

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187007
3 Sacramento, CA 95818-7007
4
5 Telephone: (916) 227-0791
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FILED

NOV - 4 2008

DEPARTMENT OF REAL ESTATE

By K. Contreras

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

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11 TO:)
12) NO. H-5089 SAC
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ADVANCED PROPERTY)
MANAGEMENT GROUP LLC,) ORDER TO DESIST AND REFRAIN
IGOR SHEKHTMAN,) (Business & Professions
OLGA LITVINOVA, and) Code Section 10086
ELENA CAZACU.)

16 The Real Estate Commissioner (Commissioner) of the
17 State of California Department of Real Estate (Department) has
18 caused an investigation to be made of your activities including
19 engaging in the business of, acting in the capacity of,
20 advertising, or assuming to act as a real estate broker in the
21 State of California within the meaning of Section 10131(b) of
22 the California Business & Professions Code (the Code). Based
23 upon the findings of that investigation, as set forth below, the
24 Commissioner has determined, and is of the opinion that ADVANCED
25 PROPERTY MANAGEMENT GROUP, LLC (ADPROMAG) also known as
26 ADPROMAG, IGOR SHEKHTMAN (SHEKHTMAN), OLGA LITVINOVA (LITVINOVA)
27 also known as Olga Pavlovna Boozer, and ELENA CAZACU (CAZACU),

1 have acted in the capacity of a real estate broker without
2 having first been licensed by the Department in that capacity,
3 in violation of Section 10130 of the Code.

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5 In 2008, Respondents ADPROMAG, SHEKHTMAN, LITVINOVA,
6 and CAZACU performed acts which require a real estate license
7 pursuant to Section 10131(b) of the Code.

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9 From approximately June 2008 through August 2008 and
10 continuing, Respondents ADPROMAG, SHEKHTMAN, LITVINOVA, and
11 CAZACU leased or rented or offered to lease or rent, or placed
12 for rent, or solicited for prospective tenants, or negotiated
13 the sale, purchase or exchanges of leases on real property, or
14 on a business opportunity, or collected rents from real
15 property, or improvements thereon, including but not limited to:

16 (a) The solicitation of management (lease or rent)
17 opportunities from property owners through the
18 use of the internet website www.adpromag.com,
19 including descriptions of the types of properties
20 managed, fees charged for property management
21 services, and listing of specific properties
22 already under Respondents' management.

23 (b) The solicitation of prospective tenants and
24 collection of rents from real property or
25 improvements thereon for Magpie Creek Condominium
26 complex in Sacramento County, California; The
27 Lake at Calypso Bay, in Copperopolis, California;

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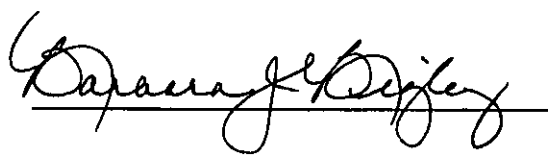
and, Truxel Business Center in Sacramento,
California.

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NOW, THEREFORE YOU, ADVANCED PROFESSIONAL MANGAGEMENT
GROUP LLC, AND YOU, IGOR SHEKHTMAN, AND YOU, OLGA LITVINOVA, AND
YOU, ELENA CAZACU, ARE ORDERED TO DESIST AND REFRAIN from
performing any 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: 10/31/08

JEFF DAVI
Real Estate Commissioner



BY: Barbara J. Bigby
Chief Deputy Commissioner

cc: ADVANCED PROFESSIONAL
MANGAGEMENT GROUP LLC
IGOR SHEKHTMAN
OLGA LITVINOVA
ELENA CAZACU
4090 Truxel Road, Suite 215
Sacramento, CA 95834

ATTY DEK/kc