

FILED

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187007
3 Sacramento, CA 95818-7007
4 Telephone: (916) 227-0791

December 29, 2011

DEPARTMENT OF REAL ESTATE

By *S. Jones*

7 STATE OF CALIFORNIA

8 DEPARTMENT OF REAL ESTATE

9
10 To:)
11)
12 ADRIANA BELT, d.b.a.)
13 PAC MANAGEMENT COMPANY, and)
14 CARMEN BELT, d.b.a.)
PAC MANAGEMENT COMPANY)

NO. H-2704 FR

ORDER TO DESIST AND REFRAIN
(B&P Code Section 10086)

15 The Commissioner of the California Department of Real Estate (hereinafter
16 "Commissioner") caused an investigation to be made of the activities of ADRIANA BELT,
17 a.k.a. Adriana Aguirre, and CARMEN BELT, a.k.a. Carmen Camargo, collectively d.b.a. PAC
18 Management Company (referred to herein as "BELT"). Based on that investigation, the
19 Commissioner has determined that BELT has engaged in, is engaging in, or is attempting to
20 engage in, acts or practices constituting violations of the California Business and Professions
21 Code (hereinafter "the Code"), including acting in the capacity of, advertising, or assuming to
22 act as a real estate broker in the State of California within the meaning of Code Section 10131(b)
23 (property management services) using the unregistered fictitious business name "PAC
24 MANAGEMENT COMPANY" and/or other fictitious business names currently unknown to the
25 Commissioner. Furthermore, based upon the investigation, the Commissioner hereby issues the
26 following Findings of Fact and Desist and Refrain Order under the authority of Section 10086
27 of the Code.

1 FINDINGS OF FACT

2 1. At all times relevant herein neither ADRIANA BELT nor CARMEN
3 BELT held a valid California real estate license.

4 2. Since at least June of 2005 and continuing to the present, BELT, using
5 the unregistered fictitious business name PAC MANAGEMENT COMPANY engaged in the
6 business of, acted in the capacity of, advertised, and/or has assumed to act as a real estate broker
7 in the State of California within the meaning of Sections 10131(b) of the Code, including, but
8 not limited to, the operation of a property management business with the public wherein, on
9 behalf of others, for compensation or in expectation of compensation they leased, rented,
10 offered to lease or rent, placed for rent, solicited listings of places for rent, solicited for
11 prospective tenants of real property or improvements thereon, collected rents and security
12 deposits from real property or improvements thereon on behalf of landlord/clients without first
13 obtaining a real estate broker license in the Bakersfield, California area, including but not
14 limited, to the following:

15

16 LANDLORD/TENANT	PROPERTY ADDRESS
17 Adrian R. - Landlord	620 Green Meadow Lane, Bakersfield, CA
18 Rosanna C. - Landlord	601 Spring Meadow Court, Bakersfield, CA
19 Kristen C. - Tenant	725 Spring Meadow Court #1 Bakersfield, CA
20 Kristen C. - Tenant	737 Green Meadow Lane Bakersfield, CA
21 Lisa W. - Landlord	619 Spring Meadow Court 629 #1 and #2 Spring Meadow Court Bakersfield, CA
22 Undercover Deputy 23 Commissioner 24 "Potential Renter"	Elmo Street near Paradise Lamont, CA (Home advertised on Craigslist)

25
26
27 ///

NOTICE:

1
2 Business and Professions Code Section 10139 provides that "Any person acting as a
3 real estate broker or real estate salesperson without a license or who advertises using words
4 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
5 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
6 imprisonment in the county jail for a term not to exceed six months, or by both fine and
7 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
8 (\$60,000)..."

9
10
11 KCE
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27