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FILED

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BUREAU OF REAL ESTATE

By K. Contreras

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

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To: ARROWHEAD HOUSING, INC., A California Corporation, and JOSEPH MOHAMED, JR.	NO. H-6114 SAC ORDER TO DESIST AND REFRAIN (B & P Code Section 10086)

The Real Estate Commissioner ("the Commissioner") of the California Bureau of Real Estate ("the Bureau") caused an investigation to be made of the activities of ARROWHEAD HOUSING, INC., a California Corporation, individually and doing business as "Action Properties" and "Lodi Property Management", and JOSEPH MOHAMED, JR. ("Respondents"). Based on that investigation, the Commissioner has determined that Respondents have engaged in, are engaging in, or are attempting to engage in, acts or practices constituting violations of Sections 10137 (unlawful employment of and/or payment of compensation to someone not licensed to conduct real estate activity) and 10159.5 (fictitious business name) of the California Business and Professions Code ("Code"), and Section 2731 (use of false or fictitious business name) of Title 10 of the California Code of Regulations. Furthermore, based on the investigation, 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. At all times relevant, ARROWHEAD was licensed and/or had license rights by the Bureau as a corporate real estate broker under the Real Estate Law, Part 1 of Division 4 of the Code.

2. At all times relevant, MOHAMED was licensed and/or had license rights by the Bureau as a real estate broker, and was licensed by the Bureau as the designated broker/officer of ARROWHEAD. As the designated broker/officer, MOHAMED was responsible, pursuant to Section 10159.2 (responsibility of corporate broker in charge) of the Code for the supervision of the activities of the officers, agents, real estate licensees and employees of ARROWHEAD for which a real estate license is required.

3. At all times relevant, SHELLEY LYNN SCHMIDT ("SCHMIDT") was licensed and/or had license rights by the Bureau as a real estate salesperson under the corporate real estate broker license of ARROWHEAD. SCHMIDT's real estate salesperson license expired as of February 22, 2012.

4. At no time has LODI PROPERTY MANAGEMENT LLC, individually and/or doing business as "Lodi Property Management" ("LPM"), been licensed by the Bureau to conduct real estate activity in the State of California. LPM is owned by ARROWHEAD.

5. At no time has JENNY McDOWELL ("McDOWELL") been licensed by the Bureau to conduct real estate activity in the State of California.

6. On or about March 3, 2011, McDOWELL, while in the employ of and representing ARROWHEAD, doing business as LPM, entered into a Property Management Agreement between LPM and property owner Eric V. for the management of Eric V.'s real property located at 509 South School Street, Lodi, California. On or about November 7, 2011, McDOWELL, while in the employ of and representing ARROWHEAD, doing business as LPM, entered into a Property Management Agreement between LPM and property owner Rosalinda R.. for the management of Rosalinda R.'s real property located at 508 East Oak Street, Lodi, California. On or about March 6, 2012, McDOWELL, while in the employ of

and representing ARROWHEAD, doing business as LPM, entered into a Property Management Agreement between LPM and property owner The Chris and Elda E. Trust for the management of The Chris and Elda E. Trust's real property located at 616 Windsor, Lodi, California. The acts of McDOWELL were done with the knowledge and approval of Respondents.

7. On or about March 20, 2012, SCHMIDT, while in the employ and representing ARROWHEAD, doing business as LPM, entered into a Property Management Agreement between LPM and property owners Kevin F., and Jennica F., for the management of Kevin F.'s and Jennica F.'s real property located at 429 North Church Street, Lodi, California. At the time, SCHMIDT's real estate salesperson license was expired. The acts of SCHMIDT were done with the knowledge and approval of Respondents.

8. ARROWHEAD used the fictitious business name "Lodi Property Management" in conducting the property management without first obtaining a license bearing that fictitious business name from the Bureau.

CONCLUSIONS OF LAW

Based on the Findings of Fact contained in Paragraphs 1 through 8, above, Respondents employed and/or paid compensation to someone who was not licensed under ARROWHEAD's corporate real estate broker license or MOHAMED's real estate broker license for activities related to real estate transactions, and used false or fictitious business name(s) without authorization, in violation of Sections 10137 and 10159.5 of the Code.

DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein, ARROWHEAD HOUSING, INC., a California Corporation and JOSEPH MOHAMED, JR., whether doing business under their own names, or any other names or fictitious names, ARE HEREBY ORDERED to immediately desist and refrain from:

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(1) Employing and/or paying compensation to someone who is not licensed under ARROWHEAD HOUSING INC., a California Corporation's corporate real estate broker license or JOSEPH MOHAMED, JR.'s real estate license for activities related to real estate transactions; and

(2) Using a false or fictitious business name(s) without authorization.

DATED: MAR 2 5 2014

REAL ESTATE COMMISSIONER

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: Arrowhead Housing Inc., a California Corporation
4321 Walnut Avenue
Carmichael, CA 95608

Joseph Mohamed, Jr.
4321 Walnut Avenue
Carmichael, CA 95608

ATTY JWB/kc