ATTACHMENT: 
TEMPORARY HOUSING AD HOC COMMITTEE 
CORRESPONDENCE FOR 
AGENDA ITEM 7.F.1
-----Original Message-----
From: Sher [REDACTED]
Sent: Tuesday, June 23, 2020 2:58 PM
To: Donna O'Leary <doleary@sdfair.com>
Subject: Please, no house omg of homeless in Del Mar

Please accept this plea to not house homeless veterans at the fairgrounds as has been proposed.

I have worked with homeless in O’side for years. It will not work to bring low income folks of any kind to a rich wealthy city like Del Mar.

They will accept Del Mar as their home and bring friends and family to the area that cannot afford the restaurants, shopping etc.

It hurts the low income people to live in small tiny homes, trailers etc then drive around and see the expensive homes. They don’t understand. The beaches (dog beach) will be over run by homeless activity which most often involves drugs and alcohol and gangs.

Oceanside has dealt with this for years. Now Encinitas and with your plan, Del MAR WILL BE RUINED. Visitors and tourists will not tolerate any lower class begging, old cars, vagrants etc.

Please... a better alternate for your Fairgrounds to make money would be to expand on the idea of drive through activities like the fair food.
Cater to affluent locals and tourists. I would spend money on drive in movie nights! Drive thru garden, art, sculpture etc. Sunset ideas. Be creative!!

Your image is at stake here and will not be easily repaired.

Thank you,

~ Sheri [REDACTED]
From: Kimberly [redacted]
Sent: Monday, June 22, 2020 5:55 PM
To: Donna O'Leary <doleary@sdfair.com>
Subject: Homeless sheltering at the Horsepark and Fairgrounds?

My family and I live in the Rancho Del Mar neighborhood, very close to the Horsepark. My heart goes out to the homeless, especially veterans. How is the Horsepark a good fit for the homeless? Where is the running water, electricity or gas hook-ups, plumbing and other amenities one needs to live? Last I remembered, it was hard to take public transportation to and from my area, therefore limiting the homeless's ability to go places, needs and services, job interviews, dr., etc. Where are the health and human services located? Doesn't downtown have more services available for the homeless? I am opposing this move of homeless people to the Horsepark. I do not want any incidence of increased crime, potential increased spread of Covid-19, and homeless hanging out in my neighborhood. This is not an example of a well-planned relocation. Not OK with us.

Kimberly and Cyrus [redacted]
Thank you Annie- For openers I'd like to know who Fix Solutions, LLC is. Apparently they proposed a similar program for the city of Oroville. The city dropped the idea because they didn't know who Fixx Solutions was. I also can't find any information about them. Can you? Tim

On Monday, June 22, 2020, 3:05:02 PM PDT, Annie Pierce wrote:

Got it, Tim. I wasn't at that Board meeting because I was out of town. I have forwarded your email along to our CEO and Deputy General Manager for review.

Honestly, we are only in the very preliminary stages of discussions about this and are simply doing due diligence to see if this is an option we will pursue or not. That's why we don't have additional details to share other than what you have heard (and will continue to hear) at our Board meetings.

That said, once I hear back from our CEO and/or Deputy General Manager, if there is any additional information to share with you, we certainly will.

Best,

Annie
I did speak at the Board meeting. What I said is that I'd like to know who to contact for more information on the proposal. I was told to contact Donna O'Leary, which I did even before the Board meeting was over. She never returned my mail. I am not just looking to express my opinion. I am looking for information on what is being proposed so I can make a more informed comment.

Everyone tells me that this proposal is just in the beginning stages, but Dr. Mosier's presentation at the Board meeting made it sound like things are moving along very quickly.

I'm simply asking for somebody to talk with me about what's going on. I have contacted you, Donna O'Leary, Tim Sennell, and also requested information at the Board meeting. It seems like I am being stonewalled by your organization. As a resident of the community, I think I have a right to know what our appointed officials are doing. Am I missing something?

Tim

On Monday, June 22, 2020, 11:02:40 AM PDT, Annie Pierce <apierce@sdfair.com> wrote:

Hello Tim,

Mandy alerted me that you have called again and said you didn't receive a response to your earlier message. I am attaching the email exchange I had with you, below. To recap, I let you know that I'd suggest you speak to our Board directly to express your opinion during the public comment session. If you haven't yet had the chance to do that, I'd encourage you to do so at their July meeting.

Thanks,

Annie

Annie Pierce
Communications Manager | Del Mar Fairgrounds
apierce@sdfair.com
2260 Jimmy Durante Blvd. | Del Mar, CA 92014
[1574213011685]

From: Mandy Guerra
Sent: Monday, June 22, 2020 10:18 AM
To: Annie Pierce; Donna O'Leary
Subject: concerned citizen

Tim would like to speak with someone regarding the homeless housing. He says he already submitted an email to Annie and Donna but has not heard back.

Mandy Guerra
Executive Assistant | Administration
mguerra@sdfair.com
858.755.1161 ext. 2000
Sure thing, Tim. I believe it's under Land Use/Environmental, but when you fill out the form to give public comment, you don't need to specify that. Just type in the topic you want to speak about and you'll be called to speak during the appropriate agenda item.

Here's the registration link: https://us02web.zoom.us/webinar/register/WN_trvEgeiRzuVyAdEp5hRaQ

Annie Pierce
Communications Manager | Del Mar Fairgrounds
apierce@sdfair.com

Thank you, Annie. I see a lot of committee reports on the agenda, but none say what is going to be discussed. Do you know what committee would be addressing the homeless housing? Thanks, Tim

On Tuesday, June 9, 2020, 4:13:28 PM PDT, Annie Pierce apierce@sdfair.com wrote:

Hi Tim,

At this point, the discussions about veteran's homeless housing at Horse Park is very preliminary. The Board discussed it for the first time at their meeting last month.

I would suggest that you call in during this month's Board meeting to voice your concerns during the public comment segment. Here's a link to where you'll be able to watch the next Board meeting at 1:30 p.m. June 16 - you'll also see the details on this page of how you can sign up for public comment.

http://www.delmarfairgrounds.com/index.php?fuseaction=about.meeting_agenda
Best,

Annie

Annie Pierce  
Communications Manager | Del Mar Fairgrounds
apierce@sdfair.com

Sent: Tuesday, June 9, 2020 3:20:01 PM
To: Annie Pierce
Subject: Homeless shelter

Hello Annie-

I was told that you are the person to whom I should express my views about using Showpark for a homeless shelter. I am very opposed to that proposal, and would appreciate you letting me know if there is more information or are any public hearings to attend.

Many thanks, Tim
-----Original Message-----
From: Susan
Sent: Monday, June 22, 2020 4:50 PM
To: Donna O'Leary <doleary@sdfair.com>
Subject: Stop Homeless Shelter at Fairgrounds

Please read this with consideration.

We have been a home owner in Solana Beach for over 30 years, although it’s been a financial struggle at times during those years, we’ve managed to have been able to raise our children here, send them both to college and have fortunately been able to hold on to our home. 
Now that our kids are grown, educated and are off on their own, we would like to now to be able to enjoy our home without the worry of a homeless shelter within walking distance from our home.
Like San Francisco, Solana Beach and Del Mar are tourist communities. We would hate to see what’s happened in San Francisco come to our beautiful coast.
Please include all of the homeowners, businesses and visitors when the decision is made to house 1000 homeless at the Fairgrounds.
Kind regards,
Susan
Mandy Guerra

From: Donna O'Leary  
Sent: Thursday, June 25, 2020 3:41 PM  
To: Mandy Guerra  
Subject: FW: Homeless on Fairgrounds and Horsepark--bad idea and requires real public input  
Attachments: Flood zone map Del Mar and Solana Beach.jpg

From: Carla [REDACTED]  
Sent: Monday, June 22, 2020 4:25 PM  
To: Donna O'Leary <doleary@sdfair.com>  
Subject: Homeless on Fairgrounds and Horsepark--bad idea and requires real public input

Hi Donna,
Please send this email to all Board members and cc Tim. Thank you! Carla [REDACTED]

Dear Fairgrounds Board Members:

Since when does a two-person committee suddenly get to decide on land-use policy without any input from the surrounding cities that are affected?

One member—Lisa Barkett—lives in La Jolla. I do not know her, except that everyone supports her drive-in movies idea.

Don Mosier vigorously supported a developer initiative, Measure G, that sought to rezone North Del Mar from low-density residential to high-density commercial luxury hotel towers, with 22 “affordable” units.

Measure G lost by a landslide 59% vs 41% on March 3, 2020. Developers spent $1MM on this campaign. Concerned residents spent $22,000. In my opinion, Mosier may be using his Fairgrounds Board position to push high-density, “affordable” housing into North Del Mar despite the public vote against density and rezoning in that city.

This homeless in trailers idea is badly planned, without detail, no public input, and a potential disaster. Fairgrounds and Horsepark both flood every winter, are located in a flood zone that’s getting worse with rising sea levels, and are basically uninhabitable during winter storms (see map). It is inhumane and unsafe to warehouse 1,300 homeless people in tiny units without water, sewer, electricity, or a place to prepare food, without access to medical and social services. These units will not meet any agency’s requirements for affordable housing, despite Mosier's public comments to the contrary. If those trailers or storage units wash away during another heavy rain winter, you will have a humanitarian, legal, and political crisis as well.

In addition, the Fairgrounds and Horsepark both sit next to the San Dieguito River Valley Conservancy Park that is restoring the wetlands and provides public trails from Mt. Laguna--25 miles inland--to Del Mar Dog Beach. The entire estuary floods, as nature intends.
Schwarzenegger tried to sell the Fairgrounds to developers in 2009 and backed off because of the flood zone, which makes it uninsurable land for residences and uninhabitable by humans year-round. Our winter storms are increasing in rainfall and volume.


Horse racing brings in $300MM/year, the concert venues will re-open, and the Fair makes money as the 6th largest fair in the US. And homeless people deserve dry land year-round and easy access on foot to medical and social services.

Thank you for listening.

Carla Solana Beach
Mandy Guerra

From: Donna O'Leary
Sent: Thursday, June 25, 2020 3:42 PM
To: Mandy Guerra
Subject: FW: Homeless boondoggle housing

From: Jim
Sent: Monday, June 22, 2020 1:52 PM
To: Donna O'Leary <doleary@sdfair.com>
Subject: Homeless boondoggle housing

Horse park area:

You couldn't develop conventional single or multi-family housing there ever. Building permits would never be granted. It is a flood plain dedicated to seasonal activities like horse shows and soccer. What happens to those use rights and private property values of nearby homes?

No way does this property lend itself to housing 1,000 plus homeless people in temporary buildings. There is no proper ingress or egress. The traffic on Via De La Valle and El Camino Real are constantly busy and often close to grid lock during commute times with things as they are. There are no walkways. It’s a dirt lot. During events the area has to be manned by traffic controllers.

Where are these people supposed to go when not stacked inside their cubicles? Get run over on their way to a tack and feed store, or a pricy high end Market restaurant? There is nothing near this location that supports this kind of use or makes it attractive to those who work or live nearby.

The area is all about horses and recreational activities. It is unsuitable for anything else and no amount of short term $$ will change that reality.

Bottom line: Even the homeless would hate it.

A concerned resident.

Sincerely,
/jim
From: Kristina
Date: 6/26/20 11:49 AM (GMT-08:00)
To: Donna O'Leary <doleary@sdfair.com>
Subject: Shipping Containers as Housing

Dear 22nd Agriculture District Board,
I am writing about recent news articles indicating the Board is considering a project that would involve erecting temporary shipping containers on Fairground property in order to house homeless or homeless Veterans.

I urge the Board to seriously use good judgement and due diligence when considering this project.

Of note:

- I am not able to find any information on Fixx Solutions LLC, Fix Solutions, or anything similar through web search. It does not appear that this company exists nor does it have a track record.

- There are no services in Del Mar or near the horsepark to assist homeless or Veterans. In addition, the horsepark property is isolated. There is no regular public transportation, no sidewalks, no services, nothing. Without transportation these individuals would be essentially trapped.

- There doesn't seem to be clear information on security, food services, bathroom services, showers and basic care for human beings. Who will pay for these services?

- Both fairground locations are in sensitive habitats and are a neighbor to a protected lagoon. What will fairgrounds do to ensure the water and habitat in these areas are protected?

- There hasn't been a clear timeline discussed. Is San Diego giving up it's County Fair? What is the exit strategy?

There is very serious vetting and due diligence that needs to happen on a project like this and I hope the Board seriously considers the impact on the community and on the homeless they are considering housing. With the information provided in news articles to date, this does not seem like a good plan.
RANCHO DEL MAR ASSOCIATION
2683 Via De La Valle #G327
Del Mar, CA 92014
hoa@rdm-hoa.org

July 8, 2020

For Email Distribution to all Board Members via doleary@sdfair.com
To the Board of Directors of the 22nd DAA
Richard Valdez, President
Lisa Barkett, Vice President
Michael D. Gelfand
Kathlyn Mead
Don Mosier
Sam Nejabat
G. Joyce Rowland
Frederick Schenk
Pierre Sleiman

Re: Proposed Homeless Housing at the Fairgrounds and Del Mar Horse Park

Dear Board Members:

Rancho Del Mar is a community of 125 homes and over 350 residents who live directly north of the Del Mar Horse Park. The entrance to our community is at Via del Canon and Via de la Valle. We write to express our collective concerns about the proposal to house homeless in approximately 1,200 modular living units split between 1,000 units at the Fairgrounds and 200 at the Horse Park.

We are sensitive to the plight of the homeless, particularly veterans who have served our country. We also understand the tremendous financial loss the Fairgrounds has and will continue to sustain as a result of the Covid-19 Pandemic, a once in a lifetime event that has upended and affected virtually everyone. There are, however, aspects of the proposal to install 1,200 modular housing units, sharing common kitchen, sewer and bathrooms, that concerns us and warrants a more detailed plan and analysis before installing prefabricated homeless housing units which may not be in the best interests of either the people intended to be housed in those units or of the larger community.

From recent newspaper accounts, we read the plan still is in the "concept" phase, yet it appears to be moving ahead quickly, perhaps too quickly before the full impacts of the proposal are identified, analyzed, and considered. We solicited input from our community. Many have raised the concerns we bring to your attention below. We ask that those concerns be considered and carefully analyzed before moving forward and installing prefabricated homeless housing units...
intended to be “temporary”, but which may, over time, become permanent. These are our most pressing concerns:

1. First and foremost, we are in the midst of a massive pandemic. The disease has grown geometrically and there is no identifiable vaccine in sight. Many of the homeless placed in these prefab units in very close quarters, and many in our community, are elderly and at high risk for serious complications from Covid-19 infection. The Governor and other elected officials are starting to scale back opening our day to day lives, as hospitals continue to fill up and scarce resources become increasingly strained. This project, undertaken in the midst of a pandemic, is a logistical disaster for the homeless who would live there. As discussed below, the streets surrounding the Horse Park are busy, dangerous, and do not have sidewalks; the area offers none of the amenities these people need and places them at risk. How will this homeless population, sharing bathrooms and common cafeterias, police or monitor social distancing and other hygienic needs? Especially those who are aged, infirmed, or suffering from debilitating mental health issues?

The proposal says some of these modular units will contain up to 5 rooms and the population that will fill them will be in the hundreds if not thousands. Placing this number of homeless people in small, shared spaces, is exactly the opposite of everything our county and state health experts advise. We believe more thought and consideration must be given to the effect on the health and well-being of these homeless living in small quarters sharing dining facilities and common toilets. This is not something to be done quickly and without a thought-out plan on exactly how the lives of these homeless, and the community at large, will be affected and potential problems ameliorated.

More than ever, with a pandemic raging around us, we must think about the health risks to everyone when putting formerly homeless people in close proximity to each other, sharing common facilities. Health considerations are paramount in the midst of a massive pandemic already spiraling out of control.

2. While we understand the Fairgrounds’ need for an immediate infusion of income to offset its growing losses, we question whether the Horse Park and Fairgrounds are suitable locations to install temporary, homeless housing. Many homeless suffer from a variety of psychological and physical impairments, plus the risk of mass infection from Covid-19. There are not any medical facilities nearby, nor a transportation system in place to transport the hundreds of occupants to and from proper medical or psychological care. The nearest VA medical facilities are located in UTC and downtown San Diego, not in the Del Mar/Solana Beach area. To the extent non-veterans will be housed in these units, available medical care for them may be even further. There simply is not an adequate transportation system in place to bring hundreds of homeless- who desperately need medical, mental health and other care- to and from those facilities.
3. We have serious concerns— as should each of you— about the viability and track record of the proposed developer, Jeffrey Pink of Woodland Hills, California, and his company, Fixx Solutions, LLC. They would be the responsible parties for building, erecting, grading, installing, maintaining, and removing these 1,200 modular units. According to public records, Fixx Solutions was not formed until January 2020, a mere seven months ago, and it first was authorized to do business in California two months ago, on April 30th. (See “A” attached). As a company, it has virtually no experience nor any discernible track record of any project of any size. We also searched publicly available court and other records for Mr. Pink and Fixx Solutions. This is what we found:

- According to public records, Mr. Pink filed a Chapter 7 Bankruptcy Petition in late 2009, during the last recession, listing debts substantially in excess of assets.
- Mr. Pink has had at least 7 judgments against him, personally, totaling over $112,000.00, the most recent being a civil judgment against him of $1,573.00 by the Ford Motor Credit Company.
- Mr. Pink has been named as a defendant in numerous suits in state and federal courts for various claims, including breach of contract and fraud, as well as a 2019 suit alleging he was driving intoxicated and caused injury to third parties and a 2017 suit against him for wrongful death and personal injuries;
- According to the same public records, a number of pre-foreclosure liens were filed against properties owned by Mr. Pink; and
- In 2012, a tax lien was filed against Mr. Pink for over $28,000.00. A copy of the relevant pages of our public records search is attached as “B”.

We could not find any evidence or record of previous experience of Mr. Pink, or the barely seven-month-old Fixx Solutions, in providing homeless housing- or housing of any kind. According to public records, Mr. Pink has pulled eight building permits over the past few years, all for small construction and remodel jobs in the Los Angeles area, but nothing of this size or scope and nothing involving modular housing for the homeless.

We did learn, however, that Mr. Pink and Fixx Solutions recently made an almost identical proposal to house homeless in the City of Oroville, near Chico, proposing to provide homeless shelter for over 1,500 people. The City of Oroville, while recognizing the severe need for homeless housing in that area, however, rejected Fixx Solutions’ offer three months ago. See https://www.chicoer.com/2020/03/20/oroville-city-council-approves-emergency-slams-homeless-shelter-concept/. We assume your Board or representatives either have been, or will be in contact with the City of Oroville to determine what, if anything, caused them to reject essentially the same homeless housing proposal as made to you by Mr. Pink and Fixx Solutions. Prudence would
mandate, at the minimum, determining what process those City officials went through which lead them to reject the Fixx Solutions proposal barely three months ago.

Moreover, we understand Mr. Pink and Fixx Solutions claim to have medical crews and social workers and will provide “installation, maintenance and operation” of these 1,200 modular living units. This is a monumental undertaking for an experienced developer and a potential disaster for a novice. Given what we have discovered through a review of publicly available documents, however, a serious and exhaustive due diligence must be done on both Mr. Pink and the nascent Fixx Solutions before turning this size project, and the care of hundreds of homeless, over to them.

4. There are no sidewalks near the Horse Park area. We are concerned not only for the residents, but for the traffic risk presented by the presence of hundreds of people walking some of the busiest roads in the County. Via de la Valle, which fronts the Horse Park, is so busy the County has plans to enlarge it from 1 to 2 lanes each way. As it now exists, however, pedestrians walking along that stretch without sidewalks present- and face- a serious safety risk to themselves, motorists and the many bicyclists who use that road, the number of which has exploded since the pandemic started. Further, the ingress/egress to the Horse Park is on El Camino Real, a narrow, two lane road with a narrow bridge scheduled to be demolished and replaced with a wider one. As it is now, traffic on El Camino Real south of Via de la Valle often is backed up for many hours each day and absolutely blocked during Surf Cup events, of which there are many. Will the homeless be darting across the street in between all the traffic and the children participating in soccer games at the Surf Club field across the street?

5. The Surf Cup children’s soccer fields are directly across the street from the Del Mar Horse Park. While not in use during the pandemic and summer recess, normally the many Surf Cup events bring in hundreds of cars and thousands of children and parents. What consideration has been made to protect those children, when they return to play soccer, from the increased traffic and the hundreds of homeless veterans, many suffering from severe psychological trauma and disease, who will be dropped into the area? We are concerned about the safety and well-being of those children, many of whom live in our community. What protections are being considered for their well-being?

6. When the track and fair seasons return- which they inevitably will- how will the community absorb the traffic generated by the fair and track along with hundreds of indigent pedestrians, many of them suffering from medical and psychological impairments? We think this is a serious risk to all and further investigation and feasibility studies must be undertaken before putting the entire community at risk for even more traffic congestion and risk to these new pedestrians.

7. The Horse Park location does not have any services or transportation for potential residents. We note:

- There is no established bus service or stops supporting the site.
There are no markets, and certainly not affordable markets, within walking distance.

The only affordable restaurant is a McDonalds about a mile away, reached by walking on Via de la Valle, one of the busiest roads in North County. Will the Fairgrounds be feeding these hundreds of occupants or will you be relying on Fixx Solutions to be the responsible party?

There are no low priced or general stores for supplies, or medical support services of any kind within walking distance of the Horse Park.

8. The Horse Park site is in a “dark sky” area that does not have safe night lighting and cannot have it in the future. The mandatory “dark-sky” places the lives of the potential occupants, and drivers, at great risk of accidents as the occupants walk along Via de la Valle.

9. That site currently is strongly contaminated by decades of animal feces and waste and is not sanitary- nor zoned- for residential use of the size and scope proposed. Co-use of the site with animals would have to stop or be significantly altered. Are those plans being evaluated and formulated?

10. The site does not have adequate police, fire, or other emergency services. Police presence is overseen by the County Sheriff’s Department which has very limited, existing coverage for the neighborhood. Adding hundreds of homeless to the area-most if not all without work to keep them busy- would severely over tax the Sheriff and other, emergency services.

11. The site is not now, nor has it ever been, zoned for residential use, and certainly not for high density, transient housing with common bath, sewage, water, and dining facilities.

12. The site routinely experiences flooding with water pooling during several months of the year and mosquito and other pest control must be considered and a plan of remediation adopted.

There are other issues that need to be identified and analyzed, but these are some of the more pressing concerns raised by our community. We are waiting for minutes of the last meeting and we plan on attending the July 14th meeting either in person or via videoconference. Please send me the information for connecting and getting on the agenda to speak.

We question whether this is the time or place for a “pilot program” with a nascent, inexperienced operator with no track record and a checkered legal and financial background. Proceeding without the necessary due diligence could have disastrous results for the Fairgrounds and its reputation, as well as the community in general. Storing rental cars in the Fairgrounds
parking lot for extra income is one thing. Giving a project of this size and scope to an untested developer with no track record simply would be foolhardy.

We are concerned this is not a temporary solution but will evolve into a long term, permanent fix to a serious societal problem. The company providing the units has a profit incentive and will not be likely to want to remove the units, preferring to leave them as permanent structures to continue their income stream. And that assumes the developer does not file for bankruptcy or become mired in litigation and judgements. These are not full living units and the inhabitants will depend on common water, sewer, bathrooms, electric hookups, and a source of food. More thought must be given to the project and due diligence made of the proposed contractor as it is very likely to be a long term, not a short-term solution.

Very truly yours,

The Trustees of the Rancho Del Mar Association

By: __________________________

Erwin J. Shustak, President
### LLC Name

**Fixx Solutions, LLC**

### LLC History

- **Date LLC was formed (MM/DD/YYYY)**: 1/7/2020
- **Jurisdiction** (State, foreign country or place where this LLC is formed): Delaware

### Business Addresses

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### Service of Process

- **California Agent’s First Name (if agent is not a corporation)**: Jeffrey
- **Middle Name**: Pink
- **Last Name**: Shakin
- **Street Address (if agent is not a corporation) - Do not enter a P.O. Box**: 21450 Iglesia Drive
- **City (no abbreviations)**: Woodland Hills
- **State**: CA
- **Zip Code**: 91364

### 5. Read and Sign Below

By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized to sign on behalf of the foreign LLC.

**Signature**: Benjamin Shakin

**Type or Print Name**: Benjamin Shakin


AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.

7787084 8300
SR# 20203314757
You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 202854950
Date: 04-30-20

202012710034
Business Overview (1)
Quick Analysis Flags (1)
Associate Analytics Chart (1)
Background Information
Corporate Filings Summary (1)
Fictitious Business Names Summary (1)
Full-Text Documents
Corporate Filings (1)
Fictitious Business Names (1)
Miscellaneous
Report Section(s) with no Matches (104)

Business Overview (1 Section)

![Map Image]

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Corporate Filings Summary (1 Record)
Fictitious Business Names Summary (1 Record)

Quick Analysis Flags (1 Chart)

List of Possible Quick Analysis Flags

Associate Analytics Chart (1 Chart)
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<td>G &amp; C INDUSTRIES, LLC</td>
<td>23845 PARK BELMONT CALABASAS, CA 91302</td>
<td>Street</td>
<td>Shared Person Contact</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>FIXX SOLUTIONS, LLC</td>
<td>21450 IGLESI A DR WOODLAND HILLS, CA 91364</td>
<td>Street</td>
<td>Shared Business Name</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>PINK, JEFFREY</td>
<td>425 N SAM HOUSTON PKWY E APT 1414 HOUSTON, TX 77060</td>
<td>Street</td>
<td>Shared Phone Number</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>EV RENTAL CARS, LLC</td>
<td>9775 AIRPORT BLVD LOS ANGELES, CA 90045</td>
<td>Street</td>
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<td>No</td>
<td>No</td>
</tr>
<tr>
<td>EV RENTAL CARS LLC</td>
<td>21450 IGLESI A DR WOODLAND HILLS, CA 91364</td>
<td>Street</td>
<td>Shared Business Name</td>
<td>No</td>
<td>No</td>
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<tr>
<td>FIXX SOLUTIONS LLC</td>
<td>500 S SEPULED A BLVD LOS ANGELES, CA 90049</td>
<td>High Rise</td>
<td>Shared Person Contact</td>
<td>No</td>
<td>No</td>
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</tbody>
</table>

**Corporate Filings** (1 Record)

**To Summary**

**FIXX SOLUTIONS, LLC**

Corporation Address: 21450 IGLESI A DR WOODLAND HILLS, CA 91364

**Filing Record**

Filing Date: 4/30/2020

State of Incorporation: DELAWARE
Company Investigator Report
FIXX SOLUTIONS, LLC

Corporation Number: 202012710034
Status: ACTIVE
Information Current Through: 07/03/2020
Business Type: LIMITED LIABILITY COMPANY
Office Location Where Filed: SECRETARY OF STATE/CORPORATIONS DIVISION
Office Address Where Filed: 1500-11TH STREET SACRAMENTO, CA 95814

Registered Agent
Name: JEFFREY PINK
Address: 21450 IGLESIA DR WOODLAND HILLS, CA

Fictitious Business Names (1 Record)

To Summary
FIXX SOLUTIONS LLC

Business Information
Business Address: 21450 IGLESIA DR WOODLAND HILLS, CA 91364
Business Phone: (818) 223-9701 County: LOS ANGELES

Filing Information
Filing Number: 202012710034 Filing State: CA
Business Type: LIMITED LIABILITY COMPANY Filing Date: 04/30/2020

Owner Information
Name: JEFFREY PINK, AGENT Address: 21450 IGLESIA DR WOODLAND HILLS, CA 91364

Report Section(s) with no Matches (104 Records)
PLEASE NOTE:
THE ENTIRE REPORT RUNS 192 PAGES.
WE HAVE INCLUDED ONLY THE PAGES
THAT CONTAIN THE INFORMATION
REFERENCED IN OUR LETTER. SHOULD
YOU WISH THE FULL REPORT, PLEASE LET US
KNOW AND WE CAN PROVIDE IT.
<table>
<thead>
<tr>
<th>Possible People Information</th>
<th>2</th>
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</thead>
<tbody>
<tr>
<td>Person Overview</td>
<td>2</td>
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<tr>
<td>Date of Birth Summary</td>
<td>2</td>
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<tr>
<td>SSN Summary</td>
<td>2</td>
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<tr>
<td>Name Variations</td>
<td>3</td>
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<tr>
<td>Addresses</td>
<td>3</td>
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<tr>
<td>Email Addresses</td>
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<tr>
<td>Utility Records</td>
<td>8</td>
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<tr>
<td>Political Donors</td>
<td>9</td>
</tr>
<tr>
<td>Phone Numbers</td>
<td>9</td>
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<tr>
<td>Possible Asset Information</td>
<td>10</td>
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<tr>
<td>Real Property Transactions</td>
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<tr>
<td>Real Property Pre-Foreclosure Records</td>
<td>12</td>
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<tr>
<td>Motor Vehicle Service &amp; Warranty Records</td>
<td>12</td>
</tr>
<tr>
<td>Possible Adverse Information</td>
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<tr>
<td>Risk Flags Analysis</td>
<td>12</td>
</tr>
<tr>
<td>Criminal &amp; Infraction Records</td>
<td>19</td>
</tr>
<tr>
<td>Lawsuit Records</td>
<td>20</td>
</tr>
<tr>
<td>Liens &amp; Judgments</td>
<td>20</td>
</tr>
<tr>
<td>Bankruptcy Records</td>
<td>21</td>
</tr>
<tr>
<td>Dockets</td>
<td>21</td>
</tr>
<tr>
<td>UCC Records</td>
<td>21</td>
</tr>
<tr>
<td>Possible Business &amp; Employment</td>
<td>21</td>
</tr>
<tr>
<td>Professional Licenses</td>
<td>21</td>
</tr>
<tr>
<td>Work Affiliations</td>
<td>21</td>
</tr>
<tr>
<td>Corporate Records &amp; Business Registrations</td>
<td>22</td>
</tr>
<tr>
<td>DMI</td>
<td>22</td>
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<td>FEIN</td>
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<tr>
<td>Business Profile</td>
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<td>FBN/DBA</td>
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<td>Full-Text Documents</td>
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<tr>
<td>All Full-Text Documents</td>
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<tr>
<td>Associate Analytics</td>
<td>116</td>
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<tr>
<td>Associate Analytics Chart</td>
<td>116</td>
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<tr>
<td>Possible Relatives &amp; Household Members</td>
<td>118</td>
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<tr>
<td>Household Records</td>
<td>118</td>
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<tr>
<td>Relatives Analysis</td>
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<td>Other Address Associations</td>
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<td>Possible Neighbors</td>
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<td>Neighbors of Current &amp; Previous Addresses</td>
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<td>Possible Named Parties</td>
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<td>No Documents Were Found In These Sources</td>
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<td>Permissible Uses and FCRA Disclaimer</td>
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<td>Permissible Uses</td>
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Thomson Reuters. No claim to original U.S. Government Works.

The data provided to you by WESTLAW may not be used as a factor in establishing a consumer's eligibility for credit, insurance, employment, or for any other purpose authorized under the FCRA.
### Offense Charged

<table>
<thead>
<tr>
<th>Offense Charged</th>
<th>Date of Offense or Charges Filed</th>
<th>Source State</th>
<th>Confidence Score</th>
<th>View Full Text</th>
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<tr>
<td>NOT SPECIFIED</td>
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<td>CA</td>
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<td>CA</td>
<td>64%</td>
<td>Full-Text</td>
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### Lawsuit Records

<table>
<thead>
<tr>
<th>Plaintiff</th>
<th>Defendant</th>
<th>Case Type</th>
<th>Confidence Score</th>
<th>View Full Text</th>
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<tbody>
<tr>
<td>PINK JEFFREY</td>
<td>PINK DAYNA ESTHER</td>
<td>DIVORCE</td>
<td>90%</td>
<td>Full-Text</td>
</tr>
<tr>
<td>SHLOMO</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PINK JEFFREY S</td>
<td>PINK DANA LYNNE</td>
<td>DIVORCE</td>
<td>90%</td>
<td>Full-Text</td>
</tr>
<tr>
<td>HAVERFORD VILLAS</td>
<td>L S J INV</td>
<td>CIVIL</td>
<td>90%</td>
<td>Full-Text</td>
</tr>
<tr>
<td>HOMEOWNERS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ACTION AIR CON INC</td>
<td>COMMONWEALTH ENTRPRS INC</td>
<td>CIVIL</td>
<td>90%</td>
<td>Full-Text</td>
</tr>
<tr>
<td>FLOWERS DORLA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BENDHEIM JOHN M JR</td>
<td>L S J INV</td>
<td>CIVIL</td>
<td>90%</td>
<td>Full-Text</td>
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</tbody>
</table>

### Liens & Judgments

<table>
<thead>
<tr>
<th>Debitator</th>
<th>Creditor</th>
<th>Amount</th>
<th>Confidence Score</th>
<th>View Full Text</th>
</tr>
</thead>
<tbody>
<tr>
<td>PINK, JEFFREY S</td>
<td>STATE OF CALIFORNIA</td>
<td>$28,625.00</td>
<td>95%</td>
<td>Full-Text</td>
</tr>
<tr>
<td>PINK, JEFFREY</td>
<td>LYNN KAUL</td>
<td>$455.00</td>
<td>97%</td>
<td>Full-Text</td>
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<td>PINK, JEFFREY S</td>
<td>FORD MOTOR COMPANY LLC</td>
<td>$2,885.00</td>
<td>99%</td>
<td>Full-Text</td>
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<td>PINK, JEFFREY S</td>
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<td>$28,625.00</td>
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<td>$27,063.00</td>
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<td>PINK, JEFFREY</td>
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Bankruptcy Records

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<thead>
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<th>Filing Date</th>
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<tr>
<td>CA-CBKR</td>
<td>12/15/2009</td>
<td>99%</td>
<td>Full-Text</td>
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Dockets

Dockets - Federal

<table>
<thead>
<tr>
<th>Court</th>
<th>Filing Date</th>
<th>Confidence Score</th>
<th>View Full Text</th>
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</thead>
<tbody>
<tr>
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<td>03/03/1988</td>
<td>62%</td>
<td>Full-Text</td>
</tr>
<tr>
<td>DISTRICT OF MICHIGAN</td>
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</tr>
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Dockets

<table>
<thead>
<tr>
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<th>Filing Date</th>
<th>Confidence Score</th>
<th>View Full Text</th>
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</thead>
<tbody>
<tr>
<td>SUPERIOR COURT</td>
<td>02/05/2019</td>
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<td>Full-Text</td>
</tr>
<tr>
<td>SUPERIOR COURT</td>
<td>07/24/2017</td>
<td>62%</td>
<td>Full-Text</td>
</tr>
<tr>
<td>SUPERIOR COURT</td>
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<td>Full-Text</td>
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<td>SUPERIOR COURT</td>
<td>06/24/2013</td>
<td>62%</td>
<td>Full-Text</td>
</tr>
<tr>
<td>SUPERIOR COURT</td>
<td>02/02/1998</td>
<td>62%</td>
<td>Full-Text</td>
</tr>
<tr>
<td>SUPERIOR COURT</td>
<td>02/08/1994</td>
<td>62%</td>
<td>Full-Text</td>
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<tr>
<td>SUPERIOR COURT</td>
<td>07/02/1993</td>
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<td>Full-Text</td>
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</tbody>
</table>

UCC Records

<table>
<thead>
<tr>
<th>Debtor</th>
<th>Creditor</th>
<th>Confidence Score</th>
<th>View Full Text</th>
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</thead>
<tbody>
<tr>
<td>JEFFREY PINK</td>
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<td>97%</td>
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Possible Business & Employment

Professional Licenses

<table>
<thead>
<tr>
<th>License Type</th>
<th>License Issue Date</th>
<th>License Expiration Date</th>
<th>Confidence Score</th>
<th>View Full Text</th>
</tr>
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<tbody>
<tr>
<td>CONTRACTOR</td>
<td>10/28/2013</td>
<td>10/28/2013</td>
<td>82%</td>
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Work Affiliations

Thomson Reuters. No claim to original U.S. Government Works.
Bankruptcy Records

<table>
<thead>
<tr>
<th>Court</th>
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Dockets

**Dockets - Federal**

<table>
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**Dockets**

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<td>SUPERIOR COURT</td>
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<td>SUPERIOR COURT</td>
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<td>62%</td>
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<tr>
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<th>Confidence Score</th>
<th>View Full Text</th>
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</thead>
<tbody>
<tr>
<td>JEFFREY PINK</td>
<td>AMALGAMATED BANK</td>
<td>97%</td>
<td>Full-Text</td>
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</tbody>
</table>

Possible Business & Employment

**Professional Licenses**

<table>
<thead>
<tr>
<th>License Type</th>
<th>License Issue Date</th>
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Work Affiliations

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Note: Thomson Reuters. No claim to original U.S. Government Works. The data provided to you by WESTLAW may not be used as a factor in establishing a consumer's eligibility for credit, insurance, employment, or for any other purpose authorized under the FCRA.
List of Possible Risk Flags

Risk Flags Name | Yes/No
--- | ---
Bankruptcy | Yes
Criminal Record | Yes
Arrest Record | No
Global Sanctions | No
OFAC Listing | No
Healthcare Sanction | No
Recorded as Deceased | No
Age Younger than SSN Issue Date | No
SSN Format is Invalid | No
Multiple SSNs | Yes
SSN Matches Multiple Individuals | Yes
Telephone Number Inconsistent with Address | No
Address 1st Reported <90 Days | No
Prison Address on Record | No
Residential Address Used as a Business Address | Yes
P.O. Box Listed as Address | Yes
Associate or Relative with a Prison Address on Record | No
Associate or Relative With a Residential Address Used as a Business Address | Yes
Associate or Relative with P.O. Box Listed as Address | Yes

Risk Flag Details

Bankruptcy

Criminal Record

Multiple SSNs

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<thead>
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<th>State:</th>
<th>Source:</th>
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<tbody>
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<td>IN</td>
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<tr>
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<td>MI</td>
<td>Experian Credit Header</td>
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<tr>
<td>in 1967-1968</td>
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</table>

People Historical

Thomson Reuters. No claim to original U.S. Government Works.

The data provided to you by WESTLAW may not be used as a factor in establishing a consumer’s eligibility for credit, insurance, employment, or for any other purpose authorized under the FCRA.
**Source Information**
- Filings Collected Through: 06/26/2020
- County Last Updated: 07/07/2020
- Frequency of Update: WEEKLY
- Current Date: 07/07/2020
- Source: COUNTY RECORDER (PRE-FORECLOSURE)

**Property & Improvement Information**
- County: LOS ANGELES
- Assessor's Parcel Number: 2069-005-060
- Property Type: SINGLE FAMILY RESIDENCE / TOWNHOUSE
- Land Use: SINGLE FAMILY RESIDENCE
- Zoning Code: LCR110000*
- Living Area Square Feet: 4116
- Number of Bedrooms: 3
- Number of Bathrooms: 4.00
- Lot Size: 15457
- Year Built: 1969
- Assessed Land Value: $396,780.00
- Assessed Improvement Value: $396,780.00
- Lot Number: 47
- Map Book/Page: 778/56
- Expanded Legal Description: TRACT NO 27698 LOT 47

**Defendant/Borrower/Owner Information**
- Defendant(s): JEFFREY PINK
- Property Address: 23845 PARK BELMONTE CALABASAS, CA 91302-1608
- Mailing Address: 23845 PARK BELMONTE CALABASAS, CA 91302-1608

**Document Information**
- Document Type: NOTICE OF DEFAULT
- Recording Date: 06/04/2013
- Document Number: 830566

**Notice Information**
- Date of Default: 05/31/2013
- Amount of Default: $128,646.04

**Original Loan Information**
- Original Loan Recording Date: 04/25/2005

---

The data provided to you by WESTLAW may not be used as a factor in establishing a consumer's eligibility for credit, insurance, employment, or for any other purpose authorized under the FCRA.
### Source Information
- **Filings Collected Through:** 06/26/2020
- **County Last Updated:** 07/07/2020
- **Frequency of Update:** WEEKLY
- **Current Date:** 07/07/2020
- **Source:** COUNTY RECORDER (PRE-FORECLOSURE)

### Document Information
- **Document Type:** RELEASE OF LIS PENDENS
- **Recording Date:** 04/10/2014
- **Document Number:** 362564

### Defendant/Borrower/Owner Information
- **Defendant(s):** JEFFREY PINK, LAURIE PINK
- **Property Address:** 23845 PARK BELMONTE CALABASAS, CA 91302-1608

### Property & Improvement Information
- **County:** LOS ANGELES
- **Assessor's Parcel Number:** 2069-005-060
- **Property Type:** SINGLE FAMILY RESIDENCE / TOWNHOUSE
- **Zoning Code:** LCR11000
- **Living Area Square Feet:** 4116
- **Number of Bedrooms:** 3
- **Number of Bathrooms:** 4.00
- **Lot Size:** 15480
- **Year Built:** 1969
- **Assessed Land Value:** $404,715.00
- **Assessed Improvement Value:** $404,715.00
- **Lot Number:** 47
- **Map Book/Page:** 778/56
- **Expanded Legal Description:** TRACT NO 27698 LOT 47

### Last Full Sale Information
- **Last Full Sale Date:** 04/08/2014

### Original Loan Information
- **Original Loan Recording Date:** 06/04/2013
- **Original Loan Amount:** $875,000.00
Real Property Pre-foreclosure Record

Source Information

- Filings Collected Through: 06/26/2020
- County Last Updated: 07/07/2020
- Frequency of Update: WEEKLY
- Current Date: 07/07/2020
- Source: COUNTY RECORDER (PRE-FORECLOSURE)

Document Information

- Document Type: NOTICE OF DEFAULT
- Recording Date: 03/06/2009
- Document Number: 318789

Defendant/Borrower/Owner Information

- Defendant(s): JEFFREY PINK
- Property Address: 23845 PARK BELMONT
  CALABASAS, CA
  91302-1608

Property & Improvement Information

- County: LOS ANGELES
- Assessor's Parcel Number: 2069-005-060
- Property Type: SINGLE FAMILY RESIDENCE /
  TOWNHOUSE
- Land Use: SINGLE FAMILY RESIDENCE
- Zoning Code: LCR.110000*
- Living Area Square Feet: 4116
- Number of Bedrooms: 3
- Number of Bathrooms: 4.00
- Lot Size: 15246
- Year Built: 1969
- Assessed Land Value: $379,423.00
- Assessed Improvement Value: $379,423.00
- Lot Number: 47
- Map Book/Page: 778/56
- Expanded Legal Description: TRACT NO 27698 LOT 47
Debtor Information

Debtor: PINK, JEFFREY
114 PENINSULA AV
SAN MATEO, CA 94401

Debtor Type: INDIVIDUAL
Debtor Amount: $455.00

Order Documents
Call Westlaw CourtExpress at 1-877-DOC-RETR
(1-877-362-7387) for on-site manual retrieval of documents related to this or other matters. Additional charges apply.

Filing Information

Filing Number: 09E05749
Filing Type: CIVIL JUDGMENT
Action Type: CIVIL JUDGMENT
Filing Office: VAN NUYS MUNICIPAL - LA COUNTY
14400 ERWIN
VAN NUYS, CA 91401
Filing County: LOS ANGELES
Filing Date: 10/26/2009

Creditor Information

Creditor: FORD MOTOR COMPANY LLC

Order Documents
Call Westlaw CourtExpress at 1-877-DOC-RETR
(1-877-362-7387) for on-site manual retrieval of documents related to this or other matters. Additional charges apply.

Debtor Information

Debtor: PINK, JEFFREY S
23845 PARK BELMONTE
CALABASAS, CA 91302
Debtor Type: INDIVIDUAL
**Civil Judgment Filing Record**

### Filing Information
- **Filing Number:** 09E05749
- **Filing Type:** CIVIL JUDGMENT
- **Action Type:** CIVIL JUDGMENT
- **Filing Office:** VAN NUYS MUNICIPAL - LA COUNTY
  - 14400 ERWIN
  - VAN NUYS, CA 91401
- **Filing County:** LOS ANGELES
- **Filing Date:** 10/26/2009

### Creditor Information
- **Creditor:** FORD MOTOR COMPANY LLC

### Order Documents
Call Westlaw CourtExpress at 1-877-DOC-RETR (1-877-362-7387) for on-site manual retrieval of documents related to this or other matters. Additional charges apply.

### Debtor Information
- **Debtor:** PINK, JEFFREY S
  - 23845 PARK BELMONT
  - CALABASAS, CA 91302
- **Debtor Type:** INDIVIDUAL

---

CASE TITLE:
SCHAFFER, ET AL v. PINK
2:88 CV-70836

CASE INFORMATION
Case Number: 2:88CV70836
Nature of Suit: Torts: Other Fraud (370)
Key Nature of Suit: Torts/Negligence; Personal Property; Other Fraud (430.77.05)

PARTICIPANT INFORMATION
PINK, JEFFREY S
USA HOMES INCORPORATED

TRUE FALSE
TO ORDER COPIES OF ANY DOCUMENTS LISTED ABOVE, CALL WESTLAW COURTEXPRESS
1-877-DOC-RETR (1-877-362-7387) (Additional Charges Apply)

DISCLAIMER
This Data is provided for informational purposes only and it is not the official record. For copies of the official record (of an incarceration, conviction or court filing record) contact the source agency or court. In addition to any obligations under your Subscriber Agreement, your use of this data may be governed by the Supplier Additional Terms (see Footer).

CASE INFORMATION
Case Title: HAVERFORD VILLAS HOMEOWNERS v. R&P INV
Court: SUPERIOR COURT, LOS ANGELES COUNTY
Division: WEST DISTRICT
Case Number: SC024879
Case Type: CIVIL
Key Nature of Suit: CIVIL (090)
Date Filed: 6/7/2002
Location: SANTA MONICA
Key Nature of Suit: TORTS/NEGLIGENCE; PERSONAL INJURY; MOTOR VEHICLE
410.25.15

Date Filed: 02/05/2019

Department: CENTRAL DISTRICT

Location: SPRING STREET COURTHOUSE

Case Status: PENDING

SYNOPSIS INFORMATION
Allegations: DEFENDANTS MOTORIST WITH INTOXICATION NEGLIGENCE
OPERATED THE 2015 LINCOLN MKZ VEHICLE AND COLLIDED
WITH PLAINTIFFS VEHICLE AND CAUSED INJURIES AND
DAMAGES. (UPDATED WITH CORRECT DOCKET NUMBER AND
COMPLAINT)

Damages: GENERAL, SPECIAL, ACTUAL, PUNITIVE, COMPENSATORY
DAMAGES, INTEREST, FEES AND COSTS.
COMPLAINT (MANUALLY RETRIEVED)

PARTICIPANT INFORMATION
PEARS NOEME AMARAL
Type: PLAINTIFF

PEARS SCARLETT
Type: PLAINTIFF

LYFT INC.
Type: DEFENDANT

PINK JEFFREY SHLOMO
Type: DEFENDANT

ATTORNEY INFORMATION
JONATHAN BAKHSHESHIAN
Attorney Status: ATTORNEY FOR PLAINTIFF

CALENDAR INFORMATION (3)
DOCKET PROCEEDINGS (2)

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TRUEFALSE

TO ORDER COPIES OF ANY DOCUMENTS LISTED ABOVE, CALL WESTLAW COURTEXPRESS
1-877-DOC-RETR (1-877-362-7387) (Additional Charges Apply)

End of Document

To Summary

TO ORDER COPIES OF ANY DOCUMENTS LISTED BELOW, CALL WESTLAW COURTEXPRESS
1-877-DOC-RETR (1-877-362-7387) (Additional Charges Apply)

This docket is current through 01/01/2015

Current Date: 7/7/2020
Source: SUPERIOR COURT, LOS ANGELES COUNTY, CALIFORNIA

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CASE INFORMATION

Case Title: G & C INDUSTRIES, LLC v. ROBERT FREEDMAN AND DOES 1-50
Court: SUPERIOR COURT, LOS ANGELES COUNTY
Division: NORTHWEST DISTRICT
Case Number: LC102447
Case Type: CIVIL
Case Subtype: BREACH CONTRACT/WARRANTY (SELLR PL'TF) (GENERAL JURISDICTION)
Key Nature of Suit: CONTRACTS, BREACH OF CONTRACT (130.05)
Date Filed: 12/17/2014
Database Last Updated: 07/05/2019
Update Frequency: MONTHLY
Current Date: 07/07/2020
Source: CA CONTRACTORS STATE LICENSING BOARD

Licensing Agency: CA CONTRACTORS STATE LICENSING BOARD
License/Certification Type: CONTRACTOR
License Number: 988023
Issue Date: 10/28/2013
Expire Date: 10/28/2013
License State: CA

Name & Professional Information
Name: JEFFREY SHLOMO PINK
Gender: MALE

Employer Information
Organization: PERSON

Work Affiliations (3)
To Summary

Work Affiliations Record

Source Information
Information Current Through: 06/16/2020 06/23/2020
Database Last Updated: 06/23/2020
Update Frequency: MONTHLY
Current Date: 07/07/2020
Source: OCCUPATION FINDER

Work Affiliation Information
Name: JEFFREY PINK
Business Name: ORLY INTERNATIONAL INC
Date: 04/02/2013

Individual Information
Home Address: 23845 PARK BELMONT
CALABASAS, CA 91302
Home Phone: 818-458-3240
E-Mail: jeffrey.pink@yahoo.com
Corporate Records & Business Registrations

Source Information

| Information Current Through: | 07/02/2020 |
| Database Last Updated: | 07/07/2020 |
| Update Frequency: | WEEKLY |
| Current Date: | 07/07/2020 |
| Source: | CALIFORNIA SECRETARY OF STATE |

This data is for information purposes only and is not the official record. Certified copies can only be obtained from the official source.

Registered Agent Information

| Name: | JEFFREY PINK |
| Address: | 21450 IGLESIA DR, WOODLAND HILLS, CA 91364 |

The public record items reported above may have been paid, terminated, vacated or released prior to today’s date.

Company Information

| Name: | FIXX SOLUTIONS, LLC |
| Address: | 21450 IGLESIA DR, WOODLAND HILLS, CA 91364 |

Order Documents

Call Westlaw CourtExpress at 1-877-DOC-RETR (1-877-362-7387) for on-site manual retrieval of documents related to this or other matters. Additional charges apply.

Filing Information

| LLC Jurisdiction: | DELAWARE |
| Identification Number: | 202012710034 |
| Filing Date: | 04/30/2020 |
| State of Incorporation: | DELAWARE |
| Status: | ACTIVE |
| Business Type: | LIMITED LIABILITY COMPANY |
| Where Filed: | SECRETARY OF STATE/CORPORATIONS DIVISION 1500-11TH STREET |
****Important, please be sure to open attachments from trusted sources only. If there is any doubt, please contact the helpdesk first.****

Dear Del Mar, Solana Beach, Encinitas & the Del Mar Fair Council Members,

It is very concerning after reading multiple articles in the local newspapers regarding the "Del Mar Fair (and local board) members considering a plan to install" **200 modular housing units on 2.5 acres** of the Del Mar Fairgrounds or is it "65-acre equestrian facility about three miles East of the fairgrounds" or the "recreational vehicle lot near the fairgrounds tennis courts on Jimmy Durante Blvd."

It is very apparent that the City of San Diego (and Kevin Faulconer) are having a terrible time policing and keeping up with the property destruction, safety issues and degrading of the downtown San Diego business district. They are "actively" looking to find another "HOME" for their exploding issues. The business owners, apartment complexes and locals in the area have had enough and have now placed a demand or timeline at the end of August to take back control of the once beautiful San Diego Convention Center, parks, hotels and waterfront. Unfortunately, they will probably remain contumacious in and around the area as expectantly it is a harder problem to deter. Downtown has certainly become permanent. Many homeless people do not want to live indoors. Can you blame them? They prefer the streets, alleys, camping and living off the land mentality. No Rules. They have food delivered. They have a cafeteria and make it available for pickup. They have medical crews, social workers, nonprofits to assist. Reality is there are all sorts of volunteers as support. They have beautiful VA facilities in Chula Vista and Los Angeles that serve veterans and their families. That is not what they want. Unfortunately, in 1981 the Mental Health System Act was repealed and many people ended up on the streets permanently. Yes most have mental issues. So what is the solution?

Our communities are very small. The economic structure is small. And the costs to live here are high. We house thousands where they have no chance to work and thrive. This is not a corporate area where they could walk or ride to work. What about the existing property and business owners who have worked long and hard for years and are now trying to keep their futures intact, paying high property taxes and escalating costs to live here? Are we all reading the
same media? With Covid 19, Hepatitis and multiple health issues how will we contain the spread? This could be detrimental to our entire community. A wildfire expanding in a circumference with nowhere to go.

Take a sneak peek at the recent pictures attached from downtown San Diego. (sleeping in the streets, dirty clothes/underwear with human feces, persons half naked, overloaded parks and benches, barbed wire and boarded up pools, no restrooms or baths, trash build up and bag of their treasures stashed, panhandling, drugs, needles, crime against innocents and each other and continued patrols of police activity.) Do your due diligence and drive the streets of the once beautiful San Diego Convention Center.

So, what will our new normal be in the future? All of these things come with a heavy heart and price.

-Cindy & Mike
SD Police Trash
Dear Dr. Mosier,

I am writing to you today regarding the proposed Veterans housing at the Del Mar Horsepark at the South / West corner of Via De La Valle and El Camino Real.

I am the son and grandson of Military Veterans and a strong supporter of our active military and perhaps even more so of our Veterans in need. They need our support and unfortunately too many need a place to live while they get their lives back on a healthy track.

With that being said, I have several serious concerns about the Del Mar Horse Park being a viable solution to meet these needs.

Many reasons come to mind including, the existing challenging traffic congestion often found at Via de la Valle and El Camino Real; the very dangerous ingress and egress on El Camino Real (an already congested two lane road with no shoulder), very minimal access to public transportation; lack of any walkable convenience stores nearby, and the use of the adjacent property to the east as home to Surf soccer and other large youth sporting events (almost all involving young children who are often left unattended during all day tournaments). The area in
question is rural in nature and already has the challenges of a significant homeless population living in the canyon shrubbery off Via de La Valle.

I am truly sympathetic to homeless veterans issue and to the financial plight of the Fairgrounds impacted by Covid-19, but this location, for all the reasons mentioned above, and so many more is not an appropriate solution.

Please feel free to reach out anytime to discuss further and thank you for your consideration

With best regards,

Elliot
To: Don Mosier and Donna O'Leary,

My husband and I are homeowners in Solana Beach. We were shocked to hear about the plan to house homeless individuals (males ?) at the Del Mar Fairgrounds and Showpark area!

**We definitely oppose this plan!** This is a horrible idea for our neighborhood for a multitude of reasons!

How do we and others officially oppose this before it's too late.

Thanks,

Ann and Richard
Dear 22nd DAA Directors and Staff,

Recent news reports of a proposed encampment for 1,300-1,500 homeless veterans housed in 1,000+ modular units managed by the newly created and inexperienced “Fixx Solutions” on 22nd DAA property raise serious financial, safety, and environmental concerns.

Del Mar cannot afford to support a homeless encampment of 1,300-1,500 people, a de facto new city with costly social service, safety and security needs that would swamp our small city of 4,300 residents. The City of Del Mar’s General Fund current budget was just slashed by 30% or $4.1M including laying off our city’s only full-time law enforcement officer (the park ranger who patrolled our beaches and parks for the last 17 years). Del Mar’s small budget currently funds only an on-call San Diego County Deputy Sheriff patrol 24/7 and no social services.

The proposed homeless encampment is also costly to the 22nd DAA as it threatens the viability of the Fair, Racetrack, Horse Park, newly completed concert venue, and hundreds of events annually held at your facilities. In addition, it creates significant financial liability for the 22nd DAA from claims by the endangered homeless, 22nd DAA employees, horse owners, event exhibitors, and families with children attending the Fair and other events.
Since the Fairgrounds and Horse Park are in the coastal zone, there are significant (and expensive) regulatory hurdles from the Coastal Commission. A full EIR is likely required for this proposed encampment, a de facto new city, occupied by 1,300-1,500 people who would generate approximately 52,000-60,000 gallons of wastewater daily in a flood plain which drains into the San Dieguito River Valley watershed, the protected and fragile wetlands of the San Dieguito Lagoon, and the Pacific Ocean.

See excerpts of flood maps from FEMA website of Horse Park and the Fairgrounds:

Horse Park:

Fairgrounds:
The proposed encampment’s large wastewater volume exceeds the capacity at Horse Park which has a limited number of bathrooms. In addition, the 22nd DAA’s current storm water permit does not allow a development of this magnitude at Horse Park as it is limited to housing a maximum of “499 horses for 45 days or longer” within specific areas delineated in the following map from the San Diego Regional Water Quality Board:
The Fairgrounds west of Jimmy Durante Blvd. has more wastewater capacity but the bathrooms are not located in the parking lots and training track where 1,300-1,500 homeless could be housed in modular trailers. For security and safety reasons during the summer and fall race meets and next year’s Breeders Cup, they cannot be placed near the racetrack and very flammable backstretch facilities which house 1,800 horses and 1,200 workers. The Fairgrounds RV Park on the other side of Jimmy Durante Blvd. is also fully occupied with trailers housing workers during the summer and fall race meets and the summer Fair.
Many in our community support veterans as we are well aware of their sacrifice and the services that support them. For example, my father’s VA and SS benefits helped support our family when he paid the ultimate price for his service. Thankfully, the survival rate for active duty military personnel, especially carrier pilots, is much higher now than 50 years ago. However, surviving veterans who are homeless are not well served served in the proposed large outdoor homeless encampment run by novices at “Fixx Solutions” in isolated floodplains at the Fairgrounds and Horse Park that are far removed from experienced care givers and accessible social services, public transportation, healthcare, drug treatment, etc.

Bottom line, the Fixx Solutions proposal does not meet your board’s fiduciary standards and required environmental stewardship of fragile and protected coastal wetlands.

Thanks for your consideration,

Laura
From: California Mortgage <californiamortgage@sbcglobal.net>
Sent: Thursday, July 09, 2020 2:01 PM
To: Don Mosier <dmosier@sdfair.com>
Cc: Donna O'Leary <doleary@sdfair.com>
Subject: Homeless houses

Dear Don Mosier,

Thanks for considering my input. I am a current Solana Beach home owner and resident for the past thirty years. I realize the homeless issue needs a long term solution. I do not see the location of the Del Mar Fairgrounds as a good solution.

*The food costs are high in this area.
*The gas costs are high as well.
*There is no beach parking and most is by fee only.
*There are no health services near by.
*There are not many options for mass transportation.

**If the proposal of having homeless shelters in the fair grounds means more loitering and possibly drug use at the beaches that would be a terrible detriment to such a wonderful resource that the whole of San Diego uses. These beach areas are some of the most beautiful in San Diego that people use from all over the county. Hiway 56 brings easy access to these beaches from the east county as well.

I am not an expert on this field, I am just a father of two daughters that I have raised and I enjoy the ocean on a regular basis.

Thanks for your consideration.

Greg
Mandy Guerra

From: Jennifer Hellman
Sent: Friday, July 10, 2020 8:01 AM
To: Mandy Guerra
Subject: Veteran's Housing Project

Mandy,
Katie said to forward correspondence in regards to the Veterans' Housing project your way for board consideration. This is the only unread email in regards to this issue I've found marked as unread in Annie's inbox.

On 7/3/20, 8:47 PM, "David [REDACTED] wrote:

It has recently been brought to my attention that you plan to house numerous homeless on some of the most valuable land in the world without any democratic process or discussion. How has the government, namely you, feel that you have the power to dictate to the general population such major decisions. How dare you! This decision will have a major impact on the area without any input from the community. Since when did this become a dictatorship. Do not go forward with this despicable decision.

David [REDACTED]
We opposed the homeless housing at the del mar fairgrounds.

We live in Solana Beach and feel that this could cause problems.

Thank you!