

1 Department of Real Estate  
320 West Fourth Street, Ste. 350  
2 Los Angeles, California 90013  
3 Telephone (213) 576-6982  
(213) 576-6913 (Direct)  
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**FILED**  
FEB 14 2001  
DEPARTMENT OF REAL ESTATE

By K. Kuderholt

DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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11 To: )  
12 )  
13 SANTA CLARITA REALTY, INC., )  
and JUDI MICHELLE CLARE )  
14 \_\_\_\_\_ )

No. H-28961-<sup>EA</sup> )  
Dep. of Real Estate )  
ORDER TO DESIST  
FEB 15 2001  
AND REFRAIN  
Accounting #9

15 The Real Estate Commissioner of the State of California  
16 has caused an investigation to be made of your activities as a  
17 real estate broker, and based on the findings of that  
18 investigation, is of the opinion that SANTA CLARITA REALTY, INC.  
19 and JUDI MICHELLE CLARE have violated Section 10145(a) of the  
20 Business and Professions Code (hereinafter Code), as well as  
21 Regulations 2731, 2831.2, 2832.1, 2834, and 2950(h) (all  
22 references herein to Regulations refer to the California Code of  
23 Regulations, Title 10, Chapter 6, herein the Regulations), and  
24 Section 17403.4 of the Financial Code.

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I

That at all times herein mentioned, you, SANTA CLARITA REALTY, INC., were licensed by the Department of Real Estate of the State of California (hereinafter Department) as a corporate real estate broker and JUDI MICHELLE CLARE was licensed as the designated officer of said corporation.

II

At all times herein mentioned, you, SANTA CLARITA REALTY, INC., on behalf of others in expectation of compensation, engaged in the business, acted in the capacity of, advertised or assumed to act as a real estate broker in the State of California within the meaning of Section 10131(a) of the Code, including soliciting buyers and sellers and negotiating the sale of real property.

FEB 15 2001

III

Accounting #9

During 1998 through 2000, in connection with the aforesaid real estate brokerage activities, you, SANTA CLARITA REALTY, INC., accepted or received funds from buyers and sellers and thereafter made disbursements of such funds. You maintained trust account No. 0031-018-080 at Imperial Bank, 9777 Wilshire Blvd., Beverly Hills.

IV

In connection with your activities as a real estate broker, as described above, you acted in violation of the Real Estate Law as follows:

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1. Violated Section 10145(a) of the Code and Regulation 2832.1 by maintaining as of August 31, 2000, a shortage of \$2,255.40 in the trust account.

2. Violated Regulation 2831.2 by failing to maintain a monthly reconciliation of the separate records with a control record for the trust account.

3. Violated Regulation 2834 by allowing unlicensed persons Michael Clare and Cheri Spranger to be trust account signatories. There was no fidelity bond coverage.

4. Violated Regulation 2731 by employing an unlicensed fictitious business name Town Center Escrow in your escrow transactions.

5. Violated Regulation 2950(h) by not disclosing in writing to all principals that you have a financial interest in the entity performing the escrow services.

6. Violated Section 17403.4 of the Financial Code by not disclosing in the escrow instructions the license name and license agency which your escrow entity is operating under.

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1 NOW, THEREFORE, YOU, SANTA CLARITA REALTY, INC.,  
2 and JUDI MICHELLE CLARE, ARE ORDERED TO DESIST AND REFRAIN  
3 from performing any and all activities for which a real  
4 estate broker license is required until you comply with all  
5 provisions of the Real Estate Law as discussed in this  
6 Order.

7 DATED: February 5, 2001

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9  
10 PAULA REDDISH ZINNEMANN  
Real Estate Commissioner

11 *Paula Reddish Zinnemann*  
12  
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14

15 RECEIVED  
16 Div. of Real Estate  
17 FEB 15 2001  
18 Accounting #9  
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25 cc: Santa Clarita Realty Inc.  
26 Judi Michelle Clare  
18826-B Soledad Canyon Rd.  
Santa Clarita, CA 91351

27 JRP:BSV:kw

