BUREAU OF REAL ESTATE
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FILED

AUGUST 23, 2013

DEPARTMENT OF REAL ESTATE

By L. Jones

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

To:

STUART WILLIAMS

No. H-11577 SF

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 STUART WILLIAMS (WILLIAMS), 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 and 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:

WILLIAMS has violated Section 10130 of the Code by engaging in the business of or acting as a real estate salesperson or broker, within the meaning of Section 10131(b) (property management) of the Code, without first having obtained a real estate license from the California Bureau of Real Estate (Bureau).

FINDINGS OF FACT

1. At all times mentioned herein, WILLIAMS has been licensed by the Bureau as a real estate salesperson.

2. At no time mentioned herein was WILLIAMS licensed by the Bureau as a real estate broker.

3. At all times mentioned herein, between on or about July 1, 2010, and continuing up to at least August 31, 2013, WILLIAMS engaged in the business of, acted in the capacity of, or assumed to act as a real estate broker within the State of California within the meaning of Section 10131(b) of the Code, including: leasing or renting or offering to lease or rent: placing for rent; soliciting listings of places for rent; soliciting prospective tenants; negotiating the sale, purchase or exchange of leases on real property, or on a business opportunity; collecting rents from real property or improvement thereon, or from business opportunities, including but not limited to that certain real property commonly known as 5140 Diamond Heights, San Francisco, California.

CONCLUSIONS OF LAW

1. Based on the Findings of Fact contained in Paragraphs 1 through 3, above, WILLIAMS has performed and/or participated in property management activities which require a real estate broker license under Section 10131(b) of the Code during a period of time when WILLIAMS was not licensed by the Bureau as a real estate broker in violation of Section 10130 of the Code.

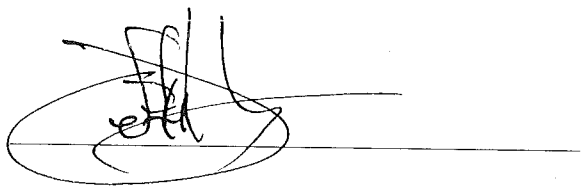
DESIST AND REFRAIN ORDER

Now, therefore, STUART WILLIAMS, IS HEREBY ORDERED to immediately Desist and Refrain from:

Performing any and all acts within the State of California for which a real broker license is required, unless and until he obtains a real estate broker license.

DATED: August 20, 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)..."