

FILED

FEB 21 2007

DEPARTMENT OF REAL ESTATE

By A. Ee

1 Department of Real Estate  
2 P. O. Box 187007  
3 Sacramento, CA 95818-7007  
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7  
8 Telephone: (916) 227-0789  
9

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

11 TO: )  
12 ) NO. H-3420 SD  
13 )  
14 KATHERINE MULDERRIG, ) FIRST AMENDED  
15 ANTHONY RICCA, and ) ORDER TO DESIST AND REFRAIN  
16 dba SIENNA ENTERPRISES, ) (B&P Code Section 10086)  
17 Respondents. )  
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17 The Real Estate Commissioner of the State of  
18 California has caused an investigation to be conducted of the  
19 real estate resale brokerage activities of you, KATHERINE  
20 MULDERRIG, and is of the opinion that you, KATHERINE MULDERRIG,  
21 have violated Section 10130 of the California Business and  
22 Professions Code (hereinafter "the Code), and that you, ANTHONY  
23 RICCA, doing business under the fictitious business name of  
24 SIENNA ENTERPRISES, have violated Section 10137 of the Code.  
25 This opinion is based on the findings set forth below.

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I

At no time herein mentioned have you, KATHERINE MULDERRIG, been licensed by the Department of Real Estate of the State of California (hereinafter "Department") either as a real estate broker or a real estate salesperson.

II

At all times herein mentioned, you, KATHERINE MULDERRIG, for compensation or in expectation of compensation, solicited prospective tenants, negotiated rentals and collected rents from real properties owned by another or others.

III

By the commission of the acts alleged in Paragraph II, above, you, KATHERINE MULDERRIG, engaged in the business and acted in the capacity of a real estate broker within the State of California as defined by Section 10131(b) of the Business and Professions Code.

IV

Prior to engaging in the business and acting in the capacity of a real estate broker within the State of California, you failed to obtain a real estate broker license from the Department of Real Estate in violation of Section 10130 of the Code.

V

At all times mentioned herein you, ANTHONY RICCA, doing business as SIENNA ENTERPRISES, employed you, KATHERINE MULDERRIG, to perform the acts and conduct the activities described in Paragraph II, above.

VI

Within the three year period next preceding to the filing of this First Amended Order to Desist and Refrain, in the course of the activities and employment described in Paragraph II above, you, KATHERINE MULDERRIG, solicited prospective tenants, negotiated rentals and collected rents from real properties owned by another or others, in expectation of compensation from or was paid by or otherwise received compensation from ANTHONY RICCA doing business as SIENNA ENTERPRISES, in various such transactions, including, but not limited to, the following:

Tenant name: Christie Coulter Adams

Subject property: 1913 S. Meyer

Property owner: Anthony Ricca dba Sienna Enterprises

Lease date: 9/20/99

VII

In acting as described above, you, ANTHONY RICCA, and doing business as SIENNA ENTERPRISES, violated Section 10137 of the Code, and you, KATHERINE MULDERRIG, violated Section 10130 of the Code.

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1 NOW, THEREFORE, YOU, KATHERINE MULDERRIG, AND YOU,  
2 ANTHONY RICCA, DOING BUSINESS AS SIENNA ENTERPRISES, AND YOUR  
3 AGENTS AND EMPLOYEES, ARE HEREBY ORDERED TO DESIST AND REFRAIN  
4 from performing any and all acts within the State of California  
5 for which a real estate broker license is required, or employing  
6 individuals to perform acts for which a real estate license is  
7 required, unless and until you comply with Sections 10130 and  
8 10137 of the Code.

9 DATED: 2-14-07

10 JEFF DAVI  
11 Real Estate Commissioner  
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23 cc. KATHERINE MULDERRIG  
24 4771 Marblehead Bay Drive  
25 Oceanside, CA 92057  
26 ANTHONY RICCA  
5894 Salisbury Lane  
San Luis Obispo, CA 93401

ATTY/MBR<sup>27</sup>

1 Department of Real Estate  
2 P. O. Box 187007  
3 Sacramento, CA 95818-7007  
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5 Telephone: (916) 227-0789  
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FILED  
FEB 23 2006

DEPARTMENT OF REAL ESTATE

By: A. E. [Signature]

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

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11 TO: )  
12 ) NO. H-3420 SD  
13 )  
14 KATHERINE MULDERRIG, ) ORDER TO DESIST AND REFRAIN  
15 ANTHONY RICCA, and SIENNA ) (B&P Code Section 10086)  
16 ENTERPRISES, INC., )  
17 Respondents. )  
18 )  
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17 The Real Estate Commissioner of the State of  
18 California has caused an investigation to be conducted of the  
19 real estate resale brokerage activities of you, KATHERINE  
20 MULDERRIG, and is of the opinion that you, KATHERINE MULDERRIG,  
21 have violated Section 10130 of the Code, and that you, ANTHONY  
22 RICCA, and you SIENNA ENTERPRISES, INC., have violated Section  
23 10137 of the California Business and Professions Code  
24 (hereinafter "the Code"). This opinion is based on the findings  
25 set forth below.

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1 I

2 At no time herein mentioned have you, KATHERINE  
3 MULDERRIG, been licensed by the Department of Real Estate of the  
4 State of California (hereinafter "Department") either as a real  
5 estate broker or a real estate salesperson.

6 II

7 At all times herein mentioned, you, KATHERINE  
8 MULDERRIG, for compensation or in expectation of compensation,  
9 solicited prospective tenants, negotiated rentals and collected  
10 rents from real properties owned by another or others.

11 III

12 By the commission of the acts alleged in Paragraph II,  
13 above, you, KATHERINE MULDERRIG, engaged in the business and  
14 acted in the capacity of a real estate broker within the State  
15 of California as defined by Section 10131(b) of the Business and  
16 Professions Code.

17 IV

18 Prior to engaging in the business and acting in the  
19 capacity of a real estate broker within the State of California,  
20 you failed to obtain a real estate broker license from the  
21 Department of Real Estate in violation of Section 10130 of the  
22 Code.

23 V

24 At all times mentioned herein you, ANTHONY RICCA, and  
25 you, SIENNA ENTERPRISES, INC., employed you, KATHERINE  
26 MULDERRIG, to perform the acts and conduct the activities  
27 described in Paragraph III, above.

VI

Within the three year period next preceding to the filing of this Order to Desist and Refrain, in the course of the activities and employment described in Paragraphs III and VI, above, you, KATHERINE MULDERRIG, solicited prospective tenants, negotiated rentals and collected rents from real properties owned by another or others, in expectation of compensation from or was paid by or otherwise received compensation from ANTHONY RICCA and SIENNA ENTERPRISES, in various such transactions, including, but not limited to, the following:

Tenant name: Christie Coulter Adams

Subject property: 1913 S. Meyer

Property owner: Anthony Ricca, Sienna Enterprises, Inc.

Lease date: 9/20/99

VII

In acting as described above, you, ANTHONY RICCA, and you, SIENNA ENTERPRISES, violated Section 10137 of the Code, and you, KATHERINE MULDERRIG, violated Section 10130 of the Code.

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1 NOW, THEREFORE, YOU, KATHERINE MULDERRIG, AND YOU,  
2 ANTHONY RICCA, AND YOU, SIENNA ENTERPRISES, AND YOUR AGENTS AND  
3 EMPLOYEES, ARE HEREBY ORDERED TO DESIST AND REFRAIN from  
4 performing any and all acts within the State of California for  
5 which a real estate broker license is required, or employing  
6 individuals to perform acts for which a real estate license is  
7 required, unless and until you comply with Sections 10130 and  
8 10137 of the Code.

9 DATED: 2-1-02

10 JEFF DAVI  
11 Real Estate Commissioner  
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20 cc. SIENNA ENTERPRISES, INC.  
21 Richard Emerson  
22 Agent for Service of Process  
23 P. O. Box 93876  
24 Pasadena, CA 91109-3876

25 KATHERINE MULDERRIG  
26 4771 Marblehead Bay Drive  
Oceanside, CA 92057

ANTHONY RICCA  
5894 Salisbury Lane  
San Luis Obispo, CA 93401