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FILED
MAR 20 2025
DEPT. OF REAL ESTATE
By 

6 BEFORE THE DEPARTMENT OF REAL ESTATE

7 STATE OF CALIFORNIA

8 * * *

9 TO:) No. H-03572 FR
10 EL DORADO PALM SPRINGS, L.P.;)
11 GOLDSTEIN PROPERTIES, INC.; JAMES F.) **ORDER TO DESIST & REFRAIN**
12 GOLDSTEIN; BESSIRE AND CASENHISER,) (B&P Section 11019)
13 INC.; KEITH IVAN CASENHISER; CHAD)
14 TYLER CASENHISER; and RHEANNON)
15 CRYSTAL ARCINIEGA)

16 RE: Project Name: El Dorado Estates (Riverside County Tract Map No. 28087)
17 6000 E. Palm Canyon, Palm Springs, California

18 Public Report Nos.: 110398LA-F00; 110398LA-A01; and 110398LA-A02

19 (Public Report Amendment No. 110398LA-A03)

20 The Real Estate Commissioner of the State of California (hereinafter
21 “Commissioner”) has caused an investigation to be made, and based upon the findings of that
22 investigation as set forth below, has determined that EL DORADO PALM SPRINGS, L.P. fka
23 El Dorado Palm Springs, Ltd, GOLDSTEIN PROPERTIES, INC., JAMES F. GOLDSTEIN,
24 BESSIRE AND CASENHISER, INC., KEITH IVAN CASENHISER, CHAD TYLER
25 CASENHISER, and RHEANNON CRYSTAL ARCINIEGA (hereinafter collectively
26 “Respondents”) have violated or failed to comply with Sections 11012, 11018.2 and
27 11019(a)(1) of the California Business and Professions Code (hereinafter “Code”), and Section
2800 of Chapter 6, Title 10 of the California Code of Regulations (a “Section” of which is

ORDER TO DESIST AND REFRAIN

1 hereinafter referred to as a “Regulation”), in that: (1) Respondents sold lots, units or parcels in
2 the above-described property known as El Dorado Estates (hereinafter “the subdivision”)
3 without first obtaining a valid public report; (2) representations and assurances given by
4 Respondents upon which the Commissioner relied in issuing the public report for the
5 subdivision have not been carried out; and/or (3) conditions now exist in the subdivision which
6 would have caused the Commissioner to deny the issuance of a public report for the
7 subdivision had such conditions existed at the time of the issuance of the public report for the
8 subdivision.

9 1.

10 EL DORADO PALM SPRINGS, L.P. (hereinafter “EDPS”) is the owner or
11 subdivider of a subdivision of real property as defined in Sections 11010 and 11012 of the
12 Code and Section 2801.5 of the Regulation. Said subdivision is described as “El Dorado
13 Estates”, Riverside County Tract No. 28087, located at 6000 E. Palm Canyon, Palm Springs,
14 California; is further identified as Department of Real Estate (hereinafter “Department” or
15 “DRE”) File No. 110398LA-FOO (hereinafter “the subdivision”).

16 2.

17 EDPS is not licensed by the DRE or the Department of Financial Protection and
18 Innovation (hereinafter “DFPI”) in any capacity.

19 3.

20 According to California Secretary of State (hereinafter “SOS”) records to date
21 and publicly accessible online at the SOS’ website
22 (<https://bizfileonline.sos.ca.gov/search/business>), EDPS is registered as SOS Entity No.
23 198529600024 (initial filing date October 23, 1985) and is an active limited partnership in good
24 standing. (According to SOS records to date, EDPS filed an “Amendment to Certificate of
25 Limited Partnership” to amend its name from “El Dorado Palm Springs, LTD A California
26 Limited Partnership” to “El Dorado Palm Springs, L.P.” on or about July 10, 2008.)

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1 4.

2 GOLDSTEIN PROPERTIES, INC. (hereinafter "GP") is the general partner of,
3 and the managing entity for, EDPS. GP is not licensed by the DRE or the DFPI in any
4 capacity.

5 5.

6 According to SOS records to date and publicly accessible online at the SOS'
7 website (<https://bizfileonline.sos.ca.gov/search/business>), GP is registered as SOS Entity No.
8 1044671 (initial filing date May 21, 1981) and is an active stock corporation in good standing.

9 6.

10 According to SOS records to date, JAMES F. GOLDSTEIN (hereinafter
11 "GOLDSTEIN") is the President of GP and general partner of EDPS. GOLDSTEIN is not
12 licensed by the DRE or the DFPI in any capacity.

13 7.

14 GOLDSTEIN is an authorized signatory of EDPS to sign documents on behalf
15 of said entity. In that position, GOLDSTEIN is responsible for ensuring that the subdivision
16 conforms to the requirements of the Subdivided Lands Act, beginning at Code section 11000.
17

18 8.

19 According to DRE records to date and publicly accessible online
20 (https://www2.dre.ca.gov/PublicASP/ppinfo.asp?License_id=00851229), BESSIRE AND
21 CASENHISER, INC. f.k.a. Leasco Specialty Services Inc. (hereinafter "BAC") is presently
22 licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Code)
23 as a real estate corporation (hereinafter "REC"), DRE license ID 00851229, with a license
24 expiration date of August 1, 2027.

25 9.

26 According to DRE records to date and publicly accessible online at the
27 aforementioned DRE website: the designated officer (hereinafter "D.O.") of record for BAC is

1 real estate broker (REB) KEITH IVAN CASENHISER until his officer affiliation expires on
2 August 1, 2027; BAC has no DBAs, branch offices; BAC has no prior discipline in its license
3 history; and it has affiliated with its DRE license two (2) broker associates (including CHAD
4 TYLER CASENHISER) and nine (9) real estate salespersons (RES) (including RHEANNON
5 CRYSTAL ARCINIEGA).

6 10.

7 According to SOS records to date and publicly accessible online at the SOS'
8 website (<https://bizfileonline.sos.ca.gov/search/business>), BAC is registered with the SOS,
9 Entity No. 1204966 (initial filing date July 1, 1983) and is an active stock corporation in good
10 standing.

11 11.

12 According to DRE records to date and publicly accessible online
13 (https://www2.dre.ca.gov/publicasp/pplinf.asp?License_id=00471644), KEITH IVAN
14 CASENHISER (hereinafter "KCASENHISER") is presently licensed and/or has license rights
15 under the Real Estate Law (Part 1 of Division 4 of the Code) as a REB, DRE license ID
16 00471644, which expired on December 30, 2024.

17 12.

18 According to DRE records to date and publicly accessible online at the
19 aforementioned DRE website, KCASENHISER is the D.O. of BAC until BAC's license
20 expiration date of August 1, 2027. Also according to the aforementioned DRE website, at the
21 time of his REB license expiration, KCASENHISER had no DBAs, branch offices or prior
22 discipline in his license history, and he had affiliated with his DRE license one (1) broker
23 associate, CHAD TYLER CASENHISER.

24 13.

25 Upon license expiration and pursuant to Code Section 10201, KCASENSHISER
26 retains renewal rights, and pursuant to Code Section 10103, the DRE retains jurisdiction.

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14.

According to DRE records to date and publicly accessible online (https://www2.dre.ca.gov/publicasp/pplinfo.asp?License_id=0170569), CHAD TYLER CASENHISER (hereinafter "CCASENHISER") is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Code) as a REB, DRE license ID 01705695, which expired on February 24, 2025.

15.

According to the aforementioned DRE website, at the time of his REB license expiration, CCASENHISER had no DBAs, branch offices or prior discipline in his license history, and he was a broker associate affiliated with BAC and KCASENHISER.

16.

Upon license expiration and pursuant to Code Section 10201, CCASENSHISER retains renewal rights, and pursuant to Code Section 10103, the DRE retains jurisdiction.

17.

According to DRE records to date and publicly accessible online (https://www2.dre.ca.gov/publicasp/pplinfo.asp?License_id=01841193), RHEANNON CRYSTAL ARCINIEGA f.k.a. Rheannon Crystal Pinney (hereinafter "ARCINIEGA") is currently licensed as a RES, DRE license ID 01841193, with a license expiration date of July 13, 2028. According to the aforementioned DRE website, ARCINIEGA has no prior discipline in her license history and her license is affiliated with responsible REB BAC.

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18.

On or about April 14, 2003 and May 7, 2003, the Department of Real Estate received a [Combined] Notice of Intention (DRE Form RE 624 Part III, Rev. 11/00) and Application for Public Report for the subdivision (hereinafter "2003 Application"), together with supporting documents from EDPS (then "El Dorado Palm Springs, Ltd.) or their agents or employees. GOLDSTEIN, as President of GP, as general partner of EDPS certified that the information in the Application, together with the supporting documents are full, true, complete, and correct.

19.

Based upon the representations and assurances given in the 2003 Application and supporting documents, the Commissioner issued her Final Subdivision Public Report Mobilehome Condominium Conversion (hereinafter "Public Report"), identified as Public Report 110398LA-F00 (hereinafter "PR No. 110398LA-F00" or "F00") for 377 lots (unit numbers 1 through 377, inclusive), on or about August 21, 2003. PR No. 110398LA-F00 was to expire on August 20, 2008.

20.

On or about October 30, 2009, the Commissioner issued an amended/renewed Final Subdivision Public Report Condominium Conversion, identified as Public Report 110398LA-A01 (hereinafter "PR No. 110398LA-A01" or "A01") for 147 lots, including, but not limited to unit numbers 51, 62, 107, 123, 189 and 363. PR No. 110398LA-A01 was to expire on October 29, 2014.

21.

On or about June 28, 2018, the Commissioner issued another amended/renewed Final Subdivision Public Report Condominium Project, identified as Public Report 110398LA-A02 (hereinafter "PR No. 110398LA-A02" or "A02") for 143 lots, including, but not limited to unit numbers 51, 62, 107, 123, 189 and 363. PR No. 110398LA-A02 was to expire on June 27, 2023.

1 22.

2 On or about June 6, 2023, EDPS submitted its Public Report
3 Amendment/Renewal Application (DRE Form RE 635 Part III, Rev. 7/22) for a third renewal,
4 for 130 lots, including, but not limited to unit numbers 51, 62, 107, 123, 189 and 363. The
5 DRE assigned the identifier PR No. 110398LA-A03 (hereinafter "PR No. 110398LA-A03" or
6 "A03") to EDPS' June 6, 2023 submission.

7 23.

8 On or about February 14, 2024, Joseph Aiu, DRE Managing Deputy
9 Commissioner of Subdivisions Section received a consumer complaint via telephone alleging
10 that EDPS sold subdivision units/lots subsequent to the expiration of F00.

11 24.

12 On or about February 16, 2024, Tony Fan, DRE Managing Deputy
13 Commissioner of Subdivisions Section received an email from EDPS' Single Responsible
14 Party (tasked with dealing with EDPS' Public Report process) informing that EDPS had sold
15 subdivision units/lots/parcels without a Public Report, while it was in the process of obtaining
16 its renewal. Specifically, the email indicated that EDPS sold lots without a valid Public Report,
17 during the period of time the third renewal (A03) was pending, but not yet issued, and that a
18 contract had been entered on six (6) units/lots, with three (3) of them closing before discovery
19 of the error.

20 25.

21 Also on February 16, 2024, Manager Fan received a follow-up email from
22 EDPS' legal representative informing that EDPS has been selling lots since receipt of its initial
23 Public Report in 2003 (F00), but that the REB acting on behalf of EDPS had "inadvertently
24 continued to negotiate sales after the expiration of the most recent Public Report and before the
25 approval of the renewal."

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1 26.

2 According to EDPS' legal representative, the REB for EDPS assumed the [third]
3 renewal had been issued and opened six (6) escrows subsequent to the expiration of PR No.
4 110398LA-A02), three (3) of which closed. Also according to EDPS' legal representative, all
5 sales and advertising of EDPS lots have since ceased, and the three (3) remaining buyers with
6 open escrows were notified that the sales would not conclude until a renewal of the Public
7 Report has issued.

8 27.

9 On or about the December 13, 2023, Respondents entered into an agreement for
10 the sale of unit Lot 51 of El Dorado Estates (51 Poquito Dr.). GOLDSTEIN as President of GP
11 signed the agreement on behalf of EDPS.

12 28.

13 On or about October 11, 2023, Respondents entered into an agreement for the
14 sale of unit Lot 62 of El Dorado Estates (62 Corona Dr.). GOLDSTEIN as President of GP
15 signed on behalf of EDPS. On November 2, 2023, a grant deed was recorded whereby EDPS
16 transferred unit/Lot 62 to the buyer.

17 29.

18 On or about July 19, 2023, Respondents entered into an agreement for the sale
19 of unit Lot 107 of El Dorado Estates (107 Aliso Dr.). GOLDSTEIN as President of GP signed
20 on behalf of EDPS. On September 11, 2023, a grant deed was recorded whereby EDPS
21 transferred unit/Lot 107 to the buyer.

22 30.

23 On or about December 15, 2023, Respondents entered into an agreement for the
24 sale of unit Lot 123 of El Dorado Estates (123 Aliso Dr.). GOLDSTEIN as President of GP
25 signed the agreement on behalf of EDPS.

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31.

On or about November 20, 2023, Respondents entered into an agreement for the sale of unit Lot 189 of El Dorado Estates (189 Figaro Dr.) GOLDSTEIN as President of GP signed the agreement on behalf of EDPS signed on behalf of EDPS.

32.

On or about July 21, 2023, Respondents entered into an agreement for the sale of unit Lot 363 of El Dorado Estates (363 Club Circle Dr.) GOLDSTEIN as President of GP signed on behalf of EDPS. On or about September 20, 2023, a grant deed was recorded whereby EDPS transferred unit/Lot 363 to the buyer.

33.

Respondents sold or offered for sale lots, units or parcels in said subdivision without having first obtained a valid public report in violation of Sections 11018.2 and 11019(a) of the Code.

34.

Respondents sold units 51, 62, 107, 123, 189 and 363 of El Dorado Estates without first obtaining a valid public report [renewal] in violation of Section 2800 of the Regulations.

35.

Respondents failed to inform the Department of the sales of units 51, 62, 107, 123, 189 and 363 of El Dorado Estates and closed out-of-sequence in violation of Section 11012 of the Code.

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ORDER

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2 NOW, THEREFORE, RESPONDENTS AND ITS AGENTS AND
3 EMPLOYEES, AND SUCCESSORS AND ASSIGNS, ARE HEREBY ORDERED TO
4 DESIST AND REFRAIN from selling or leasing, or offering for sale or lease, any units or
5 other interests in the subdivision until Respondents have notified the Commissioner in writing
6 of the material changes in the setup of the offering described hereinabove; until Respondents
7 have corrected the violations and failures to comply with the provisions of Chapter 1 of Part 2
8 of Division 4 of the Code and the Regulations described hereinabove; until Respondents have
9 applied for and obtained a new and/or Amended Public Report for the subdivision; and until
10 Respondents have complied with any and all other requests from the Department's District
11 Manager for the Los Angeles District Office in connection with Respondents addressing the
12 violations set forth in this ORDER.

13 DATED: 3/10/2025

14
15 CHIKA SUNQUIST
16 REAL ESTATE COMMISSIONER

17 

18 By: Marcus L. McCarther
19 Deputy Real Estate Commissioner