

1 Department of Real Estate
2 P. O. Box 187007
3 Sacramento, CA 95818-7007

4 Telephone: (916) 227-0789

FILED
MAY 20 2004

DEPARTMENT OF REAL ESTATE

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8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 TO:)
12) NO. H-4020 SAC
13 JAMES THOMAS PRYOR)
14 dba) ORDER TO DESIST AND REFRAIN
15 PRIORITY PROPERTY MANAGEMENT) (B&P Code Section 10086)

16
17 The Real Estate Commissioner of the State of California
18 has caused an investigation to be conducted and is of the opinion
19 that you have violated Section 10130 of the Business and
20 Professions Code of the State of California in that you engaged
21 in property management activities without first obtaining a real
22 estate broker license. This opinion is based on the findings set
23 forth below.

24 I

25 At no time herein mentioned have you been licensed by
26 the Department of Real Estate of the State of California
27 (hereinafter Department) either as a real estate broker or a real
estate salesperson.

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II

Beginning on or about June 9, 1995, and at various times thereafter, in the County of San Joaquin, 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 262 Prado Way, Stockton, California, and 801 N. Loma Drive, Lodi, 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.

DATED: May 19, 2004

JOHN R. LIBERATOR
Acting Real Estate Commissioner

John R. Liberator

cc. James Thomas Pryor
1006 Yuloni Drive
Lodi, CA 95240

James Thomas Pryor
1826 Kettleman Lane, F3
Lodi, CA 95242

Priority Property Management
1006 Yuloni Drive
Lodi, CA 95240

Priority Property Management
1826 Kettleman Lane, F3
Lodi, CA 95242

ATTY/MBR