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BUREAU OF REAL ESTATE

By S. Black

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STATE OF CALIFORNIA

BUREAU OF REAL ESTATE

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To: S.G.R. INC., SAMUEL G. READER, and S.G. READER AND ASSOCIATES,	No. H-6379 SAC ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Real Estate Commissioner of the State of California ("Commissioner") has caused an investigation to be made of the activities of S.G.R. INC. ("S.G.R."), SAMUEL G. READER ("READER"), and S.G. READER AND ASSOCIATES ("S.G.R.A."), including engaging in the business of, 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(a) of the California Business & Professions Code ("Code"). Based upon the findings of that investigation, as set forth below, the Commissioner has determined and is of the opinion that S.G.R., READER, and/or S.G.R.A. have violated Sections 10130 (engaging in the business of or acting as a real estate broker) and 10131(a) (soliciting borrowers and/or performing services for borrowers or lenders in connection to the purchase, sale or exchange of real property or a business opportunity for or in expectation of compensation) of the Code without first having obtained a real estate broker license from the California Bureau of Real Estate ("Bureau").

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Whenever acts referred to below are attributed to S.G.R., READER, and/or S.G.R.A., those acts are alleged to have been done by S.G.R., READER, and/or S.G.R.A., acting by itself, or by and through one or more agents, associates, affiliates, and/or co-conspirators, and using the names S.G.R., READER, and/or S.G.R.A., or other names or fictitious names unknown at this time.

FINDINGS OF FACT

1. S.G.R. is not now and has never been licensed by the Bureau in any capacity.

2. READER is not now and has never been licensed by the Bureau in any capacity.

3. S.G.R.A. is not now and has never been licensed by the Bureau in any capacity.

4. During the period of time set forth below, S.G.R., READER, and S.G.R.A. solicited borrowers and/or performed services for borrowers or lenders in connection to the purchase, sale or exchange of real property or a business opportunity for or in expectation of compensation.

5. In or about November 2014, READER, as a representative of S.G.R. and/or S.G.R.A., solicited an undercover Special Investigator of the Bureau in order to negotiate for the purchase, sale, or exchange of real property commonly known as 9500 Micron Avenue, Sacramento, California ("Micron Property").

CONCLUSIONS OF LAW

Based on the Findings of Fact contained in Paragraphs 1 through 5, above, S.G.R., READER, and/or S.G.R.A. solicited one or more borrowers to perform services for those borrowers, for or in expectation of compensation, in connection to real property located within the State of California, which acts require a real estate broker license under Section 10131(a) and in violation of Section 10130 of the Code.

DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein, S.G.R., READER, and/or S.G.R.A., whether doing business under your own name, and/or any other name or fictitious names, 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. In particular, you are ordered to desist and refrain from soliciting borrowers and/or performing services for borrowers or lenders in connection to the purchase, sale or exchange of real property or a business opportunity for or in expectation of compensation, unless and until you obtain a real estate broker license issued by the Bureau.

DATED: March 25, 2016

WAYNE S. BELL
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)...."