Department of Real Estate
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FILED
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DEPARTMENT OF REAL ESTATE
By Laura B. Alm

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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| To: | No. H-38727 LA |
| CHARVET ASSOCIATES, dba South Bay Property Management. | ORDER TO DESIST AND REFRAIN |
| | (B&P Code Section 10086) |

The Commissioner ("Commissioner") of the California Department of Real Estate ("Department") caused an investigation to be made of the activities of CHARVET ASSOCIATES, dba South Bay Property Management. Based on that investigation, the Commissioner has determined that CHARVET ASSOCIATES, dba South Bay Property Management, has engaged in, is engaging in, or is attempting to engage in, acts or practices constituting violations of the California Business and Professions Code ("Code") including acting in the capacity of, advertising and/or assuming to act as real estate brokers in the State of California within the meaning of Code Sections 10131(b) (leasing or renting, or soliciting prospective tenants, or collecting rents on behalf of another or others). Based on the findings of that investigation, as set forth below, the Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order pursuant to Code Section 10086.

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## FINDINGS OF FACT

1. CHARVET ASSOCIATES, dba South Bay Property Management ("CHARVET") is a California corporation. CHARVET is not currently licensed by the Department as a real estate broker. CHARVET was licensed by the Department as a corporate real estate broker beginning on or about September 24, 1987, and continuing through on or about September 23, 1995. CHARVET's corporate broker license expired on September 23, 1995, and has never been renewed.

2. Rita Alleshouse ("Alleshouse") is not currently licensed by the Department in any capacity. At all times relevant herein, Alleshouse is and was the CEO of CHARVET.

3. On or about December 5, 2000, CHARVET filed a fictitious business name statement with the Los Angeles County Recorder's office indicating that it was using the fictitious business name South Bay Property Management to conduct business at 1536 W. 25th St., #A, San Pedro, CA 90732. On or about December 27, 2010, Alleshouse, as owner of CHARVET, filed a new fictitious business name statement indicating that CHARVET was still operating a business using the name South Bay Property Management, with offices located at 1536 W. 25th St., #A, San Pedro, CA 90732.

4. Beginning at a time on or before December 27, 2010, and continuing through the present time, CHARVET, doing business as South Bay Property Management, advertised and solicited prospective tenants of rental properties on behalf of the owners of the properties and engaged in property management activities.

## CONCLUSIONS OF LAW

The conduct, acts and/or omissions of CHARVET ASSOCIATES, doing business as South Bay Property Management, as set forth in the Findings of Fact above, when not licensed by the Department as a real estate broker or as a salesperson employed by a real estate broker licensed by the Department, was in violation of Code Section 10130.

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DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein, CHARVET ASSOCIATES, doing business as South Bay Property Management, whether doing business under its own name, or any other names, or fictitious names, IS HEREBY ORDERED to immediately desist and refrain from performing any acts which require a real estate broker license until CHARVET ASSOCIATES is properly licensed. Such acts include, but are not limited to:

(i) advertisting, leasing or renting, or offering to lease or rent property, or soliciting listings of places for rent, or soliciting prospective tenants, or collecting rents on behalf of another or others in expectation of compensation; and

(ii) charging, demanding, or collecting a fee for any of the services offered to others, unless and until CHARVET ASSOCIATES obtains a real estate broker license issued by the Department, and until CHARVET ASSOCIATES demonstrates and provides evidence satisfactory to the Commissioner that CHARVET ASSOCIATES is in full compliance with all of the requirements of the Code and Commissioner's Regulations relating to charging, collecting, and accounting for fees.

DATED: 1/29, 2013

Real Estate Commissioner

By: AWET P. KIDANE
Chief Deputy Commissioner

cc: Charvet Associates
dba South Bay Property Management
c/o Rita Alleshouse, Agent for Service
1536 W. 25th St. #A
San Pedro, CA 90732