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SEP -4 2013

1 Department of Real Estate
2 320 West Fourth St. #350
3 Los Angeles, CA 90013

4 (213) 576-6982

DEPARTMENT OF REAL ESTATE
BY: *[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * *

11 To:)	No. H-04517 SD
)	
12 AKIBA TAMARIA MINIEFEE;)	<u>ORDER TO DESIST</u>
13 ACQUIRED ASSET SOLUTIONS, INC.;)	<u>AND REFRAIN</u>
14 ACQUIRED, LLC; and)	
15 MONICA MAYFIELD MILLER.)	(B&P Code Section 10086)
)	
)	

16 The Real Estate Commissioner of the State of California ("Commissioner") has
17 caused an investigation to be made of the activities of AKIBA TAMARIA MINIEFEE;
18 ACQUIRED ASSET SOLUTIONS, INC.; ACQUIRED, LLC; and MONICA MAYFIELD
19 MILLER. Based on that investigation, the Commissioner has determined that AKIBA
20 TAMARIA MINIEFEE; ACQUIRED ASSET SOLUTIONS, INC.; ACQUIRED, LLC and
21 MONICA MAYFIELD MILLER have engaged in, are engaging in, or are attempting to engage
22 in, acts or practices constituting violations of the California Business and Professions Code
23 ("Code"), including acting in the capacity of, advertising and/or assuming to act as a real estate
24 broker in the State of California within the meaning of Code Sections 10131(d) (soliciting
25 borrowers or lenders for or negotiating loans or collecting payments or performing services for
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1 borrowers or lenders or note owners in connection with loans secured directly or collaterally by
2 liens on real property) and 10131.2 (collecting advance fees in connection with those services).
3 Based on that investigation, the Commissioner hereby issues the following Findings of Fact,
4 Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the
5 Code.

6 FINDINGS OF FACT

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8 1. AKIBA TAMARIA MINIEFEE, aka Akiba T. Minefee (MINIEFEE), is not
9 currently and has never been licensed by the Department of Real Estate of the State of California
10 (“Department”) as a real estate broker or as a real estate salesperson employed by a real estate
11 broker.

12 2. ACQUIRED ASSET SOLUTIONS, INC. (“AQAS”) is a California
13 corporation. MINIEFEE is an officer and owner of AQAS. AQAS is not currently and has
14 never been licensed by the Department in any capacity.

15 (a) AQAS’ mailing address of record with the California Secretary of State is
16 28015 Smyth Dr., Valencia, CA 91355-4023.
17

18 (b) At all times relevant, AQAS used a business address of 16870 West Bernardo
19 Dr., Suite 436, San Diego, CA 92127, and an internet address of www.aqas.com.

20 3. ACQUIRED, LLC is a California limited liability company. ACQUIRED,
21 LLC is not currently and has never been licensed by the Department in any capacity.
22 MINIEFEE is the owner and partner of ACQUIRED, LLC. ACQUIRED, LLC’s address on
23 record with the California Secretary of State is 7840 El Cajon Blvd., Suite 206, La Mesa, CA
24 91941.
25

26 4. MONICA MAYFIELD MILLER (“MILLER”) is licensed by the Department
27 as a real estate salesperson. At all times mentioned herein, MILLER was acting as an employee

1 and/or agent of AQAS, ACQUIRED LLC and/or MINIEFEE. MILLER was, therefore, not
2 acting in her capacity as an agent or under the supervision of her employing brokers of record.

3 5. In November and December of 2009, MILLER and MINIEFEE, as
4 representatives of AQAS, solicited consumers Carlton and Bethany S. ("Consumers"), and
5 offered to provide them with assistance in obtaining financing to purchase real property in
6 exchange for payment of an advance fee of \$25,000.00, with an additional \$25,000.00 due at
7 completion of the transaction. On or about December 18, 2009, Consumers wired \$25,000.00 to
8 AQAS, per MILLER and MINIEFEE's instructions.

10 6. Over the next few months, MILLER and MINIEFEE, as representatives of
11 AQAS, told Consumers that they were engaged in negotiations with lenders on Consumers'
12 behalf. On February 11, 2010, MILLER emailed Consumers a note indicating that a lender
13 agreed to fund a loan for them. On or about February 25, 2010, Consumers entered into an
14 agreement with third parties to purchase real estate in Calabasas, CA. An escrow related to the
15 purchase was opened. On May 4, 2010 and May 5, 2010, Consumers, MILLER and MINIEFEE
16 exchanged emails regarding rates and terms of financing, and changes to funding requirements.
17 MINIEFEE and MILLER communicated that the financing was not going through, as previously
18 planned.

20 7. On or about May 20, 2010, Consumers cancelled the agreement with AQAS,
21 MINIEFEE and MILLER, and requested a refund of money paid.

22 CONCLUSIONS OF LAW

23 1. The conduct, acts and/or omissions of AKIBA TAMARIA MINIEFEE,
24 ACQUIRED ASSET SOLUTIONS, INC., and ACQUIRED, LLC, as set forth in the Findings of
25 Fact above, when not licensed by the Department as real estate brokers or as salespersons
26 employed by a licensed real estate broker, as defined in Business and Professions Code Sections
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1 10131(d), and 10131.2, was in violation of Business and Professions Code Sections 10085.5 and
2 10130.

3 2. The conduct, acts and/or omissions of MONICA MAYFIELD MILLER, in
4 being employed by and/or accepting compensation from any person other than the broker under
5 whom she was licensed, was in violation of Business and Professions Code Section 10137.

6 DESIST AND REFRAIN ORDER

7 Based on the Findings of Fact and Conclusions of Law stated herein, the
8 following Orders are made:
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10 1. AKIBA TAMARIA MINIEFEE, AQUIRED ASSET SOLUTIONS, INC.,
11 and AQUIRED, LLC, whether doing business under their own names, or any other names, or
12 fictitious names, ARE HEREBY ORDERED to immediately desist and refrain from performing
13 any acts which require a real estate broker license until properly licensed. Such acts include,
14 but are not limited to:

15 (a) soliciting borrowers and/or performing services for borrowers or lenders in
16 connection with loans secured directly or collaterally by one or more liens on real property, and
17

18 (b) charging, demanding, or collecting a fee for any of those services offered to
19 others, unless and until they obtain a real estate broker license issued by the Department, and
20 demonstrate and provide evidence satisfactory to the Commissioner that they are in full
21 compliance with all of the requirements of the Code and of Title 10, Chapter 6 of the California
22 Code of Regulations relating to charging, collecting, and accounting for fees.
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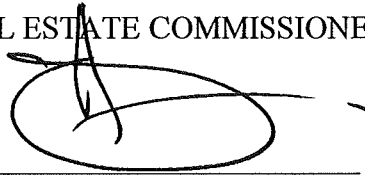
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1 2. MONICA MAYFIELD MILLER, whether doing business under her own
2 name, or any other names, or fictitious names, IS HEREBY ORDERED to immediately desist
3 and refrain from being employed by or accepting compensation from any person other than the
4 broker through whom she is at the time licensed.

5 DATED: July 17, 2013

7 REAL ESTATE COMMISSIONER

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11 **By: JEFFREY MASON**
12 **Chief Deputy Commissioner**

13 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a
14 real estate broker or real estate salesperson without a license or who advertises using words
15 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
16 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
17 imprisonment in the county jail for a term not to exceed six months, or by both fine and
18 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
19 (\$60,000)."
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cc: Acquired Asset Solution, Inc.
c/o Presidential Services Incorporated
28015 Smyth Dr.
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