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FILED

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BUREAU OF REAL ESTATE

By

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

To: COASTAL SKY REALTY, INC., CSRINC PROPERTY SERVICES & MANAGEMENT, DELON RIDKE, ROSEMARIE L. WILSON.	No. H-4614 SD ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Commissioner ("Commissioner") of the California Bureau of Real Estate ("Bureau") caused an investigation to be made of the activities of COASTAL SKY REALTY, INC., also doing business as CSRinc PROPERTY SERVICES & MANAGEMENT, DELON RIDKE, and ROSEMARIE L. WILSON (collectively "Respondents"). Based on that investigation the Commissioner has determined that Respondents have engaged in or are engaging in acts or attempting to engage in the business of, acting in the capacity of, and/or advertising or assuming to act as real estate brokers in the State of California within the meaning of Business and Professions Code ("Code") Sections 10131(a) (solicit prospective sellers or purchasers of or negotiate the purchase, sale or exchange of real property) and 10131(b) (offer to lease or rent, or place for rent, or solicit listings of places for rent, solicit prospective tenants, negotiate the exchange of leases on real property or collect rents from real property).

In addition, based on that investigation, the Commissioner has determined that Respondents have engaged in or are engaging in acts or are attempting to engage practices constituting violations of the Code. Based on the findings of that investigation, set forth below, the Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

FINDINGS OF FACT

1. From April 21, 2011, through the present, ROSEMARIE L. WILSON ("WILSON") has been licensed as a real estate salesperson (License ID 01869009) by the Bureau of Real Estate ("Bureau"). Joseph Bustamante Gonzales ("Gonzales") has been listed as WILSON's employing broker from April 21, 2011, through the present.

2. From March 28, 1975 through the present, Gonzales has been licensed by the Bureau as a real estate broker (License ID 00399062).

3. On May 21, 2012, Coastal Sky Realty, Inc. ("CSRI") filed an application for a real estate corporation license with the Bureau. CSRI is not licensed by the Bureau in any capacity.

4. Gonzales is listed as the Broker-Officer and a director for CSRI on CSRI's corporation license application. The application was certified and signed under penalty of perjury by Gonzales on May 18, 2012.

6. On June 12, 2009, the Bureau filed an Accusation against Gonzales in Bureau Case No. H-36049 LA. On September 20, 2010, the Bureau suspended Gonzales' real estate broker license for 60 days, which was stayed upon certain terms and conditions pursuant to the Stipulation and Agreement reached between the parties in Case No. H-36049 LA.

7. In response to Question 19 of CSRI's corporation license application, to wit: "HAVE YOU EVER HAD A DENIED, SUSPENDED, RESTRICTED OR REVOKED BUSINESS OR

PROFESSIONAL LICENSE (INCLUDING REAL ESTATE) IN CALIFORNIA OR ANY OTHER STATE?", Gonzales replied "no" and failed to reveal the prior suspension of his real estate broker's license as described above in paragraph 6.

8. CSRI is a California corporation formed on or about January 24, 2011, by DELON RIDKE ("RIDKE"). RIDKE is listed as the agent for service of process on CSRI's Articles of Incorporation which was filed with the California Secretary of State on January 31, 2011.

9. RIDKE has never been licensed in any capacity by the Bureau.

10. On March 4, 2011, a Statement of Information was filed with the California Secretary of State which listed WILSON as the CEO, Secretary, and CFO for CSRI.

11. On August 1, 2011, a Statement of Information was filed with the California Secretary of State which listed Gonzales as a director for CSRI and listed WILSON as the CEO, Secretary, and CFO for CSRI. The type of business the corporation engaged in was listed as property management and real estate sales.

12. For an unknown period of time, CSRI has been soliciting and offering to perform property management and real estate sales services on a website located at www.csrinc.us. CSRI also uses the fictitious business names CSRinc Property Services and Management and/or CSRinc/IVR. On its website, CSRI claims to be operating under DRE License No. 01869009. That Bureau license number is associated with WILSON, a real estate salesperson.

13. CSRI has been operating from an office located at 24487 Sunnymead Blvd., Moreno Valley, CA 92553. Gonzales listed this address as a branch office on his real estate broker license from February 10, 2011, through July 22, 2013.

14. On June 27, 2012, the Bureau filed an Order to Desist and Refrain ("D&R") against RIDKE for violation of Code section 10130 in Bureau Case No. H-38220 LA. RIDKE, WILSON,

and Jessica Harkins, among others, engaged in property management services while doing business as Rent for Tomorrow's World.

15. The Bureau revoked the real estate corporation license of Rent For Tomorrow's World on January 2, 2013, in Case No. H-38152 LA.

CONCLUSIONS OF LAW

Based on the information contained in Paragraphs 1 through 15, above, COASTAL SKY REALTY, INC., also doing business as CSRinc PROPERTY SERVICES & MANAGEMENT, DELON RIDKE, and ROSEMARIE L. WILSON violated Code Section 10130 by engaging in activities requiring a real estate license without first obtaining a broker license from the Bureau.

DESIST AND REFRAIN ORDER

Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, IT IS HEREBY ORDERED THAT COASTAL SKY REALTY, INC., also doing business as CSRinc PROPERTY SERVICES & MANAGEMENT, DELON RIDKE, and ROSEMARIE L. WILSON whether doing business in their own name or any other fictitious business name, immediately desist and refrain from: performing any acts within the State of California for which a real estate broker license is required, unless you are so licensed.

DATED: MAR 28 2014

REAL ESTATE COMMISSIONER

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)."

cc: Coastal Sky Realty, Inc., CSRinc Property Services & Management, Delon Ridke, and Rosemarie L. Wilson
24487 Sunnymead Blvd.
Moreno Valley, CA 92553