

1 DEPARTMENT OF REAL ESTATE  
2 P. O. Box 187000  
3 Sacramento, CA 95818-7000  
4 Telephone: (916) 227-0789

FILED  
MAR - 2 2001

DEPARTMENT OF REAL ESTATE  
By Kathleen Conteras

8 BEFORE THE  
9 DEPARTMENT OF REAL ESTATE  
10 STATE OF CALIFORNIA

11 \* \* \*

12 To: )  
13 SEACOAST EQUITIES, INC., ) NO. H-2610 SD  
14 STEVEN S. GARBER, and ) ORDER TO DESIST & REFRAIN  
15 RICHARD E. HARRIMAN, ) (B&P §10086)

16 The Real Estate Commissioner of the State of California  
17 has determined from the findings herein set forth below that you,  
18 SEACOAST EQUITIES, INC., and STEVEN S. GARBER, have violated  
19 Section 10137 of the California Business and Professions Code  
20 (hereafter the Code) by employing and/or compensating an  
21 unlicensed person for conduct that requires a real estate  
22 license; and that you, and RICHARD E. HARRIMAN, have violated  
23 Section 10130 of the Code by engaging in the business of a  
24 real estate licensee in the State of California without a real  
25 estate license.

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I

You, SEACOAST EQUITIES, INC. (hereafter SEACOAST), are presently licensed by the Department of Real Estate (hereafter the Department) and/or have license rights as a real estate broker corporation.

II

You, STEVEN S. GARBER (hereafter GARBER), are presently licensed by the Department and/or have license rights as an individual real estate broker, and also as the designated broker officer of SEACOAST. At all times herein mentioned, GARBER directed and controlled the affairs of the company.

III

At no time herein were you, RICHARD HARRIMAN (hereafter HARRIMAN), licensed by the Department as either a real estate broker or salesperson.

IV

At all times herein mentioned, you, SEACOAST, engaged in the business of, acted in the capacity of, advertised, or assumed to act as a real estate broker within the State of California, including the operation and conduct of a mortgage loan brokerage business with the public wherein lenders and borrowers were solicited for loans secured directly or collaterally by liens on real property, and wherein such loans were arranged, negotiated, processed, and consummated on behalf of others, for or in expectation of compensation.

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Beginning in at least December of 1998, you, HARRIMAN, were employed by SEACOAST in California. You, HARRIMAN, performed acts in California for SEACOAST and GARBER for or in expectation of compensation, and solicited or negotiated loans secured by deeds of trust to real property in various transactions, including but not limited to a "refinance" loan for Bill Varellas, the owner of real property located at 3712 S. Hawkeye Street, West Valley City, Utah 84120.

VI

The acts and services performed by you, HARRIMAN, as above described, are acts and services that require a real estate license under the provisions of Sections 10131(d) of the Code, in violation of Section 10130 of the Code.

VII

The above acts and/or omissions of you, SEACOAST and GARBER, in employing and/or compensating HARRIMAN when he was not licensed by the Department either as a real estate broker or salesperson, violate Section 10137 of the Code.

NOW, THEREFORE, YOU, SEACOAST EQUITIES, INC. and STEVEN S. GARBER, YOUR EMPLOYEES, AGENTS, SUCCESSORS AND ASSIGNS, ARE HEREBY ORDERED TO DESIST AND REFRAIN from employing and/or compensating HARRIMAN or any other unlicensed person for acts for which a real estate license is required.

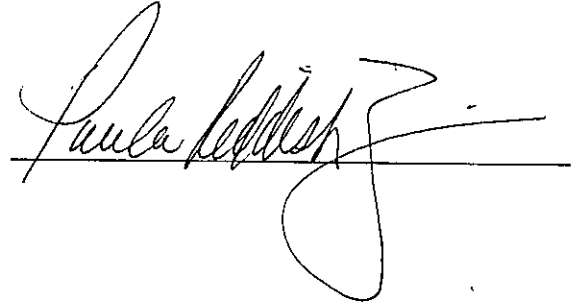
FURTHER, YOU, RICHARD E. HARRIMAN, ARE HEREBY ORDERED TO DESIST AND REFRAIN from performing any and all acts for which a real estate broker or salesperson license is required until

1 such time as you may obtain the requisite license from the  
2 Department.

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4 DATED: February 5, 2001.  
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6 PAULA REDDISH ZINNEMANN  
7 Real Estate Commissioner

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cc: SEACOAST EQUITIES, INC.  
Attn: Steven S. Garber  
7839 University Avenue  
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La Mesa, CA 92041

STEVEN S. GARBER  
12540 Oaks North Drive  
Suite G  
San Diego, CA 92128

RICHARD E. HARRIMAN  
5657 West Rim Circle  
Riverside, CA 92509

SEACOAST EQUITIES, INC.  
Attn: Sandra Federation Bruehling, D.O.  
7839 University Avenue, Suite 103  
La Mesa, CA 92041

ATTY/DLJ