

February 3, 2026

VIA REGULAR AND CERTIFIED U.S. MAIL, AND ELECTRONIC MAIL

Vincent Do
Lift AAPI
245 W. Garvey Ave.
P.O. Box 611
Monterey Park, CA 91754

hello@liftaapi.org

ALSO HAND DELIVERED

Karrie On
Center Int'l Investments, Inc.
Lift AAPI
9532 E. Naomi Avenue
Arcadia, CA 91007-7721

karrie@centerintlinvestments.com

ONLY HAND DELIVERED

Karrie On
c/o Pacific Mart, Inc.
561 Ramona Avenue
Sierra Madre, CA 91024

**Re: Immediate Cease and Desist—Defamatory Statements Concerning
Goodviews Public Nuisance Abatement**

Mr. Do and Ms. On:

This firm represents the City of Monterey Park. I am the appointed Assistant City Attorney and have represented the City with respect to the Goodviews Abatement Project (GAP) since May 2019.

YOU ARE HEREBY DIRECTED TO IMMEDIATELY CEASE AND DESIST FROM MAKING, PUBLISHING, OR REPUBLISHING ANY FALSE, MISLEADING, OR DEFAMATORY STATEMENTS ABOUT CITY ATTORNEY KARL H. BERGER AND OTHER PUBLIC OFFICIALS INCLUDING, WITHOUT LIMITATION, JON TURNER THE ACTING PUBLIC WORKS DIRECTOR AND CITY PLANNER FOR THE GAP, CONCERNING THE CITY'S PUBLIC NUISANCE ABATEMENT AT 1688 W. GARVEY AVENUE.

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This letter is an unequivocal demand that you, Lift AAPI, and Karrie On, immediately cease and desist from making, publishing, or repeating any and all false and defamatory statements about the City Attorney, Jon Turner, City staff, and other elected or appointed public officials to any other third party. Your ongoing campaign of falsehoods—both verbal and written—has caused and continues to cause reputational harm to identified persons and exposes you, Lift AAPI, and any responsible individuals to substantial legal liability. Your ongoing misrepresentations regarding the GAP and public officials' responses to protect public health and safety constitute both libel and slander subject to civil action.

Your statements are not protected opinion; they are false factual assertions that accuse public officials of criminal and professional misconduct, and therefore constitute defamation *per se* where damages are presumed. Your past and ongoing assertions verbally and in print involving false statements regarding Mr. Berger, Jon Turner, City staff and officials constitutes publication to a third party and satisfies the elements of defamation. The documents contradicting all your falsehoods are easily obtained from the City and are also readily available at the dedicated GAP page found on the City's website here: www.montereypark.ca.gov/1409/1688-West-Garvey-Avenue. Those documents include the nuisance abatement liens recorded against the real property that Center Int'l Investments, Inc. (CII) previously owned at 1688 West Garvey Ave. with the itemized costs incurred by the City. Those costs constitute a debt owed by CII and its principals – including Ms. On and her husband Willis Do – to the City.

Below are representative falsehoods asserted by Lift AAPI and its representative Karrie On, along with the corresponding facts:

1. False claim regarding “completed erosion control” photo and sworn declaration. You assert that in December 2021 the City submitted a photo to the court claiming completed erosion control and that the City Attorney certified in a sworn declaration he personally monitored the work. In fact, the Abatement Warrant Return dated March 29, 2022, states the warrant authorized winterization measures, implemented by C.A. Rasmussen as best management practices (BMPs), to be monitored during construction. The picture published on your website depicts the “before” picture and conveniently omits the multiple pictures within the Warrant Return showing the “after” state of the property. A full account of the Warrant Return is attached to Resolution No. 2022-R34. Adopted by the City Council on May 18, 2022, and available for downloading from the City's website.

2. False claim that the City “bypassed” permitting via abatement warrant. You claim the abatement warrant became the legal mechanism allowing the City to take control without issuing a grading permit, thereby bypassing standard processes. In fact,

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the warrant was obtained November 17, 2021, to implement temporary BMPs through the rainy season. Following CII's failure to act, despite deadlines extended to October 13, 2021, is what led to the City exercising its right to complete the hillside abatement pursuant to the Settlement Agreement and its amendments that Karrie On signed on behalf of CII in 2019 and in 2020, but failed to honor.

3. False claim of "collusion" and "misuse of millions" with consultants. You claim the City's work with KCM Group and Geosyntec raises concerns of collusion and fraud, resulting in misuse of millions of dollars. In fact, KCM Group and Geosyntec were CII's contractors, which the City utilized for efficiency. The City then discovered CII's plans were improperly engineered, requiring they be re-engineered for hillside stabilization as part of the GAP. The millions of dollars spent by the City to protect public safety are owed to the City by CII, Karrie On, her husband and other CII principals; only a portion of that debt has been recovered thus far via foreclosures on real property.

4. False claim of "\$10 million" paid for unfinished erosion work. Lift AAPI.org asserts on its website and verbally by Karrie On that a December 22, 2021 photo was submitted as proof of completed erosion control at a cost of more than \$10 million, but the work was not finished. As noted in Item Nos. 1 and 2, above, the erosion BMPs were in fact temporary measures implemented late 2021 through January 2022. The City's April 1, 2022 demand to CII listed a total of \$1,253,613 for work performed between August 31, 2021–March 31, 2022, of which approximately \$912,915 was related to temporary erosion controls – not \$10 million.

5. False claims about Citywide impact (taxes, development, housing, public spaces). You on your website that the abatement caused increased taxes, hindered development, left vacant/unfinished lots, stalled housing, and blocked reinvestment in public spaces. In fact, there have been no such tax increases or citywide development impacts from the GAP, and your website materials do not support those contentions

6. False claims that the City Attorney "lied," processes were bypassed, and "collusion." Lift AAPI.org on its website and verbally by Karrie On accuses the City Attorney of lying under oath, asserts permitting and oversight were bypassed, and alleges collusion and fraud among City officials. In fact, standard permitting and oversight were followed, re-engineering was required due to CII's defective plans, and the City achieved stabilization in approximately 18 months using CII's own consultants - something that CII and Karrie On failed to accomplish in more than 14 years of owning the GAP property and despite continuing efforts by the City to encourage voluntary compliance.

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Your credibility is obviously undermined by undisclosed conflicts of interest by Karrie On and Vincent Do. Specifically, Karrie On and her husband Willis Do are shareholders and principals of Center Int'l Investments, Inc. (CII), which owned the Goodviews Property beginning in 2007. Lift AAPI CEO/CFO Vincent Do is their adult son. After the City was forced to file a civil suit in 2015 to compel CII to meet its property ownership obligations to eliminate threats to public safety, CII entered into a settlement agreement with the City (2017–2019 timeframe) requiring immediate stabilization of the historically unstable hillside or the City would implement the abatement at CII's cost. After years of noncompliance, the City commenced abatement in early 2022.

To further increase the City's costs, CII filed two lawsuits against Monterey Park in 2022 (LASC Case Nos. 22STCV14135 and 22STCP01678), but later abandoned both cases following withdraw of its counsel for undisclosed reasons. This resulted in dismissal of both cases on the court's own motion. In 2025, the City proceeded with non-judicial foreclosure on the Goodviews Property (approx. \$6.7 million appraised) and a second commercial property in South El Monte (approx. \$2 million), pledged under the settlement to offset the City's abatement costs. The total value of these properties fall short of the City's abatement costs.

As a CII principal, Ms. On and her husband Willis Do face joint and several personal liability for an abatement cost shortfall estimated between \$4–7 million.

Lift AAPI, Inc. was incorporated November 20, 2025, with Ms. On's son, Vincent Do, listed as CEO and CFO. Your website discloses no founders, board, staff, history, mission statement, location, or funding, and focuses almost entirely on the GAP (with limited reference to the Barnes Park pool) using materials sourced from Ms. On through CII. This includes internal communications otherwise protected under CII's attorney-client privilege. Neither the website nor Ms. On's public presentations clearly disclose her ownership interest in CII or her personal financial interest in the Goodviews Property.

Your pattern of falsehoods, exacerbated by undisclosed personal financial motives, is improper and unlawful. Effective immediately, you must:

- a) Cease and desist from all defamatory statements concerning the GAP, the City Attorney, Jon Turner, City staff, and any elected or appointed officials.
- b) Remove and retract all defamatory content from websites (including LiftAAPI.org), social media, pamphlets, flyers, videos, emails, and any other publication channels. This includes, without limitation, those false statements referenced herein.

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c) Provide written confirmation of compliance and a list of all locations where the false and defamatory statements appeared, together with proof of removal and retraction, **no later than 5:00 p.m. on February 9, 2026.**

You are directed to immediately cease and desist with publication of these and all other fallacious statements, including removal from your website, flyers, pamphlets, social media, and anywhere else disseminated

Failure to comply will leave the affected officials no choice but to pursue all available legal remedies without further notice, including injunctive relief, damages, and any other appropriate relief against Lift AAPI, Ms. On, Mr. Do, board members, and any other responsible persons. Failure to comply potentially subjects Lift AAPI, Karrie On, its board members and any other responsible parties to financial liability for damages incurred as a result of these falsehoods.

Direct all communications regarding this matter to me at tcampen@bwslaw.com. We expect your prompt and full compliance.

Sincerely,

BURKE, WILLIAMS & SORENSEN, LLP



Timothy E. Campen

TEC

cc: Karl H. Berger, Burke, Williams & Sorensen
John Turner, Phoenix Engineering
Margaret Leung, SGV PUB President leung@snet.net