

REAL ESTATE BULLETIN

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

Winter 1998

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

Commissioner's Message

My time as Commissioner of Real Estate has come to an end. As I look back over the past three and one half years, I am very proud of our accomplishments. Some of these are as follows:

- DRE Web site with public access to the licensee database
- Electronic version of the *Real Estate Law* book
- Updated *Reference Book*
- Interactive Voice Response System for license exam applicants
- Regulation reform project (44% of regulations repealed or modified)
- Simplified time-share qualification process
- Streamlined continuing education course approval process
- Standardized audit program
- Administrative regulations for Master Planned Communities
- Customer Service Survey program

When I started in June of 1995, the Department was faced with declining revenue because of the economic conditions at that time. Because of this, we simply had to do "more with less." Even though it was necessary to reduce staff by approximately 26% to maintain a balanced budget, everyone just worked harder to get the job done. I am very proud of the staff at the Department as they worked through some very difficult times.

The real estate economy in California has finally returned and the financial pressures facing the Department have eased, but the need to keep up with the world of technology will put even further bur-

1998 DRE Legislative Summary

By Dan Garrett

The brief descriptions set forth below of 1998 legislation are intended to alert licensees of pertinent changes in the law. We encourage you to consult the statutes for complete information. All statutes are effective January 1, 1999, unless otherwise noted.

Bill/Author	Subject	Chapter
Department Sponsored		
AB 1770 (Kuykendall)	Corporate Licensees	507
Mortgage Brokers		
AB 1658 (Leach) (Urgency)	Mortgage Broker Disclosures	145
AB 1203 (Kuykendall)	Table Funding	26
SB 1554 (Kopp)	Mortgage Brokers	641
Other		
AB 1855 (Oller)	Inducements	126
SB 1989 (Polanco)	Sex Offender Database	645
AB 1195 (Torlakson)	Hazards Disclosures	65

AB 1770 (Kuykendall) (DRE Bill) Chapter 507

Clarifies the law to state that corporate licensees can be held accountable for violations of the Real Estate Law if it is established in the hearing that officers or shareholders were in fact guilty of infractions.

dens on the DRE in the future. In this regard, it is critical that the Department strive to keep pace with technology.

We could not have accomplished what we did at the Department without the support and understanding of the industry. For this, I thank all of you. Also, I deeply appreciate the work of the Advisory Commission members. Their assistance was very helpful to me. I now look forward to returning to Bakersfield and private industry and am confident that with John Liberator as the Chief Deputy of the Department, both the licensees and the public will be served. Thanks for a great experience! 🏠

It also clearly states that corporate licensees may not be held responsible for the illegal actions of designated officers if these actions were not performed under the authority of the corporation.

SB 1554 (Kopp) Chapter 641

Makes a number of reforms to mortgage brokering practice. Additionally, it allows the Department to charge for the costs of an audit which is used to establish, through an administrative hearing, that a broker has been guilty of trust fund violations. It also liberalizes the criteria for making claims against the Recovery Account. This bill allows claims in the case where a salesperson acts as a broker when defrauding the public. The provisions of this bill affecting the Recovery Account will not become effective until July 1, 2000.

AB 1195 (Torlakson) Chapter 65

Enacts the provisions of AB 6X of last year. This bill requires sellers

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STATE OF CALIFORNIA
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DEAN R. DUNPHY, Secretary

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JIM ANTT, JR., Real Estate Commissioner

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A Fine May Be Levied For Unlicensed Mortgage Loan Activity

by Thomas McCrady, Los Angeles District Manager

In every aspect of the real estate business where participants must have a real estate license, there will sometimes be a person operating without a license. This is known as unlicensed activity.

A broker's use and compensation of an unlicensed agent is illegal and could result in damage to consumers. Unlicensed agents may have backgrounds which would disqualify them from licensure and may not have the education necessary to pass the license examination and qualify for a license.

When an investigation discloses that a broker has employed and compensated a person for unlicensed activity, the Department of Real Estate (DRE) can file a Desist and Refrain Order (D&R) and an Accusation against the broker for violation of Business and Professions Code Section 10137. The unlicensed person is also a subject for the issuance of a D&R, for violation of the Real Estate Law, Section 10130.

Business and Professions Code Section 10139.5 provides that the Real Estate Commissioner may levy a fine of up to \$10,000 against a broker for employ-

A broker's use and compensation of an unlicensed agent is illegal ...

ing or compensating an unlicensed person to solicit borrowers or lenders or negotiate loans secured by real property. The Commissioner must levy the fine in conjunction with a license disciplinary proceeding in which DRE establishes that the broker violated Section 10137. DRE must credit such fines to the Recovery Account portion of the Real Estate Fund.

Consider the results of one borrower's complaint against a company operating as a mortgage broker. The borrower alleged that actual loan costs exceeded those represented by the agent who negotiated the loan. The borrower told DRE that when she complained about the amounts, the agent promised to refund part of the difference but did not do so. After determining that the agent (and president of the company) was not licensed, DRE issued a D&R against the responsible broker and the unlicensed agent and filed an Accusation against the broker. The results for the broker: license revocation, with the right to apply for a restricted license, and a \$5,000 fine.

The moral of this story is that unlicensed activity is considered a very serious violation of the Real Estate Law and can result in significant adverse consequences to one's license. 🏠

Real Estate Advisory Commission

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George Francis	Melinda Masson	John Wong
Vern Hansen	Walt McDonald	

Keeping Current Addresses on File

by Robin Wilson, Chief Legal Officer

During fiscal year 1997-98, the Department filed over 688 accusations to initiate the formal license disciplinary process which could result in the suspension or revocation of the related real estate licenses. The year before, the Department filed 621 accusations. During this same two-year period, the Commissioner signed orders revoking, suspending or reprobating 1,023 licenses. A number of these orders were the result of default proceedings where the licensee failed to request a hearing. In some default cases, the licensee had moved and, having failed to advise the Department of the new address, did not receive the accusation.

All too often, the Department hears from a surprised licensee who, when attempting to renew his or her license, learns that it had been revoked, by default, after proper service of an accusation to the licensee's mailing or business address on file with the Department. Licensees can avoid this and other, less severe, communication problems by complying with the following provisions of Commissioner's Regulation 2715:

1. Every broker, except a broker employed in the capacity of a salesperson, is required to maintain on file with the Department:
 - (a) The address of his or her principal place of business for brokerage activities (a post office box is not considered a place of business);
 - (b) The address of each branch office; and
 - (c) His or her current mailing address.
2. Every broker who is acting as a salesperson to another broker under written agreement must maintain on file with the Department:
 - (a) The address of the business location where he or she expects to conduct most of the activities for which a license is required;
 - (b) His or her current mailing address.
3. Every salesperson must maintain on file with the Department:
 - (a) His or her current mailing address; and
 - (b) If applicable, the principal business office address of his or her employing broker.

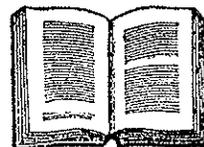
The key phrase in these requirements is "maintain on file." For this purpose, the following forms are available at any Department office or may be ordered by calling the Licensing Section at 916 - 227-0931:

RE 204 - Broker Change Application
 RE 204A - Corporation Change Application
 RE 214 - Salesperson Change Application

The forms may also be downloaded from the Department's Web site at www.dre.ca.gov. 🏠

Old Story, Modern Ending

Land fraud has a long and varied history in California. Stories of land promoters hanging oranges on sage brush in the desert and representing the property as suitable for farming are, unfortunately, part of our pioneer experience. Today, such unsophisticated schemes have been superseded by more subtle but no less despicable scams.



For example, the Department of Real Estate filed a Desist and Refrain (D&R) Order against an Antelope Valley broker for selling subdivided land without a final subdivision public report. In most instances, this would take care of the problem; the subdivider would stop sales and obtain the necessary public report.

However, the Department received further complaints against the same broker. This time there were allegations of sales without a public report, failure to pay the underlying note secured by a deed of trust on the property, and misrepresentation of the value of the property. Due to the disregard of the previous D&R and amount of money the victims stated they had lost, the case was assigned to the Department's special investigations section. The case was also referred to the Los Angeles County Sheriff's Real Estate Fraud Unit and the Los Angeles County District Attorney's Major Frauds Section.

The investigation disclosed that the broker had purchased the property with the seller carrying back a large note secured by the property. The property was sold as an undivided interest subdivision with financing through an all-inclusive deed of trust. No provisions were

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Licensing Tips

by William E. Moran, Licensing Manager

The Department's Licensing Section receives and processes a high volume of documents for various licensing transactions, including original and renewal license applications and change notices. Inevitably, processing time frames are increased when incomplete applications are submitted. The following are a few tips for a smooth licensing transaction.

Be sure to read instructions and fully complete applications

One common problem that causes delays in processing is the submission of unsigned or incomplete forms. To avoid processing delays, licensees should carefully read the instructions that accompany the licensing forms and ensure that all required information on each form is provided. In addition, licensees should ensure that forms are legibly signed by the required parties. For example, to register a new employing broker for a salesperson, the Salesperson Change Application (RE 214) must be signed by both the broker and the salesperson. Note that original signatures are required on documents. Photocopies of signatures are not acceptable.

Submit Legal Presence Documents

On August 1, 1998, in compliance with federal law and pursuant to Commissioner's Regulation 2718, the Department began requiring that all original and renewal real estate license applicants submit proof that they are either a United States citizen or a legal resident alien prior to being issued an original or renewal license. Accordingly, all original and renewal license applicants should make certain that they submit an appropriate document* establishing legal presence in the United States, together with a properly completed State Public Benefits Statement (RE 205). It should also be noted that these documents can be submitted at any time during a licensee's four-year license term. Submitting the documents

early can help avoid problems when a license comes up for renewal. Once a licensee establishes permanent legal presence in the United States with the Department, no further verification will be required with respect to future license renewals.

*Copy of birth certificate or U.S. passport, Certificate of Naturalization, etc. For complete list, obtain RE 205B from any Department office or the Department's Web site (address below).

Maintain Current Mailing Address with DRE

Many licensees do not notify the Department of a change in their mailing address. Without a proper mailing address, the Department is unable to provide the licensee with important information, such as a courtesy reminder that the license is due for renewal, or with current editions of the *Real Estate Bulletin* that provide information on changes to license requirements and other developments. In order to determine if your licensing record reflects your correct mailing address, please check our Web site at www.dre.ca.gov or call the Licensing Section at (916) 227-0931.

With a little care, licensing documents can be properly completed and processing delays can be avoided. If you have questions after reading the instructions that accompany the document you are submitting to the Department, please check our Web site at www.dre.ca.gov, or call the Licensing Section at (916) 227-0931 or the district office nearest to you. 🏠

Old Story

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made for the purchase money to be held by a neutral third party as required by the Subdivided Lands Law. The broker failed to make payments to the holder of the underlying note and placed the victims' purchases in jeopardy as the original owner could have foreclosed on the property, causing the victims to lose their property and the money they spent.

Upon the conclusion of the investigation, an Accusation was filed against the broker. The broker petitioned the Department to voluntarily surrender her license. The petition was accepted and the broker is no longer licensed.

So what is the different ending in this case? The broker was arrested and charged with 44 felonies in connection with the sale of the property and is now facing a prison sentence. This action is notable in that it highlights the commitment of local authorities to prosecute such scams and sends a message to violators that much more than their license is at stake. 🏠

Larry Smith Retires

After nearly 33 years with the DRE, Larry W. Smith retired November 30, 1998. For the past 13 years, Smith headed the Mortgage Loan Section as Managing Deputy Commissioner IV. This section acts as liaison for DRE with mortgage trade organizations and has responsibilities that include monitoring mortgage broker activities, enforcing advertising laws, assisting consumers with mortgage related problems, publishing the *Mortgage Loan Bulletin* and several other consumer related publications.

We wish Larry a long and happy retirement. 🏠

Disciplinary Action — June 1998 to August 1998

- ✓ 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

- 2715 Licensee's failure to maintain current business or mailing address with DRE
- 2725 Failure of broker to exercise reasonable supervision over the activities of his or her salespersons
- 2726 Failure to have broker-salesperson agreements
- 2731 Unauthorized use of fictitious business name
- 2740 Performing licensed acts by corporation without a designated officer
- 2742(c) Failure of corporation to be in good standing
- 2752 Broker's failure to notify DRE of salesperson employment
- 2753 Broker's failure to retain salesperson's license at main office or return the license at termination of employment
- 2831 Failure to keep proper trust fund records
- 2831.1 Inadequate separate trust fund beneficiary records
- 2831.2 Failure to reconcile trust account
- 2832 Failure to comply with trust fund handling provisions
- 2832.1 Failure to obtain permission to reduce trust fund balance in a multiple beneficiary account
- 2834 Trust account withdrawals by unauthorized or unbonded person
- 2840 Failure to give approved borrower disclosure
- 2950(d) Failure of broker handling escrows to maintain records and accounts
- 2950(h) Failure to advise all parties of licensee's interest in agency holding escrow
- 2951 Improper record keeping for broker handled escrows
- 2970 Failure to submit advance fee material for review
- 2972 Advance fee accounting

Business and Professions Code

- 490 Substantially related criminal conviction
- 498 License obtained by fraud or misrepresentation
- 10085 Failure to submit advance fee materials
- 10086 Violation of order to desist and refrain
- 10130 Acting without license
- 10137 Unlawful employment or payment of compensation
- 10138 Payment of compensation to unlicensed person
- 10145 Trust fund handling
- 10145(c) Failure by salesperson to deliver trust funds to broker
- 10145(d) Violation of interest bearing trust account requirements
- 10145(d)(4) Failure to disclose how interest will be calculated and paid and whether service charges will be paid on interest bearing trust account
- 10145(d)(5) Direct or indirect payment to broker of interest on trust account
- 10146 Advance fee handling
- 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
- 10161.8 Failure of broker to notify Commissioner of salesperson employment/termination
- 10162 Failure to maintain a place of business
- 10176(a) Making any substantial misrepresentation
- 10176(e) Commingling trust funds with brokers funds
- 10176(g) Secret profit or undisclosed compensation
- 10176(i) Fraud or dishonest dealing in licensed capacity

- 10176.5 Willful or repeated transfer disclosure statement violations
- 10177(a) Procuring a real estate license by misrepresentation or material false statement
- 10177(b) Conviction of crime
- 10177(c) False advertisement
- 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 in performing licensed acts
- 10177(h) Failure to supervise salespersons or licensed acts of corporation
- 10177(j) Fraud or dishonest dealing as principal
- 10177(k) Violation of restricted license condition
- 10177.5 Civil fraud judgment based on licensed acts
- 10232.4 Failure to give lender/purchaser disclosure
- 10233 Failure of MLB to have written loan servicing contract
- 10240 Failure to give mortgage loan disclosure statement
- 10242 Exceeding allowable commissions, fees, or charges on mortgage loan
- 11013.4 Failure to comply with conditions with respect to delivery of title to a subdivision interest
- 11018.1(a) Failure to give public report to prospective purchaser
- 11018.2 Sale of subdivision lots without a public report

REVOKED LICENSES

Fresno Region

Abourezk, Lee Assof (RES)
745 E. Locust, #105, Fresno
Effective: 7/1/98
Violation: 490, 10177(b)

Clyde, William Ralph (RRES)
821 W. Pacheco Blvd., Los Banos
Effective: 8/18/98
Violation: 10130, 10137, 10177(d)

Country Realty, Inc. (REC)
821 W. Pacheco Blvd., Los Banos
Effective: 8/18/98
Violation: 2740, 2742(c), 10130, 10137, 10177(d)(f)

Lares, Ignacio D. (RES)
1140 Almador Terrace, Atwater
Effective: 8/18/98
Violation: 10130

Young, Ashley Marie (RRES)
8000 Kroll Way, #24, Bakersfield
Effective: 6/30/98
Violation: 10177(k)

Los Angeles Region

Au, Ruby Yc (RES)
18778 Club Ln., Huntington Bch.
Effective: 8/3/98
Violation: 490, 10177(b)

Barrena, Frank Anthony (REB)
222 N. Monterey Rd.,
Palm Springs
Effective: 6/22/98
Violation: 490, 10177(b)

Becerra, Emilia Chavez (RES)
33121 Pueblo Tr., Cathedral City
Effective: 6/9/98
Violation: 490, 10177(b)

Berg, Gary Martin (RES)
3857 Birch Ave., #269,
Newport Beach
Effective: 8/4/98
Violation: 490, 10177(b)

Bonanza Properties and Financial Services, Inc. (REC)
8646 E. Florence Ave., Downey
Effective: 8/12/98
Violation: 2731, 2752, 10177(d), 10240

Budd, Don R. (RES)
421 N. Rodeo Dr., #15180,
Beverly Hills
Effective: 6/30/98
Violation: 10130, 10145(c), 10176(i), 10177(d)

Chong, Julio Cesar (RES)
P.O. Box 18354, Long Beach
Effective: 6/4/98
Violation: 498, 10177(a)



- Coleman, Sam Truman (REB)**
4289 Crenshaw Blvd., Los Angeles
Effective: 7/20/98
Violation: 2831, 2831.1, 2831.2, 2832, 2832.1, 2950(d), 2951, 10145, 10145(d)(4), (d)(5)
- Darnall, Florence C. H. (REB)**
11716 Rosecrans Ave., Norwalk
Effective: 6/9/98
Violation: 2715, 2725, 2731, 2830, 2831, 2831.1, 2831.2, 2832.1, 2834, 2951, 10145, 10177(d)
- Diamond Coast Federal, Inc. (REC)**
16455 Main St., Ste. 12, Hesperia
Effective: 8/11/98
Violation: 2832, 2840, 2970, 2972, 10145, 10177(d), 10240
- Diaz, Rito M. (RES)**
5012 Quigley St., Commerce
Effective: 8/4/98
Violation: 10130, 10145(c), 10177(d)
- Dimm, Vadhana Bros (RES)**
17215 Studebaker Rd., Ste. 328, Cerritos
Effective: 8/18/98
Violation: 490, 498, 10177(a)(b)
- Fierro, Antonio C. (RRES)**
P.O. Box 2265, Pico Rivera
Effective: 7/8/98
Violation: 10177.5
- Fisher, Margarete Schloemer (RES)**
3371 Mono Dr., Riverside
Effective: 7/15/98
Violation: 490, 10177(b)
- G W Equity Financial (REC)**
2615 Pacific Coast Hwy, Ste. 218, Hermosa Beach
Effective: 7/15/98
Violation: 10162, 10165
- Gaines, Herman Lee (RES)**
1917 22nd St., #4, Santa Monica
Effective: 7/21/98
Violation: 490, 10177(b)
- Gibson, James Arthur (REB)**
32545-B Golden Lantern, Ste. 141, Dana Point
Effective: 7/15/98
Violation: 10165, 10177(d)
- Gimbel, Lowell Leonard (RREB)**
10 Encantado Cir., Santa Fe, NM
Effective: 7/16/98
Officer of: MGA Financial
Violation: 10177(k)
- Glasser, Paul Jacob (RES)**
11141 Raymond Rd., Moreno Valley
Effective: 8/4/98
Violation: 490, 10176(a), 10177(b)(j)
- Gonzalez, Natividad (RREB)**
14914 E. Clark Ave., City of Industry
Effective: 6/30/98
Violation: 10177(k)
- Henschel, James Howard (RES)**
301 Pasadena Ave., South Pasadena
Effective: 8/18/98
Violation: 490(a), 10177(b)
- Herbert, Nicholas Charles (REB, REO)**
1323 W. Colton Ave., #201, Redlands
Effective: 6/30/98
Violation: 2715, 2831, 2831.1, 2831.2, 2832.1, 10145, 10148, 10159.2, 10162, 10165, 10177(d)(g)(h), 10232.4
- Hernandez, Romualdo Dumagpi (RES)**
5033 Maplewood Ave., Los Angeles
Effective: 8/18/98
Violation: 10177(j)
- Herrmann, Alan Morris (RES)**
38 Santa Fe, Rancho Santa Margarita
Effective: 6/11/98
Violation: 490, 10177(b)
- Jones, Isabella (RES)**
2945 Westwood Blvd., Los Angeles
Effective: 7/7/98
Violation: 10176(a)(i), 10176.5
- Khatami, Seyed Hassan (RES)**
41 La Paloma, Dana Point
Effective: 6/11/98
Violation: 490, 498, 10177(a)(b)
- Kim, Jae Eung (RES)**
26704 Nokomis Rd., Rancho Palos Verdes
Effective: 7/21/98
Violation: 490, 10177(b)
- Kim, Mi Young (RES)**
336 S. Norton Ave., #301, Los Angeles
Effective: 8/6/98
Violation: 490, 10177(b)
- Lara, Elizabeth Estandian (RES)**
P.O. Box 76146, Los Angeles
Effective: 8/18/98
Violation: 10177(d)(g)
- Latvong, Vannaseuth (RES)**
1902 W. Catalpa Ave., Anaheim
Effective: 8/18/98
Violation: 490, 10177(b)
- Levin, Bernard Lewis (RES)**
23 Oak Knoll, Coto De Caza
Effective: 8/11/98
Violation: 10177(d)(g)
- Lewis, Anthony (RES)**
5050 Sepulveda Blvd., #325, Sherman Oaks
Effective: 8/12/98
Violation: 490, 10177(b)
- Lingad, Hermel Lucio (RREB)**
4000 Long Beach Blvd., Long Beach
Effective: 8/12/98
Violation: 2715, 10148, 10177(d)(h)
- Manns, Bruce Lee (RES)**
8455 Fountain Ave., #108, Los Angeles
Effective: 8/12/98
Violation: 10177.5
- Marron, Jose Alfredo (RRES)**
1218 East 17th St., Santa Ana
Effective: 7/15/98
Violation: 10176(a)(i), 10177(k)
- McCall, Homer Jr. (RREB)**
8427 Somerset Blvd., Paramount
Effective: 8/12/98
Violation: 490, 10177(b)
- Mendoza, Randy Arthur (RES)**
4800 Harwood Ct., Riverside
Effective: 8/27/98
Violation: 490, 10177(a)(b)
- MGA Financial (REC)**
330 North D St., San Bernardino
Effective: 6/30/98
Violation: 2715, 2831, 2831.1, 2831.2, 2832.1, 10145, 10148, 10162, 10165, 10177(d), 10232.4
- Morote, Zoila E. (RES)**
9027 Florence Ave., Ste. C, Downey
Effective: 6/23/98
Violation: 10130, 10137, 10145(c), 10176(a)(i), 10177(d)
- N. I. Enterprises, Inc. (REC)**
15342 Hawthorne Blvd., #103, Lawndale
Effective: 7/8/98
Violation: 2742(c), 2831, 10177(d)(f)
- Nelson, Michael Thomas (REB, REO)**
4820 McGrath St., Ste. 190, Ventura
Effective: 7/21/98
Officer of: Association Mgmt. Systems, Inc.
Violation: 10177(d)(h)
- Phelps, Fred Moreland (RRES)**
#1 Venice Blvd., #505, Venice
Effective: 8/18/98
Violation: 10177(k)
- Pifko, Joseph E. (REB)**
29395 Agoura Rd., #210, Agoura Hills
Effective: 6/30/98
Violation: 10177(j)
- Rapid Mortgage Services Corporation (REC)**
19401 S. Vermont Ave., Ste. 1-104, Torrance
Effective: 7/15/98
Violation: 10162, 10165
- Republic Capital Corporation (REC)**
1946 Glenoaks Blvd., Ste. C, Glendale
Effective: 6/30/98
Violation: 2752, 2830, 2831.2, 2832.1, 2840, 10137, 10145, 10161.8, 10176(g), 10240
- Silverstein, Todd Peter (REB)**
5252 Coldwater Canyon Ave., #213, Van Nuys
Effective: 6/4/98
Violation: 490, 10177(b)(j)
- Smith, Robert Steven (REB)**
1946 W. Glenoaks Blvd., Ste. C, Burbank
Effective: 6/30/98
Officer of: Republic Capital Corporation
Violation: 10159.2, 10177(g)(h)
- Tai, Eric L. (REB)**
2440 Hacienda Blvd., #133, Hacienda Heights
Effective: 8/25/98
Violation: 490, 10177(b)
- Thamas, Carl (REB)**
13031 San Antonio Dr., #205, Norwalk
Effective: 7/21/98
Violation: 10177 (d)
- Vallejo, Jose Enrique (RES)**
1690 Country Club Dr., Glendale
Effective: 6/30/98
Violation: 490, 10177(b)(d), 10130
- Washington, Neysa C. (RES)**
4876 San Vicente Blvd., #2, Los Angeles
Effective: 6/4/98
Violation: 490, 10177(a)(b)
- Wang, James Martin (REB, REO)**
2615 Pacific Coast Hwy, Ste. 218, Hermosa Beach
Effective: 7/15/98
Officer of: Rapid Mortgage Services Corporation; G W Equity Financial
Violation: 10162, 10165
- Yagemann, Marian Sonia (RES)**
9 Cobb Island Dr., Greenwich, CT
Effective: 6/17/98
Violation: 490, 10177(b)
- Yu, Wilson (REB)**
2211 S. Hacienda Blvd., #100-B, Hacienda Heights
Effective: 6/24/98
Violation: 490, 10177(b)
- Yungtay Financial Corp. (REC)**
9119 E. Las Tunas Dr., Temple City
Effective: 7/9/98
Violation: 2725, 2726, 2752, 2831.1, 2831.2, 10137, 10145, 10177(d), 10240
- East, James H. (REB)**
154 N. Front St., Rio Vista
Effective: 8/13/98
Violation: 10176(e)(g)(i), 10177(d)

Sacramento Region

- Eberle, Robert Lawrence (REB)**
2757 Bechelli Ln., Redding
Effective: 7/8/98
Violation: 490, 10177(b)
- Husted, Pauline (REB)**
2965 N. Wilson Way, Stockton
Effective: 7/1/98
Violation: 10177.5
- Kawamleh, Ahmad I. (REB)**
5923 Moss Creek Cr., Fair Oaks
Effective: 7/14/98
Violation: 10145(c), 10176(i), 10177(d)
- Krieg, Fred Markus (RES)**
15575 Archery View, Truckee
Effective: 8/5/98
Violation: 490, 10177(b)
- Pinangay, Jose Lopenia (RES)**
P.O. Box 686, Clayton
Effective: 8/20/98
Violation: 490, 10177(b)

Shaw, Lisha Marie (RES)
P.O. Box 473, Davis
Effective: 7/9/98
Violation: 498, 10177(a)

San Diego Region

Munoz, Guadalupe A. (RES)
3691 Arruza St., San Diego
Effective: 7/9/98
Violation: 10145(c), 10176(e)(i),
10177(j)

Oakland Region

Bennett, Anthony Mbaeri (RES)
P.O. Box 21504, Oakland
Effective: 7/1/98
Violation: 490, 10177(b)

Best Western Financial, Inc. (REC)
1234 Howard St., Burlingame
Effective: 8/6/98
Violation: 2831, 10130,
10177(d), 10240

Chen, Bruce (RES)
15 Mateo Ave., #8, Millbrae
Effective: 6/10/98
Violation: 498, 10177(a)

Cuadra, Martha Guadalupe (REB)
4392 Mission St., San Francisco
Effective: 7/2/98
Violation: 10176(a)(i)

Davidson, Barbara Jean (RES)
25391 Markham Ln., Salinas
Effective: 7/14/98
Violation: 490, 10177(b)

Fore, Phyllis Natalie (REB)
5702 Davis Circle, Rohnert Park
Effective: 6/8/98
Violation: 2715, 2731, 10159.5,
10162, 10176(a)(i), 10177(d)

Garcia, Anna Emilie (REB)
P.O. Box 518, Sonoma
Effective: 8/13/98
Violation: 2715, 10162,
10177(d)

Kolker, Richard Allen (REB, REO)
21060 Homestead Rd., Ste. 222,
Cupertino
Effective: 7/15/98
Officer of: Reliance Loan Co.
Violation: 2832.1, 2834, 10137,
10138, 10145, 10176(e)(i),
10177(d)(h)(j)

Lum, Kenneth (RES)
829 Geneva Ave., San Francisco
Effective: 7/13/98
Violation: 490, 10177(b)

Molina, Armando Jose (REB)
1699 Dolores St., San Francisco
Effective: 8/13/98
Violation: 490, 10177(b)

Reliance Loan Company (REC)
21060 Homestead Rd., Ste. 222,
Cupertino
Effective: 7/15/98
Violation: 2832.1, 2834, 10137,
10138, 10145, 10176(e)(i),
10177(d)(j)

Touchstone Financial Services, Inc. (REC)
1965 Market St., San Francisco
Effective: 7/1/98
Violation: 10177.5

Tveter, Clifford Judd (REB)
47 Castille Ct., Danville
Effective: 4/26/95
Violation: 2831, 2831.1, 2832.1,
2970, 10085, 10145, 10176(a,e,i),
10177(d), 10232.4, 10233, 10240

REVOKED WITH A RIGHT TO A RESTRICTED LICENSE

Los Angeles Region

Bennett, Christopher Robin (REB)
177 Riverside Dr., Newport Beach
Effective: 6/3/98
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions

Buchel, Robert A. (REB, REO)
1678 W. Broadway, Ste. 207,
Anaheim
Effective: 8/13/98
Officer of: Cal-State Lenders,
Inc.
Violation: 10159.2, 10177(h)
Right to RREB license on terms
and conditions

C S M C Corporation (REC)
224 E. Olive Ave., Ste. 218,
Burbank
Effective: 6/11/98
Violation: 2831.1, 2831.2,
2832.1, 10145, 10177(d)
Right to RREC license on terms
and conditions

Cadena, Vicente Jr. (RES)
3002 Clarendon Ave.,
Huntington Park
Effective: 7/7/98
Violation: 490(a), 10177(b)
Right to RRES license on terms
and conditions

Cal-State Lenders, Inc. (REC)
1678 W. Broadway, Ste. 207,
Anaheim
Effective: 8/13/98
Violation: 2831.2, 2832.1,
10145, 10177(d)
Right to RREC license on terms
and conditions

Cavina, Vittorio (REB)
18768 Hwy 18, #200, Apple Vly
Effective: 6/11/98
Violation: 10137
Right to RREB license on terms
and conditions

Cinco, Renato Magpile (REB, REO)
3727 West 6th St., Rm. 405, LA
Effective: 7/14/98
Officer of: Gold Castle
International Corp.
Violation: 10137, 10159.2,
10177(d)(h), 10240(a)
Right to RREB license on terms
and conditions

Crawford, Samuel A. (REB, REO)
1713 West 110th St., Los Angeles
Effective: 7/23/98
Violation: 2731, 2830, 2831,
2831.1, 2831.2, 2832.1, 10145,
10176(e), 10177(c)(j)
Right to RRES license on terms
and conditions

Elms, Barry Gene (RES)
933 Santa Ana, Laguna Beach
Effective: 7/14/98
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions

Flashner, Saralei (REB)
11943 Alderbrook St., Moorpark
Effective: 8/13/98
Violation: 2731, 2831, 2831.2,
2834, 10145, 10177(d)
Right to RREB license on terms
and conditions

Giddens, Elroy Richard (REB, REO)
16377 Main St., Ste. C, Hesperia
Effective: 8/11/98
Officer of: Diamond Coast
Federal, Inc.
Violation: 10159.2, 10177(h)
Right to RREB license on terms
and conditions

Hembree, Hubert Mack (REB, REO)
3441 Seacrest, Carlsbad
Effective: 7/14/98
Officer of: Jurupa Realty, Inc
Violation: 2753, 2832, 2834,
10086, 10159.2, 10177(d)(h)
Right to RRES license on terms
and conditions RRES suspended for
30 days

Levy, Ezra C. (REB, REO)
1935 Alpha Rd., #102, Glendale
Effective: 7/9/98
Officer of: Yungtay Financial
Corporation
Violation: 10177(d)(h)
Right to RREB license on terms
and conditions

Maas, Jeffrey Scott (REB, REO)
6974 Brockton Ave., #200,
Riverside
Effective: 6/28/98
Officer of: Southfork Mortgage
Company Corp.
Violation: 10137, 10177(h)
Right to RREB license on terms
and conditions

Marshall, Robert Owen (REB)
20251 Ventura Blvd., 2nd Fl.,
Woodland Hills
Effective: 6/9/98
Violation: 490, 10177(b)
Right to RREB license on terms
and conditions

Mayfield, Joseph Bland (REB)
2306 West 79th St., Inglewood
Effective: 7/7/98
Violation: 10177(g)(h), 10176.5
Right to RREB license on terms
and conditions

McGraw, Wendy L. (RES)
15885 Main St., Ste. 100,
Hesperia
Effective: 8/11/98
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions

Mehrabian, Andranik S. (RES)
10329 Whitegate Ave., Sunland
Effective: 8/12/98
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions

Morales, Rodolfo (REB)
1435 S. Vermont Ave., #200,
Los Angeles
Effective: 8/12/98
Officer of: Bonanza Properties
and Financial Services, Inc.
Violation: 2725, 2731, 2752,
2830, 2831, 2831.1, 2831.2, 2834,
10137, 10145, 10159.2,
10177(d)(h), 10240
Right to RRES license on terms
and conditions

Naylor, James David (REB, REO)
224 E. Olive Ave., Ste. 218,
Burbank
Effective: 6/11/98
Officer of: C S M C Corporation
Violation: 10159.2, 10177(h)
Right to RREB license on terms
and conditions

Rangell, Kimberly Monique (REB, REO)
8635 E. Florence Ave.,
Ste. 103, Downey
Effective: 8/13/98
Officer of: Rangell Realty
Corporation
Violation: 10159.2, 10177(h)
Right to RREB license on terms
and conditions

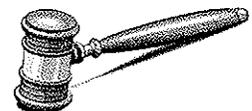
Rangell Realty Corp. (REC)
8635 E. Florence Ave.,
Ste. 103, Downey
Effective: 8/13/98
Violation: 2731, 2752, 2831.1,
2832.1, 2840, 2950, 10145,
10148, 10161.8, 10177(d), 10240
Right to RREC license on terms
and conditions

Regency Property Management, Inc. (REC)
17662 Irvine Blvd., Ste. 5, Tustin
Effective: 7/1/98
Violation: 10177(d)(g)
Right to RREC license on terms
and conditions

Ruiz, Arturo Simon (RES)
113 Jeanine Way, Anaheim
Effective: 8/31/98
Violation: 10176(a)
Right to RRES license on terms
and conditions

Scale, Gregory Allen (REB)
24 Carriage Square, Oxnard
Effective: 8/20/98
Violation: 10177(h)
Right to RREB license on terms
and conditions

Spears, Kyle Anthony (REB)
4401 Wilshire Blvd., Ste. 429,
Los Angeles
Effective: 8/18/98
Violation: 10177(h)
Right to RREB license on terms
and conditions



**Tran, Loi (RES)**

24460 Paseo De Toronto,
Yorba Linda
Effective: 6/25/98
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions

Yen, Dat (REB)

2708 W. Alhambra Rd., Alhambra
Effective: 6/2/98
Violation: 2725, 2731, 2725,
2752, 2830, 2831, 2831.1, 2831.2,
2840, 2842.5, 2951, 10137,
10145, 10161.8, 10176(g),
10177(d)(h), 10240
Right to RREB license on terms
and conditions

Sacramento Region**Asset Investment Managers, Inc. (REC)**

2833 Marconi Ave., Sacramento
Effective: 6/15/98
Violation: 2832.1, 10145,
10177(d)
Right to RREC license on terms
and conditions

Crawford, Jack Griffith (REB, REO)

2833 Marconi Ave., Sacramento
Effective: 6/15/98
Violation: 10177(h)
Right to RREB license on terms
and conditions

Ezray, Mervin Louis (REB, REO)

7 Park Sierra Ln., Sacramento
Effective: 7/13/98
Officer of: First Western Real
Estate Co.
Violation: 2970, 2972, 10085,
10131(d), 10137, 10146,
10176(e), 10177(f)(g)(h)
Right to RRES license on terms
and conditions

First Western Real Estate Co. (REC)

1401 El Camino Ave.,
Ste. 350, Sacramento
Effective: 7/13/98
Violation: 2970, 2972, 10085,
10131(d), 10137, 10146,
10176(e), 10177(f)
Right to RREC license on terms
and conditions

Hulse, Eric Harry (REB)

1931 Gauguin Pl., Davis
Effective: 8/4/98
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions

Money, Fred Andrus (REB)

110 N. Pine St., Susanville
Effective: 7/8/98
Violation: 2832.1, 10145,
10177(d)
Right to RREB license on terms
and conditions

Piasecki, Robert Frank Jude (REB)

19339 Cherokee Rd., Tuolumne
Effective: 8/6/98
Violation: 10130, 10177(d)
Right to RREB license on terms
and conditions; RREB license
suspended for 30 days

Richmond, Dirk Ashby (RES)

P.O. Box 5023, S. Lake Tahoe
Effective: 6/25/98
Violation: 498, 10177(a)
Right to RRES license on terms
and conditions

San Diego Region**Enright, Phillip Norman (REB)**

4275 Executive Square,
Ste. 800, La Jolla
Effective: 8/20/98
Violation: 2715, 10146, 10165,
10176(a)(i), 10177(d)
Right to RREB license on terms
and conditions; RREB license to
be suspended for 10 days

Lahitte, Arnold Mario (REB, REO)

5858 Mt. Alifan Dr., Ste. 220,
San Diego
Effective: 8/11/98
Violation: 10137, 10138
Right to RREB license on terms
and conditions

Quimpo, Jacob Reyes (RREB)

8369 Vickers St., Ste. N,
San Diego
Effective: 7/14/98
Violation: 10177(a)
Right to RRES license on terms
and conditions

Sturtevant, Stephen O. (REB)

9953 Aviary Dr., San Diego
Effective: 7/7/98
Violation: 2726, 2830, 2831,
2831.1, 2831.2, 2832.1, 2834,
10137, 10145, 10161.8,
10177(d)(h), 10240
Right to RREB license on terms
and conditions

Winkler, Mark Andrew (REB)

2830 Shelter Island Dr., San Diego
Effective: 7/9/98
Violation: 10176.5, 10177(g)
Right to RREB license on terms
and conditions

Oakland Region**Bookey, Frederic E. (REB)**

16615 Lark Ave., Ste. 202,
Los Gatos
Effective: 7/14/98
Violation: 490, 10177(b)
Right to RREB license on terms
and conditions

Fichtenberg, Arthur Brian (REB)

561 Broadway, Sonoma
Effective: 8/19/98
Violation: 10177(d), 11013.4,
11018.2
Right to RREB license on terms
and conditions

Funk, Alfred Roger (REB)

2643 Briarwood Dr., Livermore
Effective: 6/18/98
Violation: 490, 10177(b)(f)
Right to RREB license on terms
and conditions

Novell, Alex (RREB)

1234 Howard St., Burlingame
Effective: 8/6/98
Officer of: Best Western
Financial, Inc.
Violation: 2831, 10130,
10177(d)(h), 10240
Right to RRES license on terms
and conditions

Paye, John Paul (REB)

1820 El Camino Real, Atherton
Effective: 8/3/98
Violation: 490(a), 10177(b)
Right to RREB license on terms
and conditions; RREB license
suspended for 30 days

Saroni, Louis III (RES)

2957 Laguna St., San Francisco
Effective: 8/13/98
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions

Toscano, Montgomery L. (REB)

561 Broadway, Ste. E-1, Sonoma
Effective: 8/19/98
Violation: 10177(d), 11013.4,
11018.2
Right to RREB license on terms
and conditions

Tran, Kim Chi (RES)

P.O. Box 612634, San Jose
Effective: 8/10/98
Violation: 490, 10177(b)
Right to RREB license on terms
and conditions

Wang, Chen Chi (REB)

2075 Woodside Rd.,
Redwood City
Effective: 8/20/98
Violation: 10137, 10177(d)
Right to RREB license on terms
and conditions

**SUSPENDED WITH
STAY****Los Angeles Region****American Basic Resources, Inc. (REC)**

5669 Calle Real, Goleta
Effective: 7/30/98
Violation: 2832, 2834, 10145,
10177(d)
Suspended for 60 days-stayed for
2 years on conditions

Bergan, John Dean (REB, REO)

1905 East 17th St., #100,
Santa Ana
Effective: 7/1/98
Violation: 10177(d)(g)(h)
Suspended for 120 days-60 days
stayed for 2 years on terms and
conditions

Boulter, Christopher L. (REB, REO)

17875 Von Karman,
Ste. 315, Irvine
Effective: 7/30/98
Officer of: Val-Chris Invest-
ments, Inc
Violation: 10159.2, 10177(d)
Suspended for 90 days-stayed for
1 year on terms and conditions

Brian, Derik A. (REB)

900 Gienneyre, Laguna Beach
Effective: 7/21/98
Violation: 10130, 10177(d)
Suspended for 60 days-stayed for
1 year on terms and conditions

Burnett, Barry Alan (REB)

2620 W. Burbank Blvd., Burbank
Effective: 6/10/98
Violation: 10177(d)
Suspended for 30 days-stayed for
1 year on terms and conditions

Davis, Glenn Joel (REB, REO)

5669 Calle Real, Goleta
Effective: 7/30/98
Officer of: American Basic
Resources, Inc.
Violation: 2832, 2834, 10145,
10177(d)

Suspended for 60 days-stayed for
2 years on conditions

Davis, Steven Todd (REB, REO)

11611 San Vicente Blvd., L.A.
Effective: 6/30/98
Violation: 10137
Suspended for 60 days-stayed on
condition

Delgado, Elmer E. (RES)

4002 E. Gage Ave., Bell
Effective: 7/16/98
Violation: 10176(a), 10177(g)
Suspended for 90 days-all but 30
days stayed for 2 years on terms
and conditions. Suspension to
commence effective 7/26/98

**First Team Real Estate-Orange
County (REC)**

600 Anton Blvd., Ste. 900,
Costa Mesa
Effective: 7/21/98
Violation: 2726, 2731, 2752,
2831, 10177(d)
Suspended for 60 days-stayed for
1 year on terms and conditions

Harris, Hendon Mason (REB, REO)

187 E. Wilbur Rd., #12,
Thousand Oaks
Effective: 6/29/98
Officer of: Sentry Home Loan
Violation: 2752, 2832, 2950(h),
10177(d)(h), 10234, 10244.1
Suspended for 90 days-stayed for
2 years on terms and conditions

Huber, Richard Robert (REB)

1502 Columbine Way, Upland
Effective: 6/17/98
Violation: 2840, 10177(d),
10240
Suspended for 60 days-stayed for
1 year on condition

Kermgard, Margie Sue (RES)

199 Shorebreaker Dr.,
Laguna Niguel
Effective: 6/30/98
Violation: 10177(g)
Suspended for 60 days-stayed for
1 year on condition

Lollo, Lou (REB)

8501 Wilshire Blvd., #165,
Beverly Hills
Effective: 6/30/98
Violation: 2831.1, 2950, 2970,
2972, 10146, 10177(d)(g)
Suspended for 90 days-stayed for
2 years on terms and conditions

Merage, Cameron N. (REB, REO)
600 Anton Blvd., Ste. 900,
Costa Mesa
Effective: 7/21/98
Officer of: First Team Real
Estate-Orange County
Violation: 10177(h)
Suspended for 60 days-stayed for
1 year on terms and conditions

Noel, Brett (REB)
17732 Miller, Tustin
Effective: 8/13/98
Violation: 2715, 2831, 2840,
10145, 10148, 10162, 10165,
10177(d), 10240
Suspended for 90 days-stayed for
2 years on terms and conditions

Petrusan, Viorel A. (REB, REO)
14618 Lakewood Blvd.,
Bellflower
Effective: 7/8/98
Violation: 2752, 2831, 2831.1,
2831.2, 2832, 2832.1, 10145,
10161.8, 10177(d)
Suspended for 90 days-stayed for
2 years on terms and conditions

Tomlinson, Barbara Faye (REB)
20355 Stanford Ave., Riverside
Effective: 7/9/98
Violation: 10177(d)
Suspended for 90 days-stayed for
2 years on terms and conditions

Val-Chris Investments, Inc. (REC)
17875 Von Karman Ave., #315,
Irvine
Effective: 7/30/98
Violation: 2831.2, 2832.1,
10145, 10177(d), 10242
Suspended for 90 days-stayed for
1 year on terms and conditions

Villaume, Walter Francois III (REB)
5020 Campus Dr., Newport Beach
Effective: 8/12/98
Violation: 2726, 2840, 10177(d),
10240
Suspended for 30 days-stayed for
1 year on terms and conditions

**William James Management Co.,
Inc. (REC)**
1748 Ocean Park Blvd.,
Santa Monica
Effective: 8/11/98
Violation: 2832.1, 10145,
10177(d)
Formerly known as: The William
Firmin Company, Inc.
Suspended for 90 days-stayed for
2 years on terms and conditions

Sacramento Region

Kreiser, Richard K. (REB)
2297B East St., Concord
Effective: 8/11/98
Violation: 2731, 2830.1, 2831,
2831.1, 2831.2, 2832, 10145,
10176(e), 10177(d)
Suspended for 60 days-stayed for
2 years on terms and conditions

McLaughlin, John Gered (REB)
169 Cohasset Rd., #3, Chico
Effective: 8/17/98
Violation: 2830, 10145,
10177(d)(g)(h)
Suspended for 30 days-stayed for
2 years on terms and conditions

Myers, Linda Elaine (RES)
554 Honeyrun Rd., Chico
Effective: 8/17/98
Violation: 10145, 10177(d)(g)
Suspended for 30 days-stayed for
2 years on terms and conditions

Stanley, George Troy (REB)
3505 Spangler Ln., Ste. 310,
Copperopolis
Effective: 6/25/98
Violation: 10177(d), 11018.1(a)
Suspended for 10 days-stayed for
2 years on condition

San Diego Region

Mill, Karen Sue (RES)
P.O. Box 211, Poway
Effective: 7/7/98
Violation: 10137
Suspended for 30 days-stayed for
1 year on conditions

Pacific Rim Mortgage, Inc. (REC)
7744 Fay Ave., #103, La Jolla
Effective: 7/27/98
Violation: 10085, 10177(d)
Suspended for 30 days-stayed for
1 year on terms and conditions

Storc, Christopher W. (REB, REO)
717 Escondido Ave.,
Ste. 210, Vista
Effective: 8/18/98
Officer of: The Veteran Funding
Center, Inc
Violation: 10137, 10138,
10177(d), 10240
Suspended for 60 days-stayed for
2 years on terms and conditions

**The Veteran Funding Center, Inc.
(REC)**
707 Escondido Ave.,
Ste. 210, Vista
Effective: 8/18/98
Violation: 10137, 10138,
10177(d), 10240
Suspended for 60 days-stayed for
2 years on terms and conditions

Woolery, Edward R. (REB, REO)
1919 Grand Ave., Ste. 2A,
San Diego
Effective: 7/27/98
Officer of: Pacific Rim
Mortgage, Inc.
Violation: 10085, 10177(d)
Suspended for 30 days-stayed for
1 year on terms and conditions

SUSPENDED

Los Angeles Region

Andrews, Veronica (RES)
25582 Sarita Dr., Laguna Hills
Effective: 6/30/98
Violation: 10177(g)
Suspended for 60 days

Golden Bear Realtors, Inc. (REC)
751 E. Cordova St., Pasadena
Effective: 6/30/98
Violation: 2832, 2834, 10145,
10177(d)
Suspended for 60 days

Greenup, Arthur Royal (RES)
719 Palisade St., Pasadena
Effective: 6/30/98
Violation: 10130, 10177(d)
Suspended for 60 days

Oakland Region

Anderholm, Steven Jon (RRES)
400 Santa Alicia Dr., #19,
Rohnert Park
Effective: 8/3/98
Violation: 10177(k)
Indefinite suspension continued

LICENSE SURRENDERED
(Licenses voluntarily
surrendered per B&P Code
§10100.2 during an
administrative action or
investigation)

Fresno Region

Anderson, Fred Eugene (REB)
2449 Laurel Ave., Ceres
Effective: 8/13/98

Los Angeles Region

Abes, Gerald Stephen (RREB)
6053 Enfield Pl., Riverside
Effective: 6/30/98

**Association Management Systems,
Inc. (REC)**
4820 McGrath St.,
Ste. 190, Ventura
Effective: 8/20/98

**Boehringer, William Edward II
(REB)**
3535 E. Pacific Coast Hwy,
Ste. 307, Corona Del Mar
Effective: 7/9/98

Carter, Ricky Charles (RES)
6624 Delta Ave., #C, Long Beach
Effective: 7/14/98

Chacon, Edward O. (REB)
2739 N. Peck Rd., El Monte
Effective: 8/26/98

Falcon, Thomas Michael A. (RES)
81-840 Arus Ave., Indio
Effective: 6/22/98

**Gold Castle International Corp.
(REC)**
18000 S. Pioneer Blvd.,
Ste. 202, Artesia
Effective: 6/25/98

Jurupa Realty, Inc. (REC)
3441 Seacrest, Carlsbad
Effective: 7/14/98

Koelsch, Peter Hans (RES)
810 E. Montecito St.,
Santa Barbara
Effective: 8/24/98

Larijani, Fatemeh (RES)
2953 Garden Creek Cir.,
Pleasanton
Effective: 7/14/98

Lee, Edmund Chua (RES)
365-B S. Atlantic Blvd.,
Monterey Park
Effective: 8/18/98

Legaria, Jose Luis (REB)
11917 Paramount Blvd.,
Ste. A, Downey
Effective: 8/11/98

Mancia, Luis Alonso (RES)
P.O. Box 60542, Los Angeles
Effective: 8/13/98

Riley, John Balmer (REB)
1330 Levee Way, Mohave Valley
Effective: 8/20/98

Schwarz, Carolyn Marie (RREB)
250 Storke Rd., Ste. 3, Goleta
Effective: 6/30/98

Smith, Tony (REB)
10442 Pony Express Dr.,
Adelanto
Effective: 7/9/98

Wankier, Weldon N. (REB)
P.O. Box 2562, Sun Valley
Effective: 6/11/98

Zanow, Todd Gerald (RES)
26741 Portola Pky, #1E-450,
Foothill Ranch
Effective: 7/2/98

Oakland Region

Hartmann, Robert Der (RES)
14895 East 14th St., #455,
San Leandro
Effective: 8/11/98

Sacramento Region

Dharni, Josh Singh (RRES)
P.O. Box 340598, Sacramento
Effective: 6/8/98

Schleicher, Estelle Ann (REB)
2201 21st St., Sacramento
Effective: 6/29/98

San Diego Region

Caetta, James Vito (REB)
4536 Narragansett Ave.,
San Diego
Effective: 8/11/98

Moore, Carl Lee (REB)
7676 Hazard Center Dr., 5th Fl.,
San Diego
Effective: 6/30/98

**INDEFINITE SUSPENSIONS
(under Recovery Acct.
provisions)**

Los Angeles Region

Aguirre, Francisco X. (REB)
285A S. Atlantic Blvd.,
Los Angeles
Effective: 6/30/98

Arouh, Albert J. (RES)
15031 Ventura Blvd.,
Sherman Oaks
Effective: 6/30/98 & 7/28/98



**Berkaw, Jacqueline De Mun (RES)**

3892 State St., Ste. 210,
Santa Barbara
Effective: 7/15/98

Carreras, William (REB)

177 Riverside Ave., Newport Bch.
Effective: 8/7/98

Gold Coast Home Loan, Inc. (REC)

12501 Chandler Blvd., #207,
North Hollywood
Effective: 6/30/98 & 7/28/98

Llanes, Juan Bautista (RES)

9460 Whittier Blvd., Pico Rivera
Effective: 6/5/98

Rocco, Gianni (RES)

9831 Cabanas Ave., Tujunga
Effective: 6/18/98

Unlimited Financial Corp. (REC)

12070 Telegraph Rd., Ste. 300,
Santa Fe Springs
Effective: 6/5/98

Weismann, Paul Michael (RES)

177 Riverside Dr., Newport Bch.
Effective: 8/7/98

Oakland Region**Canyon Financial Group, Inc.**

(REC)
120 Del Rey Gardens Dr.,
Del Rey Oaks
Effective: 8/7/98

Cann, Gary Gene (REB)

1579 Farmers Ln., Ste. 339,
Santa Rosa
Effective: 8/28/98

Carboni, Michael Joseph (REB)

2816 Newlands Ave., Belmont
Effective: 8/7/98

Funk, Alfred Roger (REB)

2643 Briarwood Dr., Livermore
Effective: 6/30/98

Lewis, Mel (RES)

128 Avenida Espana, San Jose
Effective: 7/15/98

Schmitt, Edward (RES)

362 Ardenale Dr., Daly City
Effective: 6/18/98

San Diego Region**Dolan, Dennis Michael (REB)**

3864 Mission Blvd., San Diego
Effective: 6/5/98

DRE's Web site**Do you know what's there?**

Sometimes, it seems we spend too much of our workday looking for information about all manner of subjects. One way to minimize this effort is to consult the Department of Real Estate's Web site and the many resources available there. Licensees and other interested persons will find a host of useful items at: <http://www.dre.ca.gov>.

Here is a list of the major items at our Web site.



- Updates on new policies, regulations and laws.
- On-line license status check, including expiration date, business address, etc.
- Information on license examinations, prerequisites and how to obtain a license.
- Fees and information on requirements for original and renewal licenses.
- DRE forms, which can be downloaded, including examination applications, change forms and other high use forms. *Note:* Forms can only be accessed by using Adobe Acrobat Reader. This software is free and there are instructions at our Web site on how to easily obtain it on-line.
- Quarterly *Real Estate Bulletin*.
- List of persons found to have been performing real estate activities without a license.
- Full text of the Commissioner's Regulations.
- Frequently Asked Questions, not only about DRE-related matters, but also other real estate topics.
- Full text of brochures including *Common Interest Development Brochure*, *Using the Services of a Mortgage Broker*, *Trust Deeds Investments – What You Should Know!*, and specialized brochures for licensees.
- Information about ordering DRE publications.
- Links to other useful sites, including the California Codes.
- Information about the Department's functions.
- Statistics regarding licensing and exams.
- Tables showing the latest revision dates of all public-use DRE forms.
- List of private course providers of license prerequisite education. 🏠

Summary

continued from page 1

and agents to make disclosures about natural hazards as specified on a Natural Hazard Disclosure Statement.

AB 1203 (Kuykendall) Chapter 26

Allows "table funding" for commercial loans under specified circumstances. "Table funding" describes a loan where the trust deed is made in the name of the broker instead of the actual lender. In cases where the lender is an institution, as defined, and the loan is secured by commercial property, this bill allows this practice.

AB 1855 (Oller) Chapter 126

Repeals the prohibition on brokers giving incentives to prospective borrowers.

SB 1989 (Polanco) Chapter 645

This bill requires that, effective July 1, 1999, sales and lease agreements for 1 to 4 residential units contain a notice stating that sex offender data bases are maintained by law enforcement agencies and that the public may access them. The bill states that after the notice is given, the seller and his/her broker are not required to provide additional information regarding the proximity of sex offenders. However, the bill also affirms that it does not alter the existing duties of sellers or brokers to make disclosures regarding factors which would affect the value or desirability of a property.

AB 1658 (Leach) Chapter 145

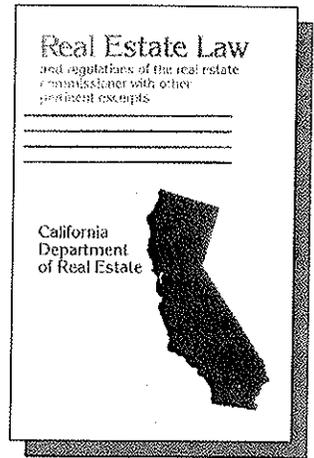
Makes minor changes to mortgage brokering requirements relating to delivery of documents and disclosure of license number and DRE license information telephone number effective July 1, 1998. 🏠

Available in January 1999 Real Estate Law Book

The Department anticipates availability of the 1999 Real Estate Law book in January of 1999. Purchasers should delay sending orders for the law book until early January of 1999. This applies to both the paper and electronic versions of the book. As indicated in the order form, the price of the book will remain \$20, plus applicable sales tax. Note also the discounted price (\$35) for purchase of both the paper and electronic versions.

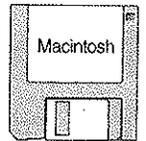
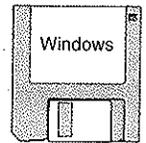
The law book contains the Real Estate Law (from the Business and Professions Code), the Regulations of the Real Estate Commissioner (from the California Code of Regulations), portions of the Administrative Procedure Act, and pertinent excerpts from various California codes.

The electronic version is in a Folio VIEWS© information processing program. This provides users with powerful search, bookmarking and annotation features. 🏠



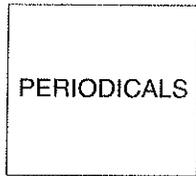
Real Estate Publications

- ✓ To order one or more of DRE's publications, photocopy or remove this page from your *Bulletin*. Complete and submit all information requested.
- ✓ Prices are subject to change.
- ✓ Orders originating in California must include the sales tax. Requests and fees will be returned if the appropriate sales tax is not included.
- ✓ Orders received with incorrect amounts will be returned.
- ✓ Volume discounts are available. Contact DRE prior to ordering.
- ✓ Please **do not** send cash. **Make check or money order payable to:** Department of Real Estate.
- ✓ **Mail To:**
Department of Real Estate, Book Orders, P.O. Box 187006, Sacramento, CA 95818-7006.
- ✓ Allow 4–6 weeks for delivery.
- ✓ DRE cannot accept returns or make refunds.
- ✓ Electronic Real Estate Law book system requirements:
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; 8MB available hard disk space.
- ✓ Refer to DRE's Web site for downloadable forms and brochures.
<http://www.dre.ca.gov>



DRE	RE#	Title of Publication	Cost	Quantity	Your Cost
	1	Reference Book (revised 1997)	\$20		
	2	1999 Real Estate Law Book	\$20		
	2A	1999 Real Estate Law Book (Windows version) Refer to system requirements above.	\$20		
	2B	1999 Real Estate Law Book (Macintosh version) Refer to system requirements above.	\$20		
		1999 Real Estate Law Book — Paper copy AND <input type="checkbox"/> Windows <input type="checkbox"/> Macintosh	\$35		
	4	Instructions to License Applicants (brochure)	free		
	6	Disclosures in Real Property Transactions (booklet)	\$2		
	8	Operating Cost Manual for Homeowner Associations	\$10		
	13	Trust Funds (booklet)	free		
	25	Reserve Study Guidelines for Homeowner Association Budgets (1997)	\$10		
	34	A Guide to Mobilehome Park Purchases by Residents (booklet)	\$2		
	35	Trust Deed Investments — What You Should Know (brochure) and	\$2		
	35A	Using the Services of a Mortgage Broker (brochure) (35 & 35A are a set)	per set		
	39	Common Interest Development Brochure (brochure)	free		

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



Address Service Requested

Postal Carrier:

- Bar code used by DRE to scan returned Bulletins
- Please do not deface or cover

Winter 1998

Did you know?

The real estate licensee population in California numbers approximately 297,000. There are 58 counties in California and our licensing statistics reflect that nearly half of the licensees are located in just 3 southern counties: Los Angeles, Orange, and San Diego county. The general distribution of licensees looks like this as to the other 55 counties:

# of Licensees	Counties
Less than 100	8
100 - 500	14
501 - 1,000	6
1,001 - 5,000	17
5,001 - 10,000	5
10,001 - 15,000	4
15,001 - 28,000	1

The counties with less than 100 licensees are: Alpine, Sierra, Modoc, Colusa, Del Norte, Glenn, Inyo, and Trinity. 🏠

