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MAR - 4 2010
DEPARTMENT OF REAL ESTATE

By [Signature]

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of)	
)	DRE NO. H-33968 LA
E-REALTYHOMES.COM INC. and)	
ADRIAN VAN RIJS, individually)	OAH NO. L-2010010960
and as designated broker-officer)	
of e-RealtyHomes.com Inc.,)	
)	
Respondents.)	

ORDER VACATING ORDER OF SUSPENSION

An ORDER SUSPENDING REAL ESTATE LICENSE was filed on January 26, 2010, against E-REALTYHOMES.COM INC. and ADRIAN VAN RIJS (hereinafter "Respondents"), due to their failure to comply with the terms, conditions and restrictions set forth in the Stipulation and Agreement and Real Estate Commissioner's Order in Case No. H-33968 LA, effective January 30, 2008. Specifically, Respondents failed to satisfy a condition that they pay \$24,349.61 for the costs of the chargeable audit leading to the discipline. On January 28, 2010, the Department received payment in full of the balance due from Respondents.

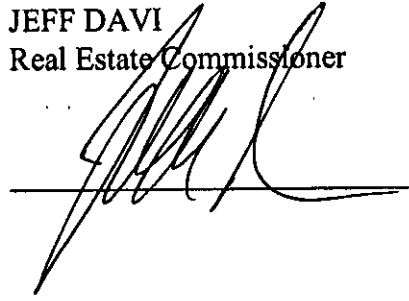
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Good cause appearing therefor, the ORDER SUSPENDING REAL ESTATE LICENSE

is hereby vacated.

IT IS SO ORDERED this 2 day of MARCH, 2010.

JEFF DAVI
Real Estate Commissioner



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On December 16, 2009 in Case No. H-36384 LA, an Accusation was filed charging you with violation of Business and Professions Code Sections 10148, 10177(d), 10177(h) and/or 10177(g) in that you have failed to pay for the costs of the chargeable audit.

NOW, THEREFORE, IT IS ORDERED under authority of the Order issued in this matter that the real estate broker licenses heretofore issued to Respondent E-REALTYHOMES.COM INC. and to Respondent ADRIAN VAN RIJS, and the exercise of any privileges thereunder, are hereby suspended pending a final determination made after the hearing on the aforesaid Accusation.

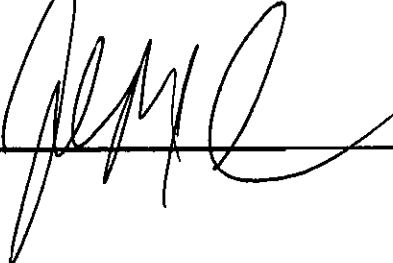
IT IS FURTHER ORDERED that all license certificates and identification cards issued by the Department which are in the possession of Respondents be immediately surrendered by personal delivery or by mailing in the enclosed, self-addressed envelope to:

DEPARTMENT OF REAL ESTATE
ATTN: FLAG SECTION
P. O. Box 187000
Sacramento, CA 95818-7000

This Order shall be effective immediately.

DATED: 1-21-10

JEFF DAVI
Real Estate Commissioner



1 1. All issues which were to be contested and all
2 evidence which was to be presented by Complainant and Respondents
3 at a formal hearing on the Accusation, which hearing was to be
4 held in accordance with the provisions of the Administrative
5 Procedure Act ("APA"), shall instead and in place thereof be
6 submitted solely on the basis of the provisions of this
7 Stipulation and Agreement ("Stipulation").

8 2. Respondents have received, read and understand the
9 Statement to Respondent, the Discovery Provisions of the APA and
10 the Accusation filed by the Department of Real Estate in this
11 proceeding.

12 3. On May 24, 2007, Respondents filed a Notice of
13 Defense pursuant to Section 11506 of the Government Code for the
14 purpose of requesting a hearing on the allegations in the
15 Accusation. Respondents hereby freely and voluntarily withdraw
16 said Notice of Defense. Respondents acknowledge that they
17 understand that by withdrawing said Notice of Defense they
18 thereby waive their right to require the Commissioner to prove
19 the allegations in the Accusation at a contested hearing held in
20 accordance with the provisions of the APA and that they will
21 waive other rights afforded to them in connection with the
22 hearing such as the right to present evidence in their defense
23 and the right to cross-examine witnesses.

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

8 5. This Stipulation and Respondents decision not to
9 contest the Accusation is made for the purpose of reaching an
10 agreed disposition of this proceeding and is expressly limited to
11 this proceeding and any other proceeding or case in which the
12 Department of Real Estate ("Department"), the state or federal
13 government, or any agency of this state, another state or federal
14 government is involved.

15 6. It is understood by the parties that the Real
16 Estate Commissioner may adopt this Stipulation as his Decision in
17 this matter thereby imposing the penalty and sanctions on
18 Respondents' real estate licenses and license rights as set forth
19 in the "Order" herein below. In the event that the Commissioner
20 in his discretion does not adopt the Stipulation, it shall be
21 void and of no effect and Respondents shall retain the right to a
22 hearing and proceeding on the Accusation under the provisions of
23 the APA and shall not be bound by any stipulation or waiver made
24 herein.
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1 7. The Order or any subsequent Order of the Real
2 Estate Commissioner made pursuant to this Stipulation shall not
3 constitute an estoppel, merger or bar to any further
4 administrative or civil proceedings by the Department of Real
5 Estate with respect to any matters which were not specifically
6 alleged to be causes for Accusation in this proceeding but do
7 constitute a bar, estoppel and merger as to any allegations
8 actually contained in the Accusations against Respondent herein.

9 8. Respondents understand that by agreeing to this
10 Stipulation, Respondents agree to pay, pursuant to Business and
11 Professions Code Section 10148, the cost of the audit (LA 050307)
12 which led to this disciplinary action. The amount of said cost
13 for the audit is \$24,349.61.

14 9. Respondents have received, read, and understand the
15 "Notice Concerning Costs of Subsequent Audit". Respondents
16 further understand that by agreeing to this Stipulation, the
17 findings set forth below in the Determination of Issues become
18 final, and the Commissioner may charge Respondents for the cost
19 of any subsequent audit conducted pursuant to Business and
20 Professions Code Section 10148 to determine if the violations
21 have been corrected. The maximum cost of the subsequent audit
22 will not exceed \$24,349.61.

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DETERMINATION OF ISSUES

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2 By reason of the foregoing, it is stipulated and agreed
3 that the following determination of issues shall be made:

I.

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5 The conduct, acts or omissions of E-REALTYHOMES.COM
6 INC. and ADRIAN VAN RIJS as described in Paragraph 4, above, is
7 in violation of Section 10145 of the Business and Professions
8 Code ("Code") and Sections 2831.1, 2831.2 and 2834, 2950(d),
9 2950(g) and 2951 of Title 10, Chapter 6 of the California Code of
10 Regulations ("Regulations") and is a basis for the discipline of
11 Respondent's license and license rights as a violation of the
12 Real Estate Law pursuant to Code Sections 10177(d) and 10177(g).

II.

13
14 The conduct, acts or omissions of ADRIAN VAN RIJS, as
15 described in Paragraph 4, constitutes a failure to keep E-
16 RealtyHomes.Com Inc. in compliance with the Real Estate Law
17 during the time that he was the officer designated by a corporate
18 broker licensee in violation of Section 10159.2 of the Code.
19 This conduct is a basis for the discipline of Respondent's
20 license pursuant to Code Section 10177(h).

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ORDER

WHEREFORE, THE FOLLOWING ORDER is hereby made:

I.

A. All licenses and licensing rights of Respondents

E-REALTYHOMES.COM INC. and ADRIAN VAN RIJS under the Real Estate Law are suspended for a period of ninety (90) days from the effective date of this Decision; provided, however, that thirty (30) days of said suspension shall be stayed for two (2) years upon the following terms and conditions:

1. Respondents shall obey all laws, rules and regulations governing the rights, duties and responsibilities of a real estate licensee in the State of California.

2. That no final subsequent determination be made, after hearing or upon stipulation, that cause for disciplinary action occurred within two (2) years of the effective date of this Decision. Should such determination be made, the Commissioner may, in his discretion, vacate and set aside the stay order and reimpose all or a portion of the stayed suspension. Should no such determination be made, the stay imposed herein shall become permanent.

B. The initial sixty (60) day portion of said ninety (90) day suspension shall commence on the effective date of this Decision; provided, however, that if Respondents petition, said suspension shall be stayed upon condition that:

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1 1. Pursuant to Section 10175.2 of the Business and
2 Professions Code, Respondents shall each pay a monetary penalty
3 of One Hundred Dollars (\$100.00) per day or Three Thousand
4 Dollars (\$3,000), totaling Six Thousand Dollars (\$6,000) for both
5 Respondents.

6 2. Said payment shall be in the form of a cashier's
7 check or certified check made payable to the Recovery
8 Account of the Real Estate Fund. Said check must be received
9 by the Department prior to the effective date of the Decision.

10 3. No further cause for disciplinary action against
11 the real estate license of Respondents occur within two (2) years
12 from the effective date of the Decision in this matter.

13 4. If Respondents fail to pay the monetary penalty in
14 accordance with the terms and conditions of the Decision, the
15 Commissioner may, without a hearing, order the immediate
16 execution of all or any part of the stayed suspension in which
17 event Respondents shall not be entitled to any repayment nor
18 credit, prorated or otherwise, for money paid to the Department
19 under the terms of this Decision.

20 5. If Respondents pay the monetary penalty and provide
21 evidence, above, and if no further cause for disciplinary action
22 against the real estate licenses of Respondents occurs within two
23 (2) years from the effective date of the Decision, the stay
24 hereby granted shall become permanent.

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II.

Pursuant to Section 10148 of the Business and

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3 Professions Code, Respondents E-REALTYHOMES.COM, INC. and ADRIAN
4 VAN RIJS shall pay the Commissioner's reasonable cost for (a) the
5 audit which led to this disciplinary action (b) a subsequent
6 audit to determine if Respondents are now in compliance with the
7 Real Estate Law. The cost of the audit which led to this
8 disciplinary action is \$24,349.61. In calculating the amount of
9 the Commissioner's reasonable cost, the Commissioner may use the
10 estimated average hourly salary for all persons performing audits
11 of real estate brokers, and shall include an allocation for
12 travel time to and from the auditor's place of work. Said amount
13 for the prior and subsequent audits shall not exceed \$48,699.22.

14
15 Respondents shall pay such cost within 60 days of
16 receiving an invoice from the Commissioner detailing the
17 activities performed during the audit and the amount of time
18 spent performing those activities.

19 The Commissioner may suspend the license of Respondents
20 pending a hearing held in accordance with Section 11500, et seq.,
21 of the Government Code, if payment is not timely made as provided
22 for herein, or as provided for in a subsequent agreement between
23 the Respondent and the Commissioner. The suspension shall remain
24 in effect until payment is made in full or until Respondents
25 enter into an agreement satisfactory to the Commissioner to
26 provide for payment, or until a decision providing otherwise is
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1 adopted following a hearing held pursuant to this condition:

2 III.

3 All licenses and licensing rights of Respondent ADRIAN
4 VAN RIJS are indefinitely suspended unless or until Respondent
5 provides proof satisfactory to the Commissioner, of having taken
6 and successfully completed the continuing education course on
7 trust fund accounting and handling specified in paragraph (3) of
8 subdivision (a) of Section 10170.5 of the Business and
9 Professions Code. Proof of satisfaction of this requirement
10 includes evidence that respondent has successfully completed the
11 trust fund account and handling continuing education course
12 within 120 days prior to the effective date of the Decision in
13 this matter.

14 IV.

15 Prior to the effective of the Decision herein,
16 Respondents shall first provide evidence satisfactory to the
17 Commissioner that the trust fund deficit set forth in the
18 Accusation and in Audit Report LA 050307 dated September 21,
19 2006, in the amount of \$344,283.55, as of April 24, 2006, has
20 been cured, including the identification of the source of funds
21 used to cure the deficit.

22 V.

23 Prior to the effective of the Decision herein,
24 Respondents shall first provide evidence satisfactory to the
25 Commissioner that Respondents have installed an operational
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1 software system capable of compliance with the Real Estate Law
2 which includes the capability to reconcile the columnar control
3 record with the separate record and to reconcile both columnar
4 control record and separate record with the bank statements and
5 correlative adjustments thereto.

6
7 DATED: 10-25-07

E L L
8 ELLIOTT MAC LENNAN, Counsel for
9 the Department of Real Estate

10 * * *

11 EXECUTION OF THE STIPULATION

12 We have read the Stipulation and its terms are
13 understood by us and are agreeable and acceptable to us. We
14 understand that we are waiving rights given to us by the
15 California Administrative Procedure Act (including but not
16 limited to Sections 11506, 11508, 11509 and 11513 of the
17 Government Code), and we willingly, intelligently and voluntarily
18 waive those rights, including the right of requiring the
19 Commissioner to prove the allegations in the Accusation at a
20 hearing at which we would have the right to cross-examine
21 witnesses against us and to present evidence in defense and
22 mitigation of the charges.

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MAILING AND FACSIMILE

1 Respondents (1) shall mail the original signed
2 signature page of the stipulation herein to Elliott Mac Lennan:
3 Attention: Legal Section, Department of Real Estate, 320 W.
4 Fourth St., Suite 350, Los Angeles, California 90013-1105.
5 Additionally, Respondents shall also (2) facsimile a copy of
6 signed signature page, to the Department at the following
7 telephone/fax number: (213) 576-6917, Attention: Elliott Mac
8 Lennan.
9

10 A facsimile constitutes acceptance and approval of the
11 terms and conditions of this stipulation. Respondents agree,
12 acknowledge and understand that by electronically sending to the
13 Department a facsimile copy of Respondents' actual signature as
14 it appears on the stipulation, that receipt of the facsimile copy
15 by the Department shall be as binding on Respondents as if the
16 Department had received the original signed stipulation.
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19 DATED: 10/29/2007



E-REALTYHOMES.COM INC., a corporate
real estate broker,
BY: ADRIAN VAN RIJS D.O.,
Respondent

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24 DATED: 10/29/2007



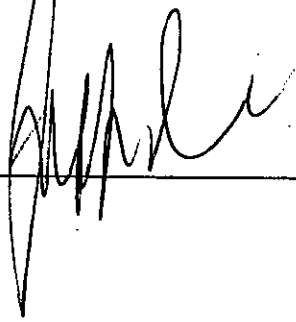
ADRIAN VAN RIJS, individually and
as designated officer of E-
RealtyHomes.Com Inc., Respondent

* * *

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2 The foregoing Stipulation and Agreement is hereby
3 adopted as my Decision as to Respondents E-REALTYHOMES.COM INC.
4 and ADRIAN VAN RIJS, individually and as designated officer of E-
5 RealtyHomes.Com Inc., and shall become effective at 12 o'clock
6 noon on January 30, 2008.

7 IT IS SO ORDERED _____ 12.10, 2007.

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9 JEFF DAVIS
10 Real Estate Commissioner

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Handwritten initials/signature

FILED
MAY 14 2007
DEPARTMENT OF REAL ESTATE

1 ELLIOTT MAC LENNAN, SBN 66674
2 Department of Real Estate
3 320 West 4th Street, Ste. 350
4 Los Angeles, California 90013-1105
5
6
7
8 Telephone: (213) 576-6911 (direct)
9 -or- (213) 576-6982 (office)

Handwritten signature: R. Waddell

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

11 In the Matter of the Accusation of)
12 E-REALTYHOMES.COM INC. doing)
13 business as e-RealtyLoans.com,)
14 Van Rijs Escrow Division,)
15 e-RealtyCommercial.com,)
16 Van Rys Realtors, and T.D.)
17 Financial; and ADRIAN VAN RIJS,)
18 individually and as)
19 designated officer of)
20 e-RealtyHomes.com Inc.,)
21 Respondents.)

No. H-33968 LA

A C C U S A T I O N

19 The Complainant, Janice Waddell, a Deputy Real Estate
20 Commissioner of the State of California, for cause of Accusation
21 against E-REALTYHOMES.COM INC. dba e-RealtyLoans.com, Van Rijs
22 Escrow Division, e-RealtyCommercial.com, Van Rys Realtors, and
23 T.D. Financial, and ADRIAN VAN RIJS, individually and as
24 designated officer of e-RealtyHomes.com Inc., alleges as follows:

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1.

1 The Complainant, Janice Waddell, acting in her official
2 capacity as a Deputy Real Estate Commissioner of the State of
3 California, makes this Accusation against E-REALTYHOMES.COM INC.
4 and ADRIAN VAN RIJS.
5

2.

6 All references to the "Code" are to the California
7 Business and Professions Code and all references to "Regulations"
8 are to Title 10, Chapter 6, California Code of Regulations unless
9 as otherwise stated.
10

11 LICENSE HISTORY

3.

12 A. At all times mentioned, E-REALTYHOMES.COM INC. ("E-
13 REALTY") was licensed or had license rights issued by the
14 Department of Real Estate ("Department") as a real estate broker.
15 On July 5, 1989, E-REALTY was originally licensed as a real
16 estate broker.
17

18 B.1 At all times mentioned, ADRIAN VAN RIJS ("RIJS")
19 was licensed or had license rights issued by the Department of
20 Real Estate (Department) as a real estate broker. On August 27,
21 1979, RIJS was originally licensed as a real estate salesperson.
22 On August 27, 1987, RIJS was originally licensed as a real estate
23 broker. On July 17, 2003, RIJS was licensed as the designated
24 officer of E-REALTY.
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1 D. In addition, E-REALTY conducted broker-controlled
2 escrows through its escrow division, Van Rijs Escrow Division,
3 under the exemption set forth in California Financial Code
4 Section 17006(a)(4) for real estate brokers performing escrows
5 incidental to a real estate transaction where the broker is a
6 party and where the broker is performing acts for which a real
7 estate license is required.

8 AUDIT

9 5.

10 On September 21, 2006, the Department completed an
11 audit examination of the books and records of E-REALTY pertaining
12 to the broker-escrow activities described in Paragraph 4, that
13 require a real estate license. The audit examination covered a
14 period of time beginning on June 1, 2004 to April 24, 2006. The
15 audit examination revealed violations of the Code and the
16 Regulations as set forth in the following paragraphs, and more
17 fully set forth in Audit Report LA 050307 and the exhibits and
18 workpapers attached thereto.
19

20 TRUST ACCOUNTS

21 6.

22 At all times mentioned, in connection with the
23 activities described in Paragraph 4, above, E-REALTY accepted or
24 received funds including funds in trust (hereinafter "trust
25 funds") from or on behalf of actual or prospective parties to
26 transactions including buyers, sellers, owners, tenants,
27

1 borrowers, escrowholders and tax-deferred exchange accommodators
2 handled by E-REALTY and thereafter made deposits and or
3 disbursements of such funds. From time to time herein mentioned
4 during the audit period, said trust funds were deposited and/or
5 maintained by E-REALTY in the bank accounts as follows:

6 "e-RealtyHomes.com Inc. dba Van Rys Escrow Division Real Estate
7 Broker Trust Account
8 04299-13603"
9 Bank of America
10 Tarzana, California ("T/A #1")

11 "e-RealtyHomes.com Inc. Escrow Trust Account
12 04296-00053"
13 Bank of America
14 Tarzana, California ("T/A #2")

15 "e-RealtyHomes.com Inc. Escrow Trust Account
16 04291-55592"
17 Bank of America
18 Tarzana, California ("T/A #3")

19 "e-RealtyHomes.com Inc. Escrow Trust Account
20 04294-55491"
21 Bank of America
22 Tarzana, California ("T/A #4")

23 VIOLATIONS OF THE REAL ESTATE LAW

24 7.

25 In the course of activities described in Paragraphs 4
26 and 6, above, and during the examination period described in
27 Paragraph 5, Respondents E-REALTY and RIJS, acted in violation of
the Code and the Regulations in that they:

1 (a)(1) Permitted, allowed or caused the disbursement of
2 trust funds from the escrow trust account where the disbursement
3 of funds reduced the total of aggregate funds in total from all
4 trust accounts, to an amount which on April 24, 2006, was
5 \$344,283.55, less than the existing aggregate trust fund
6 liability of E-REALTY to every principal who was an owner of said
7 funds, without first obtaining the prior written consent of the
8 owners of said funds, as required by Code Section 10145 and
9 Regulations 2832.1, 2950(d) 2950(g) and 2951.

10 (a)(2) Failed to properly account for T/A #2, T/A #3
11 and T/A #4, wherein trust funds in the amount of \$246,822.75 from
12 said trust accounts were inappropriately deposited into
13 Certificates of Deposits. After notification by a Departmental
14 auditor of the correct procedure, Respondents deposited
15 \$293,605.58 into the said trust accounts, leaving a shortage of
16 \$50,677.97, in violation of Code Section 10145 and Regulations
17 2832.1, 2950(d) and 2950(g).

18 (b) Failed to maintain an accurate and complete
19 separate record for each beneficiary or transaction, thereby
20 failing to account for all trust funds received, deposited and
21 disbursed by the trust accounts, as required by Code Section
22 10145 and Regulation 2831.1, 2950(d) and 2951.

23 (c) Failed to maintain a separate record for each
24 beneficiary or transaction, thereby failing to account for all
25 trust funds received, deposited and disbursed by the trust
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1 accounts, as required by Code Section 10145 and Regulation
2 2831.1, 2950(d) and 2951. E-REALTY failed to maintain a separate
3 record for of Internal Revenue Code Section 10131 (Like-Kind
4 Exchanges) for exchange accommodator, Pacific West Investments,
5 Inc.

6 (d) Failed to perform a monthly reconciliation of the
7 balance of all separate beneficiary or transaction records
8 maintained pursuant to Regulation 2831.1 with the record of all
9 trust funds received and disbursed by the trust accounts, as
10 required by Code Section 10145 and Regulations 2831.2, 2950(d)
11 and 2951; and

12 (e) Permitted escrow manager Therese Jansen, an
13 unlicensed and unbonded person, to be authorized signatory on the
14 trust account, in violation of Code Section 10145 and Regulation
15 2834 and 2951.

16
17 8.

18 The conduct of Respondents E-REALTY and RIJS, described
19 in Paragraph 7, above, violated the Code and the Regulations as
20 set forth below:

21 PARAGRAPH

PROVISIONS VIOLATED

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23 7(a)

Code Section 10145 and Regulations
24 2832.1, 2950(d), 2950(g) and 2951

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- 7(b) Code Section 10145 and Regulations
2831.1, 2950(d) and 2951

- 7(c) Code Section 10145 and Regulations
2831.1, 2950(d) and 2951

- 7(d) Code Section 10145 and Regulations
2831.2, 2950(d) and 2951

- 7(e) Code Section 10145 and Regulation
2834 and 2951

The foregoing violations constitutes cause for the suspension or revocation of the real estate license and license rights of E-REALTY and RIJS under the provisions of Code Sections 10177(d) and/or 10177(g).

NEGLIGENCE

9.

The overall conduct of Respondents E-REALTY and RIJS constitutes negligence or incompetence especially in regard to trust fund handling. This conduct and violation are cause for the suspension or revocation of the real estate license and license rights of said pursuant to Code Section 10177(g).

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SUPERVISION AND COMPLIANCE

10.

The overall conduct of Respondent RIJS constitutes a failure on his part, as officer designated by a corporate broker licensee, to exercise the reasonable supervision and control over the licensed activities of E-REALTY as required by Code Section 10159.2 and Regulation 2725, and to keep E-REALTY in compliance with the Real Estate Law. Said conducts, acts and omissions are cause for the suspension or revocation of the real estate license and license rights of RIJS pursuant to the provisions of Code Sections 10177(d) and 10177(h). RIJS failed to exercise reasonable care and supervision over trust fund handling. Nor did RIJS have policies and procedures in place to maintain and monitor E-REALTY's compliance with the Real Estate Law.

PRIOR DEPARTMENTAL ACTION

11.

On March 6, 1987, in Case No. H-22849 LA, an ORDER TO DESIST AND REFRAIN was filed against respondent ADRIAN VAN RIJS under Section 10086 of the Code (Engaging in Prohibited Activity, Order to Desist and Refrain) for violations of Code Section 10161.8 and Regulation Sections 2731, 2830, 2831, 2832, 2832.1 and 2951 of Title 10, Chapter 6, California Code of Regulations.

12.

On March 16, 1992, in Case No. H-25025 LA, an ORDER TO DESIST AND REFRAIN was filed against respondent ADRIAN VAN RIJS

1 dba Van Rys Realtors under Section 10086 of the Code (Engaging in
2 Prohibited Activity, Order to Desist and Refrain) for violations
3 of Code Section 10145(a) and Regulation Sections 2725, 2731,
4 2830, 2831.2, and 2950(h) of Title 10, Chapter 6, California Code
5 of Regulations.

6 WHEREFORE, Complainant prays that a hearing be
7 conducted on the allegations of this Accusation and that upon
8 proof thereof, a decision be rendered imposing disciplinary
9 action against the license and license rights of Respondents E-
10 REALTYHOMES.COM INC. dba e-RealtyLoans.com, Van Rijs Escrow
11 Division, e-RealtyCommercial.com, Van Rys Realtors, and T.D.
12 Financial, and ADRIAN VAN RIJS, under the Real Estate Law (Part 1
13 of Division 4 of the Business and Professions Code) and for such
14 other and further relief as may be proper under other applicable
15 provisions of law.

16 Dated at Los Angeles, California

17 this *24 April 2007*

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19 _____
20 Deputy Real Estate Commissioner

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23 cc: E-Realtyhomes.Com Inc.
24 c/o Adrian Van Rijs D.O.
25 Janice Waddell
26 Sacto
27 Audits - Victor L. Wells