

1 Department of Real Estate
2 107 South Broadway, Room 8107
3 Los Angeles, California 90012

4 (213) 620-4790

FILED
MAR 26 1937

DEPARTMENT OF REAL ESTATE
BY *[Signature]*

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * *

11 TO:

12 SUN HARBOR REALTY, INC.,
13 a California corporation;
14 and MANLEY BLAND,
15 individually and as
16 designated officer of
17 Sun Harbor Realty, Inc.

No. H-1495 SD

ORDER TO DESIST

AND REFRAIN

17 The Real Estate Commissioner of the State of California
18 (hereinafter "Commissioner") has caused an investigation to be
19 made of your activities as real estate brokers and based on the
20 findings of that investigation, as set forth below, is of the
21 opinion that you have violated Sections 2831.1 and 2832 of
22 Title 10, Chapter 6, California Administrative Code (hereinafter
23 the "Regulations").

24 I

25 At all times herein mentioned, you, SUN HARBOR REALTY,
26 INC. (hereinafter SUN), a California corporation, were and now are
27 licensed by the Department of Real Estate of the State of

1 California (hereinafter "Department") as a corporate real estate
2 broker through MANLEY BLAND (hereinafter BLAND), as designated
3 officer.

4 II

5 At all times herein mentioned, you, BLAND, were and now
6 are licensed by the Department as a real estate broker,
7 individually and as designated officer of SUN.

8 III

9 All further references herein to "you" include the
10 parties identified in Paragraphs I and II, above, and also include
11 the officers, directors, employees, agents, and real estate
12 licensees employed by or associated with said parties and who were
13 acting within the course and scope of their authority and
14 employment.

15 IV

16 At all times herein mentioned, you engaged in the
17 business of, acted in the capacity of, advertised or assumed to
18 act as real estate brokers in the State of California within the
19 meaning of Section 10131(a) of the Code for, or in expectation of,
20 compensation.

21 V

22 In connection with the aforesaid real estate activities
23 from January 1, 1986, to September 30, 1986, you accepted or
24 received funds in trust (hereinafter "trust funds") from or on
25 behalf of buyers and sellers and thereafter made disbursements of
26 such funds.

27 /

VI

On October 25, 1986, the Department completed an examination of your books and records which revealed violations of the Regulations which occurred from January 1, 1986, to September 30, 1986, as set forth in the following paragraphs.

VII

In connection with the trust funds referred to in Paragraph V above:

(a) You failed to maintain a separate record for each beneficiary or transaction, accounting therein for the dates all said trust funds were received, deposited and disbursed in the manner required by Regulation 2831.1.

(b) You failed to place trust funds accepted by you on behalf of another into the hands of the owner of the funds, into a neutral escrow depository or into a trust fund account maintained by you, pursuant to Section 2830 of the Regulations, not later than the next business day following receipt of said funds, in violation of Section 2832 of the Regulations.

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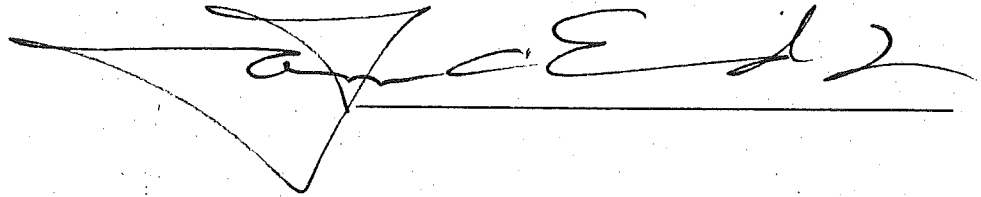
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1 NOW, THEREFORE, YOU ARE ORDERED TO DESIST AND REFRAIN
2 from receiving trust funds from others in the conduct of
3 activities requiring a real estate license unless and until you
4 comply with Sections 2831.1 and 2832 of the Regulations.

5 DATED: 3-10-87

6 JAMES A. EDMONDS, JR.
7 Real Estate Commissioner

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25 cc: Sun Harbor Realty, Inc.
26 Manley Bland
27 5375 Avenida Encinas, Ste. A
Carlsbad, California 92008

REB:NSL

COURT PAPER
STATE OF CALIFORNIA
STD. 113 (REV. 8-72)

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