Jose 95128

CF Bascom LLC
121 Spruce Street
San Francisco CA 94118
RE: 828 S. Bascom Ave San Jose 95128

Satellite Healthcare
888 S. Bascom Ave.
San Jose CA 95128

To Whom It May Concern:

On behalf of the residents adjacent to and near your properties, we ask that you take immediate steps to resolve the many ongoing issues with the rear areas of your properties. The areas for maintenance of these properties extends back to Del Mar Avenue at the corner of Rexford Way. Your specific responsibility extends to the street at the rear of your property, including sidewalks, park strips and includes any empty or undeveloped portions.

These properties have been an ongoing source of problems. They are a nuisance, attracting all manner of illegal activities, homeless encampments and dumping. The result is a health and safety issue for the residents and homeowners in that portion of the Sherman Oaks Neighborhood. In the past, we have conducted neighborhood clean-ups, removed trash and reported dumping of items along those areas. More than once these properties have required hazmat response to remove drug paraphernalia and human waste. Residents have tried to keep your property clear, but at this point we must respectfully ask that you take immediate steps to correct existing conditions and maintain your property in satisfactory manner.

Please note some of the following problems at these properties:

888 S. Bascom: the lack of maintenance of the landscaping has become a magnet for trash. It is also impeding sidewalk access, violating the Americans with Disabilities Act. (See Photos). Please ensure this area is immediately cleared and maintained.

840 S. Bascom and 828 S. Bascom: these two properties have been an ongoing magnet for homeless encampments, drunkenness, brawls, fighting, drug sales, etc. We ask that you take immediate steps to remove the current encampment and clear the area of all dumped material. At noon today there was a group of people gathered for a mid-day alcoholic fueled "discussion". We also ask that you take proactive steps to ensure this area remains clear of illegal and undesirable activities. (See Photos).

We recognize these properties present a difficulty for you, too. But, the neighborhood is bearing the burden right now. This corner is not safe, people are scared to walk down the sidewalk and are most fearful for their children. It is also the main pedestrian access point for adults and children trying to walk to school, walk to the commercial corridor or access transit services. It is not a healthy place due to the ongoing distribution of drugs and drug paraphernalia, as well as the area being used as a toilet.

We have advised our residents to continue to file complaints with the city and will track the response. We will also work to keep the area cleared of illegal parking that contributes to the situation. We must, however, insist that you maintain your private property in a manner that does not ignore or further create health and safety hazards for our residents.



Please feel welcomed to contact me if you have any questions. We look forward to working with you to help maintain your property and our neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Layne Kulwin', written in a cursive style.

Rev. Layne Kulwin, President
Sherman Oaks Neighborhood Association

Overgrown landscaping



Overgrown landscaping



Trip from the liquor store



Garbage bag on tree, pets leaving waste to the camp



Gathering alcohol heading



This is the current encampment. Laundry hanging from the wall, furniture, abandoned bed springs. At the time these were taken (around noon on 8/8/2016) there was loud talking, alcohol, etc.