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2 State Bar No. 223266
3 Department of Real Estate
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5 Sacramento, CA 95818-7007
6
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FILED

JUN 24 2009

DEPARTMENT OF REAL ESTATE

[Signature]

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of)
12)
13)

No. H-3497 SD

13 AJPROP.COM INC. and
14 JAMES PATRICK BURRELL,

15 Respondents.)

16 ORDER SUSPENDING RESTRICTED REAL ESTATE LICENSE

17 TO: JAMES PATRICK BURRELL, Respondent

18 On August 24, 2006, a restricted real estate broker license was issued by the
19 Department of Real Estate to Respondents on the terms, conditions and restrictions set forth in
20 the Real Estate Commissioner's Order of August 9, 2006, in Case No. H-3497 SD. This Order
21 provided that the right to a restricted real estate broker license was subject to the provisions of
22 Section 10156.6 of the Business and Professions Code (Code).

23 On May 19, 2009, in Case No. H-3966 SD, an Accusation by a Deputy Real
24 Estate Commissioner of the State of California was filed charging Respondent with a violation
25 of Section 10145 of the Code in conjunction with Section 10177(d) of the Code; Section 2832.1
26 of Title 10 of the California Code of Regulations (Regulations) in conjunction with Section
27 10177(d) of the Code; 10176(f) of the Code; and Sections 10177(g) and/or 10177(h) of the

1 Code, for the suspension or revocation of all licenses and license rights of Respondent under
2 the Real Estate Law.

3 NOW, THEREFORE, IT IS ORDERED under authority of Section 10156.7 of
4 the Business and Professions Code of the State of California that the restricted real estate
5 salesperson license heretofore issued to Respondent and the exercise of any privileges
6 thereunder is hereby suspended pending a final determination made after the hearing on the
7 aforesaid Accusation.

8 IT IS FURTHER ORDERED that all license certificates and identification cards
9 issued by the Department of Real Estate which are in possession of Respondent be immediately
10 surrendered by personal delivery or by mailing in the enclosed self-addressed envelope to:

11 Department of Real Estate
12 ATTN: Flag Section
13 P.O. Box 187007
Sacramento, CA 95818-7007

14 This Order is effective immediately.

15 DATED: _____

6/22/09

16
17 JEFF DAVI
Real Estate Commissioner

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1 Department of Real Estate
2 P.O. Box 187007
3 Sacramento, CA 95818-7007
4 Telephone: (916) 227-0781

FILED
AUG 09 2006

DEPARTMENT OF REAL ESTATE

By Anne Shawver

7 BEFORE THE DEPARTMENT OF REAL ESTATE
8 STATE OF CALIFORNIA

9 * * *

10 In the Matter of the Accusation of)
11)
12 AJPROP.COM INC. and JAMES PATRICK)
BURRELL,)
13)
Respondent.)

No. H-3497 SD

STIPULATION AND
AGREEMENT

14 It is hereby stipulated by and between AJPROP.COM
15 INC. and JAMES PATRICK BURRELL (hereinafter "Respondents") and
16 their attorney, David Bright, and the Complainant, acting by
17 and through Truly Sughrue, Counsel for the Department of Real
18 Estate, as follows for the purpose of settling and disposing
19 the Accusation filed on April 21, 2006 in this matter:
20

21 1. All issues which were to be contested and all
22 evidence which was to be presented by Complainant and Respondents
23 at a formal hearing on the Accusation, which hearing was to be
24 held in accordance with the provisions of the Administrative
25 Procedure Act (APA), shall instead and in place thereof be
26 submitted solely on the basis of the provisions of this
27

1 Stipulation and Agreement.

2 2. Respondents have received, read and understand the
3 Statement to Respondent, and the Discovery Provisions of the APA
4 filed by the Department of Real Estate in this proceeding.

5 3. On May 3, 2006, Respondents filed a Notice of
6 Defense pursuant to Section 11505 of the Government Code for the
7 purpose of requesting a hearing on the allegations in the
8 Accusation. Respondents hereby freely and voluntarily withdraw
9 said Notice of Defense. Respondents acknowledge that they
10 understand that by withdrawing said Notice of Defense they will
11 thereby waive their rights to require the Commissioner to prove
12 the allegations in the Accusation at a contested hearing held in
13 accordance with the provisions of the APA, and that they will
14 waive other rights afforded to them in connection with the
15 hearing such as the right to present evidence in defense of the
16 allegations in the Accusation and the right to cross-examine
17 witnesses.
18

19 4. This stipulation is based on the factual
20 allegations contained in the Accusation. In the interest of
21 expediency and economy, Respondents choose not to contest these
22 factual allegations, but to remain silent and understands that,
23 as a result thereof, these factual statements will serve as a
24 prima facie basis for the "Determination of Issues" and "Order"
25 set forth below. The Real Estate Commissioner shall not be
26 required to provide further evidence to prove such allegations.

27 5. This Stipulation and Respondents decision not to

1 contest the Accusation are made for the purpose of reaching an
2 agreed disposition of this proceeding and are expressly limited
3 to this proceeding and any other proceeding or case in which the
4 Department of Real Estate (hereinafter "the Department"), the
5 state or federal government, an agency of this state, or an
6 agency of another state is involved.

7 6. Respondents understand that by agreeing to this
8 Stipulation and Agreement, Respondents agree to pay, pursuant to
9 Section 10148 of the California Business and Professions Code,
10 the cost of the audit which resulted in the determination that
11 Respondent committed the trust fund violation(s) found in
12 Paragraph I, below, of the Determination of Issues. The amount
13 of said costs is \$6,510.86.

14 7. Respondents further understands that by agreeing
15 to this Stipulation and Agreement in Settlement, the findings
16 set forth below in the Determination Of Issues become final, and
17 that the Commissioner may charge said Respondents for the
18 costs of any audit conducted pursuant to Section 10148 of
19 the California Business and Professions Code to determine if
20 the violations have been corrected. The maximum costs of
21 said audit shall not exceed \$6,510.86.

22 8. It is understood by the parties that the Real
23 Estate Commissioner may adopt the Stipulation and Agreement as
24 his decision in this matter thereby imposing the penalty and
25 sanctions on the real estate licenses and license rights of
26 Respondent as set forth in the below "Order". In the event that
27

1 the Commissioner in his discretion does not adopt the Stipulation
2 and Agreement, it shall be void and of no effect, and Respondents
3 shall retain the right to a hearing and proceeding on the
4 Accusation under all the provisions of the APA and shall not be
5 bound by any admission or waiver made herein.

6 9. The Order or any subsequent Order of the Real
7 Estate Commissioner made pursuant to this Stipulation and
8 Agreement shall not constitute an estoppel, merger or bar to any
9 further administrative or civil proceedings by the Department of
10 Real Estate with respect to any matters which were not
11 specifically alleged to be causes for accusation in this
12 proceeding.

13 * * *

14 DETERMINATION OF ISSUES

15 By reason of the foregoing stipulations and waivers and
16 solely for the purpose of settlement of the pending Accusation
17 without a hearing, it is stipulated and agreed that the following
18 determination of issues shall be made:
19

20 I

21 The acts and omissions of Respondents AJPROP.COM INC.
22 and JAMES PATRICK BURRELL as described in the Accusation are
23 grounds for the suspension or revocation of Respondents licenses
24 and license rights under the following sections of the Code and
25 Regulations:

26 (1) As to Paragraphs IX(a), under Section 10177(d) of
27 the Code in conjunction with Section 10145 of the Code;

1 (2) As to Paragraph IX(b), under Section 10177(d) of
2 the Code in conjunction with Section 2832.1 of the Regulations;

3 (3) As to Paragraph IX(c), under Section 10177(d) of
4 the Code in conjunction with Section 2831 of the Regulations;

5 (4) As to Paragraph IX(d), under Section 10177(d) of
6 the Code in conjunction with Section 2835 of the Regulations and
7 Section 10176(e) of the Code;

8 (5) As to Paragraph IX(e), under Section 10177(d) of
9 the Code in conjunction with Section 2832 of the Regulations;

10 (6) As to Paragraph X, under Section 10176(f) of the
11 Code.

12 II

13 The acts and/or omissions of Respondent JAMES PATRICK
14 BURRELL (hereinafter "BURRELL") described in the Accusation,
15 constitute failure on the part of BURRELL, as designated broker-
16 officer for AJPROP.COM INC., to exercise reasonable supervision
17 and control over the licensed activities of AJPROP.COM INC.
18 required by Section 10159.2 of the Code, and is cause for the
19 suspension or revocation of BURRELL's license and/or license
20 rights under Section 10177(h) of the Code.

21 * * *

22 ORDER

23 I

24 A. All real estate license(s) and license rights of Respondent
25 AJPROP.COM INC. (hereinafter "AJPROP") are revoked.
26
27

1 B. A restricted real estate broker license shall be issued to
2 Respondent AJPROP pursuant to Section 10156.6 of the Code if
3 Respondent AJPROP makes application therefor and pays to the
4 Department the appropriate fee for said license within ninety
5 (90) days of the effective date of the Order.

6 C. The restricted license issued to Respondent AJPROP shall be
7 subject to all of the provisions of Section 10156.7 of the
8 Business and Professions Code and to the following conditions
9 and limitations imposed under authority of Section 10156.6 of
10 said Code:

11 1) The restricted license issued to Respondent AJPROP may be
12 suspended prior to hearing by order of the Real Estate
13 Commissioner in the event of Respondent's conviction or
14 plea of nolo contendere to a crime which bears a
15 substantial relationship to Respondent's fitness or
16 capacity as a real estate licensee.

17 2) The restricted license may be suspended prior to hearing
18 by Order of the Real Estate Commissioner on evidence,
19 satisfactory to the Commissioner that Respondent AJPROP
20 has violated provisions of the California Real Estate
21 Law, the Subdivided Lands Law, Regulations of the Real
22 Estate Commissioner or conditions attaching to the
23 restricted license.

24 3) Respondent AJPROP shall not be eligible to apply for the
25 issuance of an unrestricted real estate license, nor the
26
27

1 removal of any of the conditions of the restricted
2 license, until two (2) years have elapsed from the
3 effective date of this Order.

4 D. Pursuant to Section 10148 of the Business and Professions
5 Code, AJPROP shall jointly and severally with BURRELL pay
6 the sum of \$6,510.86 for the Commissioner's cost of the
7 audit which led to this disciplinary action. Respondent
8 shall pay such cost within forty-five (45) days of
9 receiving an invoice therefor from the Commissioner. The
10 Commissioner may suspend the restricted license issued to
11 Respondent pending a hearing held in accordance with
12 Section 11500, et seq., of the Government Code, if payment
13 is not timely made as provided for herein, or as provided
14 for in a subsequent agreement between the Respondent and
15 the Commissioner. The suspension shall remain in effect
16 until payment is made in full or until Respondent enters
17 into an agreement satisfactory to the Commissioner to
18 provide for payment, or until a decision providing
19 otherwise is adopted following a hearing held pursuant to
20 this condition.
21

22 E. Pursuant to Section 10148 of the Business and Professions
23 Code, AJPROP shall jointly and severally with BURRELL pay
24 the Commissioner's reasonable cost, not to exceed \$6,510.86,
25 for an audit to determine if Respondent has corrected the
26 trust fund violation(s) found in Paragraph I of the
27

1 Determination of Issues. In calculating the amount of the
2 Commissioner's reasonable cost, the Commissioner may use the
3 estimated average hourly salary for all persons performing
4 audits of real estate brokers, and shall include an
5 allocation for travel time to and from the auditor's place
6 of work. Respondent shall pay such cost within forty-five
7 (45) days of receiving an invoice therefor from the
8 Commissioner detailing the activities performed during the
9 audit and the amount of time spent performing those
10 activities. The Commissioner may suspend the restricted
11 license issued to Respondent pending a hearing held in
12 accordance with Section 11500, et seq., of the Government
13 Code, if payment is not timely made as provided for herein,
14 or as provided for in a subsequent agreement between
15 Respondent and the Commissioner. The suspension shall
16 remain in effect until payment is made in full or until
17 Respondent enters into an agreement satisfactory to the
18 Commissioner to provide for payment, or until a decision
19 providing otherwise is adopted following a hearing held
20 pursuant to this condition.
21

22 II

23 A. All real estate license(s) and license rights of Respondent

24 JAMES PATRICK BURRELL are revoked.

25 B. A restricted real estate broker license shall be issued to

26 Respondent BURRELL pursuant to Section 10156.6 of the Code if
27

1 Respondent BURRELL makes application therefor and pays to the
2 Department the appropriate fee for said license within ninety
3 (90) days of the effective date of the Order.

4 C. The restricted license issued to Respondent BURRELL shall be
5 subject to all of the provisions of Section 10156.7 of the
6 Business and Professions Code and to the following conditions
7 and limitations imposed under authority of Section 10156.6 of
8 said Code:

9 1) The restricted license issued to Respondent BURRELL may
10 be suspended prior to hearing by order of the Real Estate
11 Commissioner in the event of Respondent's conviction or
12 plea of nolo contendere to a crime which bears a
13 substantial relationship to Respondent's fitness or
14 capacity as a real estate licensee.

15 2) The restricted license may be suspended prior to hearing
16 by Order of the Real Estate Commissioner on evidence
17 satisfactory to the Commissioner that Respondent BURRELL
18 has violated provisions of the California Real Estate
19 Law, the Subdivided Lands Law, Regulations of the Real
20 Estate Commissioner or conditions attaching to the
21 restricted license.

22 3) Respondent BURRELL shall not be eligible to apply for the
23 issuance of an unrestricted real estate license, nor the
24 removal of any of the conditions of the restricted
25
26
27

1 license, until two (2) years have elapsed from the
2 effective date of this Order.

3 4) Respondent BURRELL shall, prior to and as a condition of
4 the issuance of said restricted license, submit proof
5 satisfactory to the Commissioner of having taken and
6 completed the continuing education course on trust fund
7 accounting and handling specified in paragraph (3) of
8 subdivision (a) of Section 10170.5 of the Business and
9 Professions Code from an approved continuing education
10 course provider. Said course may have been completed
11 within one hundred and eighty (120) days prior to the
12 effective date of the order herein.

13 D. Respondent BURRELL shall, within nine (9) months from the
14 effective date of this Order, present evidence satisfactory
15 to the Real Estate Commissioner that Respondent BURRELL has,
16 since the most recent issuance of an original or renewal real
17 estate license, taken and successfully completed the
18 continuing education requirements of Article 2.5 of Chapter 3
19 of the Real Estate Law for renewal of a real estate license.
20 If Respondent BURRELL fails to satisfy this condition, the
21 Commissioner may order the suspension of the restricted
22 license until Respondent BURRELL presents such evidence. The
23 Commissioner shall afford Respondent BURRELL the opportunity
24 for hearing pursuant to the Administrative Procedure Act to
25 present such evidence.
26
27

1 E. Respondent BURRELL shall, within six (6) months from the
2 effective date of this Decision, take and pass the
3 Professional Responsibility Examination administered by the
4 Department including the payment of the appropriate
5 examination fee. If Respondent BURRELL fails to satisfy this
6 condition, the Commissioner may order suspension of the
7 restricted license until Respondent BURRELL passes the
8 examination.

9 F. Pursuant to Section 10148 of the Business and Professions
10 Code, BURRELL shall jointly and severally with AJPROP pay
11 the sum of \$6,510.86 for the Commissioner's cost of the
12 audit which led to this disciplinary action. Respondent
13 shall pay such cost within forty-five (45) days of
14 receiving an invoice therefor from the Commissioner. The
15 Commissioner may suspend the restricted license issued to
16 Respondent pending a hearing held in accordance with
17 Section 11500, et seq., of the Government Code, if payment
18 is not timely made as provided for herein, or as provided
19 for in a subsequent agreement between the Respondent and
20 the Commissioner. The suspension shall remain in effect
21 until payment is made in full or until Respondent enters
22 into an agreement satisfactory to the Commissioner to
23 provide for payment, or until a decision providing
24 otherwise is adopted following a hearing held pursuant to
25 this condition.
26
27

1 G. Pursuant to Section 10148 of the Business and Professions

2 Code, BURRELL shall jointly and severally with AJPROP pay
3 the Commissioner's reasonable cost, not to exceed \$6,510.86,
4 for an audit to determine if Respondent has corrected the
5 trust fund violation(s) found in Paragraph I of the
6 Determination of Issues. In calculating the amount of the
7 Commissioner's reasonable cost, the Commissioner may use the
8 estimated average hourly salary for all persons performing
9 audits of real estate brokers, and shall include an
10 allocation for travel time to and from the auditor's place
11 of work. Respondent shall pay such cost within forty-five
12 (45) days of receiving an invoice therefor from the
13 Commissioner detailing the activities performed during the
14 audit and the amount of time spent performing those
15 activities. The Commissioner may suspend the restricted
16 license issued to Respondent pending a hearing held in
17 accordance with Section 11500, et seq., of the Government
18 Code, if payment is not timely made as provided for herein,
19 or as provided for in a subsequent agreement between
20 Respondent and the Commissioner. The suspension shall
21 remain in effect until payment is made in full or until
22 Respondent enters into an agreement satisfactory to the
23 Commissioner to provide for payment, or until a decision
24 providing otherwise is adopted following a hearing held
25 pursuant to this condition.

24-July-06

DATED

Truly S
TRULY SUGHRUE

Counsel for Complainant

* * *

I have read the Stipulation and Agreement, discussed it with my counsel, and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act, and I willingly, intelligently and voluntarily waive those rights, including the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

7/19/06

DATED

James Patrick Burrell

AJPROP.COM INC.
Respondent

7/19/06

DATED

James Patrick Burrell

JAMES PATRICK BURRELL
Respondent

I have reviewed the Stipulation and Agreement as to form and content and have advised my client accordingly.

7-18-06

DATED

David Bright

DAVID BRIGHT
Attorney for Respondents

* * *

1 TRULY SUGHRUE, Counsel
2 State Bar No. 223266
3 Department of Real Estate
4 P.O. Box 187007
5 Sacramento, CA 95818-7007
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7 Telephone: (916) 227-0781
8

FILED
APR 21 2006

DEPARTMENT OF REAL ESTATE

By Anne Sharnon

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

11 In the Matter of the Accusation of)
12)
13)
14)
15)

No. H-3497 SD

AJPROP.COM INC. and JAMES
PATRICK BURRELL,

ACCUSATION

Respondent.

16 The Complainant, J. CHRIS GRAVES, a Deputy Real Estate
17 Commissioner of the State of California, for cause of Accusation
18 against AJPROP.COM INC. and JAMES PATRICK BURRELL (hereinafter
19 "Respondents"), are informed and alleges as follows:

I

21 The Complainant, J. CHRIS GRAVES, a Deputy Real Estate
22 Commissioner of the State of California, makes this Accusation in
23 his official capacity.

II

25 Respondents are presently licensed and/or have license
26 rights under the Real Estate Law (Part 1 of Division 4 of the
27 Business and Professions Code) (hereinafter "the Code").

III

At all times herein mentioned, AJPROP.COM INC. (hereinafter "AJPROP") was and is licensed by the Department of Real Estate (hereafter the "Department") as a real estate broker corporation.

IV

At all times herein mentioned, JAMES PATRICK BURRELL (hereinafter "BURRELL") was and is licensed by the Department of Real Estate as a restricted real estate broker and as the designated officer for AJPROP.

V

As said designated officer-broker, BURRELL was responsible pursuant to Section 10159.2 of the Code for the supervision of the activities of the officers, agents, real estate licensees, and employees of AJPROP for which a license is required.

VI

At all times herein mentioned, Respondents engaged in activities on behalf of others for which a real estate license is required under Section 10131(b) of the Code, for or in expectation of compensation, and leased or rented, offered to lease or rent, solicited prospective tenants, collected rents on, and/or managed certain real properties in California.

VII

In acting as real estate brokers, as described in Paragraph VI, Respondents accepted or received funds in trust

1 (hereinafter "trust funds") from or on behalf of owners and
2 tenants in connection with the leasing, renting, and collection
3 of rents on real property or improvements thereon, as alleged
4 herein, and thereafter from time to time made disbursements of
5 said trust funds.

6 VIII

7 The aforesaid trust funds accepted or received by
8 Respondents were deposited or caused to be deposited by
9 Respondents into on or more bank accounts (hereinafter "trust
10 funds accounts") maintained by Respondents for the handling of
11 trust funds, including but not limited to the following:

12 <u>TITLE AND ACCOUNT NUMBERS</u>	<u>BANK</u>
13 AJPROP.COM, Inc Trust Account	First National Bank
14 Account No. 80188998	401 West A Street
(hereinafter "Trust #1")	San Diego, CA 92101

15 IX

16 Between on or about July 1, 2004 through June 30,
17 2005, in connection with the collection and disbursement of said
18 trust funds Respondents:

19 (a) Failed to deposit and maintain trust funds in
20 Trust #1 in such manner that as of June 30, 2005, there was a
21 shortage of \$5,777.03 of trust funds.

22 (b) Failed to obtain prior written consent from each
23 of the principals for the reduction of the aggregate balance of
24 trust funds in Trust #1 to an amount less than the existing
25 aggregate trust fund liability to the owners of said funds in
26 violation of Section 2832.1 of the Regulations.
27

1 (c) Failed to maintain a written control record of all
2 trust funds received and disbursed containing all information
3 required by Section 2831.

4 (d) Commingled with Respondents own money or
5 property, the money or property of others which was received or
6 held by Respondent in trust in violation of Section 10176(e) of
7 the Code.

8 (e) Failed to deposit collected trust funds into a
9 trust account within three business days in conformance with
10 Section 10145 of the Code and Section 2832 of the Regulations

11 X

12 In the course of the activities described in Paragraph
13 VI, Respondents entered into exclusive management agreements with
14 property owners. These agreements did not contain a definite,
15 specified date of final and complete termination as required by
16 Section 10176(f) of the Code.

17 XI

18 BURRELL failed to exercise reasonable supervision over
19 the acts of AJPROP in such a manner as to allow the acts and
20 events described above to occur.

21 XII

22 The acts and/or omissions of BURRELL described in
23 Paragraph XI, constitutes failure on the part of BURRELL, as
24 designated broker-officer for AJPROP, to exercise reasonable
25 supervision and control over the licensed activities of AJPROP
26 required by Section 10159.2 of the Code.

PRIOR DISCIPLINE

XIII

Effective March 23, 1998, in Case No. H-2337 SD, the Real Estate Commissioner revoked the real estate broker license of Respondent BURRELL for violation of Sections 10130 of the Code, but granted each Respondent the right to the issuance of a restricted real estate broker license, subject to terms, conditions and restrictions pursuant to Sections 10156.6 and 10156.7 of the Code. BURRELL's restricted real estate broker's license was also suspended for thirty (30) days stayed upon terms and conditions.

XIV

The facts alleged above are grounds for the suspension or revocation of Respondents licenses and license rights under the following sections of the Code and Regulations:

(1) As to Paragraphs IX(a), under Section 10177(d) of the Code in conjunction with Section 10145 of the Code;

(2) As to Paragraph IX(b), under Section 10177(d) of the Code in conjunction with Section 2832.1 of the Regulations;

(3) As to Paragraph IX(c), under Section 10177(d) of the Code in conjunction with Section 2831 of the Regulations;

(4) As to Paragraph IX(d), under Section 10177(d) of the Code in conjunction with Section 2835 of the Regulations and Section 10176(e) of the Code;

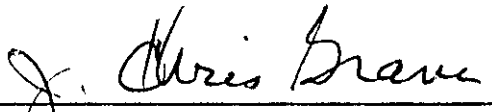
(5) As to Paragraph IX(e), under Section 10177(d) of the Code in conjunction with Section 2832 of the Regulations;

1 (6) As to Paragraph X, under Section 10176(f) of the
2 Code; and

3 XV

4 The facts alleged in Paragraphs XI and XII, are
5 grounds from the suspension or revocation of the licenses and
6 license rights of Respondent BURRELL under Sections 10177(g)
7 and/or 10177(h) of the Code, and Section 10177(d) of the Code in
8 conjunction with Section 10159.2 of the Code.

9 WHEREFORE, Complainant prays that a hearing be
10 conducted on the allegations of this Accusation and that upon
11 proof thereof, a decision be rendered imposing disciplinary
12 action against all licenses and license rights of Respondents,
13 under the Real Estate Law (Part 1 of Division 4 of the Business
14 and Professions Code), and for such other and further relief as
15 may be proper under other provisions of law.

16
17 
18 J. CHRIS GRAVES
19 Deputy Real Estate Commissioner

20 Dated at San Diego, California,
21 this 14th day of April, 2006
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27