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DEPARTMENT OF REAL ESTATE
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December 29, 2011

DEPARTMENT OF REAL ESTATE

By _____

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

To: ADRIANA BELT, d.b.a. PAC MANAGEMENT COMPANY, and CARMEN BELT, d.b.a. PAC MANAGEMENT COMPANY	NO. H-2704 FR ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Commissioner of the California Department of Real Estate (hereinafter "Commissioner") caused an investigation to be made of the activities of ADRIANA BELT, a.k.a. Adriana Aguirre, and CARMEN BELT, a.k.a. Carmen Camargo, collectively d.b.a. PAC Management Company (referred to herein as "BELT"). Based on that investigation, the Commissioner has determined that BELT has engaged in, is engaging in, or is attempting to engage in, acts or practices constituting violations of the California Business and Professions Code (hereinafter "the Code"), including acting in the capacity of, advertising, or assuming to act as a real estate broker in the State of California within the meaning of Code Section 10131(b) (property management services) using the unregistered fictitious business name "PAC MANAGEMENT COMPANY" and/or other fictitious business names currently unknown to the Commissioner. Furthermore, based upon the investigation, the Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order under the authority of Section 10086 of the Code.

FINDINGS OF FACT

1. At all times relevant herein neither ADRIANA BELT nor CARMEN BELT held a valid California real estate license.

2. Since at least June of 2005 and continuing to the present, BELT, using the unregistered fictitious business name PAC MANAGEMENT COMPANY engaged in the business of, acted in the capacity of, advertised, and/or has assumed to act as a real estate broker in the State of California within the meaning of Sections 10131(b) of the Code, including, but not limited to, the operation of a property management business with the public wherein, on behalf of others, for compensation or in expectation of compensation they leased, rented, offered to lease or rent, placed for rent, solicited listings of places for rent, solicited for prospective tenants of real property or improvements thereon, collected rents and security deposits from real property or improvements thereon on behalf of landlord/clients without first obtaining a real estate broker license in the Bakersfield, California area, including but not limited, to the following:

LANDLORD/TENANT	PROPERTY ADDRESS
Adrian R. - Landlord	620 Green Meadow Lane, Bakersfield, CA
Rosanna C. - Landlord	601 Spring Meadow Court, Bakersfield, CA
Kristen C. - Tenant	725 Spring Meadow Court #1 Bakersfield, CA
Kristen C. - Tenant	737 Green Meadow Lane Bakersfield, CA
Lisa W. - Landlord	619 Spring Meadow Court 629 #1 and #2 Spring Meadow Court Bakersfield, CA
Undercover Deputy Commissioner "Potential Renter"	Elmo Street near Paradise Lamont, CA (Home advertised on Craigslist)

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CONCLUSIONS OF LAW

3. Based on the findings of fact contained in Paragraphs 1 and 2, ADRIANA BELT and CARMEN BELT acting by and/or through one or more agents, associates, affiliates, and/or co-conspirators and using the fictitious business name PAC MANAGEMENT COMPANY, operated a property management business with the public wherein, on behalf of others, for compensation or in expectation of compensation, leased or rented, offered to lease or rent, placed for rent, solicited listings of places for rent, solicited for prospective tenants of real property or improvements thereon, and collected rents and security deposits from real property or improvements thereon, acts which require a real estate broker license under Section 10131(b) (real estate license required to manage rental property of another) and Section 10130 (license required) of the Code.

DESIST AND REFRAIN ORDER

Based upon the Findings of Fact and Conclusions of Law stated herein, ADRIANA BELT and/or CARMEN BELT, individually and doing business as PAC MANAGEMENT COMPANY, or any other name or fictitious name, ARE HEREBY ORDERED to immediately Desist and Refrain from performing any acts within the State of California for which a real estate broker license is required, and in particular, to immediately Desist and Refrain from providing or participating in property management services for others for compensation unless and until they, individually, obtain an appropriate license issued by the Department of Real Estate of the State of California.

DATED: 12/5/11

BARBARA J. BIGBY
Acting Real Estate Commissioner

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NOTICE:

Business and Professions Code Section 10139 provides that "Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a fine not exceeding twenty thousand dollars ($20,000), or by imprisonment in the county jail for a term not to exceed six months, or by both fine and imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars ($60,000)..."

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