

January 11, 2016

GOLDEN WEST PROPERTIES LLC
Mark Ross Goldberg, MD
1235 McHenry Ave.
Modesto, CA 95350

RE: Aegis Treatment Centers
1235 McHenry Ave.
Modesto, CA 95350

Dear Dr. Goldberg:

This letter serves as a direct and desperate plea for the business entity, Golden West Properties LLC, to terminate its rental relationship with the tenants located at 1235 McHenry Ave., Modesto, CA, 95350, Aegis Treatment Center (aka, "the methadone clinic").

It has come to the attention of many in the neighborhood surrounding the property located at 1235 McHenry Ave. that the methadone services provided by Aegis Treatment Center attract a clientele whose behavior is collectively having a seriously dire, swift and destructive affect on the extended residential area. In the short time that the Aegis Treatment Center has been located at 1235 McHenry Ave., many have witnessed a gross decline in property values (an estimated 20%, judging by a sample of 2 property's "before and after" formal appraisals - available upon request) at a time when most other areas of Modesto are experiencing value stabilization or even modest value increases. Many have also noticed an increase in crime and an increase in the population of Aegis clients loitering in the neighborhood parks at all hours of the day, thereby rendering them unusable to the children and residents of the neighborhood. Additionally, long term businesses such as Skip's Music (a Modesto company for over 30 years), have been forced to close their businesses due to the trials of being located in proximity to the Aegis facility.

Many in the neighborhood were initially relieved to learn that the Aegis clinic was relocating from its previous address, further south on McHenry. However, their relocation is proving to be even more of a disturbance to the neighborhood at large, which is shocking because it was already an alarming disturbance to the neighborhood. This letter in no way endorses nor condemns the concept or service of providing methadone treatment to those who are obtaining it. The issue strictly involves the clinic's location.

It is supremely inappropriate for any program that is exclusively designed to treat those who are dealing with addiction (primarily to hard, mind and behavior altering narcotics such as methamphetamines or heroine) to function on the border of any residential area and specifically, within just a couple of miles of various grammar schools, preschools and daycare facilities. The methadone clinic should be required to carry out its business from another location that is isolated from the children in our community.

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Dr. Goldberg

No child should ever see the behavior exhibited by the clientele attracted to the Aegis methadone clinic, including public defecation, screaming and ranting of profanity, people laying face down on the street, uninvited people riding bikes and/or wandering into private residential yards and driveways where children are playing, and many other inappropriate antics. These sights are not healthy for our children, and nobody who cares about children would reasonably argue otherwise. One of the most widely accepted tenets of psychology is

the universal reality that modeling behavior to children has long lasting affects on them and is one of the most powerful ways to elicit the subject behavior from them. Knowing this to be the case, it is of utmost importance to do everything we can to shield our children from behaviors that we most certainly do not want them to emulate. It is the obvious responsibility of the adults of Modesto to protect our community, and the children should be the priority. They deserve better from us.

It is understood that Modesto has a large population of those who are in need of various services, and I am not aware of any law that precludes your organization from renting or leasing out space to the providers of services like methadone clinics. Please know that this letter is not meant to be argumentative or threatening in any way, but rather a desperate appeal to you for your help and also an informative outline of what is happening, in case your organization is not aware of the problems the presence of the methadone clinic is causing in our extended neighborhood.

Please help us get our neighborhood back by severing your relationship with the methadone clinic as soon as you possibly can!!!

Please reply to this letter with any questions or comments your organization may have.

Thank you for your consideration.

Sincerely,

Betsy H. Nicholas
Modesto Junior College/Graceada Park area Resident
P.O. Box 3966
Modesto, CA 95352

CC: Mayor Marsh
Modesto City Parks, Recreation and Neighborhoods Department
Editor, Modesto Bee
Kristin Olsen, CA State Assembly Member and Minority Leader
Jeff Denham, CA State Assembly Member
Law Office of Sabrina Enevoldsen, esq.

Mark Ross Goldberg, MD
Agent of Service for GOLDEN WEST PROPERTIES, LLC
604 Jonquil Court
Modesto, CA 95356

Report by Betsy on Meeting:

Date: Thu, 25 Feb 2016 01:46:37 +0000

From: nicholasbh@yahoo.com

To: dealbar@modestopd.com; twainhart@hotmail.com; msepulveda@modestogov.com; ra_n931@pacbell.net; sabrina_marie@aol.com; kristin@kristinolsen.org

Subject: Methadone Clinic meeting

Hello all,

Last week, an attorney from the Aegis Treatment Centers (the methadone clinic) contacted me to set up a meeting, in response to the letter I had written to the landlord of the building where Aegis is a tenant.... the letter I had previously shared with each of you, and others. So, this morning I met with the Clinic Medical Director, the Clinic Manager, and one of

their attorneys, Ty Vu. I wanted to give you all a rundown of the interesting meeting we had.

The entire meeting was cordial and friendly. We all behaved like adults. We first made introductions, and then I was asked by the attorney to explain my position pertaining to the Aegis facility. I reiterated much of what I had already stated in the letter and stressed that my issue is with the facilities location, not the service they provide. I was **really shocked**, that my complaint was reportedly the very first complaint they've had heard since their relocation.

More specifically, we discussed:

1. At first, they seemed reluctant to believe that any portion of the problems we are having in our neighborhood are due specifically to the Aegis clinic's existence. I explained to them that I live in proximity to the previous Aegis location, and I personally and routinely witnessed many "troubled" individuals walk from that location, through my section of the neighborhood to the southern most part of Graceada Park where they loitered. During the time Aegis was at their previous location, our section of the neighborhood had many incidents of theft, robbery and many suspicious characters walking, riding bikes, yelling profanity, and defecating in alleyways and streets. Both of the neighbors immediately next to my home had been robbed. People on my street had hung signs out saying things like, "Please bring back my porch chair." Since the clinic's relocation, those issues have come to a screeching halt, in my section of the neighborhood. We've had no problems whatsoever, that I'm aware of, since they relocated further north on McHenry.

2. I was hopeful that the problem had simply disappeared somehow. However, when I went to list 2 houses for sale on Poplar Ave., I learned that the problem had not disappeared, but rather relocated, commensurate with the relocation of the clinic. The closest park to the facility is now Enslin Park as opposed to S Graceada. I have personally spoken with the security onsite at the facility and literally followed groups of people from the facility to the park, where they loitered.

3. I gave the Aegis representatives a copy of a letter from an appraiser, attributing the gross decrease of value of my properties on Poplar Ave. (from just before the Aegis clinic relocated, to now), in large part to the relocation of the facility, and the corresponding influx of troubled people loitering in the park. The letter also listed 4 other specific property addresses as victims of the same.

4. I gave them copies of email correspondence from 2 local Realtors, citing the increase of troubled people loitering at Enslin Park as the primary explanation for the plummeting property values and the consequential challenges with selling homes in that section of the neighborhood.... problems that had never been experienced to the current degree, prior to the clinic's relocation.

5. We discussed the tragedy of the icon, Skip's Music, leaving Modesto due solely to the troubles they experienced in being located in proximity to the Aegis clinic. They were aware of the challenges that Skip's Music had to bear, but didn't have much to comment about it. They did say that the person who defecated on the storeroom floor was not actually a patron of the clinic and wanted me to know that many of their patrons are upstanding citizens and look as "normal" as any one of us in the meeting. I concurred with the obvious fact that addiction affects all walks of life, and I personally have people in my own family and know several people who have struggled with chemical dependency. My point to them was not that the patrons are behaving poorly due to the Aegis clinic, or that

addicts are bad people, but rather that the clinic **attracts** troubled people. My opinion is that some are actual patrons of the clinic, but many are just drawn to the facility in hopes of connecting with other addicts in an effort to obtain illegal, drugs and/or related resources.

6. They did acknowledge that children being exposed to harmful/traumatic sites due specifically to the clinic, are "inevitable" (their word, not mine), given its function and location. However, their position, as I understand it, is that it's only a small percentage of their patrons are actually engaging in behaviors that are harmful/traumatic for children to see. I maintained that the problems may or may not come directly from their specific clients, but they may also come from the myriad of troubled people attracted to the facility, in general.

Even if one could assume that the harmful stuff is only the occasional incident from one of their clients who represent a small percentage of their clientele, my return question to them was then, "Do you believe that it is acceptable for the adults in our community to **KNOWINGLY** allow a facility like Aegis to operate in an area where it is "inevitable" that multiple children in our community will be harmed by what they will see, even though there are a many other commercial properties available in areas that are insulated from our children, if it's only occasional?"

My position I presented to them was: If we can easily and reasonably have a situation where Aegis can carry out its business, and our community can simultaneously protect our kids from unnecessary, harmful scenes, then isn't it grossly irresponsible/immoral/unethical not to do that? None of them replied to this rhetorical question.

7. They asserted the fact that Modesto has many other issues that account for harmful sights for our children. I agreed, but also pointed out the fact that we can't fix everything and we can't control everything, but that it is my opinion that we should do the very best we can to control what we can quite easily control, in an effort to protect our children.... seems an obvious responsibility of the adults in our community.

8. I commended them for their efforts to try to help our community and help those struggling with addictions, but pointed out that helping some at the expense of harming multiple children cancels out all the good they are trying to do.

9. I noted some of the schools within just a mile or 2 of the facility, including Enslin, Fremont, Roosevelt, Our Lady of Fatima, and Merryhill preschool.

As I stated, the conversation was not hostile or confrontational in the slightest. In the end, we all agreed that we all want what's best for our community and are just trying to help. The attorney closed the meeting by reiterating that he felt a little taken aback because they had not heard anything pertaining to the issues I raised. He concurred that I had some very good points and indicated that he would be in touch to let me know what they can and are willing to do.

I apologize very much for the lengthy email. I just wanted to make sure that all were aware of the meeting. My sincerest hope is that multiple citizens of our neighborhood would send emails, phone calls, letters, whatever to the Aegis people, so they can understand that the complaints I have are not only my own. I do believe that this is an issue we could possibly implement positive change, but it will take a sizeable population of caring neighbors to do so.

Please feel free to call me or reply to this email with any questions or comments.

Aegis Contacts:

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Best Regards,

Betsy Nicholas

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