

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187007
3 Sacramento, CA 95818-7007
4 Telephone: (916) 227-0789
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6

FILED
APR - 6 2007
DEPARTMENT OF REAL ESTATE
By K. Contreras

7 BEFORE THE DEPARTMENT OF REAL ESTATE
8 STATE OF CALIFORNIA

9 * * *

10 To:) NO. H-2088 FR.
11)
12) ORDER TO
13) DESIST AND REFRAIN
14) (B&P §10086)

15 The Real Estate Commissioner of the State of California
16 (herein "Commissioner") has determined from evidence available
17 to him that you, ROBERT JAMES JANSSEN and ABBEY MANAGEMENT INC.,
18 (herein "you") while engaged in activities that require a real
19 estate broker license under the provisions of Section 10131(a) of
20 the Business and Professions Code (herein "Code"), have violated
21 Section 10130 of the Code.

22 I

23 At no time mentioned herein were you, ROBERT JAMES
24 JANSSEN and ABBEY MANAGEMENT INC., licensed by the Department of
25 Real Estate (herein "Department") as either a real estate broker
26 or as a real estate salesperson.

27 II

At all times mentioned herein between on or about
November or December of 2005, and ending on or about September of

1 2006, you engaged in the business of, acted in the capacity of,
2 or assumed to act as a real estate broker within the State of
3 California within the meaning of Section 10131(a) of the Code,
4 including the operation and conduct of a real estate resale
5 business with the public wherein, on behalf of others for
6 compensation or in expectation of compensation, you sold or
7 offered to sell, bought and offered to buy, solicited prospective
8 sellers and purchasers of, solicited and obtained listings of,
9 and negotiated the purchase and sale of real property, including
10 but not limited to negotiating and arranging the sale of real
11 property at 20 Santa Rosa Avenue, Salinas, California.

12 III

13 In acting as described above, you violated Section
14 10131(a) of the Code.

15 NOW, THEREFORE, YOU, YOUR EMPLOYEES, AGENTS, OFFICIAL
16 SUCCESSORS AND ASSIGNS, ARE ORDERED TO DESIST AND REFRAIN from
17 performing any and all acts within the State of California for
18 which a real estate broker license is required, unless and until
19 you obtain a real estate broker license.

20 DATED: 3/29, 2007.

21 JEFF DAVIS
22 Real Estate Commissioner


23 cc: ROBERT JAMES JANSSEN
24 ABBEY MANAGEMENT, INC.
25 383 Watson Street
26 Monterey, CA 93940; and
1106 Harcourt Avenue
Seaside, CA 93955; and
4848 Washington Street
Suite 131
Monterey, CA 93940

Atty:DEK 27