

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

FILED
NOV 23 2002

DEPARTMENT OF REAL ESTATE

By *Kathleen Contreras*

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

11 * * *

12 To:)
13) NO. H-8255 SF
14 ATTARHA INVESTMENT CORPORATION,)
15 M. M. ATTARHA, and) ORDER TO DESIST & REFRAIN
16 WALTER JOSEPH EDMONSON,) (B&P \$10086)
17)

16 The Real Estate Commissioner of the State of California
17 has determined from the findings herein set forth below that you,
18 ATTARHA INVESTMENT CORPORATION and M. M. ATTARHA, have violated
19 Section 10137 of the California Business and Professions Code
20 (hereafter the Code) by employing and/or compensating an
21 unlicensed person for conduct that requires a real estate license;
22 and that you, and WALTER JOSEPH EDMONSON, have violated Section
23 10130 of the Code by engaging in the business of a real estate
24 licensee in the State of California without a real estate license.

25 I

26 You, ATTARHA INVESTMENT CORPORATION (hereafter AIC),
27 are presently licensed by the Department of Real Estate

1 (hereafter the Department) and/or have license rights as a real
2 estate broker corporation.

3 II

4 You, M. M. ATTARHA (hereafter ATTARHA), are presently
5 licensed by the Department and/or have license rights as the
6 designated broker officer of AIC. At all times herein mentioned,
7 you, ATTARHA, directed and controlled the affairs of AIC.

8 III

9 On or about August 24, 1998, the real estate broker
10 license of you, WALTER JOSEPH EDMONSON (hereafter EDMONSON),
11 expired. At no time subsequent to August 24, 1998, have you,
12 EDMONSON, been licensed by the Department as either a real
13 estate broker or salesperson.

14 IV

15 At all times herein mentioned, you, AIC, engaged in the
16 business of, acted in the capacity of, advertised, or assumed to
17 act as a real estate broker within the State of California,
18 including the operation and conduct of a resale brokerage
19 business with the public wherein you sold or offered to sell,
20 bought or offered to buy, solicited prospective sellers or
21 purchasers of, and/or negotiated the purchase, sale or exchange
22 of real property.

23 V

24 Beginning prior to August of 1998, you, EDMONSON,
25 were employed by AIC in California. At least within the last
26 three years, subsequent to the expiration of your real estate
27 salesperson license as alleged above, you, EDMONSON, performed

1 acts in California for AIC and ATTARHA, for or in expectation of
2 compensation, and solicited or negotiated purchases and sales of
3 real property in various transactions, including but not limited
4 to the following:

DATE	PROPERTY	PARTY	GROSS COMPENSATION
Offer 11/00	6416 Outlook Ave, Oakland	Page/MPI Funding	Terminated
COE 11/17/00	3577 Brunell Drive, Oakland	Hayes/Larson	\$17,100
COE 4/24/01	90 La Salle Ave, Oakland	Gon/McCreary	\$21,875
COE 7/9/01	2349 Dashwood Ave, Oakland	Yasin/Jones	\$ 8,100

VI

19 The acts and services performed by you, EDMONSON, as
20 above described, are acts and services that require a real
21 estate license under the provisions of Sections 10131(a) of the
22 Code, in violation of Section 10130 of the Code.

VII

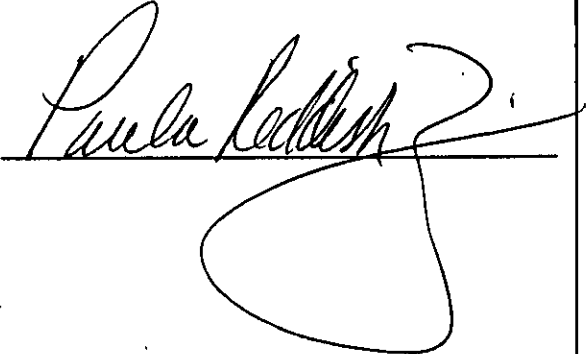
24 The above acts and/or omissions of you, AIC and
25 ATTARHA, in employing and/or compensating EDMONSON when he was
26 not licensed by the Department either as a real estate broker
27 or salesperson, violate Section 10137 of the Code.

1 NOW, THEREFORE, YOU, ATTARHA INVESTMENT CORPORATION,
2 and M. M. ATTARHA, YOUR EMPLOYEES, AGENTS, SUCCESSORS AND
3 ASSIGNS, ARE HEREBY ORDERED TO DESIST AND REFRAIN from employing
4 and/or compensating EDMONSON or any other unlicensed person for
5 acts for which a real estate license is required.

6 FURTHER, YOU, WALTER JOSEPH EDMONSON, ARE HEREBY
7 ORDERED TO DESIST AND REFRAIN from performing any and all acts
8 for which a real estate broker or salesperson license is required
9 until such time as you may obtain the requisite license from the
10 Department.

11 DATED: October 29, 2002.

12
13 PAULA REDDISH ZINNEMANN
14 Real Estate Commissioner

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16 
17

18 cc: ATTARHA INVESTMENT CORPORATION
19 Attention: M. M. Attarha
20 1430 Leimert Boulevard
21 Oakland, CA 94602; and,
22 285 St. James Drive
23 Piedmont, CA 94611

24 M. M. ATTARHA
25 1430 Leimert Boulevard
26 Oakland, CA 94602; and,
27 285 St. James Drive
Piedmont, CA 94611

WALTER JOSEPH EDMONSON
1430 Leimert Boulevard
Oakland, CA 94602; and,
316 Modoc Avenue
Oakland, CA 94618

ATTY/DLJ