

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187000
3 Sacramento, CA 95818-7000
4 Telephone: (916) 227-0789
5
6

FILED
JAN 14 2005

DEPARTMENT OF REAL ESTATE

By S. Fej

7 BEFORE THE
8 DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11
12 In the Matter of the Accusation of)
13 SONOMA PROPERTIES, INC.) NO. H-4023 SAC
14 JAN GERRETT SNEDAKER,)
15 HENRY KISER MAYO, and) STIPULATION AND AGREEMENT
16 STEVEN ALOSIS ERICSON,)
Respondents.)

17
18 It is hereby stipulated by and between SONOMA
19 PROPERTIES, INC. and JAN GERRETT SNEDAKER (hereafter
20 "Respondents") and their counsel of record Maxine Monaghan, and
21 the Complainant, acting by and through Michael B. Rich, Counsel
22 for the Department of Real Estate, as follows for the purpose of
23 settling and disposing the Accusation filed on May 26, 2004, in
24 this matter:

25 1. All issues, which were to be contested, and all
26 evidence which was to be presented by Complainant and Respondent
27 at a formal hearing on the Accusation, which hearing was to be

1 held in accordance with the provisions of the Administrative
2 Procedures Act (APA), shall instead and in place thereof be
3 submitted solely on the basis of the provisions of this
4 Stipulation and Agreement.

5 2. Respondents have received, read and understand the
6 Statement to Respondent, and the Discovery Provisions of the APA
7 filed by the Department of Real Estate in this proceeding.

8 3. On June 14, 2004, Respondents filed their Notice
9 of Defense pursuant to Section 11505 of the Government Code for
10 the purpose of requesting a hearing on the allegations in the
11 Accusation. Respondents hereby freely and voluntarily withdraw
12 said Notice of Defense. Respondents acknowledge that they
13 understand that by withdrawing said Notice of Defense they will
14 thereby waive their rights to require the Commissioner to prove
15 the allegations in the Accusation at a contested hearing held in
16 accordance with the provisions of the APA, and that they will
17 waive other rights afforded to them in connection with the
18 hearing such as the right to present evidence in defense of the
19 allegations in the Accusation and the right to cross-examine
20 witnesses.

21 4. Respondents, pursuant to the limitations set forth
22 below, hereby admit that the factual allegations in Paragraphs I
23 through VIII of the Accusation filed in this proceeding are true
24 and correct and the Real Estate Commissioner shall not be
25 required to provide further evidence of such allegations.

26 5. Without admitting the truth of the allegations
27 contained in the remaining paragraphs of the Accusation,

1 Respondents stipulate that they will not interpose a defense
2 thereto. This Stipulation is based on the factual allegations
3 as to Respondents contained in the Accusation. In the interests
4 of expedience and economy, Respondents choose not to contest
5 these allegations, but to remain silent and understands that, as
6 a result thereof, these factual allegations, without being
7 admitted or denied, will serve as the basis for the disciplinary
8 action stipulated to herein. The Real Estate Commissioner shall
9 not be required to provide further evidence to prove said
10 factual allegations.

11 6. It is understood by the parties that the Real
12 Estate Commissioner may adopt the Stipulation and Agreement as
13 the decision in this matter thereby imposing the penalty and
14 sanctions on the real estate licenses and license rights of
15 Respondents, as set forth in the "Order" below. In the event
16 that the Commissioner in his discretion does not adopt the
17 Stipulation and Agreement, it shall be void and of no effect,
18 and Respondents shall retain the rights to a hearing and
19 proceeding on the Accusation under all the provisions of the APA
20 and shall not be bound by any admission or waiver made herein.

21 7. The Order or any subsequent Order of the Real
22 Estate Commissioner made pursuant to this Stipulation and
23 Agreement shall not constitute an estoppel, merger or bar to any
24 further administrative or civil proceedings by the Department of
25 Real Estate with respect to any matters which were not
26 specifically alleged to be causes for accusation in this
27 proceeding.

1
2 DETERMINATION OF ISSUES

3 By reason of the foregoing stipulations, admissions
4 and waivers, and for the purpose of settlement of the pending
5 Accusation as to Respondents without a hearing, it is stipulated
6 and agreed that the following determination of issues shall be
7 made:

8 The acts and/or omissions of Respondents as stipulated
9 above constitute grounds for the suspension or revocation of all
10 real estate licenses and license rights of Respondents under the
11 provisions of Section 10177.5 of the California Business and
12 Professions Code.

13
14 ORDER

15 A. All real estate licenses and license rights of
16 Respondents SONOMA PROPERTIES, INC. and JAN GERRETT SNEDAKER are
17 suspended for a period of ninety (90) days from the effective
18 date of this Decision; provided, however, that if Respondents
19 petition, said suspension shall be stayed upon the condition
20 that:

21 (1) Each Respondent pays a monetary penalty pursuant
22 to Section 10175.2 of the Business and
23 Professions Code at the rate of \$16.662/3 for
24 each day of the suspension for a total monetary
25 penalty of \$1,500.00.

26 (2) Said payment shall be in the form of a cashier's
27 check or certified check made payable to the

1 Recovery Account of the Real Estate Fund. Said
2 check must be received by the Department prior to
3 the effective date of this Decision.

4 (3) No further cause for disciplinary action against
5 the real estate license of Respondent occurs
6 within two (2) years from the effective date of
7 the Decision in this matter.

8 (4) If Respondent fails to pay the monetary penalty
9 in accordance with the terms and conditions of
10 the Decision, the Commissioner may, without a
11 hearing, order the immediate execution of all or
12 any part of the stayed suspension, in which
13 event, Respondent shall not be entitled to any
14 repayment nor credit, prorated or otherwise, for
15 money paid to the Department under the terms of
16 this Decision.

17 (5) If Respondent pays the monetary penalty and if no
18 further cause for disciplinary action against the
19 real estate licenses of Respondent occurs within
20 two (2) years from the effective date of the
21 Decision, the stay hereby granted shall become
22 permanent.

23 (6) If the Real Estate Commissioner determines that
24 further cause for disciplinary action against
25 Respondent has occurred within two (2) years from
26 the effective date of the Decision, the stay of
27 suspension hereby granted to Respondent, or such

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portion of the stay as the Real Estate
Commissioner shall deem appropriate, shall be
vacated.

12/17/04
DATED

Michael B. Rich
MICHAEL B. RICH
Counsel for the Complainant

* * *

I have read the Stipulation and Agreement, understand
that I have the right to consult counsel, or have consulted
counsel, and its terms are understood by me and are agreeable
and acceptable to me. I understand that I am waiving rights
given to me by the California Administrative Procedure Act, and
I willingly, intelligently and voluntarily waive those rights,
including the right of requiring the Commissioner to prove the
allegations in the Accusation at a hearing at which I would have
the right to cross-examine witnesses against me and to present
evidence in defense and mitigation of the charges.

12/14/04
DATED


Jan Gerrett Snedaker
SONOMA PROPERTIES, INC.
Respondent
By: JAN GERRETT SNEDAKER

12/14/04
DATED

Jan Gerrett Snedaker
JAN GERRETT SNEDAKER
Respondent

1 I have reviewed the Stipulation and Agreement as to
2 form and content and have advised my client accordingly.

3
4 12/15/04
5 DATED


6 MAXINE MONAGHAN
7 Attorney for Respondents

8 * * *

9 The foregoing Stipulation and Agreement is hereby
10 adopted as my Decision and shall become effective at 12 o'clock
11 noon on FEBRUARY 3, 2005.

12 IT IS SO ORDERED 1-6-05, 2005.

13
14 JEFF DAVI
15 Real Estate Commissioner

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24 RECEIVED
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1 held in accordance with the provisions of the Administrative
2 Procedures Act (APA), shall instead and in place thereof be
3 submitted solely on the basis of the provisions of this
4 Stipulation and Agreement.

5 2. Respondent has received, read and understand the
6 Statement to Respondent, and the Discovery Provisions of the APA
7 filed by the Department of Real Estate in this proceeding.

8 3. On June 14, 2004, Respondent filed his Notice of
9 Defense pursuant to Section 11505 of the Government Code for the
10 purpose of requesting a hearing on the allegations in the
11 Accusation. Respondent hereby freely and voluntarily withdraws
12 said Notice of Defense. Respondent acknowledges that he
13 understands that by withdrawing said Notice of Defense he will
14 thereby waive his rights to require the Commissioner to prove
15 the allegations in the Accusation at a contested hearing held in
16 accordance with the provisions of the APA, and that he will
17 waive other rights afforded to him in connection with the
18 hearing such as the right to present evidence in defense of the
19 allegations in the Accusation and the right to cross-examine
20 witnesses.

21 4. Respondent, pursuant to the limitations set forth
22 below, hereby admits that the factual allegations in Paragraphs
23 I through VIII of the Accusation filed in this proceeding are
24 true and correct and the Real Estate Commissioner shall not be
25 required to provide further evidence of such allegations.

26 5. Without admitting the truth of the allegations
27 contained in the remaining paragraphs of the Accusation,

1 Respondent stipulates that he will not interpose a defense
2 thereto. This Stipulation is based on the factual allegations
3 as to Respondent contained in the Accusation. In the interests
4 of expedience and economy, Respondent chooses not to contest
5 these allegations, but to remain silent and understands that, as
6 a result thereof, these factual allegations, without being
7 admitted or denied, will serve as the basis for the disciplinary
8 action stipulated to herein. The Real Estate Commissioner shall
9 not be required to provide further evidence to prove said
10 factual allegations.

11 6. It is understood by the parties that the Real
12 Estate Commissioner may adopt the Stipulation and Agreement as
13 the decision in this matter thereby imposing the penalty and
14 sanctions on the real estate licenses and license rights of
15 Respondent, as set forth in the "Order" below. In the event
16 that the Commissioner in his discretion does not adopt the
17 Stipulation and Agreement, it shall be void and of no effect,
18 and Respondent shall retain the rights to a hearing and
19 proceeding on the Accusation under all the provisions of the APA
20 and shall not be bound by any admission or waiver made herein.

21 7. The Order or any subsequent Order of the Real
22 Estate Commissioner made pursuant to this Stipulation and
23 Agreement shall not constitute an estoppel, merger or bar to any
24 further administrative or civil proceedings by the Department of
25 Real Estate with respect to any matters which were not
26 specifically alleged to be causes for accusation in this
27 proceeding.

1
2 DETERMINATION OF ISSUES

3 By reason of the foregoing stipulations, admissions
4 and waivers, and for the purpose of settlement of the pending
5 Accusation as to Respondent without a hearing, it is stipulated
6 and agreed that the following determination of issues shall be
7 made:

8 The acts and/or omissions of Respondent as stipulated
9 above constitute grounds for the suspension or revocation of all
10 real estate licenses and license rights of Respondent under the
11 provisions of Section 10177.5 of the California Business and
12 Professions Code.

13
14 ORDER

15 A. All real estate licenses and license rights of
16 Respondent HENRY KISER MAYO are suspended for a period of ninety
17 (90) days from the effective date of this Decision; provided,
18 however, that if Respondent petitions, said suspension shall be
19 stayed upon the condition that:

20 (1) Respondent pays a monetary penalty pursuant to
21 Section 10175.2 of the Business and Professions
22 Code at the rate of \$16.662/3 for each day of the
23 suspension for a total monetary penalty of
24 \$1,500.00.

25 (2) Said payment shall be in the form of a cashier's
26 check or certified check made payable to the
27 Recovery Account of the Real Estate Fund. Said

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check must be received by the Department prior to the effective date of this Decision.

(3) No further cause for disciplinary action against the real estate license of Respondent occurs within two (2) years from the effective date of the Decision in this matter.

(4) If Respondent fails to pay the monetary penalty in accordance with the terms and conditions of the Decision, the Commissioner may, without a hearing, order the immediate execution of all or any part of the stayed suspension, in which event, Respondent shall not be entitled to any repayment nor credit, prorated or otherwise, for money paid to the Department under the terms of this Decision.

(5) If Respondent pays the monetary penalty and if no further cause for disciplinary action against the real estate licenses of Respondent occurs within two (2) years from the effective date of the Decision, the stay hereby granted shall become permanent.

(6) If the Real Estate Commissioner determines that further cause for disciplinary action against Respondent has occurred within two (2) years from the effective date of the Decision, the stay of suspension hereby granted to Respondent, or such portion of the stay as the Real Estate

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Commissioner shall deem appropriate, shall be vacated.

12/12/04
DATED

Michael B. Rich
MICHAEL B. RICH
Counsel for the Complainant

* * *

I have read the Stipulation and Agreement, understand that I have the right to consult counsel, or have consulted counsel, and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act, and I willingly, intelligently and voluntarily waive those rights, including the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

12/13/2004
DATED

Henry Kiser Mayo
HENRY KISER MAYO
Respondent

I have reviewed the Stipulation and Agreement as to form and content and have advised my client accordingly.

12/15/04
DATED

Maxine Monaghan
MAXINE MONAGHAN
Attorney for Respondent

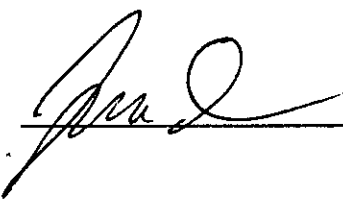
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* * *

The foregoing Stipulation and Agreement is hereby
adopted as my Decision and shall become effective at 12 o'clock
noon on FEBRUary 3, 2005.

IT IS SO ORDERED 1-6, 2005.

JEFF DAVI
Real Estate Commissioner



RECEIVED
JAN 11 2005
REAL ESTATE DIVISION

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187000
3 Sacramento, CA 95818-7000
4 Telephone: (916) 227-0789
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FILED
JAN 14 2005

DEPARTMENT OF REAL ESTATE

By: SEJ

7 BEFORE THE
8 DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11
12 In the Matter of the Accusation of)
13 SONOMA PROPERTIES, INC.) NO. H-4023 SAC
14 JAN GERRETT SNEDAKER,)
15 HENRY KISER MAYO, and) STIPULATION AND AGREEMENT
16 STEVEN ALOSIS ERICSON,)
Respondents.)

17
18 It is hereby stipulated by and between STEVEN ALOSIS
19 ERICSON (hereafter "Respondent") and his counsel of record
20 Maxine Monaghan, and the Complainant, acting by and through
21 Michael B. Rich, Counsel for the Department of Real Estate, as
22 follows for the purpose of settling and disposing of the
23 Accusation filed on May 26, 2004, in this matter:

24 1. All issues, which were to be contested, and all
25 evidence which was to be presented by Complainant and Respondent
26 at a formal hearing on the Accusation, which hearing was to be
27

1 held in accordance with the provisions of the Administrative
2 Procedures Act (APA), shall instead and in place thereof be
3 submitted solely on the basis of the provisions of this
4 Stipulation and Agreement.

5 2. Respondent has received, read and understand the
6 Statement to Respondent, and the Discovery Provisions of the APA
7 filed by the Department of Real Estate in this proceeding.

8 3. On June 14, 2004, Respondent filed his Notice of
9 Defense pursuant to Section 11505 of the Government Code for the
10 purpose of requesting a hearing on the allegations in the
11 Accusation. Respondent hereby freely and voluntarily withdraws
12 said Notice of Defense. Respondent acknowledges that he
13 understands that by withdrawing said Notice of Defense he will
14 thereby waive his rights to require the Commissioner to prove
15 the allegations in the Accusation at a contested hearing held in
16 accordance with the provisions of the APA, and that he will
17 waive other rights afforded to him in connection with the
18 hearing such as the right to present evidence in defense of the
19 allegations in the Accusation and the right to cross-examine
20 witnesses.

21 4. Respondent, pursuant to the limitations set forth
22 below, hereby admits that the factual allegations in Paragraphs
23 I through VIII of the Accusation filed in this proceeding are
24 true and correct and the Real Estate Commissioner shall not be
25 required to provide further evidence of such allegations.

26 5. Without admitting the truth of the allegations
27 contained in the remaining paragraphs of the Accusation,

1 Respondent stipulates that he will not interpose a defense
2 thereto. This Stipulation is based on the factual allegations
3 as to Respondent contained in the Accusation. In the interests
4 of expedience and economy, Respondent chooses not to contest
5 these allegations, but to remain silent and understands that, as
6 a result thereof, these factual allegations, without being
7 admitted or denied, will serve as the basis for the disciplinary
8 action stipulated to herein. The Real Estate Commissioner shall
9 not be required to provide further evidence to prove said
10 factual allegations.

11 6. It is understood by the parties that the Real
12 Estate Commissioner may adopt the Stipulation and Agreement as
13 the decision in this matter thereby imposing the penalty and
14 sanctions on the real estate licenses and license rights of
15 Respondent, as set forth in the "Order" below. In the event
16 that the Commissioner in his discretion does not adopt the
17 Stipulation and Agreement, it shall be void and of no effect,
18 and Respondent shall retain the rights to a hearing and
19 proceeding on the Accusation under all the provisions of the APA
20 and shall not be bound by any admission or waiver made herein.

21 7. The Order or any subsequent Order of the Real
22 Estate Commissioner made pursuant to this Stipulation and
23 Agreement shall not constitute an estoppel, merger or bar to any
24 further administrative or civil proceedings by the Department of
25 Real Estate with respect to any matters which were not
26 specifically alleged to be causes for accusation in this
27 proceeding.

1
2 DETERMINATION OF ISSUES

3 By reason of the foregoing stipulations, admissions
4 and waivers, and for the purpose of settlement of the pending
5 Accusation as to Respondent without a hearing, it is stipulated
6 and agreed that the following determination of issues shall be
7 made:

8 The acts and/or omissions of Respondent as stipulated
9 above constitute grounds for the suspension or revocation of all
10 real estate licenses and license rights of Respondent under the
11 provisions of Section 10177.5 of the California Business and
12 Professions Code.

13
14 ORDER

15 A. All real estate licenses and license rights of
16 Respondent STEVEN ALOSIS ERICSON are suspended for a period of
17 ninety (90) days from the effective date of this Decision;
18 provided, however, that if Respondent petitions, said suspension
19 shall be stayed upon the condition that:

20 (1) Respondent pays a monetary penalty pursuant to
21 Section 10175.2 of the Business and Professions
22 Code at the rate of \$16.662/3 for each day of the
23 suspension for a total monetary penalty of
24 \$1,500.00.

25 (2) Said payment shall be in the form of a cashier's
26 check or certified check made payable to the
27 Recovery Account of the Real Estate Fund. Said

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check must be received by the Department prior to the effective date of this Decision.

(3) No further cause for disciplinary action against the real estate license of Respondent occurs within two (2) years from the effective date of the Decision in this matter.

(4) If Respondent fails to pay the monetary penalty in accordance with the terms and conditions of the Decision, the Commissioner may, without a hearing, order the immediate execution of all or any part of the stayed suspension, in which event, Respondent shall not be entitled to any repayment nor credit, prorated or otherwise, for money paid to the Department under the terms of this Decision.

(5) If Respondent pays the monetary penalty and if no further cause for disciplinary action against the real estate licenses of Respondent occurs within two (2) years from the effective date of the Decision, the stay hereby granted shall become permanent.

(6) If the Real Estate Commissioner determines that further cause for disciplinary action against Respondent has occurred within two (2) years from the effective date of the Decision, the stay of suspension hereby granted to Respondent, or such portion of the stay as the Real Estate

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Commissioner shall deem appropriate, shall be vacated.

12/17/04
DATED

Michael B. Rich
MICHAEL B. RICH
Counsel for the Complainant

* * *

I have read the Stipulation and Agreement, understand that I have the right to consult counsel, or have consulted counsel, and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act, and I willingly, intelligently and voluntarily waive those rights, including the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

12-14-04
DATED

Steven Alosis Ericson
STEVEN ALOSIS ERICSON
Respondent

I have reviewed the Stipulation and Agreement as to form and content and have advised my client accordingly.

12/15/04
DATED

Maxine Monaghan
MAXINE MONAGHAN
Attorney for Respondent


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The foregoing Stipulation and Agreement is hereby
adopted as my Decision and shall become effective at 12 o'clock
noon on FEBRUARY 3, 2005.

IT IS SO ORDERED 1-6, 2005.

JEFF DAVI
Real Estate Commissioner



RECEIVED
FEB 10 2005
OFFICE OF THE REAL ESTATE COMMISSIONER

FILED
AUG 10 2004

**BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA**

DEPARTMENT OF REAL ESTATE

Shelly Ely

In the Matter of the Accusation of

SONOMA PROPERTIES, INC., JAN GERRETT
SNEDAKER, HENRY KISER MAYO and
STEVEN ALOSIS ERICSON

}

Case No. H-4023 SAC

OAH No. N2004070150

Respondents

**FIRST CONTINUED
NOTICE OF HEARING ON ACCUSATION**

To the above named respondents:

You are hereby notified that a hearing will be held before the Department of Real Estate at the **OFFICE OF ADMINISTRATIVE HEARINGS, 560 J STREET, SUITE 340/360, SACRAMENTO, CALIFORNIA 95814** on **TUESDAY--NOVEMBER 23, 2004**, at the hour of **9:00 AM**, or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.


You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

DEPARTMENT OF REAL ESTATE

Dated: AUGUST 10, 2004

By Michael B. Rich
MICHAEL B. RICH, Counsel 

**BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA**

FILED

JUL 23 2004

DEPARTMENT OF REAL ESTATE

In the Matter of the Accusation of
**SONOMA PROPERTIES, INC.
JAN GERRETT SNEDAKER,
HENRY KISER MAYO, and
STEVEN ALOSIS ERICSON**

By Shelly El

Case No. H-4023 SAC

OAH No. N2004070150

Respondents

NOTICE OF HEARING ON ACCUSATION

To the above named respondents:

You are hereby notified that a hearing will be held before the Department of Real Estate at the **OFFICE OF ADMINISTRATIVE HEARINGS, 560 J STREET, SUITE 340/360, SACRAMENTO, CALIFORNIA 95814** on **WEDNESDAY--SEPTEMBER 22, 2004**, at the hour of **9:00 AM**, or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

DEPARTMENT OF REAL ESTATE

Dated: JULY 23, 2004

By Michael B. Rich
MICHAEL B. RICH, Counsel (S.E.)

1 MICHAEL B. RICH, Counsel
2 State Bar No. 84257
3 Department of Real Estate
4 P. O. Box 187007
5 Sacramento, CA 95818-7007
6
7 Telephone: (916) 227-0789

FILED
MAY 26 2004

DEPARTMENT OF REAL ESTATE

By Shelly Oly

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)
12 SONOMA PROPERTIES, INC.,) No. H-4023 SAC
13 JAN GERRETT SNEDAKER,)
14 HENRY KISER MAYO,)
15 and)
16 STEVEN ALOSIS ERICSON,)
17 Respondents.)
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ACCUSATION

17 The Complainant, CHARLES W. KOENIG, a Deputy Real
18 Estate Commissioner of the State of California, for cause of
19 Accusation against SONOMA PROPERTIES, INC. (hereinafter
20 "Respondent SONOMA"), JAN GERRETT SNEDAKER (hereinafter
21 "Respondent SNEDAKER"), HENRY KISER MAYO (hereinafter "Respondent
22 MAYO"), and STEVEN ALOSIS ERICSON (hereinafter "Respondent
23 ERICSON"), is informed and alleges as follows:

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I.

The Complainant, CHARLES W. KOENIG, a Deputy Real Estate Commissioner of the State of California, makes this Accusation against Respondent in his official capacity and not otherwise.

II

Respondents are presently licensed and/or have license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (hereinafter "Code").

III

At all times herein mentioned, Respondent SONOMA was and is licensed by the Department of Real Estate (hereafter "Department") as a corporate real estate broker acting by and through Respondent SNEDAKER as its designated broker officer.

IV

At all times herein mentioned, Respondent SNEDAKER was and is licensed by the Department as a real estate broker and as the designated broker officer of Respondent SONOMA.

V

At all times herein mentioned, Respondent MAYO was and is licensed by the Department as a real estate broker.

VI

At all times herein mentioned, Respondent ERICSON was and is licensed by the Department as a real estate salesperson.

VII

On or about December 23, 2002, in the Superior Court, County of Napa, State of California, in Case No. 26-13714, a

1 final judgment was entered against Respondents based on grounds
2 of fraud, misrepresentation, or deceit with reference to a
3 transaction for which a real estate license is required.

4 VIII

5 The facts set forth in Paragraph V, above, constitute
6 cause under Section 10177.5 of the Code for the suspension or
7 revocation of all licenses and license rights of Respondents
8 under the Real Estate Law.

9 WHEREFORE, Complainant prays that a hearing be
10 conducted on the allegations of this Accusation and that upon
11 proof thereof, a decision be rendered imposing disciplinary
12 action against all licenses and license rights of Respondent,
13 under the Real Estate Law (Part 1 of Division 4 of the Business
14 and Professions Code) and for such other and further relief as
15 may be proper under other provisions of law.

16
17 
18 CHARLES W. KOENIG
Deputy Real Estate Commissioner

19 Dated at Sacramento, California,
20 this 21st day of May, 2004