1 Department of Real Estate P. O. Box 187000 Sacramento, CA 95818-7000

Telephone: (916) 227-0789

& REALTY, a California

& REALTY

Corporation, JAMES C. RABB dba CELESTINE DEVELOPING

CORPORATION, dba CELESTINE DEVELOPMENT, dba LIZZIE

CELESTINE DEV & REALTY and LIZZIE CELESTINE DEVELOPMENT



DEPARTMENT OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

LIZZIE CELESTINE DEVELOPMENT NO. H-3616 SAC

ORDER TO DESIST AND REFRAIN

(B&P Code Section 10086)

The Real Estate Commissioner of the State of California (Commissioner) has determined through an investigation that you have violated Section 10130 of the California Business and Professions Code (hereinafter "Code") by engaging in the business of a real estate broker within the State of California without a real estate broker license.

At no time herein mentioned have any of you 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.

From time to time during 1999, and continuing thereafter, you have negotiated the sale of real property on behalf of the purchasers of such property and for compensation, or in expectation of compensation. Properties with respect to which you have acted in this manner include, but are not limited to, 5073 Gadwall Circle, Stockton, San Joaquin County, California.

II

III

The acts described in paragraph II are acts requiring a real estate broker license under the provisions of Section 10131(a) of the Code.

IV

You violated Section 10130 of the Code by engaging in the activities described in paragraph II, without first obtaining a real estate broker license from the Department.

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NOW, THEREFORE, YOU ARE ORDERED TO DESIST AND REFRAIN 2 from performing any and all acts for which a real estate license 3 is required until such time as you obtain the required license from the Department. 5 September 25, 2001 7 8 PAULA REDDISH ZINNEMANN Real Estate Commissioner 9 10 11 12 13 LIZZIE CELESTINE DEVELOPMENT & REALTY, a California Corporation, JAMES C. RABB dba CELESTINE DEVELOPING CORPORATION. 14 dba CELESTINE DEVELOPMENT. dba LIZZIE CELESTINE DEV & REALTY 15 dba LIZZIE CELESTINE DEVELOPMENT & REALTY 16 5250 Claremont Ave., Suite 246 Stockton, CA 95207 17 1330 North Hunter Stockton, CA 95202 18 5236 Verdi Way 19 Stockton, CA 95207 20 P.O. BOX 7262 Stockton, CA 95267-7262 21 22 23 24

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