



REAL ESTATE BULLETIN

Gray Davis, Governor
Maria Contreras-Sweet, Secretary, Business, Transportation, & Housing Agency
Paula Reddish Zinnemann, Real Estate Commissioner

<http://www.dre.ca.gov>

Department of Real Estate

Summer 2001

A Tale of Churning and Elder Abuse

Henry was a 92 year old retired baker who lived on social security of \$826 per month. In addition to supporting himself, he was responsible for an adult son who had physical and mental disabilities. Henry was able to handle routine every day functions, but could not comprehend more complex matters, such as real estate loans. He owned his home free and clear, but the property had deteriorated badly inside and out. This is the story of how Henry was preyed upon by 7 mortgage loan brokers over a 19-month period.

In addition to the deteriorating condition of his home, Henry was delinquent in the payment of his property taxes in the amount of \$1,891.36. In July 1993, an agent of Faithful Mortgage induced Henry to borrow \$11,000 to pay the delinquent taxes and have some additional cash to meet his ongoing living expenses. Henry, not fully understanding the potential consequences, entered into the loan. A note and first deed of trust against Henry's property secured the loan. The loan was made at an interest rate of 11.85%, with monthly payments of \$156.95. He paid \$2,607.28 in fees and commissions.

Two months later, Faithful was knocking at Henry's door again. It advised him that he needed to borrow an additional \$21,628 to pay \$4,000 for insurance and roof repairs. Henry, in reliance upon what he was told, entered into the new loan. It was secured by a new first deed of trust. For this loan, Henry was charged a commission of \$4,707.29. In addition he was charged a \$521 prepayment penalty on the \$11,000 loan. The interest rate on the new loan

was 10.95% and called for monthly payments of \$297.32 for ten years. At the close of escrow Henry received \$4,429.57.

Prior to the second Faithful loan closing, agents of Beta Realty Investments approached Henry and offered him a \$20,000 loan to pay off the \$11,000 first deed of trust with Faithful. Henry took the bait. This loan did

not close until four months later, after the second Faithful loan had closed, and was secured by a second deed of trust. This loan was made at an interest rate of 10.85% with monthly payments of \$297.31. Commission and fees on this loan aggregated \$5,675. Of the



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Energy-saving tips for your business

from Secretary Maria Contreras-Sweet

Running a successful business means making every dollar count. Cutting back on unnecessary energy use is an easy way to keep your hard-earned money working for you. The following are some suggestions you can put to work in minutes, and at absolutely no cost to you. These tips are designed to help you target your energy-saving efforts for maximum value and impact. (Please note that the savings numbers are based on a total warm weather electric bill. Equipment mentioned must be electric powered for estimates to be accurate.)



Fast and Free

Turn up your thermostat. In the summer, set your thermostat to 78 degrees or higher. (Save: 2% per degree above the old setting.)

cleaning condenser coils, replacing air filters, and checking ducts and pipe insulation for damage. (Save: 2-5%)

- Encourage employees to be energy conscious.

Eliminate wasted energy

- Close window blinds to shade interior spaces from direct sunlight. (Save: 2%)
- Put your computer, monitor, and printer on sleep mode when not in use. (Save: 0.5%)
- Turn off lights in unoccupied rooms. (Save: 1-2%)
- Keep exterior doors closed as much as possible. (Save: up to 2%)
- Perform scheduled maintenance on air-conditioning units including

Inexpensive Energy Solutions

Make a quick trip to your local hardware store to purchase inexpensive energy saving tools and equipment.

Provide the right light levels

Use bi-level switches to reduce lighting to the necessary light level. If workstations are equipped with task lighting, consider disconnecting unne-

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REAL ESTATE BULLETIN

Official Publication of the
California Department of Real Estate

Vol. 61, No. 2 Summer 2001

STATE OF CALIFORNIA
GRAY DAVIS, Governor

BUSINESS, TRANSPORTATION AND HOUSING AGENCY
MARIA CONTRERAS-SWEET, Secretary

DEPARTMENT OF REAL ESTATE
PAULA REDDISH ZINNEMANN, Commissioner

PRINCIPAL OFFICE

We're located at: 2201 Broadway, Sacramento, 95818-2500
Mailing Address: P.O. Box 187000, Sacramento, 95818-7000

Administration

- John R. Liberator, *Chief Deputy Commissioner*
- Thomas L. Pool, *Asst. Comm., Legislation & Public Information Services*
- Sam Perrotti, *Assistant Commissioner, Subdivisions*
- Fa-Chi Lin, *Chief Auditor*
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- Betty R. Ludeman, *Managing DC IV, Education*
- Randy Brendia, *Managing DC IV, Mortgage Lending*

Real Estate Bulletin

- Thomas L. Pool, *Editor*
- vacant, *Publications Deputy*
- Laura Curry, *Production Editor*

Primary Telephone Numbers

Consumer Information	(916) 227-0864
Mortgage Loan Activities	(916) 227-0770
General Licensing Information	(916) 227-0931
Broker Examinations	(916) 227-0899
Salesperson Examinations	(916) 227-0900
Original Licensing(sales/brokers)	(916) 227-0904

NORTHERN ENFORCEMENT AREA - DISTRICT OFFICES

- Steve Ellis, *Managing Deputy Commissioner IV*
- 2550 Mariposa Mall, Suite 3070, **Fresno**, 93721-2273
John Sweeney, *Managing Deputy Commissioner II*
Consumer Information (559) 445-5009
- 1515 Clay Street, Suite 702, **Oakland**, 94612-1402
Les R. Bettencourt, *Managing Deputy Commissioner III*
Consumer Information (510) 622-2552
- 2201 Broadway, **Sacramento**
Mailing Address: P.O. Box 187000, Sacramento, 95818-7000
Charles W. Koenig, *Managing Deputy Commissioner III*
Consumer Information (916) 227-0864
- 1350 Front Street, Suite 3064, **San Diego**, 92101-3687
J. Chris Graves, *Managing Deputy Commissioner II*
Consumer Information (619) 525-4192

SOUTHERN ENFORCEMENT AREA - DISTRICT OFFICES

- Dolores Ramos, *Managing Deputy Commissioner IV*
- 320 W. 4th Street, Suite 350, **Los Angeles**, 90013-1105
Maria Suarez, *Managing Deputy Commissioner III*
Consumer Information (213) 620-2072

SUBDIVISIONS

- Sam Perrotti, *Assistant Commissioner, Subdivisions*
- 2201 Broadway, **Sacramento**
Mailing Address: P.O. Box 187005, Sacramento, 95818-7005
Chris Neri, *Managing Deputy Commissioner III*
Consumer Information (916) 227-0813
- 320 W. 4th Street, Suite 350, **Los Angeles**, 90013-1105
Robert D. Gilmore, *Managing Deputy Commissioner III*
Consumer Information (213) 576-6983

The *REAL ESTATE BULLETIN* (ISSN 07347839) is published quarterly by the State of California, Department of Real Estate, 2201 Broadway, Sacramento, CA 95818, as an educational service to all real estate licensees in the state under the provisions of Section 10083 of the Business and Professions Code. Periodical class postage paid at Sacramento, California.

Postmaster — Send address changes to *REAL ESTATE BULLETIN*, P.O. Box 187000, Sacramento, CA 95818-7000.

**Education courses
Lists now on-line**

As part of the Department's ongoing efforts to improve its Web site, we are pleased to announce that the lists of providers offering approved statutory (pre-license) courses and continuing education offerings are now available on-line.

- ▶ To access the list of providers offering approved statutory pre-license courses, go to DRE's home page and select the **Examinees** page. Go to the **Education Requirements** heading and select the **Search the List of Approved Statutory (Pre-License) Real Estate Courses**. Follow the instructions to retrieve a list of courses and then select **Get Course List** at the bottom of the screen.
- ▶ To access the list of providers offering approved continuing education courses, go to DRE's home page and select the **Licensees** page. Go to the **How to Renew License** heading and select the **Search the List of Approved Real Estate Continuing Education Offerings**. Follow the instructions to retrieve a list of courses and then select **Get Course List** at the bottom of the screen.



Please note that the listed address of the sponsor does not necessarily mean that the course is being conducted at that particular location. Most course offerings are presented at various locations throughout the State. For information regarding dates and locations of course offerings, please contact the course sponsor directly as this information is not available from the DRE. 🏠

**DFEH announces new service to identify
Illegal Restrictive Covenants in
Property Documents**

Dennis Hayashi, director of the state Department of Fair Employment and Housing (DFEH), recently announced the establishment of the DFEH Restrictive Covenant Identification Service (RCIS). The program's purpose is to assist the public in identifying and eliminating illegal restrictive covenants. A restrictive covenant is language that appears in property-related documents, such as deeds, declarations, and covenants, conditions and restrictions (CC&R's) that permits or prohibits certain actions in regards to the property. Historically, CC&R's have been used as the vehicle to restrict housing opportunities based on race. Notices of this new program were recently sent to all county

recorders and to title insurance, real estate, and escrow trade associations.

Legislation signed by Governor Gray Davis in September of last year requires DFEH to respond to requests from the public to review property documents and determine whether or not they contain unlawful restrictive covenants that discriminate based on race, color, religion, sex, familial status, marital status, disability, national origin or ancestry. Both state and federal fair housing laws already provide that restrictive covenants that discriminate on these bases are null and void. However, the RCIS provides a specific procedure to

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Churning & Elder Abuse

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loan proceeds, \$3,330 was distributed as advance payments; \$3,895 was advanced for payments on Faithful's first trust deed; and over \$2,000 was expended for unknown fees with only \$4,525 being paid to Henry. By December, Henry had loan payment obligations of \$597 against an income of \$826.

A few months later, in February, Henry was again approached by agents of Faithful who told him that it would be a good idea to refinance the existing first and second deeds of trust to provide living money. Henry agreed to a new loan of \$74,603. Henry paid Faithful a \$14,643.54 loan commission, and was charged with \$3,200 in prepayment penalties on the existing loans. This was an adjustable loan calling for initial loan payments of \$444.89. At the close of escrow Henry received \$14,500 or 19.4% of the loan proceeds. The third Faithful loan was secured by a new first deed of trust.

Three months later, Henry was solicited by agents of Viser Mortgage Corporation to borrow \$11,000 to make a past due payment of \$444.80 on the Faithful loan and to use the remaining cash for living expenses. Henry again agreed to the loan. The loan was made at an interest rate of 13.25% with payments of \$146.49 per month. Viser charged a commission of \$2,237. This loan was secured by a new second deed of trust. By this time, Henry had been induced to borrow on five separate occasions at a cost of \$35,591.79 in fees and penalties. But our saga doesn't end here.

One month after the Viser loan, agents of Sunset Home Loans contacted Henry and told him that he needed to borrow \$26,000 at 15% interest to pay off the Viser second, to pay for repairs to the property, and to provide Henry with cash. The loan was to be secured by a second deed of trust on Henry's property. At the time Henry was solicited for this loan, Henry's current loans were not delinquent, but became so in the course of the four months it took to

fund this new loan. The agent of Sunset Home Loans gained Henry's trust by telling him that he reminded the agent of his father. The loan agreement provided for monthly payments of \$325 and for \$6,000 to be held by Sunset to pay for repairs. For this loan, Henry paid \$5,561.74 in commissions and costs, and a \$1,500 prepayment penalty on the Vista loan. Henry didn't receive any portion of the loan proceeds. He was now responsible for \$769.89 in monthly loan payments.

By this time, Henry was delinquent in his loan payments (\$2,959.19) on the \$74,603 Faithful loan. Faithful filed a Notice of Default and Election to Sell. One week later, an agent of Great Deal Funding told Henry that he needed to borrow \$51,989 at 14% interest to cure the delinquent loan payments, pay off the \$26,000 Sunset loan, and provide Henry with cash to meet his additional loan payments and living expenses. Henry again agreed. The terms of the loan included interest only payments of \$606.54. Of the loan amount, \$12,077.60 or 23.23% was paid in commissions and costs, the delinquencies on the first were cured, the \$26,000 Sunset loan was paid, and Henry received \$8,205.10 or 15.8% of the loan proceeds. The Great Deal loan was secured by a second deed of trust. Henry was also assessed pre-payment penalties of \$700 on the Sunset loan. At the close of escrow, Henry was responsible for \$1,051.43 on the first and second deeds of trust on a fixed income of \$826 per month.

The property was eventually lost when the holders of the second deed of trust foreclosed. The appraised value of the property at the time of the foreclosure was approximately \$202,000. Complaints of nonpayment by a repairman led to the investigation of this matter by the City Police Department.

After the foreclosure, a conservator was appointed for Henry. On Henry's behalf, the conservator filed lawsuits against the licensees in the Superior Court as a result of the suit, judgment

was entered in Henry's favor. The judgment awarded Henry damages based on the causes of action for elder abuse, breach of fiduciary duty, and fraud. Henry settled with several of the defendants. Each settlement was approved by the Probate Court supervising Henry's conservatorship. Thereafter, Henry made application for payment from the Recovery Account against Great Deal and Sunset Home Loans.

After reviewing all the facts, it was determined that the seventh loan, arranged by Great Deal, resulted in a loss to Henry as a result of the foreclosure and Henry's loss of equity. Moreover, that Sunset's only purpose for funding its loan was to earn a commission and take control of part of the loan proceeds. (As to the \$6,000 purportedly held in trust for the repair work, the contractors were never paid and there has never been an accounting.)

After deducting the amounts Henry received from loan proceeds and settlements, the Recovery Account paid Henry a total of \$33,400 for two transactions. Also, Sunset and Great Deal's corporate real estate broker licenses were suspended.

The above events represent reprehensible conduct by licensees. During the course of 19 months a series of mortgage loan brokers arranged 7 loans secured by deeds of trust against Henry's property in the collective amount of \$216,226.00, which resulted in Henry going from owning the property "free and clear" to losing the property to foreclosure. Of the \$216,226 in loans, Henry paid \$53,493.12 or 25% in commissions, fees and penalties and received only \$46,885 or 21.7% of the total loan proceeds. Under the leadership of Commissioner Zinnemann, the Department, its audit staff, investigating deputy commissioners, and attorneys are committed to weeding out licensees who engage in such despicable conduct. 🏠



Effective July 1, 2001 New License Fees

Following three years of reduced fees, it is now necessary for real estate license fees to be increased effective July 1, 2001; however, the new fees will still be below 1997 levels and less than the maximum allowed by statute.

Background

By way of background, in the early 1990's approximately \$14,000,000 of the Department of Real Estate's Special Fund Reserves, which had been accumulated to address economic uncertainties, were transferred to the State's General Fund to help address the State's overall budget situation. Subsequently, the previously transferred funds were ordered to be returned to the Department. When they were returned, they were repaid over a number of years in substantial amounts. These repayments caused uncharacteristic spikes in the Department's revenue and reserves which caused the reserves to exceed a specified level. This triggered the provisions of Business and Professions Code Section 10226 which limits the Department's reserves to a specified threshold. If that amount is exceeded, the Department is required to reduce license fees to an amount which will result in its reserves being less than the specified level at the close of the following fiscal year. Consequently, the return of the reserves resulted in license fees being reduced to levels not reflective of the Department's true revenue flow in order to meet the mandate of Section 10226. Now that the reserves have been repaid and revenue has begun to stabilize, it is necessary to adjust license fees to a level sufficient to support Department operations based on its traditional revenue flow.

New fees

The fee increase affects original real estate salesperson and broker license applications, renewal and late renewal applications. Examination fees will remain the same.



Asbestos in commercial structures

submitted by the CAL-EPA, Air Resources Board, Enforcement Unit

What is asbestos and it's uses?

Asbestos is the generic name applied to a group of naturally occurring fibrous silicate minerals found in the earth's crust and mined throughout the world. Realizing its commercial value during the 40's, the building industry manufactured many common construction materials by mixing them with asbestos fibers, taking advantage of its inherent insulative and tensile strength properties.

Health effects

The adverse health hazards of asbestos exposure are associated with the inhalation of asbestos fibers. Repeated airborne exposures to asbestos have been found to cause fibrotic scarring of the lungs, eventually resulting in reduced lung capacity. Several specific diseases have been associated with inhalation of asbestos fibers, for example, mesothelioma, asbestosis and lung cancer. During World War II, many thou-

sands of workers in the insulation and shipbuilding trades were exposed and eventually died from these diseases. For these reasons, the Environmental Protection Agency (EPA), Occupational Safety & Health Administration (OSHA), and local air quality management district's (AQMD) developed survey, notification, removal and disposal regulations designed to prevent environmental and occupational exposures to asbestos.



What are the regulations?

As a result of the scientific and medical evidence, the regulations focused primarily on structures, mining, landfills and manufacturing. For purposes of this article, we will focus only on highlights of those regulations related to renovation and demolition of regulated* structures. Generally, all regulated structures undergoing renovation or demolition must conduct an asbestos survey to identify friable and non friable asbestos materials. This is the single most preventive way to avoid problems stemming from a lack of a proper survey. Subsequently, materials identified as asbestos require notification to the local oversight agency prior to removal by registered contractors. Specific removal and disposal regulations are numerous and complex and it is recommended that you contact your local air quality management district and Cal-OSHA for local regulations and assistance. Generally, OSHA is concerned with the safety of any employees on site that may be exposed to asbestos fibers, where the AQMD regulations are designed to prevent environmental exposures. *Regulated structures include all commercial facilities. Residences may be exempted from some agency regulations, however, many metropolitan area agency regulations within California apply to residences as well. Check with your local AQMD and OSHA for specifics.

The new fees are as follows:

Original Licenses

Sales. (conditional).....	\$178*
Sales. (unconditional).....	\$129*
Broker.....	\$218*

Renewal Licenses

Sales. (on-time)	\$129
Sales. (late)	\$193
Broker (on-time).....	\$218
Broker (late)	\$327

* **Note:** These fees do not include a fingerprint processing fee which, effective July I, 2001, will be paid directly to a live scan fingerprint service provider. Fingerprint and related processing fee are 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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Disciplinary Action — Dec. 2000 to Feb. 2001



- ✓ 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]

Below are brief summaries of various regulations and code sections. The full text of the sections is found in the Business and Professions Code and the Regulations of the Real Estate Com-

missioner, 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
- 2752 Broker's failure to notify DRE of salesperson 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(a) Failure of broker to place trust funds in to hands of owner, into a neutral escrow depository or trust fund account within three business days of receipt
- 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
- 2834(b) Unauthorized or unbonded person making withdrawals form corporate trust fund account
- 2835 Retention of broker funds in trust account
- 2840 Failure to give approved borrower disclosure
- 2950(h) Failure to advise all parties of licensee's interest in agency holding escrow

Business and Professions Code

- 480(a) Denial of real estate license on grounds of conviction of crime, dishonest or fraudulent act, or act which would warrant suspension or revocation of license
- 480(c) Denial of license on grounds of false statement in license application
- 490 Substantially related criminal conviction
- 498 License obtained by fraud or misrepresentation
- 10130 Acting without license
- 10137 Unlawful employment or payment of compensation
- 10140 False advertisement
- 10145 Trust fund handling
- 10145(a) Trust fund handling
- 10145(a)(1) Failure of broker to place trust funds into neutral escrow depository, the hands of the principal or a trust fund account
- 10145(c) Failure by salesperson to deliver trust funds to broker
- 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
- 10163 Failure to obtain a branch office license
- 10176(a) Making any substantial misrepresentation
- 10176(b) Making false promise
- 10176(e) Commingling trust funds with brokers funds
- 10176(i) Fraud or dishonest dealing in licensed capacity
- 10176(j) Business opportunity listing violation
- 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 in performing licensed acts
- 10177(h) Failure to supervise salespersons or licensed acts of corporation
- 10177(j) Fraud or dishonest dealing as principal
- 10177.5 Civil fraud judgment based on licensed acts
- 10229(j)3 Failure to file quarterly multi-lender trust account reports
- 10229(n) Failure to file annual multi-lender trust account reports
- 10231 Accepting loan funds for other than a specific loan
- 10231.1 Retaining lender's funds for more than 25 days without a written agreement with the lender
- 10231.2 Failure to give self-dealing notice
- 10232.2(a) Failure to provide independent audit reports
- 10232.2(a)(3) Failure to file end or fiscal year trust fund statement
- 10232.25 Failure to file trust fund status reports
- 10234 Failure to broker negotiating mortgage loan to record or cause trust deed to be recorded
- 10234(a) Failure to record trust deed in name of beneficiary
- 10240 Failure to give mortgage loan disclosure statement
- 11012 Material change in subdivision offering without notifying DRE
- 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

- Financial Sources, Inc. (REC)**
2910 W. Main St., Visalia
Effective: 1/10/01
Violation: 10137, 10177(d)(f)
- Giltmier, Mark Robert (REB)**
829 W. Paradise, Visalia
Effective: 1/10/01
Officer of: Financial Sources, Inc.
Violation: 10137, 10159.2, 10177(d)(h)

Los Angeles Region

- Alvarez, Jesus (REB)**
15310 Barnwall St., La Mirada
Effective: 1/4/01
Violation: 10177.5
- American Liberty Capital Corporation (REC)**
19000 MacArthur Blvd., 4th FL., Irvine
Effective: 12/11/00
Violation: 2831, 2831.1, 2834, 10140, 10145, 10177(d), 10240
- Armendariz, Walter R. Jr. (RES)**
P.O. Box 39, Sunset Beach
Effective: 12/20/00
Violation: 490, 10177(b)
- Barrios, German (RES)**
4014 Firestone Blvd., South Gate
Effective: 12/11/00
Violation: 490, 10177(b)
- Burany, Gyorgy (RES)**
1007 S. Central Ave., Glendale
Effective: 12/28/00
Violation: 490, 10177(b)
- Caci, Al Salvatore (RES)**
326 Marble Ln., Palm Springs
Effective: 12/12/00
Violation: 498, 10177(a)
- Calderon, Bryan Paul (REB)**
3 Corporate Park Dr., #250, Irvine
Effective: 1/8/01
Officer of: Columbia Bancorp
Violation: 2831, 2832, 10145, 10176(a)(b)(i), 10240
- Chen, Edward Woo (RES)**
7032 Mammoth Ave., Van Nuys
Effective: 1/25/01
Violation: 490, 10177(b)
- Clark, Basil Elroy (REB)**
4843 Inadale Ave., Los Angeles
Effective: 12/26/00
Violation: 10177(f)
- Columbia Bancorp (REC)**
3 Corporate Park Dr., #250, Irvine
Effective: 1/8/01
Violation: 2831, 2832, 10145, 10176(a)(b)(i), 10240

**Curriel, Daniel Ulises (RES)**

463 N. Lazard St., San Fernando
Effective: 1/30/01
Violation: 490, 10177(b)

Delcours, Cheree Michele (RES)

P.O. Box 888, Big Bear City
Effective: 12/12/00
Violation: 490, 498, 10177(a)(b)

Durtschi, Alfred John (RES)

23240 Lyons Ave., Santa Clarita
Effective: 12/12/00
Violation: 490, 10177(b)

Espadas, Diego (RES)

843 W. Oliver St., San Pedro
Effective: 1/16/01
Violation: 480(c), 10177(a)

Feinstein, James Steven (RES)

P.O. Box 11692, Marina Del Rey
Effective: 12/26/00
Violation: 490, 10177(b)

Figueroa, Javier C. (RES)

43-572 Deglect Noor, Indio
Effective: 2/21/01
Violation: 498, 10177(a)

Financial Services Mortgage Corp. (REC)

2030 Main St., #1300, Irvine
Effective: 1/30/01
Violation: 2715, 2832, 2832.1,
2840, 2840.1, 10145,
10176(a)(b)(e)(i), 10177(d)(g),
10240

Gonzales, Louis Paul Jr. (RES)

1071 East 16th St., Upland
Effective: 12/11/00
Violation: 490, 10177(b)

Greer, Robyn Nicole (RES)

5925 Sycamore Canyon Blvd.,
#131, Riverside
Effective: 1/8/01
Violation: 480(a)(c),
10177(a)(b)(f)

Heide, Ben Douglas (RES)

10776 Kiowa Rd., Apple Valley
Effective: 12/28/00
Violation: 490, 498, 10177(a)(b)

Heravi, Behzad David (REB)

18566 Gilmore St., Reseda
Effective: 2/22/01
Violation: 490, 10177(b)

Honish, Frank L. (REB)

307 E. Ellingbrook Dr.,
Montebello
Effective: 12/20/00
Violation: 490, 10177(b)

Kahkosko, Justin Anthony (RES)

8360 SVL Box, Victorville
Effective: 2/20/01
Violation: 498, 10177(a)

Keckeisen, Mark Steven (REB)

11911 San Vicente Blvd.,
Ste. 285, Los Angeles
Effective: 1/24/01
Violation: 490, 10177(b)

Lam, Lan Thuy (RES)

P.O. Box 28328, Santa Ana
Effective: 1/30/01
Violation: 490, 10177(b)

Liu, Tracy Hsuan-Chun (RES)

2945 Westwood Blvd.,
Los Angeles
Effective: 12/7/00
Violation: 490, 10177(b)

Martinez, Leticia (RES)

109 Hollywood Ave., Oxnard
Effective: 12/20/00
Violation: 498, 10177(a)

Mirzaian, Eric Carnik (RREB)

5736 Las Virgenes Rd., Calabasas
Effective: 1/2/01
Violation: 2831, 2831.1, 2831.2,
2832.1, 10145, 10176(e)(i)(j),
10177(d), 10231.1, 10240

Morris, James Lee (RES)

8911 Cynthia St., #10,
Los Angeles
Effective: 2/28/01
Violation: 490, 10177(b)

Obeji, Razek F. (RES)

2006 Manhattan Beach Blvd.,
#A, Redondo Beach
Effective: 12/19/00
Violation: 490, 10177(b)

Ogle, Steven Zoller (RES)

68-645 Panorama Rd.,
Cathedral City
Effective: 1/29/01
Violation: 490, 10177(b)

Olson, Debra Deanne (RES)

5101 Topeka Dr., Tarzana
Effective: 2/8/01
Violation: 490, 10177(b)

Ortiz, Daniel Jay (REB)

235 N. Citrus St., West Covina
Effective: 12/11/00
Violation: 490, 10177(b)

Park, Anthony Youngho (RES)

3261 N. Harbor Blvd., Ste. A,
Fullerton
Effective: 2/20/01
Violation: 490, 498, 10177(a)(b)

Paulsen, Beth E. (RES)

1 Bella Firenze, Lake Elsinore
Effective: 12/19/00
Violation: 490, 10177(b)

Porras, Edward Adam (RES)

3356 Benton Ave., La Verne
Effective: 1/18/01
Violation: 490, 10177(b)

Rangell Realty Corp. (RREC)

8635 E. Florence Ave., Ste. 103,
Downey
Effective: 12/18/00
Violation: 10177(f)

Salas, Magdalena V. (RES)

2025 W. Willow Ave., Orange
Effective: 12/7/00
Violation: 498, 10177(a)
Formerly known as:
DeSalas, Magdalena V.

Saloka, Sharon Ann (RES)

38125 Braemar Ct., Murrieta
Effective: 1/4/01
Violation: 490, 10177(b)

Starr, Robert Edwin II (REB)

333 Junipero Ave., Long Beach
Effective: 2/28/01
Violation: 10177.5

Stokes, Robert Louis (RES)

P.O. Box 100, Sunset Beach
Effective: 1/16/01
Violation: 480(a), 10177(b)

Thompson, Bret John (RES)

3031 S Sycamore, #B, Santa Ana
Effective: 12/11/00
Violation: 490, 10177(b)

Velando, Joselito Benitez (RES)

2169 Pine Ave., #2, Long Beach
Effective: 12/11/00
Violation: 490, 10177(b)

Vu, Hoang Minh (REB)

14541 Brookhurst St., #C2,
Westminster
Effective: 1/25/01
Violation: 490, 10177(b)

Wilkinson, Louise F. (RES)

90 Anacapa Ct., Foothill Ranch
Effective: 2/6/01
Violation: 490, 10177(b)

Yacoo, Robert H. (RES)

3645 Sepulveda, Los Angeles
Effective: 1/30/01
Violation: 498, 10177(a)

Yen, Frank (RES)

19811 E. Colima Rd., #200,
Walnut
Effective: 12/12/00
Violation: 498, 10177(a)

Oakland Region**Carter, Michael Duane (RES)**

9949 Mangos Dr., San Ramon
Effective: 12/20/00
Violation: 498, 10177(a)

Facchino, Robert Bernard II (RES)

P.O. Box 26190, San Jose
Effective: 1/25/01
Violation: 490, 10177(b)

Ho, Mandi (RES)

1371 Silver Ave., San Francisco
Effective: 1/25/01
Violation: 490, 498, 10177(a)(b)

Li, Richard (RES)

2461 Williams Ct.,
South San Francisco
Effective: 1/2/01
Violation: 10176(a)(i), 10177(d)

Reid, Douglas Keith (REB)

74 North 10th St., San Jose
Effective: 1/17/01
Violation: 490, 10177(b)

Sacramento Region**Sorurbakhsh, Annette Mary (RES)**

9111 Havencrest Dr., Houston,
TX
Effective: 1/4/01
Violation: 490, 10177(b)

Wallen, Raymond Neil (RES)

P.O. Box 1365, Citrus Heights
Effective: 12/26/00
Violation: 490, 10177(b)

San Diego Region**Moran, Gustavo Adolfo (RES)**

8856 Lance Ave., Spring Valley
Effective: 2/21/01
Violation: 490, 10177(b)

Walker, Clinton (RES)

6783 Heath Ct., Carlsbad
Effective: 12/26/00
Violation: 498, 10177(a)

**REVOKED WITH A RIGHT
TO A
RESTRICTED LICENSE**

Fresno Region**Johnson, Yvonne Carole (RES)**

219 Athens Ave., Clovis
Effective: 12/18/00
Violation: 10130, 10137,
10145(c), 10176(e), 10177(d)(g)
Right to RRES license on terms
and conditions

Meridith, Ray Clark (REB)

800 West 20th St., Ste. D, Merced
Effective: 12/15/00
Violation: 2725, 10177(d)(h),
11018.1(a), 11018.2
Right to RREB license on terms
and conditions; RREB license
suspended for 30 days

Murphy, Charlotte Fay (RES)

5700 N. Hillcrest Rd., Merced
Effective: 2/13/01
Violation: 10177(d), 11012,
11018.1(a), 11018.2
Right to RRES license on terms
and conditions

Shapazian, Ronald Shahan (REB)

1616 W. Shaw, Ste. D-1, Fresno
Effective: 12/6/00
Officer of: Executive First
Mortgage Co., Inc., A
California Corp.
Violation: 10145, 10177(d),
10232.25
Right to RREB license on terms
and conditions

Los Angeles Region**Asic, Peter (RES)**

11 Terrace Circle, Laguna Niguel
Effective: 12/20/00
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions

Broman Investments, Inc. (REC)

6820 La Tijera Blvd., Ste. 200,
Los Angeles
Effective: 1/8/01
Violation: 2831, 2832.1,
10177(d)
Right to RREC license on terms
and conditions

Clayton, David Bruce (REB)

22750 S. Hawthorne Blvd.,
Ste. 101, Torrance
Effective: 12/18/00
Violation: 10130, 10177(d)
Right to RREB license on terms
and conditions

Dilbeck, Inc. (REC)

1030 Foothill Blvd.,
La Canada-Flintridge
Effective: 1/11/01
Violation: 2831, 10145,
10177(d)
Right to RREC license on terms
and conditions

Dilbeck, Mark Raymundo (REB, REO)
1030 Foothill Blvd.,
La Canada-Flintridge
Effective: 1/11/01
Officer of: Dilbeck, Inc.
Violation: 10177(h)
Right to RREB license on terms
and conditions

Execs Venture, Inc. (REC)
1720 S. Elena Ave.,
Redondo Beach
Effective: 12/18/00
Violation: 10137
Right to RREC license on terms
and conditions

Garcia, George A. (RES)
645 Westmount, #201, L.A.
Effective: 2/8/01
Violation: 498, 10177(a)
Right to RRES license on terms
and conditions

Gutierrez, Maria (RES)
8708 Cherokee Dr., Downey
Effective: 1/24/01
Violation: 10177(g)
Right to RRES license on terms
and conditions

Hall, Lori Ann (RES)
406 Marinella Aisle, Irvine
Effective: 1/17/01
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions

Inventive Enterprises, Inc. (REC)
9917 Walker St., Cypress
Effective: 12/26/00
Violation: 2731, 2752, 2831,
2831.1, 2831.2, 2832, 2832.1,
10145(a), 10177(d)(g)
Right to RREC license on terms
and conditions

Joannou, Andrea (RES)
8635 Falmouth Ave., #211,
Playa Del Rey
Effective: 1/30/01
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions

Johnson, William Giviner (REB)
9917 Walker St., Cypress
Effective: 12/26/00
Violation: 10177(d)(h)
Right to RREB license on terms
and conditions

Keidan, Henry Benjamin (RES)
11747 Sunset Blvd., #111, L.A.
Effective: 12/26/00
Violation: 498, 10177(a)
Right to RRES license on terms
and conditions

Knowles, William Benjamin (REB)
1933 W. Manchester Ave., L.A.
Effective: 1/18/01
Violation: 2831, 2835, 10145,
10177(d)
Right to RREB license on terms
and conditions

Larsen, Kevin Thomas (RES)
39547 Chabot, Murrieta
Effective: 12/26/00
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions

Lederer, Michael Lee (REB)
17200 Ventura Blvd., #312,
Encino
Effective: 12/11/00
Violation: 490, 10177(b)
Right to RREB license on terms
and conditions

Libardoni, Fred Bernard (RES)
1642 Via Alegre, San Dimas
Effective: 12/6/00
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions

Machado, Lazaro Jesus (REB)
205 West 1st St., Ste. 202, Tustin
Effective: 1/2/01
Violation: 10177(f)
Right to RREB license on terms
and conditions

Macias, Russ (REB)
123 S. Main St., Lake Elsinore
Effective: 1/9/01
Violation: 2831, 2831.1, 10145,
10177(d)
Right to RREB license on terms
and conditions

Nardoni, William B.E. (REB)
1767 Pancho Rd., Camarillo
Effective: 12/12/00
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions

Parsons, Carl Milton (REB)
16552 Mt. Kibby,
Fountain Valley
Effective: 1/8/01
Violation: 2831, 2832, 10145,
10176(a)(b)(i), 10240
Right to RRES license on terms
and conditions

Peters, Alfred Joseph (RES)
5637 Maricopa Dr., Simi Valley
Effective: 12/4/00
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions

Rainwater, Karin May (RES)
990 N. Eleanor St., Pomona
Effective: 1/16/01
Violation: 10177(d)(g)(j)
Right to RRES license on terms
and conditions

Ratsiu, Emil Iuliu (REB)
5142 Dunbar Ave., #A,
Huntington Beach
Effective: 12/12/00
Violation: 490, 10177(b)
Right to RREB license on terms
and conditions

Rodriguez, Erasmo Jose (RES)
7850 Baysinger St., Downey
Effective: 1/4/01
Violation: 10177.5
Right to RRES license on terms
and conditions

Rojas, Rogelio Alberto (RES)
P.O. Box 70771, Pasadena
Effective: 2/13/01
Violation: 498, 10177(a)
Right to RRES license on terms
and conditions

Saenz Realty (REC)
1002 North D St., San Bernardino
Effective: 12/18/00
Violation: 2831, 2831.1, 2831.2,
2832, 2832.1, 10145, 10176(e),
10177(d)(g)
Right to RREC license on terms
and conditions

Saenz, Ronald C. (REB, REO)
1002 North D St., San Bernardino
Effective: 12/18/00
Officer of: Saenz Realty
Violation: 2831, 2831.1, 2831.2,
2832, 2832.1, 10145, 10176(e),
10177(d)(g)(h)
Right to RREB license on terms
and conditions

Sanders, Sandra Ann (REB, REO)
63 Malaga Cove Plaza,
Palos Verdes Estates
Effective: 12/18/00
Officer of: Execs Venture, Inc.
Violation: 10137, 10159.2,
10177(h)
Right to RREB license on terms
and conditions

Saucedo, George Armando (RES)
10209 La Reina Ave., Downey
Effective: 2/15/01
Violation: 10177(j)
Right to RRES license on terms
and conditions

Serrano, Catalina (RES)
5160 Coonen Dr., Riverside
Effective: 2/26/01
Violation: 10130, 10177(d)
Right to RRES license on terms
and conditions

Shakeri, Mark Kamran (REB)
33282 Golden Lantern, #110,
Dana Point
Effective: 1/29/01
Violation: 10137
Right to RREB license on terms
and conditions

Taylor, Josephine Ann (RES)
2510 Castlerock Rd.,
Diamond Bar
Effective: 12/11/00
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions

Thornton, Melvin Morris (REB, REO)
3681 Crenshaw Blvd., L.A.
Effective: 1/8/01
Officer of: Broman Investments,
Inc.
Violation: 2831, 2832.1,
10177(d)
Right to RREB license on terms
and conditions

Tseng, Patchara (REB)
122 S. McCadden Pl., L.A.
Effective: 12/20/00
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions

Vasquez, Andre L. (RES)
9138 Roberds St., Alta Loma
Effective: 1/25/01
Violation: 498, 10177(a)
Right to RRES license on terms
and conditions

Ward, David Michael (RES)
P.O. Box 332, Moorpark
Effective: 12/11/00
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions

Oakland Region

Ganguly, Arup Kumar (REB)
1288 Echo Valley Dr., San Jose
Effective: 2/22/01
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions

Ganguly, Dolly (RES)
1288 Echo Valley Dr., San Jose
Effective: 2/22/01
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions

Heren, Michael Alfred (REB, REO)
99 El Camino Real, Ste. B,
Menlo Park
Effective: 12/28/00
Officer of: Primecore Funding
Group, Inc.
Violation: 10159.2,
10177(d)(g)(h)
Right to RREB license on terms
and conditions

Li, Daniel Man-Wa (REB)
2171 Junipero Serra Blvd., #530,
Daly City
Effective: 12/26/00
Violation: 10177(h)
Right to RREB license on terms
and conditions

Primecore Funding Group, Inc. (REC)
99 El Camino Real, Menlo Park
Effective: 12/28/00
Violation: 2831.1, 2832(a),
2832.1, 2834(b), 10137, 10145,
10176(i), 10177(d), 10231,
10231.1, 10231.2, 10232.4(a),
10234(a)
Right to RREC license on terms
and conditions

Sacramento Region

Bieber, Ronald Roy (REB, REO)
1401 El Camino Ave., Ste. 110,
Sacramento
Effective: 12/4/00
Officer of: Red Shield Servicing,
Inc.
Violation: 10159.2,
10177(d)(g)(h)
Right to RREB license on terms
and conditions

Eldridge, Sean Christopher (RES)
161 Longford Ln., Vacaville
Effective: 1/9/01
Violation: 10177(a)
Right to RRES license on terms
and conditions



Kriss, Thomas Roger (REB)
5345 N. El Dorado, #8, Stockton
Effective: 2/8/01
Violation: 2832.1, 10145(a)(1),
10177(d)
Right to RREB license on terms
and conditions

Red Shield Servicing, Inc. (REC)
1401 El Camino Ave., Ste. 110,
Sacramento
Effective: 12/4/00
Violation: 2832(a), 2832.1,
10145, 10177(d), 10229(j)(3),
10229(n), 10232.2(a)
Right to RREC license on terms
and conditions

San Diego Region

Collins, Charles Warren (REB)
609 Vista Way, Oceanside
Effective: 12/4/00
Violation: 2831, 2831.2, 2832.1,
10145, 10177(d)
Right to RREB license on terms
and conditions

Giese, Carl Fredrick (RES)
25790 Forest Dr., Escondido
Effective: 2/15/01
Violation: 10130, 10177(d)
Right to RRES license on terms
and conditions

Merkin, Wanda L. (RES)
415 Sanibelle Cir., #79,
Chula Vista
Effective: 2/8/01
Violation: 10177.5
Right to RRES license on terms
and conditions

**Peterson, Thomas Taylor (REB,
REO)**
25790 Forest Dr., Escondido
Effective: 1/12/01
Violation: 10137
Right to RREB license on terms
and conditions

Piper, Ann (RES)
4612 Villas Dr., Bonita
Effective: 2/8/01
Violation: 10177.5
Right to RRES license on terms
and conditions

Potts, James Edward (REB)
5252 Balboa Ave., Ste. 601A,
San Diego
Effective: 12/12/00
Violation: 10177(h)
Right to RRES license on terms
and conditions

Rosson, Donald Neal (REB)
1239 Main St., El Centro
Effective: 12/4/00
Violation: 2726, 2831, 2831.1,
2831.2, 2832, 2832.1, 10145,
10177(d)
Right to RREB license on terms
and conditions

PUBLIC REPROVAL

Los Angeles Region

Becker, Jeffrey Reynolds (REO)
16 N. Oak St., Ventura
Effective: 1/4/01
Violation: 10177(d)(h)

**Skyline Property Services, Inc.
(REC)**
6116 Bellflower Blvd., Lakewood
Effective: 2/5/01
Violation: 2832.1, 10177(d)

The Becker Group, Inc. (REC)
16 N. Oak St., Ventura
Effective: 1/4/01
Violation: 10177(d)

**Weststar Loan Servicing, Inc.
(REC)**
225 S. Lake Ave., #1178,
Pasadena
Effective: 2/7/01
Violation: 2832.1, 2834,
10145(a), 10177(d),
10232.2(a)(3), 10232.25

Young, Robert Jr. (REB, REO)
6116 Bellflower Blvd., Lakewood
Effective: 2/5/01
Officer of: Skyline Property
Services, Inc.
Violation: 10177(g)

Williams, Priscilla Joy (REB, REO)
1085 Rancho Santa Fe Rd.,
Olivenhain
Effective: 2/6/01
Violation: 2834, 2846.8,
10159.2, 10177(d),
10232.2(a)(3), 10232.25

Oakland Region

Mantle, Charles C. (REB)
800 Broadway, Sonoma
Effective: 12/13/00
Violation: 10177(d), 11018.1(a),
11018.2

LICENSE SURRENDERED

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

Fresno Region

**Executive First Mortgage Co., Inc.,
A California Corporation
(REC)**
516 W. Shaw Ave., Ste. 204,
Fresno
Effective: 12/5/00

ICC Realty, Inc. (REC)
128 N. Gateway Dr., Madera
Effective: 2/13/01

**Mihelic, Dennis Patrick (REB,
REO)**
30211 Avenida De Las Banderas,
Rancho Santa Margarita
Effective: 12/11/00

Smith, Michelle (RES)
122 S. Anderson Rd., Exeter
Effective: 12/13/00

Los Angeles Region

Cheng, Shan-Wen H. (RES)
4052 Miraleste Dr.,
Rancho Palos Verdes
Effective: 12/20/00

Gonzalez, Eddie Joe (RES)
9415 Kauffman Ave., South Gate
Effective: 12/12/00

Griego, Serafin Ruben (REB)
8361 E. Florence Ave., #203,
Downey
Effective: 12/20/00

Kernyanszky, Claudia D. (RES)
22451 Cass Ave., Woodland Hills
Effective: 1/18/01

Keshish, Narbeh (RES)
10234 Tujunga Canyon Blvd.,
Tujunga
Effective: 1/30/01

Ledoux Investments, Inc. (REC)
12424 Wilshire Blvd.,
Los Angeles
Effective: 1/17/01

Manuel, Darwin Duane (REB)
255-H E. Imperial Hwy, Brea
Effective: 2/14/01

Martinez, Maria Ines (REB)
6905 Lincoln Ave., Riverside
Effective: 1/17/01

Munoz, Javier (RES)
9517 Arrington Ave., Downey
Effective: 12/19/00

Unique Funding, Inc. (REC)
4348 Van Nuys Blvd., Ste. 203,
Sherman Oaks
Effective: 1/10/01

Weinstein, Orrin B. (REB)
19125 Harnett St., Northridge
Effective: 12/5/00

Oakland Region

Cillo, Vanita A. (RES)
3198 Jenkins Ave., San Jose
Effective: 1/24/01

Hovsepian, Steven (RES)
607 Bayview Ave., Millbrae
Effective: 12/4/00

Sacramento Region

**Vogele, Bambi Alison Margaret
(RES)**
RR#3, Box 224, Pawnee, OK
Effective: 12/21/00

SUSPENDED WITH STAY

Los Angeles Region

Acevedo, Miguel (REB)
791-L East Foothill Blvd., Upland
Effective: 2/26/01
Violation: 2831.1, 2831.2,
2832.1, 10145, 10159.2,
10177(d)(g)
Suspended for 90 days-60 days
stayed for 2 years on terms and
conditions

Aguilar, Paul Jr. (REB)
830 N. Wilcox Ave., Montebello
Effective: 1/25/01
Violation: 2831, 2832, 2834,
2950(h), 10145, 10177(d)
Suspended for 90 days-stayed for
2 years on terms and conditions

Chan, Danny K. (REB)
1055 Corporate Center Dr., #420,
Monterey Park
Effective: 1/9/01

Officer of: Telok Mgmt., Inc.
Violation: 2831.2, 2832.1,
10145, 10177(d)
Suspended for 60 days-stayed for
2 years on terms and conditions

Chase, Christopher Richard (REB)
2699 White Rd., Ste. 150, Irvine
Effective: 12/11/00
Officer of: American Liberty
Capital Corporation
Violation: 10159.2, 10177(d)
Suspended for 60 days-stayed for
2 years on terms and conditions

Eastridge Investment Corp. (REC)
1060 North 13th Ave., Upland
Effective: 12/11/00
Violation: 2831.1, 2831.2,
2832.1, 10137, 10145(a),
10177(d)(g)(h)
Suspended for 60 days-stayed for
2 years on terms and conditions

Handal, Ashley (REB)
34213 Pacific Coast Hwy., Ste. C,
Dana Point
Effective: 1/9/01
Violation: 10177(g)
Suspended for 60 days-stayed for
1 year on terms and conditions

Helton, Robert Phillip (REB)
3480 Torrance Blvd., #100,
Torrance
Effective: 1/30/01
Violation: 2831, 2832,
10145(a), 10176(e), 10177(d)(g)
Suspended for 90 days-stayed for
2 years on terms and conditions

Litov, Gabriela Esther (REB)
3532 Overland Ave., Ste. A,
Los Angeles
Effective: 1/16/01
Violation: 2831, 2832.1, 10145
Suspended for 90 days-stayed for
1 year on terms and conditions

Money Plus Financial, Inc. (REC)
1004 W. Foothill Blvd., Upland
Effective: 1/2/01
Violation: 10137
Suspended for 30 days-stayed for
1 year on terms and conditions

Shenouda, James C. (REB)
13050 Chandler Blvd.,
Sherman Oaks
Effective: 1/10/01
Violation: 2715, 2731, 2752,
2831.1, 2832, 10145, 10159.2,
10159.5, 10161.8, 10176(e),
10177(d), 10234, 10240
Suspended for 90 days-45 days
stayed for 2 years on terms and
conditions

Telok Management, Inc. (REC)
1055 Corporate Center Dr., #420,
Monterey Park
Effective: 1/9/01
Violation: 2831.2, 2832.1,
10145, 10177(d)
Suspended for 60 days-stayed for
2 years on terms and conditions

Wilson, David Mark (RES)
35 Woodgrove, Irvine
Effective: 1/9/01
Violation: 10177(g)
Suspended for 60 days-stayed for
1 year on terms and conditions

Wilson, William Kirk (REB, REO)
1060 North 13th St., Upland
Effective: 12/11/00
Officer of: Eastridge Investment Corporation
Violation: 2831.1, 2831.2, 2832.1, 10137, 10145(a), 10177(d)(g)(h)
Suspended for 60 days-stayed for 2 years on terms and conditions

Oakland Region

Roman Empire, Inc. (REC)
234 E. Campbell Ave., Campbell
Effective: 12/18/00
Violation: 10137, 10177(d)
Suspended for 90 days-60 days stayed for 2 years on terms and conditions

Sacramento Region

Morales, Edgar Santiago (RES)
9612 Lakepoint Dr., Elk Grove
Effective: 12/18/01
Violation: 10130, 10177(d)
Suspended for 90 days-stayed for 2 years on terms and conditions

Wilson, Sherry Ann (REB, REO)
1030 Carlos Place, Chico
Effective: 12/18/00
Violation: 10177(h)
Suspended for 90 days-60 days stayed for 2 years on terms and conditions

San Diego Region

Breakthrough Marketing, Inc. (REC)
2655 Camino Del Rio North, Ste. 420, San Diego
Effective: 1/2/01
Violation: 2715, 10177(d)
Suspended for 60 days-stayed for 2 years on terms and conditions

Calpacific, Inc. (REC)
5080 Shoreham Pl., Ste. 202, San Diego
Effective: 12/4/00
Violation: 2726, 2752, 2831.1, 2832.1, 2834, 10145, 10161.8, 10177(d)
Suspended for 60 days-stayed for 2 years on terms and conditions

Jones, Richard Wayne (REB, REO)
5080 Shoreham Pl., #202, San Diego
Effective: 12/4/00
Officer of: Calpacific, Inc.
Violation: 10177(h)
Suspended for 60 days-stayed for 2 years on terms and conditions

Laney, Christine Barbara (REB, REO)
2655 Camino Del Rio South, #420, San Diego
Effective: 1/2/01
Officer of: Breakthrough Marketing, Inc.
Violation: 10177(h)
Suspended for 60 days-stayed for 2 years on terms and conditions

Ross, Brian Douglas (REB)
4528 Santa Cruz Ave., San Diego
Effective: 1/24/01
Violation: 10159.2, 10177(d)(h)
Suspended for 60 days-stayed for 2 years on terms and conditions

Windsor Capital Mortgage Corporation (REC)
2533 S. Coast Hwy 101, Ste. 250, Cardiff By the Sea
Effective: 1/5/01
Violation: 2831, 2831.1, 2832.1, 10145, 10163, 10177(d), 10240
Suspended for 2 years-stayed on terms and conditions

INDEFINITE SUSPENSIONS

(under Recovery Acct. provisions)

Commercial Property Mortgage Corporation (REC)
4000 Barranca Pky., Ste. 200, Irvine
Effective: 12/19/00

Kassler, Donna Spring (REB)
1205 Sunflower Circle North, Palm Springs
Effective: 12/29/00

Majos, Anna (REB)
8007 E. Sandstone Dr., Anaheim Hills
Effective: 2/26/01

Montross, George Michael (RES)
PO Box 457, Millbrae
Effective: 12/19/00

Motamedi, Sara M. (RES)
P.O. Box 254
Twentynine Palms
Effective: 1/8/01

Oligher, William Joseph (RES)
2175 The Alameda, Ste. 100, San Jose
Effective: 2/26/01

Thomas, Michael Earl (REB) Equity Investment Fund, Inc. (REC)
3210 S. Griset Pl., Santa Ana
Effective: 12/19/00

Wiley, Lien L. (REB)
15302 S. Normandy Ln., La Mirada
aka: Betzler, Lien
Effective: 2/5/01

Energy tips

Continued from page 1



essary lamps and fluorescent ballasts. Be sure to maintain safe lighting conditions. (Save: up to 15%)

Choose Energy Star® Lighting Products

- Replace incandescent light bulbs with Energy Star® compact fluorescent light bulbs. (Save: up to 10%)
- Install a programmable thermostat
- Lowering your air conditioning when you are closed will avoid unnecessary cooling costs. (Save: 1-4%)

Good Energy Saving Investments

Planning to do some remodeling soon? When you are ready to replace equipment, consider these energy efficiency suggestions.

Buy energy-efficient equipment

When purchasing computers, monitors, printers, fax machines and copiers, choose Energy Star® models that "power down" after a user-specified period of inactivity. (Save: 0.5%)

Reduce your lighting costs

- Retrofit T12 lights and magnetic ballasts to T8 lights and electronic ballasts. (Save: 10-15%)
- Retrofit incandescent light bulbs with compact fluorescent lights. (Save: 1-5%)
- Remove excess fluorescent lamps. (Save: up to 8%)
- Install automatic room lighting controls to turn lights on or off, depending on occupancy or time of day. (Save 1-3%)
- Retrofit incandescent or fluorescent exit signs with long-lasting, low-energy LED exit signs. (Save 0.2%)

Improve the efficiency of your cooling and ventilation systems

- Replace old package air conditioning systems with Energy Star® units, which are 20 to 30 percent more efficient than older models. (Save: 2-8%)
- Install an energy management system to better control heating, ventilation, air conditioning equipment and lighting. (Save: 2-8%)
- Rewire rest room fans to operate with the lights. (Save: up to 0.5%)
- Install ceiling fans, which will enable you to raise the thermostat setting up to four degrees while maintaining the same comfort level. (Save: up to 5%)
- Install reflective window film, solar screens or awnings on south and west facing windows. (Save: up to 5%)
- Install an air conditioning economizer to bring in outside air when cool outside. (Save: up to 5%)
- When replacing roofing, install Energy Star® reflective roofing materials. (Save: 1-8%)

Check out www.flexyourpower.ca.gov for more information. 🏠

Asbestos

Continued from page 4

What is friable and non friable asbestos?

Friable is a term the EPA uses to describe material containing less than 1% asbestos that can be crumbled, pulverized, or reduced to powder, when dry, by hand pressure. Even in very small amounts, friable material may be regulated when it is removed due to the high probability that asbestos fibers will be released upon disturbance and breathed into the lungs. Some common examples of friable construction materials are: acoustic "popcorn" ceilings, HVAC duct wrap, paper backing of linoleum, wall texturing compounds, non-bituminous roofing felt, Sheetrock joint "mud" compound, and thermal insulation on pipes or boilers.

Non friable materials contain less than 1% asbestos but cannot be crumbled using hand pressure since they are typically mixed with vinyl, asphalt or cement. They are generally not regulated* because they have less potential to release asbestos fibers into the air; however, during renovation or demolition the materials may become friable. A few examples of non friable asbestos building products include, but are not limited to: cement "transite" siding or pipe, stucco, plaster, vinyl floor tiles, asphalt roofing felts and mastics. **It is important to note that non friable asbestos materials, for example, asbestos containing plaster and stucco, may "become" friable (and regulated) depending on the method of removal and your local AQMD regulations.*

How do I determine if my commercial building contains asbestos?

Many people mistakenly assume that use of asbestos in building materials ceased by the late 70's. While it is correct that friable spray applications or molded thermal insulation materials were banned from manufacture by the EPA, material inventories were permitted to be used with no end dates specified. In the following years, the EPA declared a ban on all asbestos contain-

ing materials; however, the case was overturned and resulted in the continued manufacture of certain non friable asbestos materials still today.

In California, with few exceptions, only a Cal-OSHA certified asbestos consultant (CAC) or Site Surveillance Technicians (SST), may conduct surveys, conduct clearance sampling, and risk assessments. The CAC will survey your building using a systematic approach in order to identify and take samples of all suspected materials. Identification of asbestos requires the use of trained laboratory analysts using standardized analytical methods. Local CAC's can be found in the yellow pages under "Asbestos Consultants." For a statewide list of CAC's and SST's, visit Cal-OSHA's Web site at: <http://www.dir.ca.gov/DOSH/Asbestos.html>.

When does the law require me to have my commercial building surveyed for asbestos?

In general, your structure must be surveyed prior to any renovation or demolition. Some local building departments may require proof of an asbestos survey prior to issuing a permit, although the responsibility for conducting a survey is the owner and contractor's responsibility.

What should I do if the laboratory results indicate that asbestos is present?

It is not illegal or unsafe to have asbestos that is intact and in good general condition in your building. There are no regulations that require the removal of asbestos just because it is present; however, if you are renovating areas where the asbestos materials will be disturbed, or demolishing the structure, you must have it properly removed before the renovation or demolition begins.

If the asbestos is not going to be disturbed as a result of the renovation, the recommendation is to leave it alone.

Who may remove asbestos containing material from my commercial building?

In California, with very few exceptions, only a Cal-OSHA registered as-

bestos abatement contractor may remove asbestos. They are responsible to know the legal requirements and have trained staff and equipment to remove asbestos properly.


These contractors are in the yellow pages under "Asbestos Contractors." For specific information on Cal-OSHA requirements, as well as a statewide list of registered contractors, visit the OSHA Web site mentioned earlier in this article.

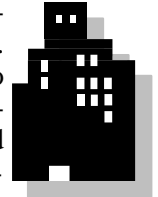
If I am selling a commercial structure, what must I do about any asbestos contained in the building?

Most purchaser's fears of asbestos are due to lack of knowledge and misunderstanding regulations. As real estate licensees, you can respond to their specific concerns by directing them to the agencies listed below. If you have knowledge that asbestos exists in the structure, this fact must be disclosed to the buyer in the real estate transfer disclosure statement.

Improper removal /disposal of asbestos can result in civil penalties and criminal prosecution.

Resources for information on asbestos:

- ▶ Air Quality Management District (oversight of survey, work practice and notification requirements)
- ▶ State Cal-OSHA (for worker safety & contractor and consultant registration)
- ▶ State Contractors License Board (for contractor licensing issues)
- ▶ State Department of Toxic Substance Control (for transportation, manifest and disposal of asbestos)
- ▶ County Hazardous Materials Division (for transportation, storage and disposal of asbestos)
- ▶ County Environmental Health Department (landlord-tenant issues involving unsafe conditions)
- ▶ California Highway Patrol (for hazardous waste transportation & certification information)
- ▶ American Lung Association 





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Miscellaneous

- Refer to DRE's Web site for downloadable forms and brochures.

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Illegal restrictive covenants in property documents

Continued from page 2

have the discriminatory language removed from the document:

- ▶ Persons with an ownership interest in the property may submit an application to DFEH requesting a determination regarding the illegality of specific restrictive covenant language in the document.
- ▶ DFEH will review the language and will issue a written determination as to whether the identified language violates the fair housing laws and is thereby void.
- ▶ Upon receiving a determination that the language constitutes an illegal restrictive covenant, the applicant may strike out the void language and record the modified document with the county recorder.

This procedure does not apply to persons holding an ownership interest in property that is part of a common

interest development. Pursuant to Civil Code Section 1352.5 the board of directors of a common interest development or association is required, without approval of the owners, to delete any unlawful restrictive covenant and restate the declaration or governing document without the restrictive covenant but with no other change to the document. A board of directors of a common interest development or association is not required to obtain approval from DFEH prior to removal of restrictive covenant language.

"As we recognize Fair Housing Month throughout the nation, California has come a long way in its efforts to eliminate discrimination in housing," said DFEH Director Dennis Hayashi. "This new service will enable Californians to take possession of property without the vestige of discrimination from previous generations. Many of

these property deeds were recorded decades ago and we are unsure how many contain language that segregated communities along primarily racial and religious lines. The Department is ready to assist anyone that wishes to eradicate these bases of discrimination from their property documents."

More information and the RCIS application form can be found on the DFEH Web site at www.dfeh.ca.gov, or can be obtained by calling the toll-free number for the DFEH Housing Enforcement Unit: 1-800-233-3212. 🏠