

1 Department of Real Estate  
2 P. O. Box 187007  
3 Sacramento, CA 95818-7007  
4 Telephone: (916) 227-0789

FILED  
MAY 12 2004

DEPARTMENT OF REAL ESTATE

*Laurie A. Zinn*  
By \_\_\_\_\_

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 TO: ) No. H-1688 FRESNO  
12 DEE ANN JACKSON and ) ORDER TO DESIST AND REFRAIN  
13 DIANE MANZO, ) (B&P Code Section 10086)  
14 )

15 The Real Estate Commissioner of the State of  
16 California (herein "Commissioner") has determined from evidence  
17 available to him that you, DEE ANN JACKSON, and you, DIANE MANZO  
18 (hereinafter jointly "you"), while engaged in activities which  
19 require a real estate broker license under the provisions of  
20 Section 10131(b) of the California Business and Professions Code  
21 (herein "the Code"), have violated Section 10130 of the Code.

22 I

23 At no time mentioned herein were you, DEE ANN JACKSON  
24 (herein JACKSON") or you, DIANE MANZO (herein "MANZO"), licensed  
25 by the Department of Real Estate of the State of California  
26 (herein "the Department") as either a real estate broker or as a  
27 real estate salesperson.

1 II

2 At all times mentioned herein between on or about  
3 September 11, 2001 and on or about September 30, 2003, you, and  
4 each of you, engaged in the business of, acted in the capacity  
5 of, advertised, or assumed to act as real estate brokers within  
6 the State of California within the meaning of Section 10131(b)  
7 of the Code, including the operation and conduct of a property  
8 management business with the public wherein, on behalf of  
9 others, for compensation or in expectation of compensation, you  
10 leased or rented and offered to lease or rent, and placed for  
11 rent, and solicited listings of places for rent, and solicited  
12 for prospective tenants of real property or improvements  
13 thereon, and collected rents from real property or improvements  
14 thereon.

15 III

16 At all times mentioned herein between on or about  
17 September 11, 2001 and on or about September 30, 2003, in course  
18 of the activities described in Paragraph II, above, you, for  
19 compensation, managed approximately 25 properties consisting of  
20 approximately 76 residential units owned by approximately 13  
21 other owners, managing such properties, providing repair and  
22 maintenance services, paying expenses, screening tenants, and  
23 collecting rents of approximately \$45,000 per month in course of  
24 the management of the properties.

25 IV

26 In acting as described above, you, and each of you,  
27 violated Section 10130 of the Code.

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NOW, THEREFORE, YOU, DEE ANN JACKSON, AND YOU, DIANE  
MANZO, AND YOUR AGENTS AND EMPLOYEES, ARE HEREBY ORDERED TO  
DESIST AND REFRAIN from performing any activities for which a  
real estate license is required unless and until you comply with  
Section 10130 of the Code.

DATED: May 5, 2004

JOHN R. LIBERATOR  
Chief Deputy Commissioner



cc: DEE ANN JACKSON  
7930 E. HAMMOND  
FRESNO, CA 93727

DIANA MANZO  
2777 W. ASHLAND AVENUE, #124  
FRESNO, CA 93705