

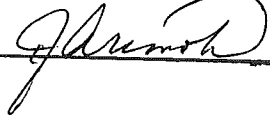
1 Bureau of Real Estate
320 West 4th Street, Suite 350
2 Los Angeles, California 90013-1105

3 Telephone: (213) 576-6982

FILED

APR 08 2014

BUREAU OF REAL ESTATE

By 

7 BEFORE THE BUREAU OF REAL ESTATE

8 STATE OF CALIFORNIA

9 * * * *

10 To:)	No. H-4614 SD
)	
11 COASTAL SKY REALTY, INC.,)	<u>ORDER TO DESIST</u>
CSRINC PROPERTY SERVICES &)	<u>AND REFRAIN</u>
12 MANAGEMENT, DELON RIDKE,)	
ROSEMARIE L. WILSON.)	(B&P Code Section 10086)
13)	

14 The Commissioner ("Commissioner") of the California Bureau of Real Estate
15 ("Bureau") caused an investigation to be made of the activities of COASTAL SKY REALTY,
16 INC., also doing business as CSRinc PROPERTY SERVICES & MANAGEMENT, DELON
17 RIDKE, and ROSEMARIE L. WILSON (collectively "Respondents"). Based on that investigation
18 the Commissioner has determined that Respondents have engaged in or are engaging in acts or
19 attempting to engage in the business of, acting in the capacity of, and/or advertising or assuming to
20 act as real estate brokers in the State of California within the meaning of Business and Professions
21 Code ("Code") Sections 10131(a) (solicit prospective sellers or purchasers of or negotiate the
22 purchase, sale or exchange of real property) and 10131(b) (offer to lease or rent, or place for rent,
23 or solicit listings of places for rent, solicit prospective tenants, negotiate the exchange of leases on
24 real property or collect rents from real property).

1 In addition, based on that investigation, the Commissioner has determined that
2 Respondents have engaged in or are engaging in acts or are attempting to engage practices
3 constituting violations of the Code. Based on the findings of that investigation, set forth below, the
4 Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and
5 Refrain Order under the authority of Section 10086 of the Code.

6 FINDINGS OF FACT

7 1. From April 21, 2011, through the present, ROSEMARIE L. WILSON (“WILSON”) has
8 been licensed as a real estate salesperson (License ID 01869009) by the Bureau of Real Estate
9 (“Bureau”). Joseph Bustamante Gonzales (“Gonzales”) has been listed as WILSON’s employing
10 broker from April 21, 2011, through the present.

11 2. From March 28, 1975 through the present, Gonzales has been licensed by the Bureau as
12 a real estate broker (License ID 00399062).

13 3. On May 21, 2012, Coastal Sky Realty, Inc. (“CSRI”) filed an application for a real estate
14 corporation license with the Bureau. CSRI is not licensed by the Bureau in any capacity.

15 4. Gonzales is listed as the Broker-Officer and a director for CSRI on CSRI’s corporation
16 license application. The application was certified and signed under penalty of perjury by Gonzales
17 on May 18, 2012.

18 6. On June 12, 2009, the Bureau filed an Accusation against Gonzales in Bureau Case
19 No. H-36049 LA. On September 20, 2010, the Bureau suspended Gonzales’ real estate broker
20 license for 60 days, which was stayed upon certain terms and conditions pursuant to the Stipulation
21 and Agreement reached between the parties in Case No. H-36049 LA.

22 7. In response to Question 19 of CSRI’s corporation license application, to wit: “HAVE
23 YOU EVER HAD A DENIED, SUSPENDED, RESTRICTED OR REVOKED BUSINESS OR
24

1 PROFESSIONAL LICENSE (INCLUDING REAL ESTATE) IN CALIFORNIA OR ANY
2 OTHER STATE?”, Gonzales replied “no” and failed to reveal the prior suspension of his real
3 estate broker’s license as described above in paragraph 6.

4 8. CSRI is a California corporation formed on or about January 24, 2011, by DELON
5 RIDKE (“RIDKE”). RIDKE is listed as the agent for service of process on CSRI’s Articles of
6 Incorporation which was filed with the California Secretary of State on January 31, 2011.

7 9. RIDKE has never been licensed in any capacity by the Bureau.

8 10. On March 4, 2011, a Statement of Information was filed with the California Secretary
9 of State which listed WILSON as the CEO, Secretary, and CFO for CSRI.

10 11. On August 1, 2011, a Statement of Information was filed with the California Secretary
11 of State which listed Gonzales as a director for CSRI and listed WILSON as the CEO, Secretary,
12 and CFO for CSRI. The type of business the corporation engaged in was listed as property
13 management and real estate sales.

14 12. For an unknown period of time, CSRI has been soliciting and offering to perform
15 property management and real estate sales services on a website located at www.csrinc.us. CSRI
16 also uses the fictitious business names CSRinc Property Services and Management and/or
17 CSRinc/IVR. On its website, CSRI claims to be operating under DRE License No. 01869009.
18 That Bureau license number is associated with WILSON, a real estate salesperson.

19 13. CSRI has been operating from an office located at 24487 Sunnymead Blvd., Moreno
20 Valley, CA 92553. Gonzales listed this address as a branch office on his real estate broker license
21 from February 10, 2011, through July 22, 2013.

22 14. On June 27, 2012, the Bureau filed an Order to Desist and Refrain (“D&R”) against
23 RIDKE for violation of Code section 10130 in Bureau Case No. H-38220 LA. RIDKE, WILSON,
24

1 and Jessica Harkins, among others, engaged in property management services while doing business
2 as Rent for Tomorrow's World.

3 15. The Bureau revoked the real estate corporation license of Rent For Tomorrow's World
4 on January 2, 2013, in Case No. H-38152 LA.

5 CONCLUSIONS OF LAW

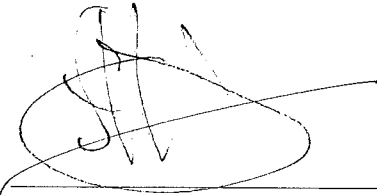
6 Based on the information contained in Paragraphs 1 through 15, above, COASTAL
7 SKY REALTY, INC., also doing business as CSRinc PROPERTY SERVICES &
8 MANAGEMENT, DELON RIDKE, and ROSEMARIE L. WILSON violated Code Section 10130
9 by engaging in activities requiring a real estate license without first obtaining a broker license from
10 the Bureau.

11 DESIST AND REFRAIN ORDER

12 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated
13 herein, IT IS HEREBY ORDERED THAT COASTAL SKY REALTY, INC., also doing business
14 as CSRinc PROPERTY SERVICES & MANAGEMENT, DELON RIDKE, and ROSEMARIE L.
15 WILSON whether doing business in their own name or any other fictitious business name,
16 immediately desist and refrain from: performing any acts within the State of California for which a
17 real estate broker license is required, unless you are so licensed.

18 DATED: MAR 28 2014

19 REAL ESTATE COMMISSIONER

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21 _____

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23 By: JEFFREY MASON
24 Chief Deputy Commissioner

1 **Notice:** Business and Professions Code Section 10139 provides that “Any person acting as a real
2 estate broker or real estate salesperson without a license or who advertises using words indicating
3 that he or she is a real estate broker without being so licensed shall be guilty of a public offense
4 punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by imprisonment in the
5 county jail for a term not to exceed six months, or by both fine and imprisonment; or if a
6 corporation, be punished by a fine not exceeding sixty thousand dollars (\$60,000).”
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21 cc: Coastal Sky Realty, Inc., CSRinc Property Services & Management, Delon Ridke, and
22 Rosemarie L. Wilson
23 24487 Sunnymead Blvd.
24 Moreno Valley, CA 92553