

*Sacto  
file*

1 Department of Real Estate  
320 West Fourth Street, Suite 350  
2 Los Angeles, California 90013-1105

3 Telephone: (213) 576-6982

**FILED**  
MAY - 8 2006  
DEPARTMENT OF REAL ESTATE

*Laura B. Stone*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 TO:	)	NO. H-32798 LA
	)	
12 JOHN CHARLES FRANCO,	)	<u>ORDER TO DESIST</u>
Doing Business as	)	
13 Preferred General	)	<u>AND REFRAIN</u>
14 Services.	)	

15 The Real Estate Commissioner of the State of  
16 California has determined from the findings herein set  
17 forth below that you, and each of you, have violated  
18 Section 10167.2 of the Business and Professions Code of the  
19 State of California (hereafter "Code").

20 I

21 You, JOHN CHARLES FRANCO, doing business as Preferred  
22 General Services, are not now and have never been licensed by  
23 the Department of Real Estate of the State of California  
24 (hereafter Department) as a real estate broker or as a prepaid  
25 rental listing service ("PRLS") as said term is defined in Code  
26 Section 10167(a).  
27

II

1                   During a period of time in the past three (3) years,  
2                   you, individually and through your employees, supplied  
3                   prospective tenants with listings of residential real property  
4                   for tenancy (by publication or otherwise), pursuant to an  
5                   arrangement under which the prospective tenants were required to  
6                   pay a fee in advance of, or contemporaneously with, the  
7                   supplying of the listings.  
8

9                   III

10                   Said prospective tenants included, but were not  
11                   necessarily limited to, Susan G. Hashimoto, Jeff S. Lehmkuhl,  
12                   Lynn Bruce Carter, Michael Dixon and Anisa Chism.  
13

14                   IV

15                   The supplying of prospective tenants with listings of  
16                   residential real properties for tenancy, for a fee in advance  
17                   of or contemporaneously with the supplying of the listings, is  
18                   an act for which a PRLS license or real estate broker license  
19                   is required, as set forth in Code Section 10167.2.

20                   ///

21                   ///

22                   ///

23                   ///

24                   ///

25                   ///

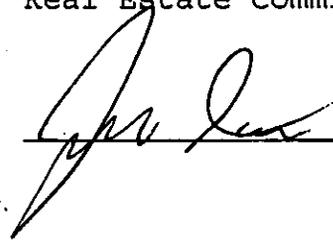
26                   ///

27                   ///

1 NOW, THEREFORE, YOU, JOHN CHARLES FRANCO, AND YOUR  
2 EMPLOYEES, ARE ORDERED TO DESIST AND REFRAIN from engaging in  
3 business as a prepaid rental listing service, individually and  
4 under any fictitious business name, unless and until you are in  
5 compliance with Division 4, Part 1, Chapter 3, Article 2.3 of  
6 the Code.

7 DATED: 4-18-06

8 JEFF DAVI  
9 Real Estate Commissioner

10   
11 \_\_\_\_\_  
12  
13  
14

15 cc: John Charles Franco  
16 dba Preferred General Services  
17 3562 Adams St.  
18 Riverside, CA 92504

19 John Charles Franco  
20 dba Preferred General Services  
21 1230 E. Washington St., Ste. P8  
22 Colton, CA 92324

23 John Charles Franco  
24 dba Preferred General Services  
25 6792 Magnolia Ave.,  
26 Riverside, CA 92506

27 John Charles Franco  
28 2655 Rosedale Avenue  
29 Colton, CA 92324

KL:lo