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FILED
JAN 14 2000

DEPARTMENT OF REAL ESTATE

By *Jean Arund*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	
STEVE GEORGE TINETTI,)	No. H-1307 FRESNO
Respondent.)	

ORDER GRANTING REINSTATEMENT OF LICENSE

On February 25, 1997, an Order was rendered herein revoking the real estate broker license of Respondent, but granting Respondent the right to the issuance of a restricted real estate broker license. A restricted real estate broker license was issued to Respondent on March 17, 1997, and Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On February 16, 1999, Respondent petitioned for reinstatement of said real estate broker license, and the Attorney General of the State of California has been given notice of the filing of said petition.

///

1 I have considered the petition of Respondent and the
2 evidence and arguments in support thereof including Respondent's
3 record as a restricted licensee. Respondent has demonstrated to
4 my satisfaction that Respondent meets the requirements of law for
5 the issuance to Respondent of an unrestricted real estate broker
6 license and that it would not be against the public interest to
7 issue said license to Respondent.

8 NOW, THEREFORE, IT IS ORDERED that Respondent's
9 petition for reinstatement is granted and that a real estate
10 broker license be issued to Respondent if Respondent satisfies
11 the following conditions within nine months from the date of this

12 Order:

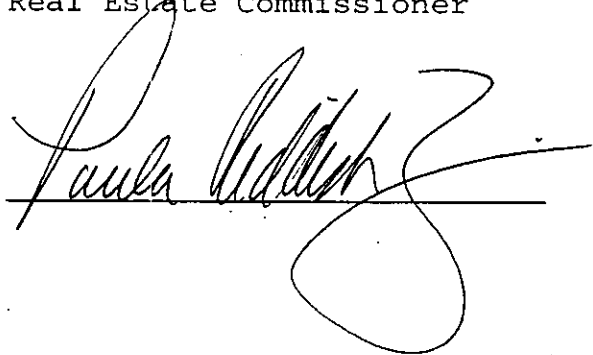
13 1. Submittal of a completed application and payment of
14 the fee for a real estate broker license.

15 2. Submittal of evidence of having, since the most
16 recent issuance of an original or renewal real estate license,
17 taken and successfully completed the continuing education
18 requirements of Article 2.5 of Chapter 3 of the Real Estate Law
19 for renewal of a real estate license.

20 This Order shall be effective immediately.

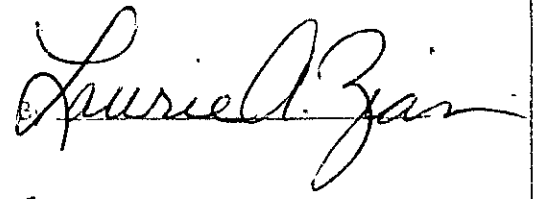
21 DATED: December 20, 1999.

22 PAULA REDDISH ZINNEMANN
23 Real Estate Commissioner

24 
25
26
27

1 Department of Real Estate
2 P. O. Box 187000
3 Sacramento, CA 95818-7000
4
5 Telephone: (916) 227-0789
6
7

FILED
FEB 28 1997
DEPARTMENT OF REAL ESTATE



8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) NO. H-1307 FRESNO
12)
13 STEVE GEORGE TINETTI,) OAH NO. N-9609093
14) STIPULATION AND
15 Respondent.) AGREEMENT IN
16) SETTLEMENT AND ORDER

17 It is hereby stipulated by and between Respondent STEVE
18 GEORGE TINETTI (hereinafter "TINETTI" OR "Respondent"),
19 individually and by and through Pat Quigley, Esq., Respondent's
20 attorney of record herein, and the Complainant, acting by and
21 through James L. Beaver, Counsel for the Department of Real
22 Estate, as follows for the purpose of settling and disposing of
23 the Accusation filed on September 5, 1996 in this matter, as
24 amended by the Amendment to Accusation filed herein on
25 December 19, 1996 (hereinafter "the Accusation"):

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

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

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

9 3. On September 12, 1996, Respondent filed a Notice of
10 Defense pursuant to Section 11505 of the Government Code for the
11 purpose of requesting a hearing on the allegations in the
12 Accusation. Respondent hereby freely and voluntarily withdraws
13 said Notice of Defense. Respondent acknowledges that Respondent
14 understands that by withdrawing said Notice of Defense Respondent
15 will thereby waive Respondent's right to require the Commissioner
16 to prove the allegations in the Accusation at a contested hearing
17 held in accordance with the provisions of the APA and that
18 Respondent will waive other rights afforded to Respondent in
19 connection with the hearing such as the right to present evidence
20 in defense of the allegations in the Accusation and the right to
21 cross-examine witnesses.

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

27 ///



1 5. It is understood by the parties that the Real
2 Estate Commissioner may adopt the Stipulation and Agreement as his
3 decision in this matter, thereby imposing the penalty and
4 sanctions on Respondent's real estate license and license rights
5 as set forth in the "Order" set forth below. In the event that
6 the Commissioner in his discretion does not adopt the Stipulation
7 and Agreement in Settlement, it shall be void and of no effect,
8 and Respondent shall retain the right to a hearing and proceeding
9 on the Accusation under all the provisions of the APA and shall
10 not be bound by any admission or waiver made herein.

11 6. The Order or any subsequent Order of the Real
12 Estate Commissioner made pursuant to this Stipulation and
13 Agreement in Settlement shall not constitute an estoppel, merger
14 or bar to any further administrative or civil proceedings by the
15 Department of Real Estate with respect to any matters which were
16 not specifically alleged to be causes for accusation in this
17 proceeding.

18 7. Respondent understand that by agreeing to this
19 Stipulation and Agreement in Settlement, the findings set forth
20 below in the Determination Of Issues become final, and that the
21 Commissioner may charge said Respondent for the costs of any audit
22 conducted pursuant to Section 10148 of the Business and
23 Professions Code to determine if the violations have been
24 corrected. The maximum costs of said audit will not exceed
25 \$12,020.91.

26 ///
27 ///

1 DETERMINATION OF ISSUES

2 By reason of the foregoing stipulations, admissions and
3 waivers and solely for the purpose of settlement of the pending
4 Accusation without hearing, it is stipulated and agreed that the
5 following Determination of Issues shall be made:

6 I

7 The acts and/or omissions of Respondent STEVE GEORGE
8 TINETTI as described in Paragraphs VI and VII of the Accusation
9 are cause for the suspension or revocation of the licenses and
10 license rights of Respondent TINETTI under the following
11 provisions of the Code and/or the Regulations:

12 (a) As to Paragraph VI(a) under Section 10145 of the
13 Code and Section 2830 of the Regulations in conjunction with
14 Section 10177(d) of the Code;

15 (b) As to Paragraph VI(b) under Section 10145(d) of the
16 Code in conjunction with Section 10177(d) of the Code;

17 (c) As to Paragraph VI(c) under Section 2831.1 of the
18 Regulations in conjunction with Section 10177(d) of the Code;

19 (d) As to Paragraph VI(d) under Section 2831.2 of the
20 Regulations in conjunction with Section 10177(d) of the Code;

21 (e) As to Paragraph VI(e) under Section 2833 of the
22 Regulations in conjunction with Section 10177(d) of the Code;

23 (f) As to Paragraph VI(f) under Section 2834(a) of the
24 Regulations in conjunction with Section 10177(d) of the Code;

25 (g) As to Paragraph VI(g) under Section 10176(e) of the
26 Code; and

27 ///



1 (h) As to Paragraph VII under Section 2832.1 of the
2 Regulations in conjunction with Section 10177(d) of the Code.

3 ORDER

4 I

5 All licenses and licensing rights of Respondent STEVE
6 GEORGE TINETTI under the Real Estate Law are revoked; provided,
7 however, a restricted real estate broker license shall be issued
8 to Respondent pursuant to Section 10156.5 of the Business and
9 Professions Code if, within ninety (90) days from the effective
10 date of the Decision entered pursuant to this Order (hereinafter
11 "the Decision"):

12 (a) Respondent provides proof satisfactory to the Real
13 Estate Commissioner that, as of some date, selected by Respondent,
14 subsequent to December 30, 1996, there is on deposit in one or
15 more trust bank accounts for the use and benefit of all owners of
16 funds entrusted to Respondent an amount or amounts equal to the
17 individual and aggregate trust fund liability of Respondent to
18 such owners; and

19 (b) Respondent makes application for the restricted
20 license and pays to the Department of Real Estate the appropriate
21 fee therefor.

22 The restricted license issued to Respondent shall be
23 subject to all of the provisions of Section 10156.7 of the
24 Business and Professions Code and to the following limitations,
25 conditions and restrictions imposed under authority of Section
26 10156.6 of that Code:

27 ///

1 1. The restricted license issued to Respondent may be
2 suspended prior to hearing by Order of the Real Estate
3 Commissioner in the event of Respondent's conviction or plea of
4 nolo contendere to a crime which is substantially related to
5 Respondent's fitness or capacity as a real estate licensee.

6 2. The restricted license issued to Respondent may be
7 suspended prior to hearing by Order of the Real Estate
8 Commissioner on evidence satisfactory to the Commissioner that
9 Respondent has violated provisions of the California Real Estate
10 Law, the Subdivided Lands Law, Regulations of the Real Estate
11 Commissioner or conditions attaching to the restricted license.

12 3. Respondent shall not be eligible to apply for the
13 issuance of an unrestricted real estate license nor for the
14 removal of any of the conditions, limitations or restrictions of a
15 restricted license until one (1) year has elapsed from the
16 effective date of this Decision.

17 4. Respondent shall, within nine months from the
18 effective date of the Decision, present evidence satisfactory to
19 the Real Estate Commissioner that Respondent has, since the most
20 recent issuance of an original or renewal real estate license,
21 taken and successfully completed the continuing education
22 requirements of Article 2.5 of Chapter 3 of the Real Estate Law
23 for renewal of a real estate license. If Respondent fails to
24 satisfy this condition, the Commissioner may order the suspension
25 of the restricted license until the Respondent presents such
26 evidence. The Commissioner shall afford Respondent the

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1 opportunity for a hearing pursuant to the Administrative Procedure
2 Act to present such evidence.

3 5. Respondent shall, within six (6) months from the
4 issuance of the restricted license, take and pass the Professional
5 Responsibility Examination administered by the Department
6 including the payment of the appropriate examination fee. If
7 Respondent fails to satisfy this condition, the Commissioner may
8 order the suspension of the restricted license until Respondent
9 passes the examination.

10 6. Pursuant to Section 10148 of the Business and
11 Professions Code, Respondent shall pay the Commissioner's
12 reasonable cost for an audit to determine if Respondent has
13 corrected the trust fund violation(s) found in paragraph I of the
14 Determination of Issues. In calculating the amount of the
15 Commissioner's reasonable cost, the Commissioner may use the
16 estimated average hourly salary for all persons performing audits
17 of real estate brokers, and shall include an allocation for travel
18 time to and from the auditor's place of work. Respondent shall
19 pay such cost within 45 days of receiving an invoice from the
20 Commissioner detailing the activities performed during the audit
21 and the amount of time spent performing those activities. The
22 Commissioner may suspend the restricted license issued to
23 respondent pending a hearing held in accordance with Section
24 11500, et seq., of the Government Code, if payment is not timely
25 made as provided for herein, or as provided for in a subsequent
26 agreement between the Respondent and the Commissioner. The
27 suspension shall remain in effect until payment is made in full or



1 until Respondent enters into an agreement satisfactory to the
2 Commissioner to provide for payment, or until a decision providing
3 otherwise is adopted following a hearing held pursuant to this
4 condition.

5 7. Any restricted real estate broker license issued to
6 Respondent may be suspended or revoked for a violation by
7 Respondent of any of the conditions attaching to the restricted
8 license.

9
10 January 23, 1997
11 DATED

12 James L. Beaver
13 JAMES L. BEAVER, Counsel
14 DEPARTMENT OF REAL ESTATE
15 * * *

16 I have read the Stipulation and Agreement, and have
17 discussed its terms with my attorney, and its terms are
18 understood by me and are agreeable and acceptable to me. I
19 understand that I am waiving rights given to me by the California
20 Administrative Procedure Act (including but not limited to
21 Sections 11506, 11508, 11509, and 11513 of the Government Code),
22 and I willingly, intelligently, and voluntarily waive those
23 rights, including the right of requiring the Commissioner to
24 prove the allegations in the Accusation at a hearing at which I
25 would have the right to cross-examine witnesses against me and to
26 present evidence in defense and mitigation of the charges.

27 January 23, 1997
DATED

Steve George Tinetti
STEVE GEORGE TINETTI
Respondent

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

January 22, 1997
DATED

Pat Quigley
PAT QUIGLEY
Attorney for Respondent

* * *

The foregoing Stipulation and Agreement for Settlement
is hereby adopted by the Real Estate Commissioner as his Decision
and Order and shall become effective at 12 o'clock noon on
March 17, 1997.

IT IS SO ORDERED 2/25, 1997.

JIM ANTT, JR.
Real Estate Commissioner

J. Antt Jr.

1 JAMES L. BEAVER, Counsel
2 Department of Real Estate
3 P. O. Box 187000
4 Sacramento, CA 95818-7000

5 Telephone: (916) 227-0789

FILED
DEC 19 1996
DEPARTMENT OF REAL ESTATE

By *Laurie A. Zain*

7 BEFORE THE DEPARTMENT OF REAL ESTATE

8 STATE OF CALIFORNIA

9 * * *

10	In the Matter of the Accusation of)	No. H-1307 FRESNO
11	STEVE GEORGE TINETTI,)	OAH No. N-9609093
12	Respondent.)	<u>AMENDMENT TO ACCUSATION</u>
13	_____)	

14 The Complainant, Dolores Vazquez-Ramos, a Deputy Real
15 Estate Commissioner of the State of California, hereby amends the
16 Accusation filed herein September 5, 1996 (hereinafter "the
17 Accusation") as follows:

18 I

19 The reference in subparagraph (f) of Paragraph VI of the
20 Accusation to "Section 3834(a)" is hereby amended to refer to
21 "Section 2834(a)".

Dolores Vazquez-Ramos
DOLORES VAZQUEZ-RAMOS
Deputy Real Estate Commissioner

25 Dated at Fresno, California,
26 this 16th day of December, 1996.

FILED
OCT - 2 1996

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE
By *Laurie A. Zain*

In the Matter of the Accusation of
STEVE GEORGE TINETTI,

Case No. H-1307 FRESNO
OAH No. N-9609093

Respondent

NOTICE OF HEARING ON ACCUSATION

To the above named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at the
State Building, 2550 Mariposa Mall, Room #1038, Fresno, CA 93721

on Thursday, January 23, 1997, at the hour of 9:00 AM,
or as soon thereafter as the matter can be heard, upon the Accusation served upon you.

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. The interpreter must be approved by the Administrative Law Judge conducting the hearing as someone who is proficient in both English and the language in which the witness will testify. You are required to pay the costs of the interpreter unless the Administrative Law Judge directs otherwise.

Dated: October 2, 1996

DEPARTMENT OF REAL ESTATE
By *James L. Beaver*
JAMES L. BEAVER Counsel

1 JAMES L. BEAVER, Counsel
2 Department of Real Estate
3 P. O. Box 187000
4 Sacramento, CA 95818-7000

5 Telephone: (916) 227-0789

FILED
SEP 5 1996
DEPARTMENT OF REAL ESTATE

by *Laurie A. Zin*

7 BEFORE THE DEPARTMENT OF REAL ESTATE

8 STATE OF CALIFORNIA

9 * * *

10 In the Matter of the Accusation of)
11 STEVE GEORGE TINETTI,)
12 Respondent.)
13 _____)

No. H-1307 FRESNO
ACCUSATION

14 The Complainant, Dolores Vazquez-Ramos, a Deputy Real
15 Estate Commissioner of the State of California, for cause of
16 Accusation against STEVE GEORGE TINETTI (herein "Respondent"), is
17 informed and alleges as follows:

18 I

19 The Complainant, Dolores Vazquez-Ramos, a Deputy Real
20 Estate Commissioner of the State of California, makes this
21 Accusation in her official capacity.

22 II

23 At all times herein mentioned, Respondent was and now is
24 licensed and/or has license rights under the Real Estate Law
25 (Part 1 of Division 4 of the Business and Professions Code)
26 (hereinafter "the Code") as a real estate broker.

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III

1
2 At all times herein mentioned, Respondent engaged in the
3 business of, acted in the capacity of, advertised, or assumed to
4 act as a real estate broker within the State of California within
5 the meaning of Sections 10131(a) and 10131(b) of the Code
6 including:

7 (a) The operation and conduct of a real estate resale
8 brokerage with the public wherein, on behalf of others, for
9 compensation or in expectation of compensation, Respondent sold
10 and offered to sell, bought and offered to buy, solicited
11 prospective sellers and purchases of, solicited and obtained
12 listings of, and negotiated the purchase and sale of real
13 property; and

14 (b) The operation and conduct of a property management
15 business with the public wherein, on behalf of others, for
16 compensation or in expectation of compensation, Respondent leased
17 or rented and offered to lease or rent, and placed for rent, and
18 solicited listings of places for rent, and solicited for
19 prospective tenants of real property or improvements thereon, and
20 collected rents from real property or improvements thereon.

21 IV

22 In so acting as a real estate broker, as described in
23 Paragraph III, above, Respondent accepted or received funds in
24 trust (hereinafter "trust funds") from or on behalf of sellers,
25 buyers, lessors, lessees, and others in connection with the resale
26 brokerage and property management activities described in
27 Paragraph III.



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The aforesaid trust funds accepted or received by Respondent were deposited or caused to be deposited by Respondent into one or more bank accounts (hereinafter "trust fund accounts") maintained by Respondent for the handling of trust funds, including, but not necessarily limited to the following accounts maintained by Respondents:

(a) The "Tinetti Realty Group Property Management Trust #1", Account Number 0150528254, at the Merced, California, offices of County Bank (hereinafter "Trust 1");

(b) The "Tinetti Realty Group Property Management Trust #2", Account Number 0150528262, at the Merced, California, offices of County Bank (hereinafter "Trust 2");

(c) The "Tinetti Realty Group Property Management Trust #3", Account Number 0150528270, at the Merced, California, offices of County Bank (hereinafter "Trust 3");

(d) The "Tinetti Realty Group Trust Account", Account Number 0235-106739, at the Merced, California, offices of Wells Fargo Bank (hereinafter "Trust 4");

(e) The "Tinetti Realty Group Trust Account", Account Number 0235-108669, at the Merced, California, offices of Wells Fargo Bank (hereinafter "Trust 5");

(f) The "Tinetti Realty Group Escrow/Commission Split", Account Number 0150524933, at the Merced, California, offices of County Bank (hereinafter "Trust 6");

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///

1 (g) The "Tinetti Realty Group Escrow Trust Account",
2 Account Number 0150529366, at the Merced, California, offices of
3 County Bank (hereinafter "Trust 7"); and

4 (h) The "Tinetti Realty Group" account, Account Number
5 693-3-56622, at the Merced, California, offices of First
6 Interstate Bank (hereinafter "Trust 8").

7 VI

8 Within the three year period immediately preceding the
9 filing of this Accusation, in connection with the collection and
10 disbursement of said trust funds, Respondent:

11 (a) Failed to place trust funds entrusted to Respondent
12 into the hands of a principal on whose behalf the funds were
13 received, into a neutral escrow depository, or into a trust fund
14 account in the name of Respondent as trustee at a bank or other
15 financial institution, in conformance with the requirements of
16 Section 10145 of the Code and Section 2830 of Chapter 6, Title 10,
17 California Code of Regulations (hereinafter "the Regulations"), in
18 that Respondent deposited such funds into Trust 1, Trust 2,
19 Trust 3, Trust 6, and Trust 7, which accounts were not maintained
20 in the name of Respondent as trustee;

21 (b) Failed to conform to the requirements of Section
22 10145(d) of the Code with respect to the deposit and maintenance
23 of trust funds belonging to several different principals in
24 Trust 6, an interest-bearing account, in that Trust 6 was not in
25 the name of Respondent as trustee, and Respondent failed to keep
26 funds in the interest-bearing account belonging to each principal
27 separate, distinct and apart from funds belonging to Respondent



1 and funds belonging to other persons for whom Respondent held
2 funds in trust;

3 (c) Failed to maintain a separate record for each
4 beneficiary or transaction, accounting therein for all said trust
5 funds received, deposited into, and disbursed from Trust 6, in the
6 manner required by Regulation 2831.1;

7 (d) Failed to reconcile, at least once a month, the
8 balance of all separate beneficiary or transaction records with
9 the record of all trust funds received into and disbursed from
10 Trust 1, Trust 3 and Trust 6;

11 (e) Failed to conform to the requirements of Regulation
12 2833 with respect to unexplained trust account overages in
13 Trust 1, Trust 3, and Trust 6 by failing to maintain a separate
14 subsidiary ledger to record the potential trust fund liability for
15 such unexplained trust account overages, and by failing to perform
16 a monthly reconciliation of such funds in the manner prescribed by
17 Regulation 2831.2;

18 (f) Caused, suffered or permitted Nancy Rogers, Dixie
19 Runyon and Sheila Ramsey, unlicensed employees of Respondent
20 without any fidelity bond coverage, to make withdrawals from
21 Trust 6, in violation of the provisions of Section 3834(a) of the
22 Regulations;

23 (g) Commingled with Respondent's own money or property
24 funds which had been received and deposited into Trust 6, and were
25 held by Respondent in trust.

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VII

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2 Within the three year period immediately preceding the
3 filing of this Accusation, in connection with the collection and
4 disbursement of said trust funds, Respondent, without obtaining
5 the prior written consent of the owners of trust funds in Trust 1,
6 Trust 2 and Trust 6 for the reduction of the aggregate balance of
7 trust funds in said accounts to an amount less than the existing
8 aggregate trust fund liability to the owners of said funds:

9 (a) Caused, suffered or permitted the balance of trust
10 funds in Trust 1 to be reduced to an amount which, as of
11 August 31, 1995, was more than \$3,098.68 less than the aggregate
12 liability of Respondent to all owners of such funds;

13 (b) Caused, suffered or permitted the balance of trust
14 funds in Trust 2 to be reduced to an amount which, as of
15 August 31, 1995, was more than \$13,707.24 less than the aggregate
16 liability of Respondent to all owners of such funds; and

17 (c) Caused, suffered or permitted the balance of trust
18 funds in Trust 6 to be reduced to an amount which, as of
19 August 31, 1995, was more than \$4.58 less than the aggregate
20 liability of Respondent to all owners of such funds.

21 VIII

22 The facts alleged above are grounds for the suspension
23 or revocation of the licenses and license rights of Respondent
24 under the following provisions of the Code and/or the Regulations:

25 (a) As to Paragraph VI(a) under Section 10145 of the
26 Code and Section 2830 of the Regulations in conjunction with
27 Section 10177(d) of the Code;



1 (b) As to Paragraph VI(b) under Section 10145(d) of the
2 Code in conjunction with Section 10177(d) of the Code;

3 (c) As to Paragraph VI(c) under Section 2831.1 of the
4 Regulations in conjunction with Section 10177(d) of the Code;

5 (d) As to Paragraph VI(d) under Section 2831.2 of the
6 Regulations in conjunction with Section 10177(d) of the Code;

7 (e) As to Paragraph VI(e) under Section 2833 of the
8 Regulations in conjunction with Section 10177(d) of the Code;

9 (f) As to Paragraph VI(f) under Section 2834(a) of the
10 Regulations in conjunction with Section 10177(d) of the Code;

11 (g) As to Paragraph VI(g) under Section 10176(e) of the
12 Code; and

13 (h) As to Paragraph VII under Section 2832.1 of the
14 Regulations in conjunction with Section 10177(d) of the Code.

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

22
23 
24 DOLORES VAZQUEZ-GAMOS
Deputy Real Estate Commissioner

25 Dated at Fresno, California,
26 this 28th day of August, 1996.

27