BUREAU OF REAL ESTATE
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FILED

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BUREAU OF REAL ESTATE

By R. Contreras

BEFORE THE

BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

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To: JCM PARTNERS, LLC, and MARIA RIGHTNOUR.	NO. H-2934 FR ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Real Estate Commissioner ("Commissioner") of the California Bureau of Real Estate ("Bureau") caused an investigation to be made of the activities of JCM PARTNERS, LLC ("JCM") and MARIA RIGHTNOUR ("RIGHTNOUR"), (collectively "Respondents"). Based on that investigation, the Commissioner has determined that JCM and RIGHTNOUR have engaged in, are engaging in, or are attempting to engage in, acts or practices constituting violations of the California Business and Professions Code ("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 Section 10131(b) (representing clients in the capacity of a rental property manager) of the Code. Furthermore, based on 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.

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FINDINGS OF FACT

1. At no time has JCM been licensed by the Bureau in any capacity. JCM manages Meadow Lakes, LLC ("MEADOW LAKES"), a residential apartment complex located in Modesto, California.

2. At no time has MEADOW LAKES been licensed by the Bureau in any capacity.

3. At no time has RIGHTNOUR been licensed by the Bureau in any capacity. At all times relevant, RIGHTNOUR was the manager of MEADOW LAKES and an employee of JCM.

4. At all times relevant, Brian S. Rein ("REIN") was and is licensed by the Bureau as a real estate broker. At all times relevant, REIN is and was employed by JCM as its Chief Operating Officer, whose duties included supervising JCM's various real estate property managers.

5. At all times relevant, JCM, for or in expectation of compensation, negotiated to do one or more of the following acts for another or others, for or in expectation of compensation: soliciting and showing properties to prospective tenants, negotiating rental terms, preparing rental agreements and collecting rent on behalf of clients.

6. On or about March 8, 2013, a Special Investigator from the Bureau's Fresno District Office contacted RIGHTNOUR regarding the business activities of MEADOW LAKES. During that conversation, RIGHTNOUR informed the Special Investigator she was employed by JCM, which managed MEADOW LAKE as well as various other apartment complexes.

7. On or about March 8, 2013, the Special Investigator also conducted a Google search of JCM and found that the company invests in, renovates, manages, markets and sells multi-family residential and commercial real estate. JCM owns approximately forty-five (45) real properties in California.

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CONCLUSIONS OF LAW

8. Based on the Findings of Fact contained in Paragraphs 1 through 7, above, JCM and RIGHTNOUR have performed and/or participated in property management activities which require a real estate license under Section 10131(b) of the Code during a period of time when neither JCM nor RIGHTNOUR was licensed by the Bureau in any capacity in violation of Section 10130 of the Code.

DESIST AND REFRAIN ORDER

Based upon the Findings of Fact and Conclusions of Law stated herein, JCM PARTNERS, LLC, and MARIA RIGHTNOUR are ordered to immediately desist and refrain from performing any and all acts within the State of California for which a real estate broker license is required, and in particular, from providing or participating in property management services for others and for compensation and/or the expectation of compensation.

DATED: FEBRUARY 19, 2015

REAL ESTATE COMMISSIONER

By: _____

By: JEFFREY MASON
Chief Deputy Commissioner

-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) . . . ."

ATTY JWB/kc