

1 BUREAU OF REAL ESTATE  
2 P. O. Box 137007  
3 Sacramento, CA 95813-7007

4 Telephone: (916) 263-8670

**FILED**

FEB 27 2015

BUREAU OF REAL ESTATE

By K. Contreras

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

11 \* \* \*

12 To:

13 JCM PARTNERS, LLC, and  
14 MARIA RIGHTNOUR.

NO. H-2934 FR

15 ) ORDER TO DESIST AND REFRAIN  
) (B&P Code Section 10086)  
16 )

17 The Real Estate Commissioner ("Commissioner") of the California Bureau of  
18 Real Estate ("Bureau") caused an investigation to be made of the activities of JCM PARTNERS,  
19 LLC ("JCM") and MARIA RIGHTNOUR ("RIGHTNOUR"), (collectively "Respondents").  
20 Based on that investigation, the Commissioner has determined that JCM and RIGHTNOUR  
21 have engaged in, are engaging in, or are attempting to engage in, acts or practices constituting  
22 violations of the California Business and Professions Code ("Code"), 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.

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1 FINDINGS OF FACT

2 1. At no time has JCM been licensed by the Bureau in any capacity. JCM  
3 manages Meadow Lakes, LLC ("MEADOW LAKES"), a residential apartment complex located  
4 in Modesto, California.

5 2. At no time has MEADOW LAKES been licensed by the Bureau in any  
6 capacity.

7 3. At no time has RIGHTNOUR been licensed by the Bureau in any capacity.  
8 At all times relevant, RIGHTNOUR was the manager of MEADOW LAKES and an employee  
9 of JCM.

10 4. At all times relevant, Brian S. Rein ("REIN") was and is licensed by the  
11 Bureau as a real estate broker. At all times relevant, REIN is and was employed by JCM as its  
12 Chief Operating Officer, whose duties included supervising JCM's various real estate property  
13 managers.

14 5. At all times relevant, JCM, for or in expectation of compensation, negotiated  
15 to do one or more of the following acts for another or others, for or in expectation of  
16 compensation: soliciting and showing properties to prospective tenants, negotiating rental terms,  
17 preparing rental agreements and collecting rent on behalf of clients.

18 6. On or about March 8, 2013, a Special Investigator from the Bureau's  
19 Fresno District Office contacted RIGHTNOUR regarding the business activities of MEADOW  
20 LAKES. During that conversation, RIGHTNOUR informed the Special Investigator she was  
21 employed by JCM, which managed MEADOW LAKE as well as various other apartment  
22 complexes.

23 7. On or about March 8, 2013, the Special Investigator also conducted a Google  
24 search of JCM and found that the company invests in, renovates, manages, markets and sells  
25 multi-family residential and commercial real estate. JCM owns approximately forty-five (45)  
26 real properties in California.

27 ///

1 CONCLUSIONS OF LAW

2 8. Based on the Findings of Fact contained in Paragraphs 1 through 7, above,  
3 JCM and RIGHTNOUR have performed and/or participated in property management activities  
4 which require a real estate license under Section 10131(b) of the Code during a period of time  
5 when neither JCM nor RIGHTNOUR was licensed by the Bureau in any capacity in violation of  
6 Section 10130 of the Code.

7 DESIST AND REFRAIN ORDER

8 Based upon the Findings of Fact and Conclusions of Law stated herein, JCM  
9 PARTNERS, LLC, and MARIA RIGHTNOUR are ordered to immediately desist and refrain  
10 from performing any and all acts within the State of California for which a real estate broker  
11 license is required, and in particular, from providing or participating in property management  
12 services for others and for compensation and/or the expectation of compensation.

13 DATED: FEBRUARY 19, 2015

14  
15 REAL ESTATE COMMISSIONER

16  
17 By: 

18  
19 By: **JEFFREY MASON**  
Chief Deputy Commissioner

20 -NOTICE-

21 Business and Professions Code Section 10139 provides that, "Any person acting  
22 as a real estate broker or real estate salesperson without a license or who advertises using words  
23 indicating that he or she is a real estate broker without being so licensed shall be guilty of a  
24 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by  
25 imprisonment in the county jail for a term not to exceed six months, or by both fine and  
26 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars  
27 (\$60,000) ... ."

TTY JWB/kc