

Real Estate Advisory Commission Commissioner Appoints Eight New Members

Real Estate Commissioner Clark Wallace has appointed eight members to the Real Estate Advisory Commission (REAC). Commissioner Wallace expects to fill the remaining two REAC positions in the very near future.

The members of the REAC will assist the Commissioner in carrying out the responsibilities of the Department of Real Estate (DRE) and act as liaisons between the Department and various segments of the real estate industry, with enhancement of consumer service being a primary focus. The REAC meets at least four times each year with the next meeting being scheduled for January 17, 1992, at the Sheraton/Ramada Hotel in Long Beach.

The following information will help acquaint you with the new REAC members:

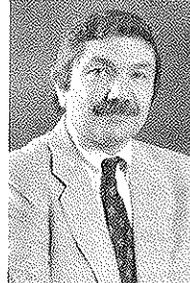
A real estate broker (as six of the members must be), **Shirley E. Commons Long** owns and operates a real estate brokerage firm in the Orange County area. Ms. Commons Long is a longstanding director for both the California Association of Realtors and the National Association of Realtors and is a Past President of the Huntington Beach/Fountain Valley Association of Realtors. Active in legislative and governmental affairs at the national, state and local levels, Ms. Commons Long will interact primarily with DRE's Continuing Education Unit.

A former Director of Housing for the City of Los Angeles, **Kathleen M. Connell** is President of a Los Angeles investment banking and advisory firm and Managing Director of the Center for Finance and Real Estate at UCLA. Dr. Connell (Ph. D. from UCLA) will focus primarily on DRE's Education and Research Programs.

Real estate broker **H. Edward Heron**, a Director for the California Association of Realtors and the National Association of



Shirley E. Commons Long



Guy Puccio



Kathleen M. Connell



Evelyn A. Reeves



H. Edward Heron



Sebastiano "Seb" Sterpa



Mack L. Powell



Lawrence A. Valdivieso

Realtors, is Vice-President and District Manager of a real estate firm in the Santa Barbara area. A former President of the Santa Barbara Association of Realtors, Mr. Heron will interact primarily with DRE's Enforcement Program.

Currently President of the California Association of Realtors and a Director of the National Association of Realtors, real estate broker **Mack L. Powell** is also a former President of the Sacramento Association of Realtors.

Mr. Powell, owner and operator of a real estate brokerage firm in the Sacramento area, will focus primarily on the DRE's legislative and public information efforts.

Real estate broker **Guy Puccio** is a former President of the Mortgage Institute. Currently Legislative Committee Vice-Chair for the California Association of Realtors, Mr. Puccio is active as a real estate and mortgage lending consultant, court appointed receiver, community college instructor and designated appraiser. Mr. Puccio will interact primarily with DRE's Mortgage Loan Activities Unit.

A former President of the Consolidated Realty Board of Southern California, real estate broker **Evelyn A. Reeves** is currently President of the National Association of Real Estate Brokers and First Vice-President of the California Association of Real Estate Brokers. Ms. Reeves is active in the NAACP and is a recipient of the Los Angeles Sentinel's Woman of the Year Award. Ms. Reeves conducts real estate brokerage and property management activity in the Central Los Angeles area and will work primarily with DRE's Administrative Services and Licensing Units.

Real estate broker **Sebastiano "Seb" Sterpa** operated a residential real estate firm in the Burbank-Glendale area from

REAL ESTATE BULLETIN

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STATE OF CALIFORNIA

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BUSINESS, TRANSPORTATION AND HOUSING AGENCY

CARL D. COVITZ, *Secretary*

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CLARK WALLACE, *Real Estate Commissioner*

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Broker Examinations (916) 739-3725

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Laura M. Curry, *Production Editor*

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Steve Ellis, *Managing Deputy Commissioner III*

William Moran, *Managing Deputy Commissioner II*

San Diego, Room 3064, 1350 Front Street, 92101-3687

Consumer Information (619) 525-4192

J. Chris Graves, *Managing Deputy Commissioner II*

Santa Ana, Room 639, 28 Civic Center Plaza, 92701

Consumer Information (714) 558-4491

Thomas McCrady, *Managing Deputy Commissioner III*

SUBDIVISIONS

Principal Office: Sacramento, P.O. Box 187005, 95818-7005

Thomas R. Hensley, *Assistant Commissioner, Subdivisions*

South - Los Angeles, Room 7111, 107 S. Broadway, 90012

Consumer Information (213) 897-3908

Mike Decker, *Managing Deputy Commissioner III*

North - Sacramento, P.O. Box 187005, 95818-7005

Consumer Information (916) 739-3631

Margret Stroh, *Managing Deputy Commissioner III*

REAC Members

continued from page 1

1962 through 1985. Mr. Sterpa has been involved in development, investment brokerage, property management and the escrow business. Mr. Sterpa was President of the California Association of Realtors in 1982 and in 1986 served as the National Association of Realtors' Legislative Committee Chairman. Active in the development and passage of the proposition which created the California Housing Finance Agency, Mr. Sterpa has served as a director and Chairman of the Board of that organization since 1984. Mr. Sterpa's primary area of concern will be DRE's legal and legislative efforts.

Lawrence A. Valdivieso is an attorney specializing in real property and subdivision matters. Mr. Valdivieso is a member of the Mexican-American Bar Association and a past member of the DRE Subdivision Advisory Committee. Mr. Valdivieso maintains his law practice in the Los Angeles area and will interact primarily with DRE's Subdivision Program.

Commissioner Wallace welcomes the REAC members and looks forward to their advice and assistance in addressing Department, industry and public concerns. ☪

1991 NARELLO Consumer Education Award DRE Research Project

*submitted by Thomas L. Mabry, Managing Deputy Commissioner II,
Education Section*

The Department of Real Estate has, for the fifth consecutive year, been named the recipient of an Education Recognition Award from the National Association of Real Estate License Law Officials (NARELLO). This year's winning entry is the consumer education booklet entitled *Environmental Hazards: Guide for Homeowners and Buyers*. The booklet is designed to educate and inform consumers on common environmental hazards that are located on and affect residential real property. Hazards discussed include asbestos, radon gas, lead-based paint, formaldehyde, fuel and chemical storage tanks, and water and soil contamination. The booklet describes these and other common environmental hazards, identifies the significance of these hazards to residents, discusses the measures reasonably available to mitigate these hazards and refers consumers to sources of additional information regarding such hazards. Production of this booklet by the Department was accomplished through a research contract with M.B. Gilbert Associates and with the cooperation, advice and assistance of the California Department of Health Services.

Copies of the booklet may be obtained for \$5.55 from: California Department of General Services, Publication Section, P.O. Box 1015, North Highlands, CA 95660, Telephone: (916) 973-3700. ☪

**STATE REAL ESTATE ADVISORY
COMMISSION MEMBERS**

Shirley E. Commons Long

Kathleen M. Connell

H. Edward Heron

Mack L. Powell

Guy Puccio

Evelyn A. Reeves

Sebastiano "Seb" Sterpa

Lawrence A. Valdivieso

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Unexplained Overages

Regulation 2833 provides new guidelines

submitted by Danio Fajardo, SRA Supervising Auditor

The DRE has adopted a new regulation which addresses *unexplained overages* in the trust account. The new regulation restricts a licensee's ability to withdraw the overage. Previously, when auditors found an *unexplained overage*, there were no specific regulations directing how an overage should be handled. (Conversely, when auditors found a trust fund **shortage**, Section 2832.1 was cited.) Now that Section 2833 is in place, it will be cited as a violation when there is an *unexplained overage* in the trust account.

An *unexplained overage* could be caused by fees belonging to the broker which have been accumulating in the trust account for a long period of time; by trust funds for which a separate record was never made; by a bank error; or by errors created by improper posting to the trust account. Nevertheless, since only trust funds should be in the trust account, the Department takes the position that *Unexplained overages* are trust funds unless the broker can prove otherwise.

The following example illustrates how a broker can comply with Section 2833.

A broker has a trust account with an adjusted bank balance of \$10,000 as of August 31, 1991. The broker can identify only two beneficiaries who have funds in the trust account; Client A who has \$6,000 and Client B who has \$2,000. The broker performs a trust account reconciliation, per Section 2831.2, as of August 31, 1991 and determines that there is an overage as follows:

Adjusted bank balance, 8/31/91	\$10,000	
Accountability (Liability):		
1. Client A	\$(6,000)	
2. Client B	(2,000)	(8,000)
Difference - Overage		\$2,000

In the above example, the bank balance of \$10,000 is greater than the aggregate liability (\$8,000) by \$2,000, which is the overage. The broker cannot determine the reason for the overage; nor can he determine the owner(s) of the \$2,000. He determines that it does not belong to him or to any of his known clients, past or present. Since the owner(s) of the trust funds cannot be identified, this overage is known as an "unexplained trust fund overage". *Unexplained overages* are considered trust funds and must be retained in the trust account (or be taken out and put into a separate trust account) until the broker can identify the owners by adequate source documents. The broker cannot use the *unexplained overage* to cover shortages that may exist in the trust account. Also the broker cannot claim ownership of *unexplained overages*, unless he has full documentation substantiating that it belongs to him.

Once a broker discovers an *unexplained overage*, he must carry that overage on a separate record (per Section 2831.1). The separate record must include the date of recording and the date on which such funds became an *unexplained overage*. In the example noted above, the broker would create a separate record with a

posted balance of \$2,000, reflecting that it was discovered on August 31, 1991. Also, if he chooses, the broker can open a separate trust account for the purpose of maintaining the *unexplained overage*.

To continue this illustration, in September 1991, the funds belonging to Clients A and B (\$6,000 and \$2,000 respectively) were disbursed upon their instructions. In addition, the broker deposited \$5,000 belonging to Client C. The trust reconciliation as of September 30, 1991, would be as follows:

Adjusted bank balance, 9/30/91		\$ 7,000
Accountability (Liability):		
1. Client C	\$(5,000)	
2. Unexplained overage	(2,000)	(7,000)
Difference		0

The trust account is now in balance, i.e., the bank balance is equal to the total aggregate liability of the trust account. The aggregate liability of the trust account *includes* the *unexplained overage*. As noted above, the *unexplained overage* is carried forward as a accountability (liability), and will be carried forward until the owners are identified and the funds are disbursed to them. If the owners are never identified, the *unexplained overage* will be carried forward for three (3) years, at which time it will then escheat to the State as provided for under the Unclaimed Property Law. (To receive more information on the Unclaimed Property Law you may contact: State Controllers' Office, Division of Unclaimed Property, P. O. Box 942850, Sacramento, CA 94250-5873.)

For your information, new regulation Section 2833 reads as follows:

"2833. Unexplained Trust Account Overages.

- Funds in a real estate broker's trust account which exceed the aggregate trust fund liability of such account where the broker is unable to determine the ownership of such excess funds shall be deemed to be unexplained trust account overages.
- Unexplained trust account overages are trust funds and unless the broker can establish the ownership of such funds, unexplained trust account overages shall be maintained in the broker's trust fund account or in a separate trust fund account established to hold such funds.
- Unexplained trust account overages may not be used to offset or cover shortages that may exist otherwise in the broker's trust account.
- A broker shall keep a separate record of unexplained trust account overages including a separate subsidiary ledger to record the potential trust fund liability. Such records must include the date of recording and the date on which such funds became an unexplained trust account overage. A broker holding unexplained trust account overages shall perform a monthly reconciliation of such funds in the manner prescribed by Section 2831.2." 

State of the Recovery Account

submitted by Tom Lasken, Recovery Account Counsel

Background

You may recall that in 1985, Senate Bill 512 was passed, significantly changing the way that applications for payment from the Real Estate Recovery Account are processed. The effective date of the bill was January 1, 1987. Prior to that date, applications for payment were filed with the court which rendered the judgment forming the basis for the claim. What followed was essentially an adversary proceeding involving the claimant, the judgment debtor licensee (if he or she desired to oppose the application), and the Department of Real Estate. If a settlement among the parties was not reached, ultimately there was a trial in which witnesses testified and documentary evidence was introduced. The Department was represented in these proceedings by the Attorney General's Office and was obligated to pay for those services on an hourly basis. A Deputy Real Estate Commissioner also had to be assigned to investigate each claim, which involved gathering court documents, interviewing witnesses, and preparing a report.

As can be imagined, these adversary proceedings were not the most efficient way to determine if an application qualified for payment, but for most of the years since the Recovery Account was established in 1964, it worked fairly well. That was largely because until the 1980's, only about 40-60 applications were filed each year. However, in the fiscal year ending in 1981, the number of claims filed doubled to 81, and that marked the beginning of a precipitous increase in the number of filings. In FY 81-82, the number of filings increased to 111, in FY 82-83 to 124, in FY 83-84 to 184, in FY 85-86 to 212, and by FY 86-87 reached 228.

As the number of filings increased, so did not only the amount of Recovery Account payouts, but also the hours spent by deputies investigating claims and, significantly, the funds paid to the Attorney General's Office for representing the Department in court. In the fiscal year ending in 1980, the Department paid \$98,097 to the Attorney General's Office for fees incurred in representing the Department on

Recovery Account cases. By the fiscal year ending in 1987, the Department paid the Attorney General's Office nearly \$700,000 for Recovery Account cases alone.

It became apparent that something had to be done. The response was SB 512, sponsored by the California Association of Realtors. That bill, effective January 1,

Attorney General billings have declined from a high of approximately \$700,000 in FY 86-87 to an estimated \$143,000 for the fiscal year ending in 1991, a drop of 80%.

1987, transferred to the Department of Real Estate the responsibility of determining administratively whether applications should be paid or denied. If denied, the bill provided that the claimant could still refile the application in the court which rendered the judgment. However, it was estimated that even if most, but not all, claimants who were denied would refile in court, the funds paid to the Attorney General's Office would be reduced by 25-30%. Applied to a base of nearly \$700,000, that would be a significant saving.

The results of SB 512

How did it work out? Better than expected. As mentioned above, the Depart-

ment had expected that most denied claims would be refiled but that a 25-30% savings would be realized. As it turns out, fewer than 25% of denied claims have been refiled in court. Attorney General billings have declined from a high of approximately \$700,000 in FY 86-87 to an estimated \$143,000 for the fiscal year ending in 1991, a drop of 80%. That is even more significant considering that the hourly billing rate for services of Deputy Attorneys General has increased from \$67.45 to \$79.50 in the meantime. Based on current trends, it appears that the annual payouts to the Attorney General's Office for Recovery Account representation will stay below \$200,000 for some time to come.

The Department recently reviewed the disposition of cases refiled in court to see how it has fared when claimants have contested its determinations. Of 16 cases finally disposed of, 13 went to a contested hearing (the others were settled on a favorable basis). Of those cases that went to hearing, the Department won 12 and lost 1. Judging by the results obtained in court, it appears that the Department's interpretation of the Recovery Account laws is close to what the Legislature intended, and that the administrative process implemented by SB 512 is an efficient and effective way of handling Recovery Account applications. When those results are viewed in conjunction with the low rate of court refilings, and the dramatic savings in legal costs, one must conclude that SB 512 has been an unqualified success. ❖

New Subdivision Head Appointed

Real Estate Commissioner Clark Wallace is proud to announce that Thomas R.



Tom Hensley

Hensley is DRE's newly-appointed Assistant Commissioner, Subdivisions. In his new position, Tom will direct the statewide subdivision activities of the Department from his office located in Sacramento. Tom began his career with the Department in 1973 as a Deputy Commissioner in the Licensing Section. He also served as a Deputy Commissioner in the Subdivision and Enforcement Programs. In 1978, he was promoted to a Managing Deputy Commissioner and, in 1985, was promoted to Manager of the Department's statewide Licensing, Examination and Education Programs. Tom looks forward to working with the subdivision industry and improving the Department's internal processing system. ❖

DISCIPLINARY ACTION — JUNE 1991 TO AUGUST 1991



- ✓ A list of actions is not published in this *Bulletin* until the 30-day period allowed for court appeal has expired, or if an appeal is taken on the disciplinary action stayed, until the stay is dissolved. Names of persons to whom licenses are denied on application are not published.
- ✓ Licensee's are listed alphabetically by the District Office region of responsibility.
- ✓ The license type is listed in parenthesis after the licensee's name. [REB – Real estate broker; RREB – Restricted real estate broker; RES – Real estate salesperson; RRES – Restricted real estate salesperson; PRLS – Prepaid rental listing service; RPRLS – Restricted prepaid rental listing service; REO – Real estate officer; REC – Real estate corporation]
- ✓ The following are brief summaries of the numerical code sections listed. The full text of the various sections is found in the Business and Professions Code and the Regulations of the Real Estate Commissioner, both of which are printed in the *Real Estate Law* book. The *Real Estate Law* book is available for purchase from the Department of Real Estate.

Commissioner's Regulations

2715	Broker's failure to maintain current address with DRE
2725	Failure of broker to review and initial agreements
2731	Unauthorized use of fictitious business name
2785(a)	Unlawful conduct in sale, lease and exchange transactions
2800	Failure to notify DRE of material change in subdivision
2830	Failure to maintain trust fund account
2831	Inadequate trust fund records
2831.1	Inadequate trust fund records
2831.2	Inadequate trust fund records
2832	Failure to comply with provisions for handling trust funds
2832.1	Broker's failure to obtain permission to disburse trust funds from an account involving multiple beneficiaries
2834	Trust account withdrawals by unauthorized person with trust fund rules
2842.5	Failure to obtain borrower's signature on mortgage loan disclosure statement
2846.5	Inadequate report of annual trust fund accounts review
2950(i)	Violation of broker-controlled escrow
2951	Inadequate record keeping and funds handling broker escrows
2970	Misleading advance fee advertising material

Business and Professions Codes

490	Relationship of conviction to licensed activity
10085	Failure to submit advance fee materials
10086	Violation of order to desist and refrain
10130	Acting without license
10137	Unlawful payment of compensation
10145	Trust fund handling
10146	Failure to handle advance fees as trust funds or to furnish verified accounting to principal
10153.2	Failure to submit evidence of broker applicant courses
10153.4	Failure of salesperson to complete required courses
10159.5	Fictitious business license
10160	Failure to retain and make licenses available for inspection
10161.8	Failure of broker to notify DRE of salesperson employment
10163	Branch office license requirement
10165	Covers various violations
10176(a)	Making any substantial misrepresentation
10176(c)	Commingling trust funds
10176(i)	Fraud or dishonest dealing in licensed capacity
10176.5	Violation of real property transfer disclosure law
10177(a)	Procuring a real estate license by misrepresentation or material false statement
10177(b)	Conviction of crime
10177(d)	Violation of real estate law or regulations
10177(f)	Conduct that would have warranted denial of a license
10177(g)	Negligence or incompetence as licensee
10177(h)	Failure to supervise salespersons
10177(j)	Fraud or dishonest dealing not in licensed capacity
10177(k)	Violation of restricted license condition
10177.5	Judgement of fraud in a civil action
10231.1	Retaining lender's funds for more than 60 days
10232.2	Failure to file annual MLB reports
10232.25	Failure to file trust fund status reports
10232.4	Failure to give lender/purchaser disclosure
10234	Failure of broker to record trust deed in loan transaction or to cause recorded assignment of trust deed in sale of note secured by trust deed

10238.3	Failure to obtain real property securities permit
10240	Failure to give mortgage loan disclosure statement
10241	Improper mortgage loan disclosure statement
10249	Unlawful out-of-state subdivision sales
11010	Failure to file notice of intention to sell/lease subdivision
11012	Material change in subdivision without notice
11013.4	Improper subdivision purchase money handling
11018.2	Illegal subdivision sales (sale of subdivision lots without public report)
11019	Non-compliance with desist and refrain order
11024	Violation of time share rescission rights

LICENSES REVOKED

☆ Fresno Region

Hughson & Swett (REC)

1095 N. Van Ness Ave., Fresno
Effective: 8/26/91
Violation: 2830, 2831, 2831.1, 2831.2, 10145, 10176(a)(i), 10177(d), 10240, 10241

Leal, John Marcos (RES)

3333 El Encanto, #21, Bakersfield
Effective: 6/18/91
Violation: 490, 10177(b)

Mele, Arthur N. (RES)

P.O. Box 626, Santa Margarita
Effective: 8/19/91
Violation: 490, 10177(a)

Wilson, Laurance Hughes (REO)

1095 N. Van Ness Ave., Fresno
Effective: 6/11/91
Violation: 2830, 2831, 2831.1, 2831.2, 10145, 10176(a)(i), 10240, 10241

Woodsley, John Edward Jr. (RES)

6513 Finch Way, Bakersfield
Effective: 7/31/91
Violation: 490, 10177(a)(b)

☆ Los Angeles Region

Brierton, Alan Daniel (RES)

1421 State St., Santa Barbara
Effective: 7/30/91
Violation: 490, 10177(b)

Budiman, Richard D. (RES)

2322 Oak Haven Dr., Duarte
Effective: 7/30/91
Violation: 490, 10177(b)

Cabusora, Malaya Galang (RES)

40 W. Del Amo Blvd., Long Beach
Effective: 7/23/91
Violation: 490, 10177(b)

Clark, Aaron Edward (RES)

4640 Lankershim Blvd., North Hollywood
Effective: 7/30/91
Violation: 490, 10177(b)

Creeden, James F. (RES)

300 N. Catalina, Redondo Beach
Effective: 8/6/91
Violation: 10130, 10177(f)

Curry, Janice Faye (RES)

P.O. Box 1052, Burbank
Effective: 7/31/91
Violation: 490, 10177(b)

Falk, Fred Lee (REB, REO)

15300 Ventura Blvd., Ste. 200, Sherman Oaks
Effective: 6/11/91
Violation: 2830, 2832.1, 10176(i), 10177(d), 10231.1, 10241
Officer of: United Mortgage Inc.

Gonzalez, Jose Luis (RES)

6455 Whittier Blvd., Los Angeles
Effective: 6/12/91
Violation: 10177(j)

Hall, Andrew Carlton Sr. (REB)

2760 Calle Olivo, Thousand Oaks
Effective: 6/18/91
Violation: 2715, 10177(d)

Horne, Elizabeth Jane (RES)

10237 E. DeSoto Ave., Chatsworth
Effective: 7/31/91
Violation: 490, 10177(b)

Landry, Teresa Lynn (RES)

5304 Driftwood St., Oxnard
Effective: 8/28/91
Violation: 490, 10177(b)

Larrea, Alex Humberto (RES)

P.O. Box 40147, Downey
Effective: 7/9/91
Violation: 490, 10177(a)(b)

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☆ San Diego Region

Casey Properties Inc. (REC)
10769 Woodside Ave., Santee
Effective: 7/2/91
Violation: 2731, 2830, 2831, 2831.1, 2832, 2832.1, 2834, 10145, 10177(d)

Kang, Suk Chung (RES)
5005 El Cajon Blvd., San Diego
Effective: 7/18/91
Violation: 490, 10177(a)(b)

Kristell, Nathan Todd (RES)
7757 Caminito Monarcha, #106, Carlsbad
Effective: 8/27/91
Violation: 490, 10177(b)

Ruschmeyer, Lynn Dale (RES)
1575 Oak Dr., Vista
Effective: 8/27/91
Violation: 490, 10177(b)

Stewart, Thelma Louise (RES)
1836 Lake Dr., Cardiff By The Sea
Effective: 6/11/91
Violation: 490, 10177(b)

Tarrant, Thomas Gage (RES)
3275 Oceanfront, #10, San Diego
Effective: 6/20/91
Violation: 490, 10177(a)(b)

White, Bruce David (REB)
530 B St., #910, San Diego
Effective: 7/31/91
Violation: 10176.5, 10177(j)

☆ San Francisco Region

Allied American Properties Inc (REC)
1299 Old Bayshore Blvd., Ste. 206, Burlingame
Effective: 8/26/91
Violation: 10145, 10177(d)

Benetti, John Joseph (RES)
1742 Kansas Ct., Redwood City
Effective: 8/19/91
Violation: 490, 10177(b)(k)

Chang, Carol (RES)
67 Berylwood Lane, Milpitas
Effective: 7/12/91
Violation: 490, 10177(b)

Cooper, Daniel (REO)
1299 Old Bayshore Blvd., Ste. 206, Burlingame
Effective: 8/26/91
Violation: 10145, 10177(d)

Guardian Enterprises Inc. (REC)
2675 Cleveland Ave., Santa Rosa
Effective: 6/10/91
Violation: 2831.2, 10145, 10177(d)

Home Buyers Mortgage Inc. (REC)
100 N. Winchester Blvd., #355, Santa Clara
Effective: 8/16/91
Violation: 2830, 2831, 2831.1, 2970, 10085, 10137, 10145, 10146, 10176(e)(i), 10177(d)

Hough, Michael Patrick (RES)
P.O. Box 1004, Campbell
Effective: 8/16/91
Violation: 10137

Ludlow, Marian Adele (REB, REO)
2675 Cleveland Ave., Santa Rosa
Effective: 6/10/91
Violation: 10177(g)(h)

Mack, Stephen Todd (REB)
1023 Kiser Dr., San Jose
Effective: 6/24/91
Violation: 2710, 2725, 2830, 2831, 2831.1, 2832, 10137, 10145, 10177(d)(g)(h)

Rafekin, Robert Howard (RES)
1844 Union St., San Francisco
Effective: 8/19/91
Violation: 490, 10177(b)

Sanford, Thomas Robert (RES)
25225 Stewart Pl., Carmel
Effective: 8/20/91
Violation: 490, 10177(b)

Schreiber, Patricia Westervelt (RES)
147 Purcell Dr., Alameda
Effective: 8/19/91
Violation: 490, 10177(b)

☆ Santa Ana Region

Affatati, Michael Louis (RES)
P. O. Box 9165, San Bernardino
Effective: 6/11/91
Violation: 490, 10177(b)

Clearwater, Gail G. (RES)
19132 Hupa Rd., Apple Valley
Effective: 7/17/91
Violation: 490, 10177(b)

Dobyns, Paul (RES)
19671 Beach Blvd., Huntington Beach
Effective: 6/11/91
Violation: 490, 10177(b)

Erfani, Amanda Elizabeth (RES)
23581 Lipari, Laguna Hills
Effective: 7/9/91
Violation: 490, 10177(b)

Feiz-Ekbatani, Mehrdad (RES)
3600 Bluebell St., Seal Beach
Effective: 7/30/91
Violation: 490, 10177(b)

Lussier, Dane Jr. (RES)
P. O. Box 2035, Costa Mesa
Effective: 7/31/91
Violation: 490, 10177(b)

Myers, Randolph Ross Jr. (REB)
1700 Dover Dr., Newport Beach
Effective: 6/12/91
Violation: 10177.5

Nemirovsky, Lev (RES)
2230 E. Bail Rd., #212, Anaheim
Effective: 8/29/91
Violation: 490, 10177(b)

Nguyen, Etienne Quang (RES)
14592 Oak Ave., Irvine
Effective: 7/31/91
Violation: 490, 10177(b)

Nguyen, Khanh Thi-Bang (RES)
1 Pike, Irvine
Effective: 7/9/91
Violation: 490, 10177(b)

Nguyen, Vy Quang (RES)
510 S. Cooper, Santa Ana
Effective: 7/9/91
Violation: 490, 10177(b)

Oviatt, Dennis Christopher (RES)
425 Redlands Ave., Newport Beach
Effective: 6/20/91
Violation: 490, 10177(b)

Romanenko, Sergei Anatolyvich (RES)
1403 N. Tustin Ave., Ste. 160, Santa Ana
Effective: 8/27/91
Violation: 490, 10177(a)(b)

SAM Investment Inc. (REC)
27160 Vista Rd., #1, Helendale
Effective: 8/30/91
Violation: 10177(d), 11024

Teahen, Edward Michael (RRES)
801 E. Chapman Ave., Fullerton
Effective: 6/20/91
Violation: 10177(k)

Wu, Peter Tze-Chiau (REB)
1761 N. Batavia St., Orange
Effective: 6/11/91
Violation: 10153.2, 10177(a)(f)(j)

REVOKED WITH A RIGHT TO A RESTRICTED LICENSE

☆ Fresno Region

Cook, Ronny Jay (RES)
P. O. Box 27334, Fresno
Effective: 7/31/91
Violation: 490, 10177(a)
Right to RRES license on terms and conditions.

Woods, Leonard Laverne (REB)
2059 W. Bullard, Ste. 152, Fresno
Effective: 6/24/91
Violation: 10176(a)(i), 10177(f)(j)
Right to RREB license on terms and conditions.

☆ Los Angeles Region

Battista Investments Incorporated (REC)
210 Avenue I, Redondo Beach
Effective: 8/13/91
Violation: 10130, 10177(f)
Right to RREC license on terms and conditions.

Battista, William Patrick (RES)
6 Golden Spar Pl., Rolling Hills Estates
Effective: 8/13/91
Violation: 10130, 10177(d)
Right to RRES license on terms and conditions.

Belling, Raymond Stephen (RES)
13423 E. Felson St., Cerritos
Effective: 6/13/91
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.

Benji, Marilyn (RES)
20523 Oxnard St., Woodland Hills
Effective: 8/28/91
Violation: 490, 10177(a)(b)
Right to RRES license on terms and conditions.

Legaspi, Genefredo Adonay (RES)
6123 Fountain Ave., Hollywood
Effective: 7/16/91
Violation: 490, 10177(b)

Miniajluk, Thomas Albert (RES)
29911 Triunfo Dr., Agoura Hills
Effective: 6/28/91
Violation: 10177(k)

Ng, Keith Wai-Keung (REB)
2596 Mission St., Ste. 302, San Marino
Effective: 7/9/91
490, 10177(b)

O'Bryant, Rick W. (REB)
410 Cherry Hills Ln., Thousand Oaks
Effective: 6/11/91
Violation: 490, 10177(b)

Price, Joy Ilene (RES)
200 West 62nd, Los Angeles
Effective: 6/11/91
Violation: 490, 10177(a)

Rogers, Charles Keith (REB)
3139 E. Harbor Blvd., Ventura
Effective: 6/28/91
Violation: 490, 10177(b)

Tropp, William Vincent (RES)
438 Sycamore Rd., Santa Monica
Effective: 6/11/91
Violation: 10177(d)

United Mortgage Inc. (REC)
15300 Ventura Blvd., Ste. 200, Sherman Oaks
Effective: 6/11/91
Violation: 2830, 2832.1, 10176(i), 10177(d), 10231.1, 10241

Wolfe, Harlan Lester (REB)
4715 Palm Dr., LaCanada-Flintridge
Effective: 7/11/91
Violation: 490, 10177(b)

Wright, Nancy Lois (RES)
4218 S. La Salle Ave., Los Angeles
Effective: 8/1/91
Violation: 10177(j)

☆ Sacramento Region

Cozzens, Mose Chipman (RES)
25 Quail Point Pl., Carmichael
Effective: 8/6/91
Violation: 10176(a)(i), 10177(f)(g)

Guiver, Benjamin Russell (REB, REO)
2310 Montgomery St., Oroville
Effective: 6/7/91
Violation: 10177.5

Saber, Mahmood R. (RES)
P. O. Box 2723, Citrus Heights
Effective: 6/10/91
Violation: 490, 10177(b)

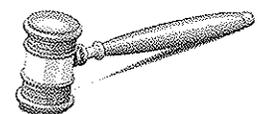
Signal Home Loans Inc. (REC)
2310 Montgomery St., Oroville
Effective: 6/7/91
Violation: 10177.5

- Brassine, Claire Edith (RES)**
8883 Moorcroft Ave., West Hills
Effective: 7/17/91
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Butler, L. T. (REB)**
13658 S. Hawthorne Blvd.,
Ste. 201, Hawthorne
Effective: 8/30/91
Violation: 2715, 2725, 2731,
2830, 2831, 2831.1, 2832, 2834,
10086, 10137, 10177(d)(g)(h)
Right to RREB license on terms and conditions.
- Chi, Charlie Yong T. (REB, REO)**
4201 Wilshire Blvd., #515,
Los Angeles
Effective: 7/17/91
Violation: 2725, 2726, 2831,
2831.1, 2831.2, 10137, 10145,
10160, 10161.8, 10177(d)(g),
10232(e), 10232.2, 10232.25(a),
10232.4, 10240
Right to RREB license on terms and conditions.
- CIMI (REC)**
15260 Ventura Blvd.,
Sherman Oaks
Effective: 8/13/91
Violation: 2830, 2831, 2831.1,
2834, 10137, 10177(d)
Right to RREC license on terms and conditions.
- Cohen, Mark Steven (REB, REO)**
5990 Sepulveda Blvd., #140,
Van Nuys
Effective: 7/11/91
Violation: 2731, 2830, 2830.1,
2831, 2831.1, 2831.2, 2832.1,
2834, 2842.5, 10145, 10176(e),
10177(d), 10232(e), 10232.2,
10232.25, 10240
Officer of: Southland Funding
Corp. Inc.
Right to RREB license on terms and conditions.
- Cotone, Caryl Peter (RES)**
341 N. Geneva St., #4, Glendale
Effective: 8/6/91
Violation: 490, 10177(b)(f)
Right to RRES license on terms and conditions.
- De Mayo, Isabel (RES)**
426 1/2 N. Alta Vista Blvd.,
Los Angeles
Effective: 7/25/91
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Esparza, Maria De La Paz (RES)**
604 Helensburg St., Glendora
Effective: 7/23/91
Violation: 10130, 10145(c),
10176(a), 10177(d)
Right to RRES license after 30
days on terms and conditions.
- Espinoza, Henry Robert (RES)**
4589 Via Marisol, #153,
Los Angeles
Effective: 6/11/91
Violation: 490, 10177(a)
Right to RRES license on terms and conditions.
- Fish, Franklin Wakefield III (REB, REO)**
699 Hampshire Rd., #220,
Westlake Village
Effective: 8/30/91
Violation: 2830, 2831, 2831.1,
2831.2, 2832.1, 2950(i), 10145,
10177(d)(h), 10231, 10232.2,
10232.25, 10234
Officer of: U.S. Home Loan of
Ventura County Inc.
Right to RREB license on terms and conditions.
- FN Realty Services Inc. (REC)**
222 E. Huntington Dr., Monrovia
Effective: 7/10/91
Violation: 2832.1, 10177(d)(g)
Right to RREC license on terms and conditions.
- Gilson, Sally (REB)**
8543 Santa Monica Blvd.,
West Hollywood
Effective: 7/9/91
Violation: 490, 10177(b)
Right to RREB license on terms and conditions.
- Harman, John Charles (RES)**
11611 San Vicente Blvd.,
Los Angeles
Effective: 8/6/91
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Isom, William Dwayne (REB)**
2116 Ponderosa Dr., Camarillo
Effective: 8/21/91
Violation: 10130, 10177(d)
Right to RREB license on terms and conditions.
- Jones, Christopher David (REB)**
2120 South 2nd Ave., Arcadia
Effective: 7/10/91
Violation: 10177(h)
Right to RREB license on terms and conditions.
- Kennedy, Carie Jenkins (REO)**
2377 Crenshaw Blvd., Ste. 155,
Torrance
Effective: 8/29/91
Violation: 490, 10177(b)
Right to RREB license on terms and conditions.
- Killebrew, Samuel Lawrence (RES)**
536 W. Queen St., #4, Inglewood
Effective: 7/3/91
Violation: 490, 10177(a)
Right to RRES license on terms and conditions.
- Klurfeld, Alexander (RES)**
1135 N. Ogden Dr., #7,
Los Angeles
Effective: 8/21/91
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Liu, Jeffrey Yu-Chi (RES)**
757 Silvertree St., Claremont
Effective: 6/13/91
Violation: 10153.4,
10177(d)(f)(j)
Right to RRES license after 180
days on terms and conditions.
- McAdams, Michael Charles (REB)**
217 E. Anapamu St.,
Santa Barbara
Effective: 7/2/91
Violation: 2830, 2831, 2831.1,
2832.1, 10145, 10177(d)
Right to RREB license on terms and conditions.
- Mejia, Felipe (RES)**
2903 Liberty Blvd., South Gate
Effective: 6/11/91
Violation: 490, 10177(a)(b)
Right to RRES license on terms and conditions.
- Meza, Linda (RES)**
1590 S. Waters Ave., Pomona
Effective: 7/23/91
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Morales, Jose M. (REB, REO)**
21720 S. Vermont Ave., #111,
Torrance
Effective: 7/2/91
Violation: 2725, 2752, 2830,
2831, 2831.1, 2831.2, 2832.1,
2951, 10145, 10161.8, 10176(e),
10177(d)
Right to RREB license on terms and conditions.
- Olson, Troy Alan (RES)**
6721 N. Rosemead Blvd., #A,
San Gabriel
Effective: 7/2/91
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Rashkovsky, Lev (RES)**
9728 Sophia Ave., Sepulveda
Effective: 6/20/91
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Rodriguez, Robert Raymond (RES)**
5138 Los Caballeros, Los Angeles
Effective: 8/6/91
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- San Niguel Lending Group Inc. (REC)**
21021 Devonshire, #206,
Chatsworth
Effective: 7/2/91
Violation: 2831, 2831.1, 2834,
10176(e), 10177(d), 10232(e),
10232.25
Right to RREC license on terms and conditions.
- Session, Glenn Arlin (REB, REO)**
673 Stonehurst, Altadena
Effective: 8/6/91
Violation: 10177(d)
Right to RREB license on terms and conditions.
- Soqui, Stephen Tyler (RES)**
23816 Stanhurst Ave., Torrance
Effective: 7/2/91
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Southland Funding Corp Inc. (REC)**
5990 Sepulveda Blvd., #140,
Van Nuys
Effective: 7/11/91
Violation: 2731, 2830, 2830.1,
2831, 2831.1, 2831.2, 2832.1,
2834, 2842.5, 10145, 10176(e),
10177(d), 10232(e), 10232.2,
10232.25, 10240
Right to RREC license on terms and conditions.
- U.S. Home Loan of Ventura County Inc. (REC)**
699 Hampshire Rd., #220,
Westlake Village
Effective: 8/30/91
Violation: 2830, 2831, 2831.1,
2831.2, 2832.1, 2950(i), 10145,
10177(d)(h), 10232, 10232.2,
10232.25, 10234
Right to RREC license on terms and conditions.
- Wedding, Juanita (REB)**
9004 Reseda Blvd., #105,
Northridge
Effective: 7/30/91
Violation: 490, 10177(b)
Right to RREB license on terms and conditions.
- Wu, Su-Min (RES)**
3640 Primavera Av., Los Angeles
Effective: 6/11/91
Violation: 2785, 10137,
10176(i), 10177(d)
Right to RRES license on terms and conditions; RRES license suspended for 90 days.
- Yandolino, Alberto B. (RES)**
8831 Appian Way, Los Angeles
Effective: 7/23/91
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Yee, Doris K. (RES)**
22515 Jameson Dr.,
Woodland Hills
Effective: 6/12/91
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.

☆ Sacramento Region

- Clemans, Louise D. (RES)**
3771 Antelope Way, Rocklin
Effective: 7/30/91
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.

- Hage, Jeffrey (RES)**
1175 Hartnell, #C, Redding
Effective: 6/10/91
Violation: 10176(a)(i)
Right to RRES license on terms and conditions.



**Kendall, George Louis (RES)**

115 Harrier Ave., Vallejo
Effective: 8/28/91
Violation: 490, 10177(b)
 Right to RRES license on terms and conditions.

Kuykendall, James William (REB, REO)

543 Del Mar Ave., Vallejo
Effective: 6/10/91
Violation: 2830, 2831, 2831.2, 2832, 2832.1, 10145, 10177(d)
 Right to RREB license on terms and conditions.

Mashbir, Don Stuart (RES)

P.O. Box 327, Tahoma
Effective: 6/24/91
Violation: 10130, 10145(c), 10177(d)
 Right to RRES license on terms and conditions.

Nelson, Paula Lucile (REB, REO)

8667 Rainbow B, Kings Beach
Effective: 7/1/91
Violation: 2830, 2832, 2832.1, 10145, 10177(d)(h)
 Right to RREB license on terms and conditions.

Waco Property Management Services Inc. (REC)

548 Florida St., Vallejo
Effective: 6/10/91
Violation: 2830, 2831, 2831.2, 2832, 2832.1, 10145, 10177(d)
 Right to RREC license on terms and conditions.

★ San Diego Region
Barnett, Sue Anne (REB)

2103 El Camino Real, Ste. 105C, Oceanside
Effective: 8/27/91
Violation: 2831, 2831.1, 2831.2, 2832.1, 10085, 10177(d)
 Right to RREB license on terms and conditions.

Carey, George Edward (REB)

9098 Clairemont Mesa Blvd., San Diego
Effective: 7/29/91
Violation: 10177(h)
 Right to RRES license on terms and conditions.

Casey, Guinn William Jr. (REB, REO)

10769 Woodside, #105, Santee
Effective: 7/2/91
Violation: 2725, 10177(d)(h)
Officer of: Casey Properties Inc.
 Right to RREB license on terms and conditions.

Jamieson, Robert Mitchell (REB)

12707 High Bluff Dr., San Diego
Effective: 6/24/91
Violation: 2731, 2831, 2831.1, 2834, 10137, 10145(a), 10145(d), (d)(5), (g), 10163, 10177(d)(g)(h)
Officer of: Moana Sales Corporation
 Right to RREB license on terms and conditions.

Landis, Philip Steven (RES)

17015 Oculito Pl., San Diego
Effective: 8/6/91
Violation: 490, 10177(b)
 Right to RRES license on terms and conditions.

Seuss, Michael Robert (RES)

2147 Brant St., San Diego
Effective: 7/16/91
Violation: 490, 10177(a)(b)
 Right to RRES license on terms and conditions.

Smith, Suzanne Marie (RES)

4444 W. Pt. Loma Blvd., #80, San Diego
Effective: 7/30/91
Violation: 10145(c), 10177(d)
 Right to RRES license on terms and conditions.

★ San Francisco Region
Bertrand, David L. (RES)

78 Eden Pl., San Ramon
Effective: 6/26/91
Violation: 490, 10177(b)
 Right to RRES license on terms and conditions.

DeMattei, Gary Louis (REB)

575 Dutton Ave., San Leandro
Effective: 8/2/91
Violation: 2832.1, 10145, 10176(i), 10177(d)(g)(j)
 Right to RREB license on terms and conditions.

Donohoe, Christopher Allen (RES)

78 Cherry Ridge Ln., San Jose
Effective: 8/30/91
Violation: 490, 10177(a)(b)
 Right to RRES license on terms and conditions.

Faust, Robert Harvard (REB)

1190 S. Bascom, Ste. 215, San Jose
Effective: 8/16/91
Violation: 10177(d)(g)(h)
 Right to RREB license on terms and conditions.

Fish, Franklin Wakefield III (REB, REO)

699 Hampshire Rd., #220, Westlake Village
Effective: 8/30/91
Violation: 2830, 2831, 2831.1, 2831.2, 2832.1, 2950(i), 10145, 10177(d)(h), 10231, 10232.2, 10232.25, 10234
Officer of: U.S. Home Loan of Ventura County Inc.
 Right to RREB license on terms and conditions.

Fong, Scotty Ming (RES)

963 Pacific Ave., Ste. 200, San Francisco
Effective: 8/14/91
Violation: 10130, 10177(d)
 Right to RRES license on terms and conditions.

Lazzeri, Michael Steven (RES)

1084 Fleetwood Dr., San Jose
Effective: 8/12/91
Violation: 10130, 10177(d)
 Right to RRES license on terms and conditions.

Medina, Leticia (RES)

350 Ardendale Dr., Daly City
Effective: 6/28/91
Violation: 490, 10177(a)(b)
 Right to RRES license on terms and conditions.

Midland Pacific Assoc. Inc. (REC)

963 Pacific Ave., Ste. 200, San Francisco
Effective: 8/14/91
Violation: 2830, 2831, 2831.1, 2832, 10137, 10145, 10177(d)
 Right to RREC license on terms and conditions.

Moana Sales Corporation (REC)

1100 Mar West St., Ste. B, Tiburon
Effective: 6/24/91
Violation: 2731, 2831, 2831.1, 2834, 10137, 10145(a), 10145(d), (d)(5), (g), 10163, 10177(d)(g)(h)
 Right to RREC license on terms and conditions.

Orlando, Michael Louis (REB)

160 W. Santa Clara St., #705, San Jose
Effective: 6/21/91
Violation: 490, 10177(b)
 Right to RREB license on terms and conditions.

Padilla, Cesar Olavario (RES)

39573 Phumas Ct., Fremont
Effective: 6/20/91
Violation: 10130, 10176(i), 10177(d)(g)
 Right to RRES license on terms and conditions; RRES license suspended for 30 days.

Purdy, Megann M. (RES)

4685 Albany Cir., #129, San Jose
Effective: 8/2/91
Violation: 490
 Right to RRES license on terms and conditions.

Russell, Glen Edward Jr. (RES)

826 Butternut Dr., San Rafael
Effective: 3/28/91
Violation: 10177.5
 Right to RRES license on terms and conditions.

Smith, Brian K. (RES)

1362 Fisher Hawk Dr., Sunnyvale
Effective: 8/2/91
Violation: 490
 Right to RRES license on terms and conditions.

Stevens, Wallace Starmont (REB, REO)

1795 3rd St., Napa
Effective: 7/17/91
Violation: 10176(c)(i), 10177(g)(h)(j)
Officer of: Wine Valley Management Group Ltd.
 Right to RREB license on terms and conditions.

Tipton, Debra Lynn (RES)

P. O. Box 1993, Sonoma
Effective: 8/21/91
Violation: 10130, 10137, 10145(c), 10177(d)
 Right to RRES license on terms and conditions.

Vargas, Frank Richard Jr. (RES)

798 Colorado Blvd., Santa Rosa
Effective: 7/19/91
Violation: 490, 10177(b)
 Right to RRES license on terms and conditions; RRES license to be suspended for 6 months.

Wine Valley Mgt. Group Ltd. (REC)

1795 3rd St., Napa
Effective: 7/17/91
Violation: 2726, 2752, 2832.1, 2834, 10145, 10177(d)
 Right to RREC license on terms and conditions.

★ Santa Ana Region
Anthony, Michelle Lagrave (REB)

19983-A Brookhurst St., Huntington Beach
Effective: 7/17/91
Violation: 2715, 2785(a), 2832, 10145, 10177(d)
 Right to RREB license on terms and conditions.

Bunch, William Don (RRES)

P. O. Box 113, Helendale
Effective: 8/30/91
Violation: 10177(d), 11024
 Right to RRES license on terms and conditions.

Century 21 Sunnymead Realty Inc. (REC)

24050 Sunnymead Blvd., Moreno Valley
Effective: 8/30/91
Violation: 2830, 2831, 2831.2, 2832.1, 2834, 10145, 10177(d)
 Right to RREC license on terms and conditions.

Dahler, Sheri Deane (REB, REO)

7974 Haven Ave., Ste. 201, Rancho Cucamonga
Effective: 6/18/91
Violation: 10177(d)
Officer of: Deer creek Financial
 Right to RREB license on terms and conditions. RREB license suspended 15 days; first 2 days stayed.

Flammang, Harry Lewis (REB, REO)

24050 Sunnymead Blvd., Moreno Valley
Effective: 8/30/91
Violation: 10177(h)
Officer of: Century 21 Sunnymead Realty Inc.
 Right to RREB license on terms and conditions.

Frias, Luis Michael (RES)
141 S. Buena Vista, #109, Corona
Effective: 7/23/91
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.

Gray, Richard Lee (REB)
26115 Hwy. 243, Idyllwild
Effective: 8/30/91
Violation: 10177(h)
Right to RREB license on terms and conditions.

Harboldt, Norman Ingram (REB)
19400 Beach Blvd., Ste. 5B, Huntington Beach
Effective: 8/30/91
Violation: 2725, 2726, 2731, 2830, 2831, 2831.2, 2832.1, 10145, 10176(a), 10177(d)
Right to RREB license on terms and conditions.

Harboldt, Sharon Ann (RES)
19400 Beach Blvd., Ste. 5B, Huntington Beach
Effective: 8/30/91
Violation: 10176(a)
Right to RRES license on terms and conditions; RRES license suspended for 20 days.

Lanterman, Larry Adrian (RES)
10430 Balsa St., Rancho Cucamonga
Effective: 6/18/91
Violation: 10130, 10177(d)
Right to RRES license on terms and conditions.

Marchiola, Nancy (RES)
23913 Mark Twain, Moreno Valley
Effective: 8/20/91
Violation: 10177(j)
Right to RRES license on terms and conditions.

Mendoza, Michael Anthony (RES)
801 E. Chapman Ave., Ste. 200, Fullerton
Effective: 8/6/91
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.

Potapov, Jack R. (REB)
18672 Florida St., Ste. 101B, Huntington Beach
Effective: 7/2/91
Violation: 2831, 2831.1, 2832, 2970, 10085, 10176(c), 10177(d), 10232(c), 10240
Right to RREB license on terms and conditions. RREB license suspended 60 days; all but 30 days stayed.

Recchia, Peter Louis Jr., (REB)
2100 Main St., #250, Irvine
Effective: 7/31/91
Violation: 10161.8, 10165, 10177(h)
Right to RREB license on terms and conditions. RREB license to be suspended 30 days; 15 days stayed on condition.

Romero, Fred J. (RES)
6353 Revere, Alta Loma
Effective: 6/11/91
Violation: 490, 10177(a)(b)
Right to RRES license on terms and conditions.

Tran, Kiet Thai-Tuan (RES)
16185 Brookhurst, Fountain Valley
Effective: 8/28/91
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.

Warren, Lytle Gean (REB)
10055 Slater Ave., Fountain Valley
Effective: 8/30/91
Violation: 10177(h)
Right to RREB license on terms and conditions.

Winn, Howard Aaron Jr. (RES)
24701 Cordova Dr., Dana Point
Effective: 6/13/91
Violation: 10137
Right to RRES license on terms and conditions.

Wood, J. Thomas (REB, REO)
268 N. Lincoln Ave., Ste. 11, Corona
Effective: 7/22/91
Violation: 2715, 2725, 2830, 2831.1, 2834, 10145, 10163, 10176(a), 10177(d)(j), 10238.3, 10249, 11012, 11013.4, 11018.2, 11019
Officer of: Glen Ivy Prop. Inc.
Right to RREB license on terms and conditions.

Wooden, Lowell A. (REB, REO)
127 Chelsea Cir., Palm Desert
Effective: 6/13/91
Violation: 2800, 10177(d)(j), 11012, 11013.2
Right to RREB license on terms and conditions; RREB license to be suspended 60 days.

SUSPENDED WITH STAYS

☆ Fresno Region

Royal T Management (REC)
3198 Willow, #110, Fresno
Effective: 6/20/91
Violation: 2726, 2741, 2830, 2830.1(a)(c)(d), 2831.2, 2834, 10137, 10145, 10145(a), 10177(d)(h)
Suspended 30 days, stayed for 1 year on conditions.

Thomas, David M. (REB, REO)
3198 Willow, #110, Clovis
Effective: 6/20/91
Violation: 10130, 10137, 10177(d)(f)
Suspended for 30 days, stayed for 1 year on conditions.

☆ Los Angeles Region

Agarwal, Daya Shanker (REB, REO)
5401 Long Beach Blvd., Long Beach
Effective: 7/18/91
Violation: 10177(g)
Suspended for 30 days, stayed for 1 year on condition.

Connolly, John Hugh (REB)
1433 Jesuita Ln., Santa Barbara
Effective: 7/30/91
Violation: 490, 10177(b)
Suspended for 180 days, all but 60 days stayed for 1 year on terms and conditions.

Giordani, Michael Angel (RES)
P.O. Box A-L, Monterey Park
Effective: 8/21/91
Violation: 10145(c), 10177(d)(g)
Suspended for 120 days, all but 60 days stayed for 3 years on terms and conditions.

Jaye, Frankie (RES)
P.O. Box 24020, Los Angeles
Effective: 7/30/91
Violation: 490, 10177(b)
Suspended 180 days, all but 60 days stayed for 1 year on terms and conditions.

Mulhearn Realtors (REC)
16911 Bellflower Blvd., Bellflower
Effective: 8/6/91
Violation: 2725, 2731, 10145, 10159.5, 10177(d)
Suspended for 30 days, stayed on condition.

Mulhearn, Bruce (REB, REO)
16911 Bellflower Blvd., Bellflower
Effective: 8/6/91
Violation: 2725, 10159.2, 10177(d)
Officer of: Mulhearn Realtors
Suspended for 30 days, stayed on condition.

Skiff, Judy Lee (REB)
35 N. Baldwin Ave., Sierra Madre
Effective: 8/28/91
Violation: 10176(a), 10177(c)
Suspended for 30 days, all but 10 days stayed for 1 year on terms and conditions.

☆ Sacramento Region

Len, Mark J. (REB, REO)
3574 Antelope Rd., North Highlands
Effective: 7/23/91
Violation: 10177(d), 11010, 11012, 11018.2
Suspended for 30 days, stayed for 120 days on conditions.

Skelly, Betty Marjorie (RES)
2580 Fair Oaks Blvd., Sacramento
Effective: 7/17/91
Violation: 10145(c), 10176.5, 10177(d)
Suspended for 15 days, stayed for 1 year on terms and conditions.

Stevens, Ojia McCullough (REB)
3668 Mountain View Dr., Rocklin
Effective: 8/8/91
Violation: 10177(d), 11018.2
Suspended for 15 days, stayed for 1 year on conditions.

☆ San Francisco Region

Alliance Mortgage Assoc. Inc. (REC)
2444 Moorpark Ave., #105, San Jose
Effective: 6/20/91
Violation: 10137
Suspended for 15 days, stayed for 1 year on condition.

Gardner, Donald Lee (RES)
551 Dorothy Ave., San Jose
Effective: 8/16/91
Violation: 10130, 10177(d)
Suspended for 30 days, stayed for 1 year on terms and conditions.

Gemulla, Michael John (RES)
2256 Brega Ln., Morgan Hill
Effective: 8/16/91
Violation: 10130, 10177(d)
Suspended for 30 days, stayed for 1 year on terms and conditions.

Hobbs, Lee Ralph (REB)
2120 Campton Rd., Ste. C, Eureka
Effective: 6/27/91
Violation: 10177(d)(g)(h)
Suspended for 30 days, stayed for 1 year on terms and conditions.

Jones, Ronald Lee (REB)
2444 Moorpark Ave., Ste. 100, San Jose
Effective: 6/20/91
Violation: 10177(g)(h)
Suspended for 15 days, stayed for 1 year on conditions.

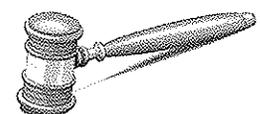
Mathis, Judith Elizabeth (RES)
1418 R St., Eureka
Effective: 6/27/91
Violation: 10176(a)(c)(i), 10177(d)(g)
Suspended for 30 days, all but 10 days stayed for 1 year on terms and conditions.

Wayne, Howard S. (REB, REO)
1731 Technology Dr., Ste. 460, San Jose
Effective: 6/20/91
Violation: 2726, 2741, 2830, 2830.1(a)(c)(d), 2831.2, 2834, 10137, 10145, 10145(a), 10177(d)(h)
Suspended for 30 days, stayed for 1 year on conditions.

☆ San Diego Region

Blumenfeld, Bernard (REB)
8240 Parkway Dr., Ste. 200, La Mesa
Effective: 6/12/91
Violation: 10137
Suspended 30 days, stayed for 1 year on condition.

De Malignon, Robert Keith (REB)
2837 Corvo, Costa Mesa
Effective: 8/21/91
Violation: 10177(h)
Suspended for 30 days, stayed for 1 year on condition.



Norwood, Richard Allen (REB)
5060 Corte Playa Catalina,
San Diego
Effective: 6/13/91
Violation: 10137, 10145(c),
10177(d)
Suspended for 90 days, stayed for
1 year on terms and conditions.

Ruff, Benjamin Thomas (REB)
779 Third Ave., Chula Vista
Effective: 8/27/91
Violation: 2832.1, 10145,
10177(d)
Suspended for 20 days, stayed for
1 year on condition.

Stegman, Robert Wesley (RES)
940 Sealane Dr., #6, Encinitas
Effective: 6/12/91
Violation: 10137
Suspended for 30 days, stayed for
1 year on condition.

☆ Santa Ana Region

Deerereek Financial (REC)
7974 Haven Ave.,
Rancho Cucamonga
Effective: 7/1/91
Violation: 10130, 10137, 10177(d)
Suspended for 30 days, stayed for
1 year on condition.

Financial Real Estate Network Inc. (REC)
21065 Bear Valley Rd.,
Apple Valley
Effective: 8/13/91
Violation: 10137
Suspended for 30 days, stayed for
1 year on conditions.

First Western Mortgage Corp. (REC)
567 San Nicholas, Ste. 409,
Newport Beach
Effective: 6/11/91
Violation: 2830, 2970, 10085,
10145, 10177(d)
Suspended for 30 days, stayed for
1 year on condition.

Glen Ivy Properties Inc. (REC)
268 N. Lincoln, Ste. 11, Corona
Effective: 7/22/91
Violation: 2715, 2725, 2830,
2831.1, 2834, 10145, 10163,
10176(a), 10177(d)(j), 10238.3,
10249, 11012, 11013.4, 11018.2,
11019
Suspended for 365 days, stayed
for 5 years on terms and
conditions.

Pacific Hills Mortgage Co. (REC)
1901 East 4th St., Santa Ana
Effective: 7/17/91
Violation: 2832.1, 2846.5,
10145, 10177(d), 10232(e),
10232.2, 10232.25
Suspended for 40 days, stayed for
1 year on condition.

Rowe, John Alan (REB, REO)
1971 East 4th St., Ste. 290,
Santa Ana
Effective: 7/17/91
Violation: 10177(h)
Officer of: Pacific Hills
Mortgage Company
Suspended for 40 days, stayed for
1 year on condition.

Rucker, Clifton Legrand (REB, REO)
567 San Nicholas, Ste. 409,
Newport Beach
Effective: 6/11/91
Violation: 2830, 2970, 10085,
10145, 10177(d)(h)
Officer of: First Western
Mortgage Corp.
Suspended for 30 days, stayed for
1 year on condition.

Vasquez, Vidal Manso (RES)
410 S. Euclid, Anaheim
Effective: 7/30/91
Violation: 490, 10177(b)
Suspended for 180 days, all but 60
days stayed for 1 year on terms
and conditions.

INDEFINITE SUSPENSIONS (under Recovery Acct. provisions)

☆ Los Angeles Region

Puskaric, John (RES)
1334 Calle de Oro,
Thousand Oaks
Effective: 6/6/91

Velazquez, James Louis (REB)
4645 Van Nuys Blvd.,
Sherman Oaks
Effective: 8/21/91

☆ Sacramento Region

Maguire, Daniel Thomas (REB)
P. O. Box 4909, Stockton
Effective: 6/20/91

☆ San Diego Region

Balcombe, Donna Joyce (REB)
114 West Third St., Escondido
Effective: 8/29/91

Lafer, Bernard R. (REB)
7801 Mission Center Ct., Ste. 200,
San Diego
Effective: 8/7/91

Moore, Carolyn Lee (RES)
aka: Carolyn Lee Oldner
7710 Balboa Ave., Ste. 111,
San Diego
Effective: 8/8/91

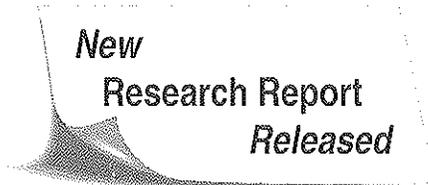
Pena, Gary Gilbert (RRRES)
8334 Clairemont Mesa Blvd.,
San Diego
Effective: 8/21/91

☆ San Francisco Region

Husack, George Joseph (REO)
c/o Raybould & Bartlett
P. O. Box 2, San Mateo
Effective: 6/6/91

Powell, Gary Douglas (REB)
169 Front St., Danville
Effective: 8/7/91

Tansill, Robert Leland (RES)
307 Orchard City Dr., Ste. 100,
Campbell
Effective: 8/29/91



The Department of Real Estate, through its Research Program, contracted with Ernst & Young to produce the independent research report titled, *The Need for Specialized Licensure and Education of Non-Residential Real Estate Licensees*. This report provides an analysis of the need, feasibility, and advisability of specialized licensure and educational requirements for brokers and salespersons employed in mortgage banking and loan brokering, property management, business opportunity, commercial and industrial, and time share real estate activities.

The report findings are based upon surveys and other related research activities that were performed for each specialty area. Recommendations are made as to the appropriateness of specialized licensure or some lesser form of control for each category of practitioner. Also discussed is the cost effectiveness of implementing such programs.

The Department is most appreciative of the input and assistance it received with respect to the report from its Non-Residential Active Licensee Task Force whose members were Arthur B. Hamel, Stanley Zimmerman, Marge H. Blaine, H. Kent Atwater, Robert L. Griffin, George R. Santy, Cari L. Koch, Richard C. Wolcott, and Bram White under the direction of Chairman Richard J. Rosenthal.

Copies of the report can be obtained by using the form provided in this bulletin. ☛

POSTAL STATEMENT

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SUSPENDED

☆ Los Angeles Region

Stanley, Darwin Carl (REB)
9216 Rendalia St., Bellflower
Effective: 7/31/91
Violation: 10163, 10177(h)
Suspended for 30 days.

☆ San Diego Region

Files, Phyllis Rae (REB)
9364 Edgewood Dr., La Mesa
Effective: 7/31/91
Violation: 10177(g)
Suspended for 60 days.

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New Publications:

* The Need for Specialized Licensure and Education of Non-Residential Real Estate Licensees

DRE	RE#	Title of Publication, Brochure, Report or Video	Cost	Quantity	Your Cost
	1	1989-90 Reference Book	\$15.00		
	2	1991 Real Estate Law Book	\$15.00		
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	14	Mortgage Financing for the Elderly (<i>1990; report</i>)	\$9.00		
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	33	Agency Disclosures in Residential Real Estate Transactions (<i>1988; video</i>)	\$25.00		
	35	Trust Deed Investments — What You Should Know (<i>brochure</i>) and	\$2.00		
	35A	Using the Services of a Mortgage Broker (<i>brochure</i>) (<i>35 & 35A are a set</i>)	<i>per set</i>		
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	37	Reserves Study Guidelines for Homeowner Association Budgets (<i>1989; report</i>)	\$9.00		
	38	Analysis of California's Escrow Industry as it Affects Real Estate Licensees (<i>1988; report</i>)	\$9.00		
	39	Common Interest Development Brochure (<i>brochure</i>)	<i>free</i>		
	40	Study of Home Equity Lending by Mortgage Loan Brokers (<i>1989; report</i>)	\$9.00		
	41	The Effects of California's Residential R.E. Transfer Disclosure Requirements (<i>1989; report</i>)	\$9.00		
	42	Study of the Use of Computers by Real Estate Licensees for Mortgage Loan Services (<i>1989; report</i>)	\$9.00		
	43	A Review of Secondary Mortgage Market Activities (<i>1990; report</i>)	\$9.00		
	44	Role of Licensees in Assisting First Time Buyers: What Can Be Done? (<i>1991; report</i>)	\$9.00		
	45	The Need for Specialized Licensure and Education of Non-Residential Real Estate Licensees (<i>1991; report</i>)	\$9.00		

SHIPPING INFORMATION

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SHIPPING ADDRESS			+ SALES TAX	
CITY	STATE	ZIP CODE	TOTAL ENCLOSED	\$

Notes From Licensing Has Your License Expired?

submitted by JoAnn Mejia, Office Services Supervisor II

Recent discussions in the *Real Estate Bulletin* have dealt with some of the misunderstandings and problems encountered by licensees who are renewing their licenses for the first time. This article will discuss those licensees who have allowed their license to expire rather than renewing the license "on time".

Licensees are allowed up to two years beyond the license expiration date to apply for renewal on a late basis. The exception to this is a new salesperson who initially obtained a *conditional* license which was subsequently suspended for failure to meet the statutory educational course requirements. The conditional license may not be renewed on a late basis if the suspension has not been lifted prior to the end of the first four-year license term. That person would have to requalify through the examination process in order to obtain a new license.

To renew an expired license, a proper renewal application and late renewal fee must be submitted, along with evidence of completion of Department-approved continuing education. All courses utilized to meet the continuing education requirement must have been completed within four years prior to the date the late renewal application

is submitted to DRE. For example, if your license expired on November 15, 1990, and you submitted your late renewal applica-

If you have an expired license you may not perform any activities which require a license.

tion to the Department on November 15, 1991, continuing education courses which you may have completed prior to November 15, 1987, could NOT be used to fulfill the continuing education requirement.

A critical point to remember if you have an *expired* license is that you may not perform any activities which require a license until a new license certificate is received following the late renewal process. If you renew *on-time*, that is, prior to your expiration date, you may continue working as a licensee without the renewal certificate

in hand. For on-time renewals, the renewal certificate should be received within approximately two weeks from the former license expiration date.

Some individuals unfortunately forget to renew their licenses within the two year grace period immediately following their license expiration date. Should these licensees wish to conduct business requiring a real estate license they must first requalify for a license through the examination process and meet the educational requirements in effect at the time of examination application.

The bottom line is *be careful not to let your license expire!* ☺



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