

REAL ESTATE BULLETIN

PETE WILSON, Governor
JIM ANTT, JR., Real Estate Commissioner

Winter 1996

Official Publication of the
California
Department of Real Estate
<http://www.dre/cahwnet.gov>

1996 DRE Legislative Summary

The following brief descriptions of 1996 legislation are intended to alert you to the existence of pertinent changes in the law. They should not be relied on as in-depth statements of the law. You should refer to the statutes for complete and accurate information. Copies of bills may be obtained from the author's office or from the Legislative Bill Room (State Capitol, Room B-32, Sacramento CA 95814).

All statutes are effective January 1, 1997, unless otherwise noted.

AB 2711 (Boland) Omnibus Bill — Chapter 587

Summary — (a) Repeals the requirement that real estate brokers submit a form annually to the Department if they broker eight or more loans; (b) reduces the requirement for brokers to maintain copies of mortgage loan disclosure and lender/purchaser disclosure statements from four years to three; (c) eliminates special requirements for the offering of land projects; (d) eliminates the Department's authority to approve "su-

pervised courses of study" for prelicense education; (e) authorizes licensees in certain instances, to petition the Commissioner to voluntarily surrender their licenses; (f) authorizes the Commissioner to issue a desist and refrain order against those who offer out-of-state

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Regulatory Reform Project Update

Under the direction of Commissioner Antt, the Department of Real Estate recently conducted a review of its regulations to determine if revisions were in order based on changes in the industry and consumer protection needs. The review was done in three phases. The first phase involved those regulations that directly affect the way businesses within the jurisdiction of the Department operate; the second phase involved those regulations that govern the way services are provided by the Department to the public; and the third phase involved those regulations that govern the internal business practices of the Department. To assist the Department with its review, input was solicited from the real estate, subdivision, and mortgage lending and brokerage industries.

As a result of the review, a number of regulations were recommended for either revision or repeal. The proposed regulation changes were drafted, public hearings were held and the resultant changes were submitted to the Office of Administrative Law for their review and approval. It is anticipated that the proposed changes will be adopted and become effective in January, 1997. A summary of the final regulation changes will be featured in the Spring issue of the *Real Estate Bulletin*.

License & Exam Fees Increase

In line with recently signed legislation, real estate license and examination fees will increase effective January 1, 1997. The increase will affect all examination fees, original real estate salesperson and broker license fees, as well as renewal and late renewal fees. Please note that the amount of fee to renew a license will depend on the expiration date of the license, or in the case of late renewals, the date of submission of the renewal application. If your license expires on or after December 31, 1996, you will be subject to the increased fees, *even if you mail your application prior to that date*. Any examination or original license application submitted to the Department that is postmarked on or after January 1, 1997 will be subject to the new fees.

The new fees are as follows:

	Sales	Broker
Examination	\$60	\$95
Re-Examination	\$60	\$95
Re-Schedule, 1st	\$15	\$20
Subsequent Re-Schedule	\$30	\$30
Fingerprint Processing Fee	\$32*	\$32*
Salesperson Original, Conditional ...	\$265*	
Salesperson Original, Unconditional	\$240*	
Broker Original		\$285*
On-Time Renewal	\$240	\$285
Late Renewal	\$360	\$427

* Note: The \$32 fingerprint processing fee is required if the applicant has never before been licensed in real estate by the DRE, or if a previously held license expired more than two years ago.

Questions regarding the fee increase may be directed to the Department of Real Estate at (916) 227-0931. 🏠

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STATE OF CALIFORNIA
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Legislative Summary

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subdivisions in California without first registering them with the Department; (g) corrects various technical errors.

AB 3342 (Knowles) Real Property Securities Dealers (RPSD) — Chapter 592

Summary — Eliminates the RPSD permit and authorizes future dealers to be covered by Corporations Law. Makes conforming changes to the law covering out-of-state subdivisions, which are defined as real property securities.

AB 2536 (Miller) Real Estate License Fees — Chapter 342

Summary — Raises the maximum allowable license fees for brokers and salespersons. Also raises examination fees for salespersons to \$60 and brokers to \$95.

Note — A Regulation will be adopted effective January 1, 1997 which will set the license fees at a level somewhat less than the maximum allowable under this bill. Please see related article on page 1.

AB 2530 (Miller) Time-shares — Chapter 541

Summary — Limits the Department's authority to qualify certain non-real property aspects of time-share offerings and permits the Commissioner to accept other states' approval and disclosures relating to time-share projects.

AB 3015 (Hawkins) CID Reserve Study — Chapter 80

Summary — Requires that a common interest development (CID) board make a visual inspection of the project's major components in conjunction with the reserve study. The bill also makes minor clarifications in this area.

SB 1525 (Wright) CID Insurance Disclosures — Chapter 396

Summary — Requires that a CID board provide a specific annual notice to members with respect to insurance coverage and details on the policies in effect. It adds property insurance disclosures to those relating to liability, flood and earthquake policies and requires that the insurance disclosures be made within 60 days preceding the association's fiscal year. The bill makes other minor changes aimed at providing more extensive and clear disclosures regarding insurance coverages and members' liabilities.

SB 258 (O'Connell) Home Inspectors — Chapter 338

Summary — Defines the terms "home inspector," "home inspection" and "home inspection report." The home inspection report must meet the standards of the American Society of Home Inspectors or the California Real Estate Inspection Association.

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Real Estate Advisory Commission

Michael Cortney
Vern Hansen
Melinda Masson
Mack Powell

George Francis
Betty Johnson
Walt McDonald
John Wong

The Perils Of Property Management

by Pete Hurst, Managing Deputy Commissioner III

There has been an increase in the number of complaints filed with DRE against property management firms in recent months and many of them involve the mishandling of trust funds. The Department notes in its *Reference Book*, "A real estate agent owes loyalty and confidentiality to the agent's principal, for whom the agent is a fiduciary and is prohibited from personally profiting by virtue of the agency relationship except through the receipt of compensation for services rendered by the agent in accordance with the terms of the employment agreement. The courts have consistently equated the duty of an agent to a principal with the duty owed by a trustee to a beneficiary. The Civil Code provides that, in all matters connected with a trust, a trustee is bound to act in the highest good faith toward the trustee's beneficiary and may not obtain any advantage over the latter by the slightest misrepresentation, concealment, duress or adverse pressure of any kind." Moreover, the agent is accountable for all moneys or other property which he or she receives from or on behalf of the principal, and, consistent with the provisions of Section 10145 of the Business and Professions Code, must hold and dispose of the money or property in accordance with instructions from the principal. The following scenarios are taken from actual investigations conducted by DRE of several different brokers engaged in property management activity.

DRE audited a property management corporation based on several complaints alleging mishandling of trust funds. An audit of the books and records revealed a trust fund shortage in excess of \$134,000 plus other violations of the Real Estate Law. The designated officer told DRE he had resigned prior to the occurrence of the trust account shortage. In fact, the officer's resignation was dated well after the trust account shortage began. After our audit commenced, the property owners received a letter from the unlicensed owners of the corporation fraudulently stating that

the trust account had been frozen by DRE for the duration of the audit. The unlicensed owners also contacted the property owners and offered to replace the shortage over a period of 18 months, provided a new property management agreement with a successor corporation was executed for a minimum 18 month period. A broker who was also licensed in Arizona and Nevada and

who resided in Bull Head City, Arizona, became the new designated officer of the successor corporation. This broker provided DRE with a false California residence address when applying for the designated officer license, and never came into California. An audit of this new corporation revealed a

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Correction and Clarification

Lead-Based Paint Disclosure Rule

by Dan Scannell, Policy Analyst, California Public Health Foundation

The Fall 1996 *Real Estate Bulletin* reprinted an article submitted by the Foundation which summarized new federal requirements regarding lead-based paint hazards in the sale, lease, or rental of housing built before 1978. The article contained some errors we wish to correct and clarify.

The previous article erroneously stated that the effective date of the requirements depends on the number of units in a building. Actually, the effective date depends on the total number of "residential dwellings" owned. The federal rule defines a residential dwelling as a single-family dwelling or a single-family dwelling unit in a structure that contains more than one separate residential dwelling unit, and in which each such unit is used or occupied, or intended to be used or occupied, in whole or in part, as the residence of one or more persons.

- For owners of more than four residential dwellings, the requirements became effective on September 6, 1996.
- For owners of one to four residential dwellings, the requirements became effective on December 6, 1996.

As noted in the previous article, properties subject to the new requirements are termed "target housing." The previous article listed the exemptions to target housing, including housing

"sold as a result of foreclosure." To be precise, this exemption should have been stated as housing "sold at a foreclosure sale." Further, it should be noted that a *subsequent* sale of a residential dwelling acquired at a foreclosure sale would not be exempt from the new requirements.

The previous article indicated that target housing does not include "rental housing that has been inspected by a certified inspector and found to be free of lead-based paint." The federal rule allows use of state certified inspectors only until a federal certification program or a federally accredited state certification program is in place.

Finally, the previous article indicated that the California pamphlet "*Environmental Hazards: A Guide for Homeowners, Buyers, Landlords, and Tenants*" was being reviewed for possible approval by the federal Environmental Protection Agency (EPA) as a substitute for the federal pamphlet titled "*Protect Your Family From Lead In Your Home*." We have since learned that the California pamphlet has received a one-year provisional approval and may be used to satisfy that portion of the federal rule which requires delivery of such a pamphlet to the buyer, lessee, or renter.

As stated in the previous article, you may obtain the essential compliance information by phoning the federal EPA at 1-800-424-LEAD. 🏠

Property Management

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trust fund shortage in excess of \$5,158, poor books and records, the employment and compensation of the unlicensed owners of the corporation, and not surprisingly, a failure of the broker to supervise the licensed activities of the corporation and its employees. The Department has initiated disciplinary action against the license rights of both the original and successor corporation, both designated broker officers, and issued Desist and Refrain Orders to the unlicensed owners of both corporations. Additionally, this case was referred to the district attorney for criminal prosecution and will be referred to the Arizona and Nevada real estate licensing authorities.

In another case, a licensed real estate salesperson entered into a property management agreement with the owner of an eight unit residential property. The agreement called for the salesperson to collect the rents, maintain the property, make monthly payments on the first trust deed and remit the balance to the property owner. Everything went well for about one year until the owner received a Notice of Default stating that the amount of \$47,337 was past due on the first deed of trust. The property owner and an attorney met with the salesperson, who admitted misappropriation of the moneys and entered into a restitution agreement. The property owner did not receive any payments. A civil suit was initiated by the property owner which resulted in a judgment against the salesperson for \$80,272. The Department audited the books and records of the salesperson's employing broker. This audit revealed numerous violations of the Real Estate Law, including failure to supervise licensed employees. The Department has initiated disciplinary action against the designated broker officer, the corporation and the salesperson. The case was also referred to the district attorney. As a result, the salesperson was convicted of grand theft of over \$150,000.

Another property management corporation had an inventory in excess of 200 single family residences. The De-

For the Record

The spring 1996 Real Estate Bulletin indicated that the real estate broker license of Charles Edward Myers had been revoked effective October 24, 1995. On September 23, 1996, the Department vacated the Order of Revocation after it was learned that the respondent was not the same person who suffered the criminal conviction which was the basis for the Order of Revocation. We apologize to Mr. Myers for any inconvenience or embarrassment.

partment received a complaint that a trust account check had been returned for non-sufficient funds. As a result, an audit of the broker's books and records was initiated. The audit findings disclosed that all of the rent moneys paid in cash were not deposited in the broker's trust account by the bookkeeper. A review of the trust account checks revealed numerous payments for personal expenses of the broker and a trust account shortage of \$90,005. The Department has initiated disciplinary action against the corporation and its designated officer.

Another broker corporation was managing 83 properties with approximately 600 units for 58 property owners. The Department received complaints when the property owners received an undated letter from the broker/designated officer stating the broker had been diagnosed with a terminal illness and the corporation had ceased operations. The property owners also received monthly statements showing positive balances in their individual accounts, and a notation the amounts would be paid in a couple of months. An investigation disclosed the corporation had abandoned its office and that the known bank accounts had no activity for the past several months. An audit of the available, but incomplete, records revealed a minimum trust fund shortage of \$170,275. Twenty (20) trust account checks totaling \$120,000 had posting notations that the funds were paid to the broker. To date, none of the property owners have received the positive balances owed to them. The Department has initiated disciplinary action against the corporate broker and the designated officer.

The above examples depict clear violations of an agent's fiduciary duty to a client and violation of the trust fund

statutes. Additionally, in each case the designated broker officers failed to perform their duty to supervise and control activities conducted on behalf of the corporation by its employees and officers. As a result, in addition to disciplinary action by the Department, the above licensees may be subject to criminal prosecution. In cases like these, the Department will make a referral to the local police department and district attorney for appropriate action. 🏠

Legislative Summary

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The bill also defines the standard of care owed by an inspector as that of a member of a nationally recognized trade association or licensing agency. It defines some unfair business practices and states that contracts which attempt to limit liability of the inspector to the cost of the report are contrary to public policy and invalid.

AB 2263 (Murray, K.) Landlord Screening Fees — Ch. 525

Summary — Defines "screening fees" and clearly excludes them from the definitions of advance fee and security as the terms are used in the Civil Code. It would also place various restrictions on charging screening fees and limit such a fee to \$30. This \$30 amount can be adjusted per the Consumer Price Index starting in 1998. This bill is related to AB 2384.

AB 2384 (Kuykendall) Advance Fees — Chapter 469

Summary — Defines an "advance fee" as not including a "security fee" or "screening fee" paid to landlords or their agents. 🏠

Disciplinary Action — June 1996 to August 1996



- ✓ 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 filed and the disciplinary action is stayed, until the stay is dissolved. Names of persons to whom licenses are denied on application are not published.
- ✓ Licensees are listed alphabetically by the District Office region of responsibility.
- ✓ The license type is listed in parentheses 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.

- ✓ Disciplinary actions that are “stayed” means “a delay in carrying out” all or part of the recommended discipline.

Commissioner's Regulations

- 2710 Failure to submit proof of completion of continuing education
- 2715 Broker's failure to maintain current address with DRE
- 2725 Failure of broker to review and initial agreements
- 2726 Failure to have broker-salesperson agreements
- 2731 Unauthorized use of fictitious business name
- 2742 Failure of corporate broker to file articles of incorporation
- 2752 Broker's failure to notify DRE of new salesperson
- 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 specific provisions for handling trust funds
- 2832.1 Broker's failure to obtain permission to disburse trust funds from an account involving multiple beneficiaries
- 2833 Escrow trust fund handling violation
- 2834 Trust account withdrawals by unauthorized person
- 2840 Failure to give borrower disclosure
- 2842.5 Failure to obtain borrower's signature on a mortgage loan disclosure statement
- 2950(d) Failure of broker handling escrows to maintain records
- 2950(h) Failure of broker to advise all parties of licensee's interest in agency holding escrow
- 2951 Record keeping requirements for broker handled escrows
- 2970 Misleading advance fee advertising material
- 2972 Advance fee accounting violations
- 3006 Failure to meet one or more CE offering requirements
- 3007.2 Failure to notify DRE of material change in CE course offering
- 3007.3 Failure to comply with CE course offering final examination rules
- 3007.3(b) Failure of CE course sponsor to follow final examination rules
- 3012.2 Failure of CE course sponsor to maintain proper attendance records

Business and Professions Code

- 480(a)(3) Performance of act which would have been grounds for disciplinary action
- 490 Relationship of conviction of licensed activity
- 498 License obtained by fraud, deceit or misrepresentation/omitting a material fact
- 10086 Violation of order to desist and refrain
- 10130 Acting without license
- 10137 Unlawful payment of compensation
- 10140.6 Failure to disclose license status in advertising
- 10145 Trust fund handling
- 10145(c) Failure by salesperson to deliver trust funds to broker
- 10148 Failure to retain records and make available for inspection
- 10159.2 Failure by designated officer to supervise licensed acts of corporation
- 10159.5 Failure to obtain license with fictitious business name
- 10160 Failure to have salesperson licenses in possession of broker
- 10161.8 Failure of broker to notify Commissioner of salesperson employment/termination
- 10162 Failure to maintain a place of business
- 10163 Failure to obtain a branch office license
- 10167.12 Violation of PRLS provisions
- 10176(a) Making any substantial misrepresentation
- 10176(e) Commingling trust funds
- 10176(g) Secret profit or undisclosed compensation
- 10176(i) Fraud or dishonest dealing in licensed capacity

- 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 or corporation
- 10177(j) Fraud or dishonest dealing not in licensed capacity
- 10177(k) Violation of restricted license condition
- 10177.2 Mobilehome sale violations
- 10177.5 Civil fraud judgment based on licensed acts
- 10232.25 Failure to file trust fund status reports
- 10232.4 Failure to give lender/purchaser disclosure
- 10234 Failure to 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
- 10249 Out-of-state subdivision sales
- 11010 Failure to file notice of intention to sell or lease subdivision
- 11013.4 Failure to comply with conditions with respect to delivery of title to a subdivision interest
- 11018.1 Failure to give public report
- 11018.2 Sale of subdivision lots without a public report

LICENSES REVOKED

Fresno Region

Dermody, Bill Joseph (REB, REO)
 1041 Murray St., San Luis Obispo
Effective: 7/11/96
Officer of: William Dermody & Company, Inc.
Violation: 2731, 2830, 2831.1, 2831.2, 2832, 2832.1, 10130, 10145, 10176(e), 10177(d)(j)

Harris, Joseph Merle (REB)
 2059 W. Bullard, #204, Fresno
Effective: 7/10/96
Violation: 10165, 10177(d)

Koon, Thomas H. (REB, REO)
 5050 Nottingham, Cambria
Effective: 7/9/96
Officer of: Pinedorosa Realty, Inc.
Violation: 2830, 2834, 10145, 10148, 10159.2, 10177(d)(h)

Pinedorosa Realty, Inc. (REC)
 P.O. box 1583, Cambria
Effective: 7/9/96
Violation: 2830, 2834, 10145, 10148, 10177(d)

William Dermody & Co., Inc. (REC)
 1041 Murray St., San Luis Obispo
Effective: 7/11/96
Violation: 2731, 2830, 2831.1, 2831.2, 2832, 2832.1, 10130, 10145, 10176(e), 10177(d)(j)

Los Angeles Region

A-Sentry Mortgage Corp. (RREC)
 28729 S. Western Ave., #130, Rancho Palos Verdes
Effective: 7/2/96
Violation: 2742, 2831, 2831.2, 2832.1, 2833, 10145, 10177(d)(k)

Allen, Sandra Jean (REB, REO)
 4281 Katella Ave., Ste. 103, Los Alamitos
Effective: 6/4/96
Officer of: Barton Funding Company, Inc.
Violation: 2715, 2731, 2831.1, 2832, 2950(h), 10086, 10159.2, 10159.5, 10162, 10177(d)(h)

Arambulo, Kirk Abesamis (RES)
 19545 Eagle Ridge Ln., Northridge
Effective: 6/4/96
Violation: 10130, 10177(d)

Arrowhead, Ltd. (REC)
 1900 E. Tahquitz Canyon Way, #C-2, Palm Springs
Effective: 7/9/96
Violation: 10137, 10177(d)



- Axelson, Donald W. (REB)**
16909 Parthenia St., Ste. 202A,
North Hills
Effective: 8/8/96
Violation: 10177.5
- Barker Financial Network, Inc. (REC)**
1720 W. Ball Rd., Ste. 4, Anaheim
Effective: 7/9/96
Violation: 10137
- Barton Funding Co., Inc. (REC)**
110 W. Ocean Blvd., Ste. 18,
Long Beach
Effective: 6/4/96
Violation: 2715, 2731, 2831.1,
2832, 2950(h), 10086, 10159.5,
10162, 10177(d)
- Basista, Marina A. (RES)**
7905 Agnes Ave., #1,
North Hollywood
Effective: 8/15/96
Violation: 490, 10177(b)
- Bearman, Gwen R. (REB)**
5100 E. La Palma, #202, Anaheim
Effective: 8/13/96
Violation: 10176(a)(i), 10177(g)
- Bearman, Roger R. (RES)**
1667 Mountain View Ln., Chino
Effective: 8/13/96
Violation: 10176(a)(i), 10177(g)
- Billa, Robert Allan (REB)**
27660 Marguerite Pkwy,
Ste. C219, Mission Viejo
Effective: 7/5/96
Violation: 10177(g)
- Bivings, Donald Edwin (RES)**
1313 Stonewood Ct., San Pedro
Effective: 6/4/96
Violation: 490, 10177(b)
- Blood, Todd Stewart (RES)**
1301 E. Las Rendas Dr., #65,
La Habra
Effective: 7/5/96
Violation: 498, 10177(a)
- Boley, Anastasia Lynn (REB)**
P.O. Box 5134, Beverly Hills
Effective: 7/9/96
Violation: 490, 10177(b)
- Borrego, Hugo R. (RES)**
7487 Pepper St.,
Rancho Cucamonga
Effective: 7/23/96
Violation: 10177(g)
- Bradshaw, Clarke Edward (REB)**
3528 Torrance Blvd., Ste. 209,
Torrance
Effective: 8/6/96
Violation: 2715, 2725, 2830,
2831, 2831.1, 2842.5, 10137,
10145, 10176(e), 10177(d), 10240
- Brooks, Murray Irving (RES)**
P.O. Box 3492, Seal Beach
Effective: 8/13/96
Violation: 490, 10177(b)
- Callihan, Jody Lee (RES)**
23792 Rockfield, Ste. 280,
Lake Forest
Effective: 8/14/96
Violation: 10177(j)
- Carreras, William (REB)**
177 Riverside Ave.,
Newport Beach
Effective: 8/6/96
Violation: 2715, 2731, 2830,
10145, 10148, 10159.5, 10162,
10176(e)(i), 10177(d)(g)
- Chew, Kin J. (RES)**
2046 McPherson Ave., L.A.
Effective: 8/15/96
Violation: 490, 10177(b)
- Coonen, Jeremiah Joseph (RES)**
1047 Day Break Ct.,
Anaheim Hills
Effective: 7/16/96
Violation: 490, 10177(b)
- Corporate Property Management, Inc. (REC)**
4300 Long Beach Blvd., Ste. 300,
Long Beach
Effective: 8/14/96
Violation: 2715, 2726, 2731,
2752, 2830, 2834, 10145,
10159.5, 10161.8, 10163, 10165,
10177(d)
- Curry, Steven Dewayne (RES)**
P.O. Box 1203, Santa Barbara
Effective: 8/15/96
Violation: 490, 10177(b)
- Dellcor, Inc. (REC)**
2730 Wilshire Blvd., 5th Floor,
Santa Monica
Effective: 7/9/96
Violation: 2715, 2742, 10162,
10177(d)(f)
- Diazibarra, Tomas J. (RRES)**
1919 E. Romneya, #455, Anaheim
Effective: 6/4/96
Violation: 490, 10177(b)(k)
- Doss Real Estate, Inc. (REC)**
1235 Zanja Way, Mentone
Effective: 6/6/96
Violation: 2831.2, 2832.1,
10145, 10177(d)
- Doss, Timothy Carl (REB, REO)**
303 Brookside Ave., Ste. 117,
Redlands
Effective: 6/6/96
Officer of: Doss Real Estate, Inc.
Violation: 2832.1, 10145,
10159.2, 10177(d)(h)(i)
- Downey, Patrick Michael (RES)**
2843 E. Main St., Ventura
Effective: 6/13/96
Violation: 490, 10177(b)
- Duarte, Richard Rios (REB)**
950 N. Walnut St., Apt. 1,
La Habra
Effective: 8/14/96
Violation: 2725, 2731, 2830,
2831.1, 2831.2, 2834, 2840,
10145, 10159.5, 10176(a),
10177(d)(j), 10240
- Exim Mortgage, Inc. (REC)**
3550 Wilshire Blvd., #920, L.A.
Effective: 8/12/96
Violation: 2742, 10137,
10176(i), 10177(d)(f)
- First West Coast Financial Corp. (REC)**
3325 Wilshire Blvd., Ste. 320,
Los Angeles
Effective: 8/12/96
Violation: 2834, 10137
- Fleischer, Wayne Neal (REB)**
620 Ivywood Dr., Oxnard
Effective: 8/21/96
Violation: 490, 10177(b)
- Galvan, Charles Luis (REB)**
11875 Pigeon Pass Rd., B-14,
#333, Moreno Valley
Effective: 8/20/96
Violation: 10165, 10177.5
- Gilweit, Linda Marie (RES)**
12354 Ferris Rd., El Monte
Effective: 7/23/96
Violation: 490, 10177(b)
- Gonzalez, Lucila (RES)**
600 E. Pinehurst St., La Habra
Effective: 7/9/96
Violation: 10177(j)
- Great Finance & Realty, Inc. (REC)**
10310 Paramount Blvd., Ste. 1,
Downey
Effective: 8/8/96
Violation: 10162, 10165,
10177(f)
- Greater Home Equity Savings Corp. (REC)**
11155 W. Washington Blvd.,
Culver City
Effective: 7/25/96
Violation: 2731, 2830, 2831,
2831.1, 2831.2, 2832, 2832.1,
2834, 10145(a), 10148, 10176(i),
10177(d)(g), 10234
- Groesbeck, Arthur J. III (RES)**
4346 Laurel Canyon Blvd.,
Studio City
Effective: 8/7/96
Violation: 10177(d)(j), 10249,
11010, 11013.3, 11013.4, 11018.1
- Guillory, Marjorie M. (RES)**
2016 N. Riverside Ave.,
Ste. C, Rialto
Effective: 6/4/96
Violation: 490, 10177(b)
- Hahn Realty, Inc. (REC)**
1570 East 17th St., Ste. A,
Santa Ana
Effective: 7/18/96
Violation: 10137
- Heiner, Garth Farr (RES)**
204 West 2000 North St., #0,
Layton, UT
Effective: 7/10/96
Violation: 490, 10177(f)
- Hester, Levon Merlin (REB)**
15055 Vista Rd., Ste. 3, Helendale
Effective: 7/9/96
Violation: 10177(d)(g)
- Kim, Connie H. (RES)**
700 E. Ocean Blvd., Ste. 2305,
Long Beach
Effective: 7/5/96
Violation: 490, 10177(b)
- Kim, Teak Soo (RES)**
11110 Claire Ave., Northridge
Effective: 8/20/96
Violation: 490, 10177(b)
- Lai, Kan Yee (RES)**
525 N. Chapman St., West Covina
Effective: 7/9/96
Violation: 498, 10177(a)
- Latin Corp. (REC)**
611 S. Atlantic Blvd., Los Angeles
Effective: 8/14/96
Violation: 10176(a)
- Lewis, Dinah (RES)**
126 Via Lorca, Newport Beach
Effective: 7/23/96
Violation: 10130, 10145(c),
10176(i), 10177(d)
- MacDonald, Charles J. (REB, REO)**
2400 W. Lincoln Ave., Ste. A,
Anaheim
Effective: 8/13/96
Officer of: Remodelers
Construction Funding, Inc.
Violation: 10159.2, 10177(d)(h)
- Magic Funding Corporation (REC)**
3450 Wilshire Blvd., #608, L.A.
Effective: 8/29/96
Violation: 2725, 2831.1, 2831.2,
2834, 2842.5, 2951, 10137,
10232, 10240
- Magna Financial Corp. (REC)**
7700 Irvine Center Dr., #290, Irvine
Effective: 7/18/96
Violation: 2830, 2831, 2831.2,
2834, 2842.5, 10177(d)
- Mason, Albert (REB)**
12801 S. Western Ave., Gardena
Effective: 6/20/96
Violation: 2840, 10148,
10176(a), 10177(d)(j), 10240
- Matlock, Lynn Lafette (RES)**
4642 E. Chapman Ave.,
Ste. 325, Orange
Effective: 7/3/96
Violation: 490, 10177(b)
- Migliore, Steven William (RES)**
32545 B Golden Lantern,
Dana Point
Effective: 8/29/96
Violation: 2832.1, 10130, 10145
- Nassar, Joseph Abraham (RES)**
20602 Arrow Hwy, #37, Covina
Effective: 8/13/96
Violation: 490, 10177(b)
- Nickerson, John R. (RES)**
15638 San Fernando Mission
Blvd., Granada Hills
Effective: 7/10/96
Violation: 498, 10177(a)
- Nieto, Janale (RES)**
1326 Lancewood Ave.,
Hacienda Heights
Effective: 7/5/96
Violation: 498, 10177(a)
- Nixon, Herbert Leon (RES)**
13992 Crenshaw Blvd., Gardena
Effective: 7/5/96
Violation: 490, 10177(b)
- Open House Financial (REC)**
10572 Acacia St., Ste. C4,
Rancho Cucamonga
Effective: 7/23/96
Violation: 10137, 10177(d)
- Oyogoe, Gregorio L. (RES)**
5207 Rosemead Blvd.,
Pico Rivera
Effective: 8/7/96
Violation: 498, 10177(a)(f)

- Payne, Tana Lynn (RES)**
26532 Nacome, Mission Viejo
Effective: 8/13/96
Violation: 10176(a)(i), 10177(g)
- Perez, Joseph Edmund (PRLS)**
6855 Van Nuys Blvd., Van Nuys
Effective: 7/9/96
Violation: 10167.12(a)(1)
- Remodelers Construction Funding, Inc. (REC)**
2275 W. Lincoln, Ste. P, Anaheim
Effective: 8/13/96
Violation: 2830, 2831, 2831.1, 2831.2, 2832.1, 2834, 10145, 10177(d), 10240
- Roberts, John Hubert (REB, REO)**
189 Upper Walden, Carmel
Effective: 8/29/96
Officer of: Roberts Properties
Violation: 2725, 2752, 2831, 2831.1, 2831.2, 2832.1, 2834, 2951, 10137, 10145, 10159.2, 10177(d)(g)(h)
- Roberts Properties (REC)**
223 S. El Camino Real, San Clemente
Effective: 8/29/96
Violation: 2725, 2752, 2831, 2831.1, 2831.2, 2832.1, 2834, 2951, 10137, 10145, 10177(d)
- Robinson, Niko Ruschell (RES)**
12310 Burbank, #10, North Hollywood
Effective: 7/2/96
Violation: 490, 10177(b)(f)
- Rodriguez, Richard James (REB)**
16911 Bellflower Blvd., Bellflower
Effective: 6/3/96
Violation: 498, 10177(f)
- Roma Financial Group (REC)**
314 N. Glendale Ave., Glendale
Effective: 8/15/96
Violation: 2726, 2752, 2831, 2831.1, 2831.2, 2832, 2840, 10145, 10161.8, 10177(d), 10240
- Ross, April Renee (RES)**
12 Mapache, Rancho Santa Margarita
Effective: 7/10/96
Violation: 490, 498, 10177(a)(b)
- Salazar, Arelis (RES)**
1150 N. Mayland Ave., La Puente
Effective: 7/10/96
Violation: 490, 498, 10177(a)(b)
- Sandoval, Alfredo (REB)**
1115 S. Marengo, Alhambra
Effective: 8/12/96
Violation: 10177(k)
- Sherrill, Ernest Ward (REB)**
1663 S. Briar Ave., Ontario
Effective: 8/15/96
Violation: 2752, 2830, 2831, 2831.1, 2831.2, 10177(d)
- Smith, Ronald (RES)**
23530 Hawthorne Blvd., #100, Torrance
Effective: 8/15/96
Violation: 490, 10177(b)
- Soni, Supriti (REB)**
1 Kensington Ct., Newport Beach
Effective: 6/4/96
Violation: 490, 10177(b)
- Stone, Donald Martin (REB)**
19900 Cantara St., Canoga Park
Effective: 6/26/96
Violation: 490, 10177(b)
- Sunland Mortgage, Inc. (REC)**
10945 South St., Ste. 104A, Cerritos
Effective: 6/4/96
Violation: 10177(d), 10238.3
- Taylor, Ronald Carl (REB)**
3377 Via Lido, Newport Beach
Effective: 7/5/96
Violation: 2830, 2831, 2831.2, 10148, 10177(d)(h)
- The People's Choice Real Estate Company (REC)**
21615 Berendo Ave., Torrance
Effective: 8/8/96
Violation: 2715, 2742, 10162, 10165, 10177(d)(f)
- Tobias, Michael H. (REB, REO)**
8901 Wilshire Blvd., Beverly Hills
Effective: 7/25/96
Violation: 10176(a)(i), 10177(d)(h)
- Vellanoweth, Roland Raphael (RES)**
11449 Morningstar Ln., Moreno Valley
Effective: 7/23/96
Violation: 10130, 10177(d)
- Verdugo, Oscar Anthony (RES)**
2170 Eveningwind, #365, Corona
Effective: 8/7/96
Violation: 10137, 10145(c), 10176(i), 10177(d)
- Villamor, Aurora C. (REB, REO)**
14547 Titus St., Ste. 217, Panorama City
Effective: 7/23/96
Violation: 10177(h)
- Weismann, Paul Michael (RES)**
177 Riverside Dr., Newport Beach
Effective: 08/06/96
Violation: 10176(a)(e)(i)
- West Coast Industrial Properties, Inc. (REC)**
536 E. Rowland St., Covina
Effective: 6/17/96
Violation: 2832, 2832.1, 10145, 10177(d), 10240
- Wheeler, Judith Ann (REB)**
1717 Prospect, Santa Barbara
Effective: 8/15/96
Violation: 10176(i), 10177(d)
- Whitaker, Walter C. (REB)**
3451 Torrance Blvd., #213, Torrance
Effective: 8/2/96
Violation: 490, 10177(b)
- Zahler, Norman Alan (REB)**
4400 MacArthur Blvd., #780, Newport Beach
Effective: 6/13/96
Violation: 490, 10177(b)
- Clark, Je Paul D. (RES)**
156 Alvarado Ave., Pittsburg
Effective: 7/1/96
Violation: 490, 10177(b)
- Fuelling, Donald Walter (RES)**
P.O. Box 1572, Fair Oaks
Effective: 8/22/96
Violation: 490, 10177(b)
- Hooser, Dana Moorene (REB)**
2913 Concord Blvd., Concord
Effective: 8/1/96
Violation: 490, 10177(b)
- Konecne, Christopher B. (REB)**
2789 Bechelli Ln., Redding
Effective: 8/22/96
Violation: 490, 10177(b)
- Leach, Sandra Lee (REB)**
11875 Silver Cliff Way, Gold River
Effective: 8/8/96
Violation: 10177.5
- Nolan, Thomas Cave (RES)**
169 Glacier Cir., Vacaville
Effective: 7/9/96
Violation: 490, 10177(b)(f)
- Picklesimer, Andrew N. (RES)**
P.O. Box 653, Red Bluff
Effective: 7/8/96
Violation: 490, 10177(b)
- Siino, Frank George (REB)**
1401 El Camino, 4th Fl., Sacramento
Effective: 7/1/96
Violation: 10176(a)(i), 10177(j)
- Vega, Linda Goree (RES)**
7411 Terrace Dr., El Cerrito
Effective: 7/11/96
Violation: 10177(j)
- Whigham, Susan Joy (REB)**
3158 Danville Blvd., Alamo
Effective: 7/9/96
Violation: 10177.5
- Meyer, Patricia Ann (RES)**
P.O. Box 84586, San Diego
Effective: 6/25/96
Violation: 10176(i), 10177(g)(j)
- Salas, Charles Joseph (RES)**
8880 Rio San Diego Dr., #625, San Diego
Effective: 6/25/96
Violation: 10176(i), 10177(g)(j)
- Waldron, Theresa Marie (RES)**
8880 Rio San Diego, #625, San Diego
Effective: 6/25/96
Violation: 10176(a), 10177(g)
- Whitehead, Gary Alan (RES)**
P.O. Box 927071, San Diego
Effective: 6/4/96
Violation: 10177(f), 10177.5

San Francisco Region

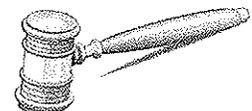
- Beardsley, Jay Michael (RES)**
200 Burnett, #67, Morgan Hill
Effective: 6/13/96
Violation: 498, 10177(a)
- Benigno, Joel Salvatierra (RES)**
3071 Valleywood Ct., San Jose
Effective: 8/28/96
Violation: 490, 10177(b)
- Chism, Stephen Wesley (RES)**
7573 Langley Canyon, Salinas
Effective: 7/11/96
Violation: 490, 10177(b)
- Chow, Celia Kim Wai (RES)**
569 Bright St., San Francisco
Effective: 7/8/96
Violation: 490, 10177(b)
- Domingo, Leonila V. (RES)**
257 Dennis Dr., Daly City
Effective: 7/11/96
Violation: 490, 10177(b)
- Eydehshteyn, Vladimir B. (RES)**
82 Tingley St., San Francisco
Effective: 6/27/96
Violation: 490, 10177(b)
- Fangon, Dante Enrico (RES)**
457 Abbot Ave., Daly City
Effective: 6/27/96
Violation: 490, 10177(b)
- Hernandez, Richard Paul (REB)**
1660 E Capitol Expressway, San Jose
Effective: 6/11/96
Violation: 10145(c), 10176(i), 10177(g)(j)
- Jacop, Deborah Greer (REB)**
574 Polk St., Monterey
Effective: 7/15/96
aka: Lee, Deborah Greer
Violation: 490, 10177(b)
- Johnson, Cynthia Sue (REB)**
3340 Walnut Ave., Ste. 110, Fremont
Effective: 8/21/96
Violation: 10176(a)(b)

San Diego Region

- Farrell, Donald Morton (REB)**
1626 Plover St., #B, San Diego
Effective: 8/22/96
Violation: 490, 10177(b)
- Grant, Reginald Leon (RES)**
P.O. Box 5104, San Diego
Effective: 8/13/96
Violation: 10177(d)(g)
- Jorgensen, Yolanda Gomez (RRES)**
4143 Palm Ave., San Diego
Effective: 7/23/96
Violation: 490, 10177(b)(k)
- Lacey, Carol Janice (RES)**
2604B El Camino Real, #291, Carlsbad
Effective: 8/1/96
Violation: 490, 10177(b)
- Lay, Leroy Dean (RES)**
9825 Arapaho, Spring Valley
Effective: 8/22/96
Violation: 490, 10177(b)
- Liles, Janice (RES)**
3859 Midway Dr., #103, San Diego
Effective: 7/23/96
Violation: 490, 10177(b)

Sacramento Region

- Brown, Gregory Scott (RES)**
330 Unit #A Wilson Ave., Sacramento
Effective: 7/9/96
Violation: 10177(j)





REVOKED WITH A RIGHT TO A RESTRICTED LICENSE

Fresno Region

Lambertson, Peter Leo (RRES)
20182 5th Street West, Sonoma
Effective: 7/15/96
Violation: 490, 10177(b)

Leong, Andy Y. (REB)
1150 Felton St., San Francisco
Effective: 8/7/96
Violation: 490, 10177(b)

Linn, Richard L. (RREB)
912 Garfield St., San Francisco
Effective: 7/15/96
Violation: 10177(k)

Moore, Larry Allen (RES)
444 Clauser Ave., Milpitas
Effective: 7/15/96
Violation: 490, 10177(b)

Palma, Edsel B. (RES)
2290 Burgundy Way, Fairfield
Effective: 7/16/96
Violation: 490(a), 10177(b)

Parker, Howard M. (RES)
2640 Pick Fair Ln., Livermore
Effective: 7/15/96
Violation: 490, 10177(b)

Polis, Robert Mark (REB)
4400 Keller Ave., Ste. 200,
Oakland
Effective: 6/25/96
Violation: 10148, 10176(a)(i),
10177(d)

Quinn, Patrick J. (RES)
Box 188, Pescadero
Effective: 8/5/96
Violation: 490, 10177(b)

Recinos, Joseph Rolando (RES)
1230 Halford Ave., #1,
Santa Clara
Effective: 7/15/96
Violation: 490, 10177(b)

Rossi, Gene Anthony (REB)
120 Beverly Dr., San Carlos
Effective: 8/1/96
Violation: 2715, 2731, 2830,
2831, 2831.1, 2834, 2970, 2972,
10085, 10145, 10146, 10148,
10176(i), 10177.5, 10177(d)

Rozental, Elizabeth (RES)
680 E. Calaveras Blvd., Milpitas
Effective: 7/18/96
Violation: 490, 10177(b)

Thomas, Joseph (RES)
2475 Forest Ave., San Jose
Effective: 7/29/96
Violation: 490, 10177(b)

Visconti, David Carey (RRES)
3909 Stevenson Blvd., #201,
Fremont
Effective: 7/18/96
Violation: 10177(k)

Walz, Gilbert Morris (RES)
1444 Vancouver, Burlingame
Effective: 6/27/96
Violation: 490, 10177(b)

Gibbs, Joyce Brenten (REB)
1031 Douglas Ave., Modesto
Effective: 7/1/96
Violation: 2710(c), 2715, 2830,
2831, 2831.1, 2832, 2832.1, 2833,
2834, 10145, 10161.8, 10163,
10176(e)(j), 10177(d)
Right to RRES license on terms
and conditions.

Mayo, Bert Charles Jr. (RES)
1209 Woodrow Ave., Ste. C,
Modesto
Effective: 8/30/96
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions.

Rege, Steven Richard (RES)
134 Regis St., Ste. C, Turlock
Effective: 8/8/96
Violation: 10176(a)(i)
Right to RRES license on terms
and conditions.

Los Angeles Region

Approval Mortgage, Inc. (REC)
2300 E. Katella, #235, Anaheim
Effective: 6/27/96
Violation: 2731, 2831, 2832.1,
2834, 10140.6, 10145, 10177(d)
Right to RREC license on terms
and conditions.

Ardi, Richard Michael (RREB)
19360 Rinaldi St., #330, Northridge
Effective: 7/1/96
Violation: 10177(h)
Right to RREB license on terms
and conditions; RREB license
suspended for 1 year.

Babiar, Thomas Brian (RES)
201 Herondo St., Redondo Beach
Effective: 7/10/96
Violation: 10176(i), 10177(d)
Right to RRES license on terms
and conditions.

Bustamante, Cary M. (RES)
11611 San Vicente Blvd., L.A.
Effective: 6/4/96
Violation: 498, 10177(a)
Right to RRES license on terms
and conditions.

Chase West Financial Corp. (REC)
5111 Dahlia Dr., Ste. B, L.A.
Effective: 8/8/96
Violation: 2715, 2725, 2830,
2831.1, 2831.2, 10145, 10177(d),
10240
Right to RREC license on terms
and conditions.

Clemson, David Lawrence (RES)
419 Cheyenne Pl., Placentia
Effective: 8/1/96
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions.

Contsoyannopoulos, Antoine (RES)
4541 Rhapsody Dr.,
Huntington Beach
Effective: 8/20/96

Violation: 10130, 10177(d)
Right to RRES license on terms
and conditions.

Drew, Cheryl D. (RES)
P.O. Box 290, Sunset Beach
Effective: 8/23/96
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions.

First Colonial Mortgage, Inc. (REC)
9550 Warner Ave., Ste. 232,
Fountain Valley
Effective: 8/20/96
Violation: 10137
Right to RREC license on terms
and conditions.

Gonzalez, Natividad (REB)
14914 E. Clark Ave.,
City of Industry
Effective: 7/11/96
Violation: 2725, 2830, 2831,
2831.1, 2831.2, 10145, 10177(d)
Right to RREB license on terms
and conditions.

Hethcoat, Steven Dale (RES)
2229 S. Loara St., Anaheim
Effective: 7/23/96
Violation: 480(a)(3), 10177(f)
Right to RRES license on terms
and conditions.

Home Equity Loans, Inc. (REC)
5040 W. Wooley Rd., Oxnard
Effective: 7/30/96
Violation: 2830, 2831, 2831.1,
2831.2, 2832, 2832.1, 2834,
10145, 10148, 10159.2, 10234,
10240, 10177(d)(h)
Right to RREC license on terms
and conditions.

Hubbard, Guy Denney (REB, REO)
28729 S. Western Ave., #130,
Rancho Palos Verdes
Effective: 7/2/96
Officer of: A-Sentry Mortgage
Corporation
Violation: 10177(h)
Right to RREB license on terms
and conditions.

Kruzell, Chester John (REB, REO)
1570 East 17th St., Ste. A,
Santa Ana
Effective: 7/18/96
Officer of: Hahn Realty, Inc.
Violation: 2725, 10137,
10177(d)(h)
Right to RREB license on terms
and conditions.

Mansour, Zaki Saleh (REB)
6255 Sunset, Ste. 2000, L.A.
Effective: 7/2/96
Violation: 490, 10177(b)(f)
Right to RREB license on terms
and conditions.

McCaskill, Barbara Annette (RES)
P.O. Box 2949, Big Bear City
Effective: 7/18/96
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions.

McLain, Allen F. (RES)
1515 Shenandoah St., #104, L.A.
Effective: 7/25/96
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions.

Mead, Norman Wayne (REB)
242 22nd St., Costa Mesa
Effective: 8/7/96
Violation: 2831, 2831.1, 2831.2,
2970, 10146, 10177(d), 10240
Right to RREB license on terms
and conditions.

Mota, Peter Joseph (REB)
901 N. Pacific Coast Hwy, #200,
Redondo Beach
Effective: 8/7/96
Violation: 2725, 2726, 2831,
2831.1, 2831.2, 2832.1,
2950(d)(h), 10145, 10159.5,
10160, 10177(d)(g)(h), 10240
Right to RREB license on terms
and conditions.

Navarro, Sylvia (REB)
405 N. Maclay Ave., #203,
San Fernando
Effective: 7/2/96
Violation: 2830, 2831.1, 2832.1,
2834, 10145, 10177(d)
Right to RREB license on terms
and conditions.

Ong, Kenneth B. C. (REB)
3322 N. San Gabriel Blvd.,
Rosemead
Effective: 7/1/96
Violation: 10177(f)
Right to RREB license on terms
and conditions.

**O'Shaughnessy, Terrence John
(REB, REO)**
5530 Corbin Ave., #245, Tarzana
Effective: 7/10/96
Officer of: Title West Mfg., Inc.
Violation: 2831, 2831.1, 2831.2,
2832.1, 10145(a), 10176(e),
10177(d)(h), 10240
Right to RREB license on terms
and conditions.

Pak, Chol Sun (REB)
9860 Garden Grove Blvd.,
Garden Grove
Effective: 7/16/96
Violation: 10145, 10161.8,
10177(d)(h)
Right to RREB license on terms
and conditions; RREB license
suspended for 30 days.

Pavlou, Christine (REB, REO)
1650 Ximeno Ave., Ste. 120,
Long Beach
Effective: 8/20/96
Officer of: First Colonial
Mortgage, Inc.
Violation: 2725, 10137,
10177(h)
Right to RREB license on terms
and conditions.

Pham, Kim L. (RES)
14251 Euclid St., #F103,
Garden Grove
Effective: 7/3/96
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions.

Pharr, Wayne Lawrence (RREB)
4903 W. Pico, Ste. 1, Los Angeles
Effective: 7/9/96
Violation: 2725, 10159.2,
10177(h)
Right to RREB license on terms
and conditions.

Prodan, Joseph Patrick (REB)
 16 Tribute Ct., Newport Beach
Effective: 8/13/96
Violation: 10177(g)
 Right to RRES license on terms and conditions.

Raymond, Kevin Lee (REB, REO)
 5111 Dahlia Dr., Ste. B, L.A.
Effective: 8/8/96
Officer of: Chase West Financial Corporation
Violation: 2725, 10177(d)(h)
 Right to RREB license on terms and conditions.

Rice, Michael Joseph (REB)
 7900 Limonite Ave., #G-163, Riverside
Effective: 6/4/96
Violation: 2715, 2731, 2752, 2830, 2831.J, 2831.2, 2832.1, 10145, 10148, 10161.8, 10163, 10165, 10177(d)
 Right to RRES license on terms and conditions.

Rogers, David Morris Jr. (REB)
 735 Huston Dr., Riverside
Effective: 8/8/96
Violation: 10159.2, 10177(d)
 Right to RREB license on terms and conditions.

Shabazian, Armen (RES)
 17400 Tilford Ct., Granada Hills
Effective: 6/27/96
Violation: 490, 10177(b)
 Right to RRES license on terms and conditions.

Strem, Kenneth Michael (RES)
 28750 N. Citrus Pl., Saugus
Effective: 7/1/96
Violation: 10177(g)
 Right to RRES license on terms and conditions.

Tan, Alejandro Redoloso (RES)
 P.O. Box 7119, Riverside
Effective: 8/7/96
Violation: 10177(g)
 Right to RRES license on terms and conditions; RRES license suspended for 90 days-all but 30 days stayed for 1 year on terms and conditions.

Tenney, Jack Ellis (REB, REO)
 2300 E. Katella, #235, Anaheim
Effective: 6/27/96
Officer of: Approval Mortgage, Inc.
Violation: 10159.2, 10177(h)
 Right to RRES license on terms and conditions.

Thielscher, Richard T. (REB, REO)
 5040 W. Wooley Rd., Oxnard
Effective: 7/30/96
Officer of: Home Equity Loans, Inc.
Violation: 2830, 2831, 2831.1, 2831.2, 2832, 2832.1, 2834, 10145, 10148, 10159.2, 10234, 10240, 10177(d)(h)
 Right to RREB license on terms and conditions..

Thomas, Andre Thomas (REB)
 3717 S. La Brea Ave., Ste. 322, Los Angeles
Effective: 6/4/96

Violation: 2725, 2731, 2830, 2831, 2970(h), 10159.5, 10177(d)(h), 10240
 Right to RREB license on terms and conditions.

Title West Mortgage, Inc. (REC)
 5530 Corbin Ave., #245, Tarzana
Effective: 7/10/96
Violation: 2831, 2831.1, 2831.2, 2832.1, 10145(a), 10176(e), 10177(d)(h), 10240
 Right to RREC license on terms and conditions.

Totaram, David (RES)
 P.O. Box 353, Lawndale
Effective: 7/30/96
Violation: 10130, 10177(d)
 Right to RRES license on terms and conditions.

Varciag, John William (RES)
 10591 Cherry Ave., Fontana
Effective: 8/13/96
Violation: 490, 10177(b)
 Right to RRES license on terms and conditions.

Sacramento Region

Nietschke, Maridce Louise (REB)
 1806 W. Kettleman Ln., Ste. D, Lodi
Effective: 7/10/96
Violation: 2731, 2830, 2831, 2832.1, 10145, 10148, 10159.5, 10177(d)
 Right to RRES license on terms and conditions.

San Diego Region

Bajet, Carlita Velasco (RES)
 10828 Aderman Ave., #136, San Diego
Effective: 7/2/96
Violation: 490, 10177(b)
 Right to RRES license on terms and conditions.

Bautista, Loreto Oliveras (REB)
 9750 Miramar Rd., Ste. 161, San Diego
Effective: 4/16/96
Violation: 2752, 2830, 2831, 2831.1, 2831.2, 2832, 2832.1, 10145, 10161.8, 10177(d)
 Right to RREB license on terms and conditions.

Hanna, James F. (REB)
 1855 Lincoln Ave., #263, El Centro
Effective: 7/8/96
Violation: 10176(i), 10177(d)(h)
 Right to RREB license on terms and conditions.

Johnston, Marilyn Hope (REB, REO)
 10250 Caminito Cuervo, #41, San Diego
Effective: 8/13/96
Violation: 2832.1, 2834, 10145, 10177(d)(g), 10232.25
 Right to RREB license on terms and conditions.

Lamothe, Daniel Omer (REB, REO)
 9708 Caminito Doha, San Diego
Effective: 8/2/96
Violation: 10177(h)

Right to RRES license on terms and conditions; RRES license to be suspended for 6 months

Stansbury, Jon Heath (RES)
 P.O. Box 2661, Rancho Santa Fe
Effective: 7/18/96
Violation: 490, 10177(b)
 Right to RRES license on terms and conditions.

Walker, Marvin Roy (REB)
 7925 Silverton Ave., Ste. 504, San Diego
Effective: 8/6/96
Violation: 10177(d)(g)
 Right to RREB license on terms and conditions.

San Francisco Region

Anderson, Roger William (RES)
 3963 Luella Pl., Castro Valley
Effective: 8/7/96
Violation: 10137, 10176(i)
 Right to RRES license on terms and conditions.

Barnes, Arthur Manoa (RES)
 5522 Scotts Valley Dr., Ste. B, Scotts Valley
Effective: 6/12/96
Violation: 490, 10177(b)
 Right to RRES license on terms and conditions.

Bayangos, Estelita Paraoan (REB)
 104 Summerrain Dr., South San Francisco
Effective: 7/8/96
Violation: 490, 10177(b)
 Right to RRES license on terms and conditions.

Campos, Anthony (REB)
 617 E. Lake Ave., Watsonville
Effective: 8/15/96
Violation: 10177.5
 Right to RREB license on terms and conditions.

Campos, Rebecca Lynn (RES)
 617 E. Lake Ave., Watsonville
Effective: 8/15/96
Violation: 10177.5
 Right to RRES license on terms and conditions.

Dhami, Gurinder Singh (RES)
 1642 Coral Tree Pl., San Jose
Effective: 8/5/96
Violation: 490, 498, 10177(a)(b)
 Right to RRES license on terms and conditions.

Feng, Eugene (REB)
 1086 Caggiano Dr., San Jose
Effective: 8/19/96
Violation: 490, 10177(b)
 Right to RREB license on terms and conditions.

Fields, Noble Lee (REB)
 870 Market St., Ste. 623, San Francisco
Effective: 7/22/96
Violation: 3006, 3007.2, 3007.3, 3012.2, 10177(d)
 Right to RREB license on terms and conditions.

Kelley, William Kibbee (REB)
 1226 Lincoln Ave., San Jose
Effective: 8/5/96

Violation: 2731, 2830, 2834, 10130, 10145, 10177(d)(g)(h)
 Right to RREB license on terms and conditions.

Rice, Glenn James (REB)
 39500 Stevenson Pl., Ste. 106, Fremont
Effective: 6/24/96
Violation: 490, 10177(b)
 Right to RREB license on terms and conditions.

Tran, Alex (REB)
 852 Tramway Dr., Milpitas
Effective: 8/19/96
Violation: 10177(j)
 Right to RRES license on terms and conditions.

Tse, Michael Yuksing (REB)
 1518 Noriega St., Ste. 202, S.F.
Effective: 6/18/96
Violation: 2830, 2831.1, 2831.2, 10145, 10176(e)(i), 10177(g), 10232.25, 10240
 Right to RREB license on terms and conditions.

Virgilio, Quincy Anthony Jr. (RES)
 2100 Southwest Expressway, #98, San Jose
Effective: 6/13/96
Violation: 490, 498, 10177(a)(b)
 Right to RRES license on terms and conditions.

SUSPENDED WITH STAYS

Fresno Region

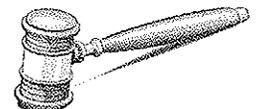
Silvers, James M. (REB)
 555 Main, Cambria
Effective: 7/9/96
Violation: 10176(a)
 Suspended for 10 days-stayed for 1 year.

Speirs, John Clark (REB, REO)
 6725 N. Golden State Blvd., Fresno
Effective: 8/14/96
Violation: 2725, 2834, 10145, 10159.2, 10177(d)(h)
 Suspended for 60 days-30 days stayed for 1 year on condition.

Los Angeles Region

Alexander, Joseph Edward (REO)
 10146 Balboa Blvd., Granada Hills
Effective: 8/16/96
Officer of: Park Regency, Inc.
Violation: 2831
 Suspended for 90 days-stayed for 1 year on conditions.

Belson, Jay Michael (REB)
 14242 Ventura Blvd., Sherman Oaks
Effective: 7/5/96
Violation: 10145(c), 10177(d)
 Suspended for 60 days-stayed for 1 year on conditions.





Jones, Patrick Henry (REB)
4630 Campus, Newport Beach
Effective: 7/3/96
Violation: 2830, 10145, 10165,
10177(d)
Suspended for 30 days-stayed for
1 year on condition.

Kim, Grace Haekyung (RES)
435 S. Virgil Ave., Los Angeles
Effective: 6/25/96
Violation: 10177(g)
Suspended for 60 days-30 days
stayed.

Kott, Paul Terrence (REB, REO)
1225 W. Lincoln Ave., Anaheim
Effective: 8/13/96
Officer of: Paul Kott Realtors,
Inc.
Violation: 10176(e), 10177(d)(h)
Suspended for 30 days-stayed for
1 year on conditions.

Lane, Marguerite Carol (REB, REO)
266 Mobil Ave., #108, Camarillo
Effective: 8/6/96
Officer of: J L M Loan Services,
Inc.
Violation: 2831, 10145(a),
10177(d)(h), 10232, 10232.25,
10240
Suspended for 60 days-stayed for
2 years on conditions.

Lee, In Soo (REB)
694 S. Hobart Blvd., Los Angeles
Effective: 6/26/96
Violation: 2830, 10145,
10177(d)
Suspended for 60 days-stayed for
2 years on terms and conditions.

Maxwell, Anthony L. (REB, REO)
3005 S. Bristol St., Santa Ana
Effective: 8/6/96
Violation: 2725, 10177(h)
Suspended for 90 days-stayed for
2 years on conditions.

McCallen, William C. (REB, REO)
24811 Via Larga, Laguna Niguel
Effective: 7/5/96
Violation: 10177(h)
Suspended for 40 days-stayed for
1 year on terms and conditions.

McCallen, William C. (REB, REO)
24811 Via Larga, Laguna Niguel
Effective: 8/8/96
Violation: 10159.2, 10177(d)
Suspended for 30 days-stayed for
1 year on terms and conditions.

Park Regency, Inc. (REC)
10146 Balboa Blvd., Granada Hills
Effective: 8/16/96
Violation: 2831
Suspended for 90 days-stayed for
1 year on conditions.

Paul Kott Realtors, Inc. (REC)
1225 W. Lincoln Ave., Anaheim
Effective: 8/13/96
Violation: 10176(e), 10177(d)(h)
Suspended for 60 days-stayed for
2 years on conditions.

Reynolds, James Lindsay (REB)
1000 Corporate Pointe, Ste. 104,
Culver City
Effective: 8/16/96
Violation: 2726, 10177(d),
Suspended for 30 days-stayed for
2 years on conditions.

Rollins, Glen Howard (REB, REO)
24106 Lyons Ave., Newhall
Effective: 6/30/96
Violation: 10176(a)
Suspended for 60 days-stayed for
1 year on terms and conditions.

Slaughter, Kenneth P. (REB, REO)
200 E. Carrillo St., Ste. 200,
Santa Barbara
Effective: 7/11/96
Officer of: Investec Management
Corporation
Violation: 2830, 2831, 2831.1,
2831.2, 2832, 2834, 10145,
10177(d)
Suspended for 90 days-stayed for
2 years on conditions.

Sunrise Corporation (REC)
42-600 Cook St., Ste. 200,
Palm Desert
Effective: 8/21/96
Violation: 10145, 10176(e),
10177(d)
Suspended for 90 days-stayed for
2 years on conditions.

Swartz, Larry Alan (REB)
57 Coronado Pointe,
Laguna Niguel
Effective: 7/5/96
Officer of: California Lending
Group, Inc.
Violation: 10137
Suspended for 15 days-stayed for
1 year.

Turk, Donald Darcy (REB)
220 Marina Way, #27,
Redondo Beach
Effective: 7/9/96
Violation: 10137, 10176(g),
10177(d)
Suspended for 60 days-30 days
stayed for 1 year on terms and
condition.

Viola, Tom R. (REB, REO)
2820 E. Garvey Ave. South,
West Covina
Effective: 6/17/96
Officer of: West Coast Industrial
Properties, Inc.
Violation: 10177(h),
Suspended for 90 days-stayed for
2 years on conditions.

Westmark Mortgage Corp. (REC)
535 Anton Blvd., Ste. 500,
Costa Mesa
Effective: 7/23/96
Violation: 10137
Suspended for 60 days-stayed for
1 year on terms and conditions.

Sacramento Region

Dawson, Richard Randall (REB)
161 B Butcher Rd., Vacaville
Effective: 6/11/96
Violation: 10177.2(d)
Stayed suspension.

Hanks, Bradley C. (REB)
190 S. Orchard, Ste. A105,
Vacaville
Effective: 6/11/96
Violation: 10177.2(d)
Stayed suspension.

Peer, George Sherman (REB)
20500 Joongshee Way, Lakehead
Effective: 6/20/96

Violation: 10177(d), 11018.2
Suspended for 30 days-stayed for
1 year.

Suetta, Ida Jeffie (RES)
3507 Wells Ln., Vacaville
Effective: 6/11/96
Violation: 10177.2(d)
Stayed suspension.

Zrelak, Rosemary M. (RES)
4343 Cromwell Ln., Vacaville
Effective: 6/11/96
Violation: 10177.2(d)
Stayed suspension.

San Francisco Region

King & Kelly, Inc. (REC)
3077 Stevenson Blvd., Fremont
Effective: 7/3/96
Violation: 2832.1, 10145(a),
10177(d), 10231.2, 10232,
10232.4, 10233
Suspended for 90 days-stayed for
2 years on conditions.

King, Kenneth Lowell (REB, REO)
43255 Mission Blvd.,
Ste. 303, Fremont
Effective: 7/3/96
Officer of: King & Kelly, Inc.
Violation: 2832.1, 10145(a),
10177(d)(g), 10231.2, 10232,
10232.4, 10233
Suspended for 90 days-stayed for
2 years on conditions.

SUSPENDED INDEFINITELY

San Diego Region

Labrador, Miguel A. Jr. (RRES)
18283 Sun Maiden Ct., San Diego
Effective: 7/31/96
Violation: 10177(k)

Los Angeles Region

Dryer, Charlene (REB)
22102 Business Center Dr.,
Ste. 130, Irvine
Effective: 7/25/96
Violation: 10162, 10165

Kemp, Casey (REB)
11100 Artesia Blvd., Ste. C,
Cerritos
Effective: 8/8/96
Violation: 10162, 10165

Valdez, Michael Vincent (RRES)
1217 South 5th St., Montebello
Effective: 7/31/96
Violation: 10177(k)

SUSPENDED

Los Angeles Region

Ryan, Pamela Lynn (RES)
15491 Pasadena Ave., #75, Tustin
Effective: 7/5/96
Violation: 10130, 10177(d)
Suspended for 30 days

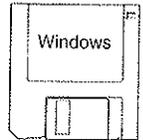
Real Estate Publications

- To order one or more of DRE's publications, photocopy or remove this page from your *Bulletin*. Complete and submit all information requested.
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Department of Real Estate, Book Orders, P.O. Box 187006, Sacramento, CA 95818-7006.
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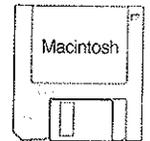
Minimum requirements for Windows —

386 DX2/33Mhz IBM compatible personal computer; 4MB physical RAM; 10MB available hard disk space; Windows version 3.11 or later; 3 1/2 diskette drive, 1.44MB format.



Minimum requirements for Macintosh —

8MB physical RAM; Macintosh System 7; 10MB available hard disk space.



Would you be interested in a CD ROM format in the future? YES NO

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- * ① Publication of the 1997 Law Book is expected sometime in January 1997. Orders will be filled upon availability.
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DRE	RE#	Title of Publication, Brochure, Report or Video	Cost	Quantity	Your Cost
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	2	① 1997 Real Estate Law Book	\$20.00		
	2A	① 1997 Real Estate Law Book (Windows version) Refer to system requirements above.	\$20.00		
	2B	① 1997 Real Estate Law Book (Macintosh version) Refer to system requirements above.	\$20.00		
		① 1997 Real Estate Law Book — Paper copy AND <input type="checkbox"/> Windows <input type="checkbox"/> Macintosh	\$35.00		
	4	Instructions to License Applicants (brochure)	free		
	6	Disclosures in Real Property Transactions (1993; booklet)	\$2.00		
	8	Operating Cost Manual for Homeowners' Association	\$10.00		
	14	② Mortgage Financing for the Elderly (1990; report)	\$5.00		
	15	② Fixed Rate/Adjustable Rate Mortgages: Availability and ... Preferences (1990; report)	\$5.00		
	16	② Study of the Future Outlook of California Common Interest Developments (1991; report)	\$5.00		
	17	② Feasibility of a State Sponsored Mortgage Insurance Program for Low and Moderate Income Home Buyers (1992; report)	\$5.00		
	20	② Evaluating the Availability of Mortgage Credit in the Inner-Cities (1992)	\$5.00		
	21	② Job Analysis and Examination Specifications Study (1993; report)	\$5.00		
	31	② An Assessment of Foreign Investment in California Real Estate (1991; report)	\$5.00		
	33	② Agency Disclosures in Residential Real Estate Transactions (1988; video)	\$15.00		
	35	Trust Deed Investments — What You Should Know (brochure) and	\$2.00		
	35A	Using the Services of a Mortgage Broker (brochure) (35 & 35A are a set)	per set		
	37	② Reserve Study Guidelines for Homeowner Association Budgets (1990; report)	\$5.00		
	39	Common Interest Development Brochure (brochure)	free		
	45	② The Need for Specialized Licensure and Education of Non-Residential Real Estate Licensees (1991; report)	\$5.00		
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SHIPPING INFORMATION

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

EDUCATION COURSES WITHDRAWN

San Francisco Region

Noblefields School of Real Estate
870 Market St., Ste. 623, SF
Effective: 7/22/96
Violation: 3007.3(b), 3010, 10170.4
Courses: #0722-1015 Agency Relationships, #0722-1019 Residential Property Management, #0722-1009 Ethics & Professional Conduct, #0722-1018 Probate & Estate Taxes Lesson III, #0722-1020 Real Estate Contracts, #0722-1017 Fair Housing, #0722-1016 Trust Funds: Responsibilities/Liabilities, #0722-1014 Agency Relationships, #0722-1013 Trust Funds: Responsibilities/Liabilities, #0722-1012 Fair Housing, #0722-1011 Residential Property Management, #0722-1010 Preparing Successful Real Estate Contracts, #0722-1008 Probate & Estate Taxes, #0722-1007 Ethics & Professional Code Courses suspended for 1 year; all but 2 weeks stayed for 2 years on terms and conditions.

Noblefields School of Real Estate
870 Market St., Ste. 623, SF
Admin.: Fields, Noble Lee
Effective: 7/22/96
Violation: 3010, 10170.4
Courses: #0722-1021 Ethics & Professional Conduct, #0722-1022 Probate and Estate Taxes and Probate Sales Procedures Courses approved and suspended for 1 year; all but 2 weeks stayed for 2 years on terms and conditions.

INDEFINITE SUSPENSIONS (under Recovery Acct. provisions)

Los Angeles Region

Arnold, William Edward (RES)
4902 Dune, Oxnard
Effective: 8/16/96

Courtway, Emily (REB)
32272 Coast Hwy., Laguna Beach
Effective: 6/25/96

Falk, Fred Lee (REB)
15300 Ventura Blvd., Ste. 200, Sherman Oaks
Effective: 6/17/96

Fish, Franklin Wakefield III (REB)
350 S Havenside Ave., Newbury Park
Effective: 8/29/96

Hansberger, David Leroy (REB)
35249 Yucaipa Blvd., Yucaipa
Effective: 8/29/96

Lusear, Gerald Louis (RREB)
59 East 9th St., Upland
Effective: 6/25/96

Porchia, Larry (REB)
1222 W. 78th Street, Los Angeles
Effective: 6/25/96

Reyes, George (REB)
30742 Lakefront Dr., Agoura Hills
Effective: 8/7/96

Ruppert, C. Thomas (REB)
c/o Fred Sands Realtors
11611 San Vicente Blvd., 9th Floor, Los Angeles
Effective: 7/31/96

United Mortgage, Inc. (REC)
15300 Ventura Blvd., Ste. 200, Sherman Oaks
Effective: 6/17/96

San Diego Region

Carey, George Edward (REB)
1010 Brewley Ln., Vista
Effective: 6/26/96

Dellwo, Richard Edward (REB)
8190 Mira Mesa Blvd., #J, San Diego
Effective: 7/31/96

Gillelen, Richard Lewis (REO)
El Capitan Inv. Co., Inc. (REC)
2356 Moore St., Ste. 200, San Diego
Effective: 8/29/96

Golden Triangle Capital, Inc. (REC)
5510 Morehouse Dr., Ste. 290, San Diego
Effective: 6/26/96

Nadal, Sandra Benton (REB)
589 Mountainview Rd., El Cajon
Effective: 6/6/96

San Francisco Region

Calangian, Ricardo Dela Cruz (REB)
2488 Junipero Serra Blvd., Daly City
Effective: 7/31/96

Chastain, Kenneth William (REB)
4675 Stevens Creek Blvd., Ste. 122, Santa Clara
Effective: 8/29/96

Larson, Franklin James (REB)
2467 Homestead Rd., Santa Clara
Effective: 6/21/96

Matos, Antonio Agostinho (REB)
1171 Homestead Rd., Ste. 150, Santa Clara
Effective: 6/21/96

Pamintuan, Erlinda Balingit (RES)
68 Morton Dr., Daly City
Effective: 7/31/96

Philco Mortgage Co., Inc. (REC)
2901 Moorpark Ave., Ste. 100, San Jose
Effective: 8/29/96

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