

FILED

SEP 29 2010

DEPARTMENT OF REAL ESTATE

By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

LAWRENCE LELAND RUBY,

Respondent.

No. H-3861 SAC

ORDER GRANTING REINSTATEMENT OF LICENSE

On January 23, 2004, in Case No. H-3861 SAC, a Decision was rendered revoking the real estate broker license of Respondent effective March 15, 2004, but granting Respondent the right to the issuance of a restricted real estate broker license. A restricted real estate broker license was issued to Respondent on March 15, 2004, and Respondent has operated as a restricted licensee since that time.

On January 8, 2008, Respondent petitioned for the removal of restrictions attaching to Respondent's real estate broker license, and the Attorney General of the State of California has been given notice of the filing of the petition.

I have considered Respondent's petition and the evidence and arguments in support thereof. Respondent has demonstrated to my satisfaction that Respondent meets the requirements of law for the issuance to Respondent of an unrestricted real estate broker license

1 and that it would not be against the public interest to issue said license to Respondent.

2 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for
3 reinstatement is granted and that a real estate broker license be issued to Respondent if

4 Respondent satisfies the following requirements:

5 1. Submits a completed application and pays the fee for a real estate broker
6 license within the 12 month period following the date of this Order; and

7 2. Submits proof that Respondent has completed the continuing education
8 requirements for renewal of the license sought. The continuing education courses must be
9 completed either (i) within the 12 month period preceding the filing of the completed
10 application, or (ii) within the 12 month period following the date of this Order.

11 This Order shall become effective immediately.

12 DATED: 9-15-2020

13 JEFF DAVIS
14 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) 227-0789
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7

FILED
FEB 23 2004

DEPARTMENT OF REAL ESTATE

By Laurie G. Z...

8 BEFORE THE
9 DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA
11

* * *

12 In the Matter of the Accusation of)
13 SHERATON REAL ESTATE) NO. H-3861 SAC
14 MANAGEMENT, INC., AND) OAH NO. N-2003090351
15 LAWRENCE LELAND RUBY,)
16 Respondents.) STIPULATION AND AGREEMENT

17 It is hereby stipulated by and between SHERATON REAL
18 ESTATE MANAGEMENT, INC. (hereinafter "Respondent SHERATON") and
19 LAWRENCE LELAND RUBY (hereinafter "Respondent RUBY") and their
20 attorney of record James V. de la Vergne, and Complainant,
21 acting by and through David A. Peters, Counsel for the
22 Department of Real Estate, as follows for the purpose of
23 settling and disposing of the Accusation filed August 13, 2003
24 in this matter:

25 1. All issues which were to be contested and all
26 evidence which was to be presented by Complainant and
27 Respondents at a formal hearing on the Accusation, which hearing

1 was to be held in accordance with the provisions of the
2 Administrative Procedure Act (APA) (Government Code Section
3 11500 et seq.), shall instead and in place thereof by submitted
4 solely on the basis of the provisions of this Stipulation and
5 Agreement.

6 2. Respondents have received, read and understand
7 the Statement to Respondent, the Discovery Provisions of the
8 APA, and the Accusation filed by the Department of Real Estate
9 in this proceeding.

10 3. On August 27, 2003, Respondents filed their
11 Notices of Defense pursuant to Section 11505 of the Government
12 Code for the purpose of requesting a hearing on the allegations
13 in the Accusation. Respondents hereby freely and voluntarily
14 withdraw their Notice of Defense. Respondents acknowledge that
15 by withdrawing said Notice of Defense they will thereby waive
16 their right to require the Commissioner to prove the allegations
17 in the Accusation at a contested hearing held in accordance with
18 the provisions of the APA and that they will waive other rights
19 afforded to them in connection with the hearing such as the
20 right to present evidence in defense of the allegations in the
21 Accusation and the right to cross-examine witnesses.

22 4. This Stipulation is based on the factual
23 allegations contained in the Accusation. In the interests of
24 expedience and economy, Respondents choose not to contest these
25 allegations, but to remain silent and understand that, as a
26 result thereof, these factual allegations, without being
27 admitted or denied, will serve as a prima facia basis for the

1 disciplinary action stipulated to herein. The Real Estate
2 Commissioner shall not be required to provide further evidence
3 to prove said factual allegations.

4 5. It is understood by the parties that the Real
5 Estate Commissioner may adopt the Stipulation and Agreement as
6 his Decision in this matter, thereby imposing the penalty and
7 sanctions on Respondents' real estate licenses and license
8 rights as set forth in the below "Order". In the event that the
9 Commissioner in her discretion does not adopt the Stipulation
10 and Agreement, it shall be void and of no effect, and
11 Respondents shall retain the right to a hearing and proceeding
12 on the Accusation under all the provisions of the APA and shall
13 not be bound by any admission or waiver made herein.

14 6. The Order or any subsequent Order of the Real
15 Estate Commissioner made pursuant to this Stipulation and
16 Agreement shall not constitute an estoppel, merger or bar to any
17 further administrative or civil proceedings by the Department of
18 Real Estate with respect to any matters which were not
19 specifically alleged to be causes for accusation in this
20 proceeding.

21 7. Respondents understand that by agreeing to this
22 Stipulation and Agreement in Settlement, Respondents agree to
23 pay, pursuant to Section 10148 of the Business and Professions
24 Code, the cost of the audit which led to this disciplinary
25 action. The amount of said costs is \$3,772.78.

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1 8. Respondents have received, read, and understand
2 the "Notice Concerning Costs of Subsequent Audit". Respondents
3 further understand that be agreeing to this Stipulation and
4 Agreement in Settlement, the findings set forth below in the
5 DETERMINATION OF ISSUES become final, and that the Commissioner
6 may charge Respondents for the costs of any subsequent audit
7 conducted pursuant to Section 10148 of the Business and
8 Professions Code to determine if the violations have been
9 corrected. The maximum costs of said audit will not exceed
10 \$3,772.78.

11 DETERMINATION OF ISSUES

12 By reason of the foregoing stipulations, admissions
13 and waivers, and solely for the purpose of settlement of the
14 pending Accusation without a hearing, it is stipulated and
15 agreed that the following determination of issues shall be made:

16 I

17 The conduct of Respondent SHERATON, as described in
18 the Accusation, constitutes cause for the suspension or
19 revocation of the real estate license and license rights of
20 Respondent SHERATON under the provisions of Business and
21 Professions Code Section 10177(d) in conjunction with Business
22 and Professions Code Section 10145 and Sections 2832, 2832.1,
23 and 2834 of Title 10, California Code of Regulations.

24 II

25 The conduct of Respondent RUBY, as described in the
26 Accusation, constitutes cause for the suspension or revocation
27 of the real estate license and license rights of Respondent RUBY

1 under the provisions of Business and Professions Code Section
2 10177(h).

3 ORDER

4 A. The real estate broker license and all license
5 rights of Respondent SHERATON REAL ESTATE MANAGEMENT, INC. under
6 the Real Estate Law are revoked; provided, however, a restricted
7 real estate broker license shall be issued to Respondent
8 pursuant to Section 10156.5 of the Business and Professions Code
9 if Respondent makes application therefor and pays to the
10 Department of Real Estate the appropriate fee for the restricted
11 license within ninety (90) days from the effective date of this
12 Decision. The restricted license issued to Respondent shall be
13 subject to all of the provisions of Section 10156.7 of the
14 Business and Professions Code and to the following limitations,
15 conditions and restrictions imposed under authority of Section
16 10156.6 of the Code.

17 1. The restricted license issued to Respondent may
18 be suspended prior to hearing by Order of the Real Estate
19 Commissioner in the event of Respondent's conviction or plea of
20 nolo contendere to a crime which is substantially related to
21 Respondent's fitness or capacity as a real estate licensee.

22 2. The restricted license issued to Respondent may
23 be suspended prior to hearing by Order of the Real Estate
24 Commissioner on evidence satisfactory to the Commissioner that
25 Respondent has violated provisions of the California Real Estate
26 Law, the Subdivided Lands Law, Regulations of the Real Estate
27 Commissioner or conditions attaching to the restricted license.

1 3. Respondent shall not be eligible to apply for the
2 issuance of an unrestricted real estate license nor for the
3 removal of any of the conditions, limitations or restrictions of
4 a restricted license until two (2) years have elapsed from the
5 effective date of this Decision.

6 4. Pursuant to Section 10148 of the Business and
7 Professions Code, Respondent SHERATON and/or RUBY shall pay to
8 Commissioner's reasonable cost for: a) the audit which led to
9 this disciplinary action and, b) a subsequent audit to determine
10 if Respondents have corrected the trust fund violations found in
11 Paragraph I of the Determination of Issues. In calculating the
12 amount of the Commissioner's reasonable cost, the Commissioner
13 may use the estimated average hourly salary for all persons
14 performing audits of real estate brokers, and shall include an
15 allocation for travel costs, including mileage, time to and from
16 the auditor's place of work and per diem. Respondent SHERATON
17 and/or RUBY shall pay such cost within sixty (60) days of
18 receiving an invoice from the Commissioner detailing the
19 activities performed during the audit and the amount of time
20 spent performing those activities. The Commissioner may suspend
21 a hearing held in accordance with Section 11500, et seq., of the
22 Government Code, if payment is not timely made as provided for
23 herein, or as provided for in a subsequent agreement between the
24 Respondents and the Commissioner. The suspension shall remain
25 in effect until payment is made in full or until Respondents
26 enter into an agreement satisfactory to the Commissioner to

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1 provide for payment, or until a decision providing otherwise is
2 adopted following a hearing held pursuant to this condition.

3 5. Respondent SHERATON and/or RUBY shall prior to
4 the effective date of the Decision provide evidence satisfactory
5 to the Commissioner that Respondent has cured the trust fund
6 shortages alleged in the Accusation.

7 6. Any restricted real estate broker license issued
8 to Respondent SHERATON may be suspended or revoked for a
9 violation by Respondent SHERATON of any of the conditions
10 attaching to the restricted license.

11 II

12 A. The real estate broker license and all license
13 rights of Respondent LAWRENCE LELAND RUBY under the Real Estate
14 Law are revoked; provided, however, a restricted real estate
15 broker license shall be issued to Respondent pursuant to Section
16 10156.5 of the Business and Professions Code if Respondent makes
17 application therefor and pays to the Department of Real Estate
18 the appropriate fee for the restricted license within ninety
19 (90) days from the effective date of this Decision. The
20 restricted license issued to Respondent shall be subject to all
21 of the provisions of Section 10156.7 of the Business and
22 Professions Code and to the following limitations, conditions
23 and restrictions imposed under authority of Section 10156.6 of
24 the Code:

25 1. The restricted license issued to Respondent may
26 be suspended prior to hearing by Order of the Real Estate
27 Commissioner in the event of Respondent's conviction or plea of

nolo contendere to a crime which is substantially related to
Respondent's fitness or capacity as a real estate licensee.

2. The restricted license issued to Respondent may
be suspended prior to hearing by Order of the Real Estate
Commissioner on evidence satisfactory to the Commissioner that
Respondent has violated provisions of the California Real Estate
Law, the Subdivided Lands Law, Regulations of the Real Estate
Law, the Subdivided Lands Law, Regulations of the Real Estate
Commissioner or conditions attaching to the restricted license.

3. Respondent shall not be eligible to apply for the
issuance of an unrestricted real estate license nor for the
removal of any of the conditions, limitations or restrictions of
a restricted license until two (2) years have elapsed from the
effective date of this Decision.

4. Respondent shall, within nine (9) months from the
effective date of this Decision, present evidence satisfactory
to the Real Estate Commissioner that Respondent has, since the
most recent issuance of an original or renewal real estate
license, taken and successfully completed the continuing
education requirements of Article 2.5 of Chapter 3 of the Real
Estate Law for renewal of a real estate license. If Respondent
fails to satisfy this condition, the Commissioner may order the
suspension of the restricted license until the Respondent
presents such evidence. The Commissioner shall afford
Respondent the opportunity for a hearing pursuant to the
Administrative Procedure Act to present such evidence.

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

8 6. Pursuant to Section 10148 of the Business and
9 Professions Code, Respondent RUBY and/or SHERATON shall pay the
10 Commissioner's reasonable cost for: a) the audit which led to
11 this disciplinary action and, b) a subsequent audit to determine
12 if Respondents have corrected the trust fund violations found in
13 Paragraph I of the Determination of Issues. In calculating the
14 amount of the Commissioner's reasonable cost, the Commissioner
15 may use the estimated average hourly salary for all persons
16 performing audits of real estate brokers, and shall include an
17 allocation for travel costs, including mileage, time to and from
18 the auditor's place of work and per diem. Respondent RUBY
19 and/or SHERATON shall pay such cost within sixty (60) days of
20 receiving an invoice from the Commissioner detailing the
21 activities performed during the audit and the amount of time
22 spent performing those activities. The Commissioner may suspend
23 the restricted license issued to Respondents pending a hearing
24 held in accordance with Section 11500, et seq., of the
25 Government Code, if payment is not timely made as provided for
26 herein, or as provided for in a subsequent agreement between the
27 Respondents and the Commissioner. The suspension shall remain

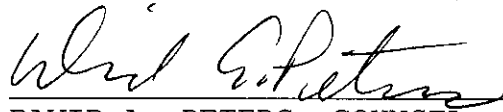
1 in effect until payment is made in full or until the Respondents
2 enter into an agreement satisfactory to the Commissioner to
3 provide for payment, or until a decision providing otherwise is
4 adopted following a hearing held pursuant to this condition.

5 7. Respondent RUBY and/or SHERATON shall prior to
6 the effective date of the Decision provide evidence satisfactory
7 to the Commissioner that Respondents have cured the trust fund
8 shortage alleged in the Accusation.

9 8. Respondent RUBY shall, prior to and as a
10 condition of the issuance of the restricted license, submit
11 proof satisfactory to the Commissioner of having taken and
12 successfully completed the continuing education course on trust
13 fund accounting and handling specified in subdivision (a) of
14 Section 10170.5 of the Business and Professions Code. Proof of
15 satisfaction of this requirement includes evidence that
16 Respondent RUBY has successfully completed the trust fund
17 accounting and handling continuing education course within 120
18 days prior to the effective date of the Decision in this matter.

19 9. Any restricted real estate broker license issued
20 to Respondent RUBY may be suspended or revoked for a violation
21 by Respondent RUBY of any of the conditions attaching to the
22 restricted license.

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24 12/26/03
25 DATED

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27 
DAVID A. PETERS, COUNSEL
DEPARTMENT OF REAL ESTATE

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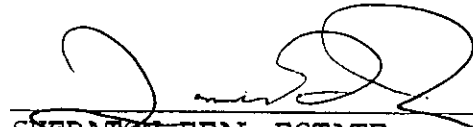
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* * *

I have read the Stipulation and Waiver, have 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 (including but not limited to Sections 11506, 11508, 11509, and 11513 of the Government Code), and I willingly, intelligently, and voluntarily waive those rights, including the right of a hearing on the Statement of Issues at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

12/11/03

DATED


SHERATON REAL ESTATE
MANAGEMENT, INC., Respondent
By: Lawrence Leland Ruby

12/11/03

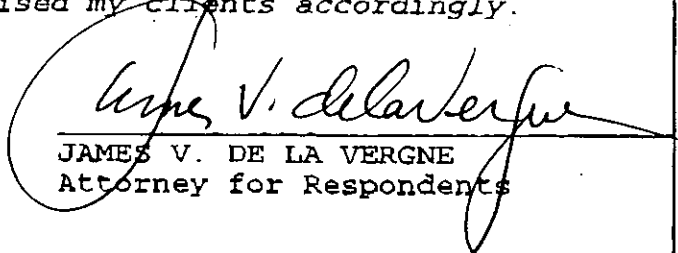
DATED


LAWRENCE LELAND RUBY
Respondent

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

December 11, 2003

DATED


JAMES V. DE LA VERGNE
Attorney for Respondents

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FILE NO. H-3861 SAC
PAGE 11 of 12

SHERATON REAL ESTATE MANAGEMENT,
INC., AND LAWRENCE LELAND RUBY

1 * * *

2 The foregoing Stipulation and Agreement for Settlement
3 is hereby adopted by the Real Estate Commissioner as his
4 Decision and Order and shall become effective at 12 o'clock noon
5 on MARCH 15, 2004.

6 IT IS SO ORDERED

January 23, 2004

7 JOHN R. LIBERATOR
8 Chief Deputy Commissioner

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**BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA**

FILED
OCT - 2 2003

DEPARTMENT OF REAL ESTATE

In the Matter of the Accusation of

SHERATON REAL ESTATE
MANAGEMENT, INC., and
LAWRENCE LELAND RUBY,

By *Laurie G. Zin*
Case No. H-3861 SAC

OA# No. N-2003090351.

Respondents

NOTICE OF HEARING ON ACCUSATION

To the above named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at **THE OFFICE OF ADMINISTRATIVE HEARINGS, 560 J STREET, SUITE 340/360, SACRAMENTO, CA 95814** on **TUESDAY, DECEMBER 23, 2003**, at the hour of **9:00 A.M.**, or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

Dated: OCTOBER 2, 2003

DEPARTMENT OF REAL ESTATE

By

David A. Peters
DAVID A. PETERS, Counsel (12)

1 DAVID A. PETERS, Counsel (SBN 99528)
2 Department of Real Estate
3 P. O. Box 187000
4 Sacramento, CA 95818-7000

5 Telephone: (916) 227-0789
6 -or- (916) 227-0781 (Direct)
7

FILED
AUG 13 2003

DEPARTMENT OF REAL ESTATE

By Quiric J. Ziri

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of	)	
12 SHERATON REAL ESTATE	)	No. H-3861 SAC
13 MANAGEMENT, INC., and	)	
14 LAWRENCE LELAND RUBY,	)	<u>ACCUSATION</u>
15 Respondents.	)	

16 The Complainant, Charles W. Koenig, a Deputy Real
17 Estate Commissioner of the State of California, for cause of
18 accusation against SHERATON REAL ESTATE MANAGEMENT, INC.
19 (hereinafter "Respondent SHERATON") and LAWRENCE LELAND RUBY
20 (hereinafter "Respondent RUBY") is informed and alleges as
21 follows:

22 I

23 The Complainant, Charles W. Koenig, a Deputy Real
24 Estate Commissioner of the State of California, makes this
25 Accusation in his official capacity.

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1 II

2 Respondents are licensed and/or have license rights
3 under the Real Estate Law (Part 1 of Division 4 of the Business
4 and Professions Code) (hereinafter "the Code") as follows:

5 SHERATON REAL ESTATE MANAGEMENT, INC. - as a real
6 estate broker corporation.

7 LAWRENCE LELAND RUBY - as a real estate broker and as
8 designated broker-officer for Respondent for Respondent
9 SHERATON.

10 III

11 Whenever reference is made in an allegation in this
12 Accusation to an act or omission of "Respondents", such
13 allegation shall be deemed to mean the act or omission of each
14 of the Respondents named in the caption hereof, acting
15 individually, jointly, and severally.

16 IV

17 At all times herein mentioned, Respondents engaged in
18 the business of, acted in the capacity of, advertised or assumed
19 to act as a real estate broker in the State of California,
20 within the meaning of Section 10131(b) of the Code, wherein
21 Respondents for or in expectation of a compensation solicited
22 prospective tenants for, negotiated rental agreements for and
23 collected rents from real properties owned by another or others
24 and otherwise managed real properties located in or near Chico,
25 California.

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V

Beginning on or about December 5, 2002, the Department conducted an audit of Respondents' property management activities for the time period of January 1, 2000 to December 31, 2002 as set forth in Audit No. SC020074 dated February 18, 2003. During the course of the property management activities described in Paragraph IV above, Respondents received and disbursed funds held in trust on behalf of another or others.

VI

Beginning on or about January 1, 2000 through on or after December 31, 2002, Respondents maintained the following trust fund accounts:

<u>TITLE AND ACCOUNT NUMBERS</u>	<u>BANK</u>
Larandi, Inc. DBA Sheraton Real Estate Mgmt. Account No. 66411333 hereinafter "Account #1)	Tri Counties Bank Chico, California
Larandi, Inc. Commercial Account Account No. 66045249 (hereinafter "Account #2")	Tri Counties Bank Chico, California
Sheraton Real Estate Management, Inc. Account No. 66504396 (hereinafter "Account #3")	Tri Counties Bank Chico, California
Sheraton Real Estate Management, Inc. Account No. 66503690 (hereinafter "Account #4")	Tri Counties Bank Chico, California

VII

In connection with the receipt and disbursement of trust funds described in Paragraph V above, Respondents failed to maintain Account #1, Account #2, Account #3 and Account #4 in the name of Respondent SHERATON, or a fictitious name in which

1 Respondent SHERATON was licensed by the Department, as trustee
2 at a bank or other financial institution in violation of
3 Section 10145 of the Code and Section 2832 of Title 10,
4 California Code of Regulations (hereinafter "Regulations").

5 VIII

6 In connection with the receipt and disbursement of
7 trust funds described in Paragraph V above, Respondents failed
8 to deposit and maintain trust funds in Account #1 and Account #3
9 in such manner that as of December 31, 2002, there was a
10 shortage of \$204.113.87 of trust funds.

11 IX

12 In connection with the receipt and disbursement of
13 trust funds described in Paragraph V above, Respondents failed
14 to deposit and maintain trust funds in Account #2 and Account #4
15 in such manner that as of December 31, 2002, there was a
16 shortage of \$3,311.30 of trust funds.

17 X

18 Respondents failed to obtain the prior written consent
19 from each of the principals for the reduction of the aggregate
20 balance of trust funds in said accounts to an amount less than
21 the existing aggregate trust fund liability to the owners of
22 said funds as required by Section 2832.1 of the Regulations.

23 XI

24 In connection with the receipt and disbursement of
25 trust funds described in Paragraph V above, Respondents
26 permitted withdrawals to be made from Account #1, Account #2,
27 Account #3, and Account #4, by someone other than a corporate

1 officer, or a salesperson licensed to Respondent SHERATON and
2 authorized in writing by Respondents to withdraw said funds, or
3 an authorized unlicensed employee covered by a fidelity bond
4 indemnifying Respondent SHERATON against loss in an amount
5 sufficient to cover the maximum amount of funds to which the
6 employee had access at any time, as required by Section 2834 of
7 the Regulations.

8 XII

9 The facts alleged above, are grounds for the
10 suspension or revocation of Respondents' licenses and/or license
11 rights under the following sections of the Code and Regulations:

12 (1) As to Paragraph VII, under Section 10177(d) of
13 the Code in conjunction with Section 2832 of the Regulations;

14 (2) As to Paragraphs VIII and IX, under Section
15 10177(d) of the Code in conjunction with Section 10145 of the
16 Code;

17 (3) As to Paragraph X, under Section 10177(d) of the
18 Code in conjunction with Section 2832.1 of the Regulations; and

19 (4) As to Paragraph XI, under Section 10177(d) of the
20 Code in conjunction with Section 2834 of the Regulations.

21 In the alternative, the acts and/or omissions of
22 Respondent RUBY described above, constitute failure on the part
23 of Respondent SHERATON, as designated broker-officer for
24 Respondent SHERATON, to exercise reasonable supervision and
25 control over the licensed activities of Respondent SHERATON
26 required by Section 10159.2 of the Code, and is cause for the

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1 suspension or revocation of Respondent RUBY's license and or
2 license rights under Section 10177(h) of the Code.

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

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11 
12 CHARLES W. KOENIG
13 Deputy Real Estate Commissioner

14 Dated at Sacramento, California,
15 this 5th day of August, 2003.
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