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| To | (310) 661 - 8195 |
| From | (323) 809 - 4119 |
| Sender | Geary Juan Johnson Hi Point 1522 Llc |
| Result | Fax Send Successful |
| Subject | ICE |
| Pages Sent | 2 / 2 |
| Transmission Time | 1 minute, 23 seconds |
| Sent From | Dashboard |
| Page Size | Letter |
| Resolution | Fine |

| ATTACHMENT FILE NAME | SIZE | PAGES |
|--|-----------|-------|
| 2025-8-22 PPM Notice to Enter Premises.pdf | 442.81 kb | 1 |

FAX

Geary J. Johnson
1522 Hi Point St 9
Los Angeles, CA. 90035
323-661-8195

TO:

Name: Hi Point 1522 LLC

Fax Number: (310) 661-8195

of Pages: 2
(including cover sheet)

FROM:

Name: Geary Juan Johnson

Fax Number: [REDACTED]

Subject: ICE

Message:

This is to the property owner at the fax number listed on the website for Power Property Mgmt Inc. 1. A number of units are now vacant at this address 1522 Hi Point St 90035. I have also observed that tandem Parking stalls 13 or 14, 15, 17 are now vacant and unassigned... please assign tenants in unit nine to a tandem park stall as agreed and let us know what the parking stall number is. We are first come first serve before any other tenants that might move into these parking stalls. 2. The Intercom in unit nine is still not functioning and needs to be replaced repaired or removed. 3. I e n a t s unit n i n e still h a v e not b e e n supplied with the parts to use the second Intercom that is on the outside of the building described as Akuvox. 4. The peephole for the apartment door needs to be replaced as we cannot s e e thru it. 5. T h e parking gate a s of yesterday w a s not working for a number of days. 6. There are paint chipping in the shower area of the bathroom that need to be addressed. 7. One of the kitchen sink cabinet drawers is broken and unusable and needs repair. Also, this will be reported to two of the code violation inspectors, and will also be reported in a code violation complaint. In addition, the stove is missing a plate to cover oven holes and this is a risk of fire. Also, today I asked the ICE agency to raid your office and the housing department and all managed Power Property properties because of their harassment of tenants and their misuse of the civic code section 1954 section process. The August 22 notice served by you under section 1954 is not authorized under that section, there is no provision for a pre-inspection, and also your notice does not state the approximate timeframe that such an inspection will occur. I have told the ICE department that you are using illegal immigrants to harass tenants at certain managed properties. I have given them their street address of the Power Property Management company as well as the name of Mayor Karen Bass. As you know, the city government has participated in this transgression of duties by allowing the code enforcement department to refuse to inspect the Intercom system and the assigned tandem parking stalls. I have also asked the ICE department to raid the home of the property owner..



NOTICE TO ENTER PREMISES

08/22/2025
1522 Hi Point St #09
Los Angeles, CA 90035

Dear Geary J. Johnson, [REDACTED]

During normal business hours **Monday, August 25th, 2025 from 9:00am - 5:00pm**, several parties of buyers, management, Brokers, agents and/or owner's representatives will enter the Premises for the following reason(s) (California Civil Code Section 1954).

To make:

- ☐ A. Pest Control Services
- ☐ B. Improvements/ City Compliance Repairs/ Alterations or Mandatory Actions
- ☐ C. An initial inspection (Civil Code Section 1950.5[f])
- ☐ D. Test (Electrical meters)
- ☐ E. Code Enforcement Repairs (Los Angeles City inspection)
- ☐ F. Unit repairs as needed
- ☐ G. Key Audit (Testing Building unit keys and garages if applicable)
- ☐ H. High utility bill, Check Water Fixtures through out property (Inspect water fixtures in unit)
- ☐ J. Insurance inspections/electrical and HVAC inspection
- ☒ **K. Unit condition inspection (Pre-inspection before city inspection)**
- ☐ L. To exhibit the Premises/ Units to prospective or actual purchasers, appraisers, brokers, mortgagees, or contractors... etc (Photos of unit will be taken)

If entry is made for an initial inspection, the renter shall be given at least 24 hours written notice of such entry, unless such notice is waived.

Power Property Management Group

**Written notice of intent to enter shall be given at least 24 hours in advance of such entry by (a) personal delivery of the notice to the Renter, (b) delivery of the notice to a person of suitable age and discretion at the Premises, or (c) by leaving the notice at or near the usual entry door of the Premises in a manner in which a reasonable person would discover the notice. If the Renter is absent at the time of entry, written evidence of the entry shall be left in the Premises. ** Entry may be made during other than normal business hours.

8885 Venice Blvd. Suite 205 Los Angeles, CA. 90034 | DRE#01866167 | www.powerpropertygrp.com