

1 DEPARTMENT OF REAL ESTATE  
2 P. O. Box 187000  
3 Sacramento, CA 95818-7000  
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FILED  
DEC 15 2000

DEPARTMENT OF REAL ESTATE

By *Kathleen Contreras*

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

11 \* \* \*

12  
13 To: )  
14 ) NO. H- 3550 SAC  
15 ) ORDER TO DESIST AND REFRAIN  
16 ) (B&P §10086)  
17 )

18 The Real Estate Commissioner of the State of California  
19 has determined from the findings herein set forth below that you,  
20 RUSSELL CRAIG BOSTON, individually and doing business as BOSTON  
21 ENTERPRISES, have violated Section 10130 of the California  
22 Business and Professions Code by engaging in the business of a  
23 real estate broker within the State of California without a real  
24 estate broker license.

25 I

26 You, RUSSELL CRAIG BOSTON, presently have license  
27 rights under the Real Estate Law, Part 1 of Division 4 of the  
California Business and Professions Code (hereafter the Code).

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II

At all times herein mentioned, you, RUSSELL CRAIG BOSTON were licensed by the Department of Real Estate (hereafter the Department) as a real estate salesperson. Said license expired on April 26, 2000, subject to the right of late renewal thereof. At no time herein were you licensed as a real estate broker.

III

At all times herein mentioned until about April 26, 2000, you were in the employ of licensed real estate broker Thomas Clark doing business as Urban Equities Advisors. You engaged in the business and acted in the capacity of a real estate licensee in California, for or in expectation of compensation, including but not limited to the following:

- (a) Under Section 10131(a) of the Code, you sold or offered to sell, bought or offered to buy, solicited prospective sellers or purchasers of, and/or negotiated the purchase, sale or exchange of real property; and/or,
- (b) Under Section 10131(b) of the Code, you leased or rented, offered to lease or rent, solicited prospective tenants, collected rents on, and/or managed certain real properties in California.

IV

On or about May 27, 1999, and while acting in the capacity of a real estate licensee as alleged above, you entered

1 into a written agreement with Raphael Associates (hereafter  
2 Owner), to manage its real property known as and located at 7957  
3 California Avenue, Fair Oaks, Sacramento County, California, in  
4 consideration of a management fee of \$100.00 per month, plus the  
5 expectation of percentages of rental and/or purchase transactions  
6 with respect to the property.

7 V

8 Beginning about the end of May, 1999, you thereafter  
9 managed the above property, including but not limited to the  
10 solicitation of tenants and/or negotiations to rent or lease the  
11 property. You engaged in such conduct individually and/or doing  
12 business as BOSTON ENTERPRISES.

13 VI

14 You failed to report the above transactions to your  
15 employing broker, and failed to submit material documents in the  
16 transactions, including but not limited to the property  
17 management agreement and/or prospective rental agreements or  
18 lease agreements, if any, for appropriate review and supervision.  
19 By virtue of the conduct alleged above, you acted or assumed to  
20 act as a real estate broker in the transactions.

21 VII

22 You have violated Section 10130 of the Code by engaging  
23 in the activities described above without first obtaining a real  
24 estate broker license from the Department.

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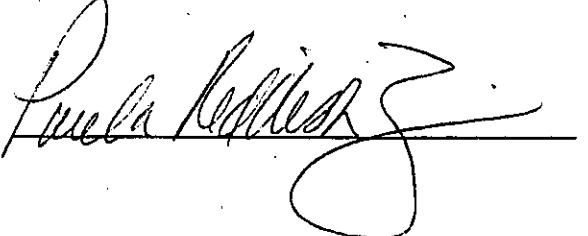
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1 NOW, THEREFORE, YOU, RUSSELL CRAIG BOSTON, INDIVIDUALLY  
2 AND/OR DOING BUSINESS AS BOSTON ENTERPRISES, ARE HEREBY ORDERED  
3 TO DESIST AND REFRAIN from performing any and all acts for which  
4 a real estate license is required until such time as you may  
5 obtain the required license from the Department.

6 DATED: December 13, 2000  
7

8 PAULA REDDISH ZINNEMANN  
9 Real Estate Commissioner

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18 Sacramento, CA 95831

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27 ATTY/DLJ