

1 BUREAU OF REAL ESTATE  
2 P. O. Box 137007  
3 Sacramento, CA 95813-7007  
4 Telephone: (916) 263-8670

**FILED**

JUL 24 2014

BUREAU OF REAL ESTATE

By K. Contreras

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

11 \* \* \*

12 To: ) NO. H-2902 FR  
13 KIM YORK, )  
14 RANDY YORK, and ) ORDER TO DESIST AND REFRAIN  
15 ROYALTY PROPERTY MANAGEMENT. ) (B&P Code Section 10086)

16 The Real Estate Commissioner ("Commissioner") of the California Bureau of  
17 Real Estate ("Bureau") caused an investigation to be made of the activities of KIM YORK  
18 ("KYORK"), RANDY YORK ("RYORK"), and ROYALTY PROPERTY MANAGEMENT  
19 ("RPM"). Based on that investigation, the Commissioner has determined that KYORK,  
20 RYORK and RPM have engaged in, are engaging in, or are attempting to engage in, acts or  
21 practices constituting violations of the California Business and Professions Code ("Code") and/or  
22 Title 10, Chapter 6, California Code of Regulations ("Regulations"), including acting in the  
23 capacity of, advertising or assuming to act as a real estate broker in the State of California within  
24 the meaning of Section 10131(b) (representing clients in the capacity of a rental property  
25 manager) of the Code. Furthermore, based on the investigation, the Commissioner hereby issues  
26 the 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 no time has KYORK been licensed by the Bureau in any capacity.

3 2. At no time has RYORK been licensed by the Bureau in any capacity.

4 3. In or about the period of March 23, 2009, through January 12, 2011, RPM was  
5 registered with the Bureau as a dba for licensed real estate broker Antonio Louis Prandini  
6 ("PRANDINI"). RPM possesses a business license issued by the City of Porterville, California.  
7 The owners of RPM are KYORK and RYORK. However, at no time has RPM been licensed by  
8 the Bureau to conduct real estate activity outside the real estate broker license of PRANDINI, and  
9 specifically not through KYORK and/or RYORK.

10 4. At least during the period of time set out below, KYORK, RYORK, and RPM,  
11 for or in expectation of compensation, negotiated to do one or more of the following acts for  
12 another or others, for or in expectation of compensation: soliciting and showing properties to  
13 prospective tenants, negotiating rental terms, preparing rental agreements and collecting rent on  
14 behalf of clients.

15 5. On or about June 21, 2012, a Deputy Commissioner of the Bureau's Fresno  
16 District Office reviewed Respondents' website [www.royaltypropertymanagement.net](http://www.royaltypropertymanagement.net), which stated  
17 that the company's mission was to provide "the most professional and complete management services".

18 6. On or about November 13, 2012, Deputy Commissioners from the Bureau's  
19 Fresno District Office drove to Respondents' offices located at 263 North Third Street,  
20 Porterville, California, to determine whether Respondents were still offering property management  
21 services. While at Respondents' offices, the Deputy Commissioners were provided by KYORK  
22 with a list of available rental properties and the keys to view the real property located at 1114  
23 West Bel Aire Circle, Porterville, California. KYORK informed the Deputy Commissioners that  
24 the Bel Aire Circle property was immediately available for a rent payment of \$725 per month.  
25 KYORK instructed the Deputy Commissioners that they would need to provide her with a  
26 completed application for the Bel Aire Circle property along with a \$20 non-refundable fee if  
27 they were interested in renting the property.



1 MANAGMENT were not licensed by the Bureau in any capacity, in violation of Section 10130  
2 of the Code.

3 DESIST AND REFRAIN ORDER

4 Based upon the Findings of Fact and Conclusions of Law stated herein, KIM  
5 YORK, RANDY YORK, and ROYALTY PROPERTY MANAGEMENT are ordered to  
6 immediately desist and refrain from performing any and all acts within the State of California for  
7 which a real estate broker license is required and, in particular, you are to immediately desist and  
8 refrain from providing or participating in property management or prepaid rental listing services  
9 for others and for compensation and/or the expectation of compensation.

10 DATED: 6/22/2014

12 REAL ESTATE COMMISSIONER

14 By: 

15 JEFFREY MASON

16 Chief Deputy Commissioner

17 -NOTICE-

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

24 To: ROYALTY PROPERTY MANAGEMENT  
25 KIM YORK  
26 RANDY YORK

27 ATTY JWB/kc