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MARY E. WORK, Counsel (SBN 175887)  
Department of Real Estate  
320 West Fourth Street, Suite 350  
Los Angeles, California 90013-1105  
(213) 576-6982  
(213) 576-6916 (Direct)

**FILED**  
NOV 21 2001  
DEPARTMENT OF REAL ESTATE

By [Signature]

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \* \*

To:	)	
	)	DRE NO. H-29196 LA
EIFFEL INFORMATION, INC.,	)	OAH NO. L-2001090375
dba Rent Pro; RUTH BRAMLETT	)	
and LANE NELSON,	)	<u>AMENDED NOTICE OF CONTINUED</u>
	)	<u>HEARING ON ORDER TO DESIST AND</u>
	)	<u>REFRAIN</u>
	)	

On August 22, 2001, the Real Estate Commissioner of the State of California issued her Order directing the above-named party to desist and refrain from certain alleged activities.

On November 16, 2001, Judge Timothy Thomas granted Respondents motion to continue hearing date in the above-captioned case.

YOU ARE HEREBY NOTIFIED that a hearing on the Order to Desist and Refrain will be held before the Department of Real Estate at the Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, California, on Thursday, November 29 and Friday, November 30, 2001 commencing at

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9:30 a.m., upon the matters contained in the Order to Desist and Refrain filed on August 23, 2001.

You may be present at the hearing and may be represented by counsel, but you are neither required to be present at the hearing, nor are you required to be represented by counsel.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you.

DATED: November 21, 2001.

PAULA REDDISH ZINNEMANN  
Real Estate Commissioner

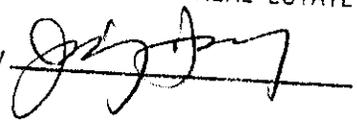
By: *Mary E. Work*  
FOR MARY E. WORK, Counsel

cc: Eiffel Information, Inc.  
Ruth Bramlett  
Lane Nelson  
✓ Sacto.  
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**FILED**  
NOV 20 2001  
DEPARTMENT OF REAL ESTATE  
By 

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \* \*

To:	)	
	)	DRE NO. H-29196 LA
EIFFEL INFORMATION, INC.,	)	OAH NO. L-2001090375
dba Rent Pro; RUTH BRAMLETT	)	
and LANE NELSON,	)	<u>NOTICE OF CONTINUED HEARING</u>
	)	<u>ON ORDER TO DESIST AND REFRAIN</u>
	)	

On August 22, 2001, the Real Estate Commissioner of the State of California issued her Order directing the above-named party to desist and refrain from certain alleged activities.

On November 16, 2001, Judge Timothy Thomas granted Respondents motion to continue hearing date in the above-captioned case.

YOU ARE HEREBY NOTIFIED that a hearing on the Order to Desist and Refrain will be held before the Department of Real Estate at the Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, California, on Thursday, November 29, 2001 commencing at 9:30 a.m., upon the matters

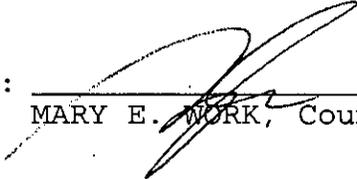
1 contained in the Order to Desist and Refrain filed on August 23,  
2 2001.

3  
4 You may be present at the hearing and may be  
5 represented by counsel, but you are neither required to be  
6 present at the hearing, nor are you required to be represented  
7 by counsel.

8 You may present any relevant evidence and will be  
9 given full opportunity to cross-examine all witnesses  
10 testifying against you.

11 DATED: November 20, 2001.

12 PAULA REDDISH ZINNEMANN  
13 Real Estate Commissioner

14 By:   
15 MARY E. WORK, Counsel

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23 cc: Eiffel Information, Inc.  
24 Ruth Bramlett  
25 Lane Nelson  
26 ✓ Sacto.  
27 OAH  
Daniel D. Kopman, Esq.

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MARY E. WORK, Counsel (SBN 175887)  
Department of Real Estate  
320 West Fourth Street, Suite 350  
Los Angeles, California 90013-1105  
(213) 576-6982  
(213) 576-6916 (Direct)

**FILED**  
OCT 31 2001

DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \*

To:	)	
	)	DRE NO. H-29196 LA
EIFFEL INFORMATION, INC.,	)	OAH NO. L-2001090375
dba Rent Pro; RUTH BRAMLETT	)	
and LANE NELSON,	)	<u>NOTICE OF CONTINUED HEARING</u>
	)	<u>ON ORDER TO DESIST AND REFRAIN</u>
	)	

On August 22, 2001, the Real Estate Commissioner of the State of California issued her Order directing the above-named party to desist and refrain from certain alleged activities.

On October 11, 2001, respondent filed a motion to continue the October 17, 2001 hearing date in the above-captioned case. On October 30, 2001, respondent motion for continuance was granted by Janis S. Rovner, PALJ.

YOU ARE HEREBY NOTIFIED that a hearing on the Order to Desist and Refrain will be held before the Department of Real Estate at the Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, California, on Thursday,

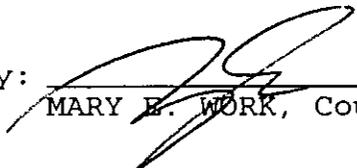
1  
2 November 15, 2001 and Friday, November 16, 2001 commencing at  
3 10:00 a.m., upon the matters contained in the Order to Desist and  
4 Refrain filed on August 23, 2001.

5 You may be present at the hearing and may be  
6 represented by counsel, but you are neither required to be  
7 present at the hearing, nor are you required to be represented  
8 by counsel.

9 You may present any relevant evidence and will be  
10 given full opportunity to cross-examine all witnesses  
11 testifying against you.

12 DATED: October 31, 2001.

13 PAULA REDDISH ZINNEMANN  
14 Real Estate Commissioner

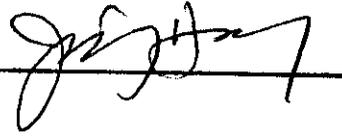
15 By:   
16 MARY E. WORK, Counsel

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24 cc: Eiffel Information, Inc.  
25 Ruth Bramlett  
26 Lane Nelson  
27 ✓ Sacto.  
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320 West Fourth Street, Suite 350  
Los Angeles, California 90013-1105  
(213) 576-6982  
(213) 576-6916 (Direct)

**FILED**  
OCT 3 2001  
DEPARTMENT OF REAL ESTATE  
By 

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \* \*

To:	)	
	)	DRE NO. H-29196 LA
EIFFEL INFORMATION, INC.,	)	OAH NO. L-2001090375
dba Rent Pro; RUTH BRAMLETT	)	
and LANE NELSON,	)	<u>NOTICE OF HEARING ON</u>
	)	<u>ORDER TO DESIST AND REFRAIN</u>
	)	

On August 22, 2001, the Real Estate Commissioner of the State of California issued her Order directing the above-named party to desist and refrain from certain alleged activities.

Eiffel Information, Inc., Ruth Bramlett and Lane Nelson made a request on September 15, 2001, received on September 19, 2001, for hearing pursuant to Section 10086 of the Business and Professions Code of the State of California.

YOU ARE HEREBY NOTIFIED that a hearing on the Order to Desist and Refrain will be held before the Department of

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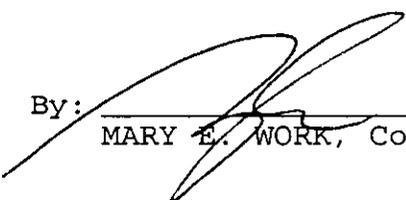
Real Estate at the Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, California, on Wednesday, October 17, 2001, commencing at 9:00 a.m., upon the matters contained in the Order to Desist and Refrain filed on August 23, 2001.

You may be present at the hearing and may be represented by counsel, but you are neither required to be present at the hearing, nor are you required to be represented by counsel.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you.

DATED: October 3, 2001.

PAULA REDDISH ZINNEMANN  
Real Estate Commissioner

By:   
MARY E. WORK, Counsel

cc: Eiffel Information, Inc.  
Ruth Bramlett  
Lane Nelson  
Robert J. Spitz, Esq.  
✓ Sacto.  
OAH

**FILED**  
SEP 25 2001

DEPARTMENT OF REAL ESTATE

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

By *[Signature]*

\* \* \* \*

In the Matter of the	)	NO. H-29196 LA
Desist and Refrain Order of	)	L-2001090375
	)	
EIFFEL INFORMATION, INC.,	)	
dba Rent Pro; RUTH BRAMLETT	)	<u>NOTICE OF</u>
and LANE NELSON.	)	<u>PREHEARING CONFERENCE</u>
	)	
Respondents.	)	
_____	)	

TO THE ABOVE-NAMED RESPONDENTS:

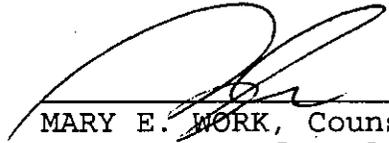
YOU ARE HEREBY NOTIFIED that a Prehearing Conference will be held before Administrative Law Judge of the Office of Administrative Hearings, State of California, 320 West Fourth Street, Suite 630, Los Angeles, CA 90013-1105, who is assigned to hear this matter on **October 5, 2001 at 1:30 p.m.**

The Prehearing Conference, like a Pretrial Conference in a civil matter, is held to identify and define issues in dispute and expedite the hearing, pursuant to Government Code Section 11511.5. The Prehearing Conference may deal with one or more of the following matters:

- (1) Exploration of settlement possibilities.
- (2) Preparation of stipulation.
- (3) Clarification of issues.
- (4) Rulings on identity and limitation of the number of witnesses.
- (5) Objections to proffers of evidence.
- (6) Order of presentation of evidence and cross-examination.
- (7) Rulings regarding issuance of subpoenas and protective orders.
- (8) Schedules for the submission of written briefs and schedules for the commencement and conduct of the hearing.
- (9) Exchange of witness lists and of exhibits or documents to be offered in evidence at the hearing.
- (10) Any other matters as shall promote the orderly and prompt conduct of the hearing.

The Administrative Law Judge may issue, or order a party to prepare, a Prehearing Order incorporating matters determined at the Prehearing Conference.

DATED: 9-25-01

  
\_\_\_\_\_  
MARY E. WORK, Counsel for  
Department of Real Estate

cc: Robert J. Spitz, Esq.  
Eiffel Information, Inc.  
Ruth Bramlett  
Lane Nelson  
Sacto.  
OAH

1 Department of Real Estate  
2 320 West 4<sup>th</sup> Street, Suite 350  
3 Los Angeles, CA 90013-1105  
4 Telephone: (213) 576-6982

**FILED**  
AUG 23 2001  
DEPARTMENT OF REAL ESTATE

By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 TO: )  
12 EIFFEL INFORMATION, INC., ) NO. H-29196 LA  
13 dba Rent Pro; RUTH BRAMLETT )  
14 and LANE NELSON, ) ORDER TO DESIST AND REFRAIN  
(B & P Code § 10086)  
Respondent(s). )

15 The Real Estate Commissioner of the State of  
16 California (hereinafter "Commissioner") has determined from the  
17 findings set forth below that you have violated Section 10167.2  
18 of the Business and Professions Code (hereinafter "Code") by  
19 engaging in the business of a prepaid rental listing service  
20 within the State of California without a prepaid rental listing  
21 service license or real estate broker license.

22 I

23 At no time herein mentioned, have you been licensed  
24 by the Department of Real Estate of the State of California  
25 (hereinafter "Department") as a prepaid rental listing service  
26 (hereinafter "PRLS") or as real estate broker.

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II

During a period of time from approximately December, 2000 and continuing to the present time, you supplied or offered to supply prospective tenant(s), including but not necessarily limited to, Susan Engwall and Jacqueline Torres, with listings of residential real properties for tenancy pursuant to an arrangement requiring prospective tenants to pay a fee in advance of, or contemporaneously with the supplying of, listings of residential real property for tenancy.

III

Previously, in Case No. H-27582, an Order to Desist and Refrain alleging violation of Code Section 10167.2, was issued against Ruth Bramlett and Lane Nelson, doing business as Rent Pro. Said Order was issued effective March 30, 1998.

IV

On June 29, 1998, Eiffel Information Inc., became incorporated under the laws of the State of California. Ruth Bramlett appears on the Statement by Domestic Stock Corporation as the Secretary and Chief Financial Officer for Eiffel Information, Inc. Ruth Bramlett is also listed as the agent for service of process for the same. Thereafter, a fictitious business name statement was filed with the County Clerk Recorder in Orange County, California, for Eiffel Information, Inc., dba Rent Pro.

V

Both Ruth Bramlett and Lane Nelson, as individuals and/or as representatives of Eiffel Corporation, made rental

1 contracts on behalf of Rent Pro for business locations in  
2 Montclair, California, Orange, California and Anaheim,  
3 California.

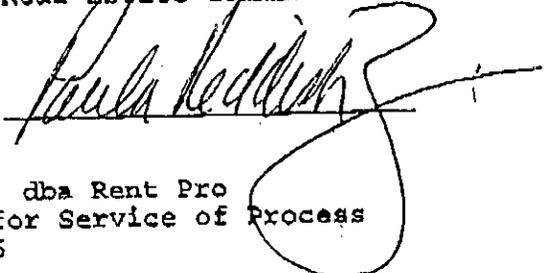
4 VI

5 The supplying of listings of residential real  
6 properties for tenancy for an advance fee is an act for which a  
7 PRLS license or real estate broker license is required by Code  
8 Section 10167.2.

9 NOW, THEREFORE, YOU, EIFFEL INFORMATION, INC., DBA  
10 RENT PRO, RUTH BRAMLETT AND LANE NELSON, AND YOUR AGENTS,  
11 EMPLOYEES, SUCCESSORS AND ASSIGNS ARE ORDERED TO DESIST AND  
12 REFRAIN from engaging in business as a prepaid rental listing  
13 service under the above captioned fictitious business name or  
14 any new fictitious business names unless and until you are in  
15 compliance with Division 4, Part 1, Chapter 3, Article 2.3 of  
16 the code.

17 DATED: August 22, 2001.

18 PAULA REDDISH ZINNEMANN  
19 Real Estate Commissioner

20 

21  
22 cc: Eiffel Information, Inc., dba Rent Pro  
23 Ruth Bramlett, as Agent for Service of Process  
24 2300 E. Katella, Ste. 175  
25 Anaheim, CA 92806

26 Ruth Bramlett  
27 2555 Belleview Road  
Upland, California 91784

Ruth Bramlett, dba Rent Pro  
5050 Palo Verde Avenue, Suite 217  
Montclair, CA 91763

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Lane Nelson, dba Rent Pro  
1070 N. Batavia, Suite 522  
Orange, CA 92667

Lane Nelson, dba Rent Pro  
2300 E. Katella Avenue, Suite 175  
Anaheim, CA 92806

