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

Telephone: (916) 227-0789



DEPARTMENT OF REAL ESTATE

BrShelly Fly

BEFORE THE DEPARTMENT OF REAL ESTATE STATE OF CALIFORNIA

TO:

NORMAN R. LESSARD,
PACIFIC HORIZON PROPERTY
MANAGEMENT

NO. H-3684 SAC

ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Real Estate Commissioner of the State of California has caused an investigation to be conducted and is of the opinion that you have violated Section 10130 of the Business and Professions Code of the State of California in that you engaged in property management activities without first obtaining a real estate broker license. This opinion is based on the findings set forth below.

I

At no time herein mentioned have 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.

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II

Beginning on or before February 1999, and at various times thereafter, in Sacramento County, California, for compensation or in expectation of compensation, you solicited prospective tenants, negotiated rentals and collected rents from real properties owned by another or others. Said acts include, but are not limited to, real property commonly known as 4036 Bruce Street, North Highlands, California, and 2959 San Jose Way, Sacramento, California.

III

By the commission of the acts alleged above, you 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.

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NOW, THEREFORE, YOU ARE HEREBY ORDERED TO DESIST AND REFRAIN from performing any and all acts within the State of California for which a real estate broker license is required, unless and until you obtain a real estate broker license. bill 3 DATED: PAULA REDDISH ZINNEMANN Real Estate Commissioner cc: NORMAN LESSARD dba Pacific Horizon Property Management

> NORMAN LESSARD C/O Acctcorp Int. P. O. Box 215574 Sacramento, CA 95821

> Sacramento, CA 95821

P. O. Box 215574

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