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FILED

AUG 13 2013

BUREAU OF REAL ESTATE

By L. Frost

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

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To:	NO. H-6004 SAC
SHASTA PROPERTIES, INC. and GINA MARIE WEST.	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 SHASTA PROPERTIES, INC. and GINA MARIE WEST. Based on that investigation, the Commissioner has determined that SHASTA PROPERTIES, INC. and GINA MARIE WEST 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 Code Section 10131(b) (property management services). Furthermore, based on the investigation, the Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order under the authority of Code Section 10086.

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FINDINGS OF FACT

1. SHASTA PROPERTIES, INC. ("SPI") is licensed by the Bureau and/or has license rights as a corporate real estate broker. However, since May 6, 2013, SPI has had no designated broker officer, and is therefore not entitled to engage in any activity requiring a real estate license.

2. GINA MARIE WEST ("WEST") is licensed by the Bureau and/or has license rights as a real estate salesperson. However, since May 6, 2013, WEST has had no employing real estate broker, and therefore is not entitled to engage in any activity requiring a real estate license. WEST is the sole owner and president of SPI.

3. Since May 6, 2013, and continuing to the present, SPI and WEST negotiated to do one or more of the following acts for another or others, for or in expectation of compensation within the State of California: lease or rent or offer to lease or rent; place for rent; solicit listings of places for rent; solicit for prospective tenants; negotiate the sale, purchase or exchange of leases on real property, or on a business opportunity; collect rents from real property, or improvements thereon, or from business opportunities, in violation of Code Sections 10130 (broker license required), in conjunction with Code Section 10131(b) (property management activities).

4. In connection with the activities described in paragraph 3, above, as of July 29, 2013, SPI and WEST solicited prospective tenants, offered to rent and place for rent, and advertised for rent the following residential dwellings consisting of four units or less, for or in expectation of compensation:

Property	**Rental Price and Security Deposit**
2010 Victor #B2	$575/month, with $775 security deposit
1050 Continental #19	$550/month, with $750 security deposit
1030 N. Ct., #4	$575/month, with $800 security deposit
2118 Charade #2	$795/month, with $995 security deposit
2847 Red Bud Ln.	$795/month, with $995 security deposit
1900 Mill St. #3	$575/month, with $775 security deposit

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Property	Rental Price and Security Deposit
1844 Conifer #4	$650/month, with $850 security deposit
835 Camino #12	$575/month, with $775 security deposit
2356 Placer	$595/month, with $795 security deposit
9891 Harley	$1,495/month, with $1,695 security deposit
2685 Shasta St.	$1,100/month, with $1,300 security deposit
19645 Nirvana	$1,100/month, with $1,300 security deposit
3323 Nathan Dr.	$1,025/month
3398 Somerset Ave.	$1,295/month, with $1,495 security deposit
1922 Branstetter	$595/month, with $795 security deposit

CONCLUSIONS OF LAW

Based on the Findings of Fact contained in paragraphs 1 through 4, above, SPI and WEST performed property management activities which require a real estate broker license within the meaning of Code Sections 10130 and 10131(b) during a period of time when SPI and WEST were not entitled to engage in any activity requiring a real estate license, in that SPI had no designated broker officer and WEST was not licensed as a broker by the Bureau.

DESIST AND REFRAIN ORDER

BASED UPON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW STATED HEREIN, SHASTA PROPERTIES, INC. AND GINA MARIE WEST 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, immediately desist and refrain from providing or participating in property management services for others for compensation, including but not limited to owning and managing a trust account, soliciting prospective tenants and property owners, and advertising properties for rent, unless and until SPI obtains a designated officer broker licensed by the Bureau and WEST obtains a real estate broker license issued by the Bureau.

DATED: August 12, 2013

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) . . ."