

FILED

KENNETH C. ESPELL, (SBN 178757)

Real Estate Counsel II

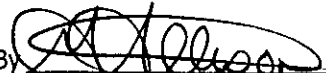
Department of Real Estate

P. O. Box 187007

Sacramento, CA 95818-7007

June 22, 2011

DEPARTMENT OF REAL ESTATE

By 

Telephone: (916) 227-0789
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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of

GREAT ESTATES PROPERTY
MANAGEMENT, INC.,

Respondent.

No. H-5625 SAC

ACCUSATION

The Complainant, TRICIA SOMMERS, in her official capacity as a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against GREAT ESTATES PROPERTY MANAGEMENT, INC (hereinafter "Respondent" and/or GREAT ESTATES), is informed and alleges as follows:

1

Respondent is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) (hereinafter "Code") as a corporate real estate broker. However, since at least April 15, 2011, GREAT ESTATES has been suspended by the California Secretary of State. GREAT ESTATES is not in good standing with the California Secretary of State and therefore may not prosecute or defend an action and is

1 a violation of Section 2742(c) of the Commissioner's Regulations (Corporation Shall Not
2 Engage in the Business of a Real Estate Broker While Not in Good Legal Standing with the
3 Office of the Secretary of State).

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5 At no time herein mentioned has Heather Baker been licensed by the Department
6 in any capacity. At all times relevant herein and since at least January 13, 2009, GREAT
7 ESTATES was and has been the alter ego of Heather Baker.

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9 On or about January 13, 2009, GREAT ESTATES was issued a corporate real
10 estate broker license with Adrian del Rio (real estate broker license number 01431059) as its
11 designated officer/broker. On or about May 4, 2009, del Rio, having been denied access to the
12 books, records, bank account records, and client files of GREAT ESTATES by Heather Baker,
13 resigned as an officer of the corporation and filed with the Department the forms required to
14 cancel his officer/designated broker affiliation. Since May 4, 2009, Heather Baker has operated
15 GREAT ESTATES without a designated officer/broker as required under relevant real estate
16 law.

17 4

18 Since May 4, 2009 Baker acting on behalf of GREAT ESTATES, negotiated to do
19 one or more of the following acts for another or others, for or in expectation of compensation:
20 lease or rent or offer to lease or rent; place for rent; solicit listings of places for rent; solicit for
21 prospective tenants; negotiate the sale, purchase or exchange of leases on real property, or on a
22 business opportunity; collect rents from real property, or improvements thereon, or from business
23 opportunities, including, but not limited, to the following clients:

24 ///

25 ///

26 ///

Landlord	Property Address
Thomas S.	112 Egloff Circle, Folsom, CA
Alan G.	7226 Harbor Way, Granite Bay, CA
Roy P.	4456 Pebble Beach, Rocklin, CA

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The facts set forth above constitute cause under Sections 10130 (License Required), 10131(b) (Broker License Required to Operate Property Management Company), 10157 (License Issued to Specific Individual), 10158 (Additional Corporate Officer Licenses), 10159.2 (Responsibilities of Corporate Officer in Charge), 10176(a) (Making Substantial Misrepresentation), 10176(i) (Conduct which Constitutes Fraud or Dishonest Dealing) and 10211(Corporate Officer, Fee for Additional Officer) of the Code and Sections 2740 (Broker Officers Required for Corporate Real Estate Broker Operations) and 2742, (Corporation Shall Not Engage in the Business of a Real Estate Broker While Not in Good Legal Standing with the Office of the Secretary of State) Title 10, California Code of Regulations, for the suspension or revocation of all licenses and license rights of Respondent under Section 10177(d) of the Code.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and license rights of Respondent GREAT ESTATES PROPERTY MANAGEMENT, INC., under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code), and for such other and further relief as may be proper under the provisions of law.

Tricia Sommers

TRICIA SOMMERS
Deputy Real Estate Commissioner

Dated at Sacramento, California,
this 12th day of May, 2011