DEPARTMENT OF REAL ESTATE
P. O. Box 187007
Sacramento, CA 95818-7007

Telephone: (916) 227-0789

FILED
MAR 17 2010
DEPARTMENT OF REAL ESTATE
By

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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TO: PACIFIC LEGACY MANAGEMENT, and THOR KAMAKA'ALA,	NO. H-10878 SF ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Real Estate Commissioner (Commissioner) of the State of California Department of Real Estate (Department) has caused an investigation to be made of your activities 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(b) of the California Business & Professions Code (the Code). Based upon the findings of that investigation, as set forth below, the Commissioner has determined, and is of the opinion that PACIFIC LEGACY MANAGEMENT (PLM) has employed and/or compensated one or more unlicensed persons to act in the capacity of a real estate broker or salesperson in violation of Section 10137 of the Code (it is unlawful for a licensed real estate broker to employ a person to perform real estate duties who does not have a license).

Based upon the findings of that investigation, the Commissioner has also determined, and is of the opinion that THOR KAMAKA'ALA (KAMAKA'ALA) has acted in

the capacity of a real estate broker or salesperson without having first been licensed by the Department in any capacity, in violation of Section 10130 of the Code (it is unlawful for any person to engage in the business of a real estate salesperson or broker without a license).

1

In approximately August 2009 through February 2010, PLM employed and/or compensated KAMALA'ALA for performing acts which require a real estate license pursuant to Section 10131(b) of the Code (property management activities).

2

From approximately August 2009 through February 2010, KAMAKA'ALA leased or rented, solicited places for rent, solicited prospective tenants, collected rents from tenants and ordered repairs on properties owned by landlords on behalf of PLM, including, but not limited to certain real property known as 3024 Fruitvale Avenue in Oakland, California.

NOW, THEREFORE YOU, PACIFIC LEGACY MANAGEMENT, ARE ORDERED TO DESIST AND REFRAIN from employing and/or compensating any person for performing any acts which require a real estate license within the State of California unless and until that person has obtained from the Department a real estate broker or real estate salesperson license.

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NOW, THEREFORE, YOU, THOR KAMALA'ALA, ARE HEREBY ORDERED TO DESIST AND REFRAIN from performing any acts within the State of California for which a real estate broker license is required, unless and until you obtain a real estate broker license.

DATED: 8/4/2010

JEFF DAVI
Real Estate 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: PACIFIC LEGACY MANAGEMENT
ATTN: PHILLIP BASIL ROMANDO
875-A Island Drive, #188
Alameda, CA 94502

PACIFIC LEGACY MANAGEMENT
ATTN: PHILLIP BASIL ROMANDO
220 Athol Ave., Ste. 401
Oakland, CA 94606

THOR KAMALA'ALA
875-A Island Drive, #188
Alameda, CA 94502

THOR KAMALA'ALA
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