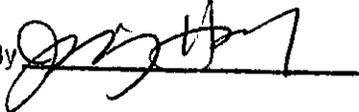


1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone: (213) 576-6982

FILED
MAY 28 2002

DEPARTMENT OF REAL ESTATE

By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 TO:)
12 LUCIEN LESLIE JANSEN,) NO. H-29515 LA
13 aka Les Jansen,)
14 individually and dba)
15 Superior Credit Bureau,) ORDER TO DESIST AND REFRAIN
16 Superior Credit Bureau, Inc.) (B & P Code § 10086)
17 Respondents.)

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

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I

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

II

During the past five (5) year period, from approximately January 1997 forward, you supplied or offered to supply to prospective tenant(s), including but not necessarily limited to, Lisa Angela Burnett, Laurie Judith Odonez-Horn, Keith Wall, Ronald F. Morris, Shaun David Drew and MaryAnn N. Calles, 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.

III

The provision of said services, were from the following business locations: 15602 E. Francisquito Avenue, La Puente, California 91744; 12052 Imperial Highway, No. 100, Norwalk, California 90650; 2658 E. Workman, No. 486, West Covina, California 91791 and 6767 Sunset Boulevard, Suite 21, Hollywood, California 90028.

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1 IV

2 The supplying of listings of residential real
3 properties for tenancy for an advance fee is an act for which
4 a PRLS license or real estate broker license is required by
5 Code Section 10167.2. You have violated this Section by virtue
6 of the findings set forth herein.
7

8 V

9 Previously, in Case No. H-26955 LA, an Order to
10 Desist and Refrain was issued against you, LUCIEN LESLIE JANSEN
11 for a violation of Code Section 10167.2. Said Order was issued
12 effective December 3, 1996 and was acknowledged by you on
13 January 2, 1997.
14

15 VI

16 Also, on or about December 24, 2996, in Case No.
17 H-26958 LA, an Accusation was filed against the real estate
18 salesperson license that you, LUCIEN LESLIE JANSEN, held at
19 that time. A Stipulation and Agreement was signed by you and
20 adopted by the Real Estate Commissioner on November 11, 1997.
21 The Stipulation determined that your real estate salesperson
22 license was subject to discipline under Code Section 10177(d)
23 based on your violations of Code Section 10167.2. Ultimately
24 your real estate salesperson license was revoked on December 9,
25 1997.

26 ///

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1 NOW, THEREFORE, YOU LUCIEN LESLIE JANSEN AND SUPERIOR
2 CREDIT BUREAU, INC., ARE ORDERED TO DESIST AND REFRAIN from
3 engaging in business as a prepaid rental listing service under
4 the above captioned fictitious business names or any new
5 fictitious business names unless and until you are in
6 compliance with Division 4, Part 1, Chapter 3, Article 2.3 of
7 the Code.
8

9 DATED: May 22, 2002.

10 PAULA REDDISH ZINNEMANN
11 Real Estate Commissioner

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17
18 cc: Lucien Leslie Jansen, aka Les Jansen
19 doing business as Superior Credit Bureau
20 15602 E. Francisquito Ave.
La Puente, CA 91744

21 Lucien Leslie Jansen, aka Les Jansen
22 16603 E. Francisquito Ave.
La Puente, CA 91744

23 Lucien J. Jansen
24 Agent for Service of Process
25 Superior Credit Bureau, Inc.
4418 N. Durfee Ave.
El Monte, CA 91732

26 Superior Credit Bureau, Inc.
27 3500 E. Colorado Blvd., No. 110
Pasadena, CA 91107