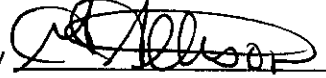


FILED

DEPARTMENT OF REAL ESTATE
P. O. Box 187007
Sacramento, CA 95818-7007
Telephone: (916) 227-0789

June 22, 2011

DEPARTMENT OF REAL ESTATE

By 

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

* * *

To:	)	NO. H-5626 SAC
	)	
HEATHER BAKER and	)	<u>ORDER TO DESIST AND REFRAIN</u>
GREAT ESTATES PROPERTY	)	(B&P Code Section 10086)
MANAGEMENT, INC.	)	

The Commissioner of the California Department of Real Estate (hereinafter the "Department") caused an investigation to be made of the activities of HEATHER BAKER (hereinafter "BAKER") and GREAT ESTATES PROPERTY MANAGEMENT, INC., or other names unknown at this time (hereinafter "GREAT ESTATES"). Based on the investigation, the Commissioner has determined that BAKER and GREAT ESTATES have engaged in, are engaging in, or are attempting to engage in, acts or practices constituting violations of the California Business and Professions Code (hereinafter "Code") and/or Title 10, Chapter 6, California Code of Regulations (hereinafter "the Commissioner's Regulations") including acting in the capacity of, advertising, or assuming to act as a real estate broker in the State of California within the meaning Section 10131(b) (Property Management Services) of the Code. Furthermore, based upon the investigation, the Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order under the authority Section 10086 of the Code.

FINDINGS OF FACT

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

1 2. On or about January 13, 2009, GREAT ESTATES was issued a corporate
2 real estate broker license with Adrian del Rio (real estate broker license number 01431059) as its
3 designated officer/broker. On or about May 4, 2009, del Rio, having been denied access to the
4 books, records, bank account records, and client files of GREAT ESTATES by BAKER,
5 resigned as an officer of the corporation and filed with the Department the forms required to
6 cancel his designated officer/broker affiliation. Since May 4, 2009, BAKER has been operating
7 GREAT ESTATES without a designated officer/broker.

8 3. Since May 4, 2009, and in violation of Sections 10130 and 10131(b) of
9 the Code, BAKER acting on behalf of GREAT ESTATES, negotiated to do one or more of the
10 following acts for another or others, for or in expectation of compensation: lease or rent or offer
11 to lease or rent; place for rent; solicit listings of places for rent; solicit for prospective tenants;
12 negotiate the sale, purchase or exchange of leases on real property, or on a business opportunity;
13 collect rents from real property, or improvements thereon, or from business opportunities,
14 including but not limited, to the following clients:

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Landlord	Property Address
Thomas S.	112 Egloff Circle, Folsom, CA
Alan G.	7276 Harbor Way, Granite Bay, CA
Roy P.	4456 Pebble Beach, Rocklin CA

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21 4. As of April 15, 2011, the corporate powers, rights and privileges of
22 GREAT ESTATES were suspended by the California Office of the Secretary of State and is no
23 longer in Good Standing with the California Office of the Secretary of State in violation of
24 Section 2742(c) of Title 10, Chapter 6, California Code of Regulations (the "Commissioner's
25 Regulations") (Corporation Shall Not Engage in the Business of a Real Estate Broker While Not
26 in Good Legal Standing with the Office of the Secretary of State). Pursuant to its suspension by
27 the California Secretary of State, at no time since at least April 15, 2011, has GREAT ESTATES

1 been authorized to conduct business in the State of California as a corporate real estate broker.

2 **CONCLUSIONS OF LAW**

3 5. Based upon the Findings of Fact contained in Paragraphs 1 through 4,
4 above, BAKER and GREAT ESTATES have performed and/or participated in property
5 management activities which require a real estate license in violation of Sections 10130 (License
6 Required) and 10131(b) (Broker License Required to Operate Property Management Company),
7 during a period of time when BAKER was not licensed by the Department in any capacity and
8 GREAT ESTATES was operating without a Designated Officer/Broker.

9 6. Since at least April 15, 2011, GREAT ESTATES has violated Section
10 2742(c) of the Commissioner's Regulations by engaging in the Business of a Real Estate Broker
11 while not in good legal standing with the Office of the Secretary of State.

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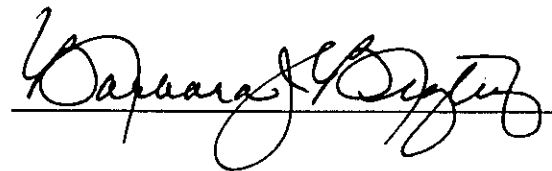
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2 **DESIST AND REFRAIN ORDER**

3 Based upon the Findings of Fact and Conclusions of Law stated herein, you
4 **HEATHER BAKER and GREAT ESTATES PROPERTY MANAGEMENT, INC.,**
5 **THEIR EMPLOYEES, AGENTS, OFFICIAL SUCCESSORS AND ASSIGNS, ARE**
6 **ORDERED TO IMMEDIATELY DESIST AND REFRAIN** from performing any acts within
7 the State of California for which a real estate broker license is required, and in particular, that
8 you immediately Desist and Refrain from providing or participating in property management
9 services for others unless and until HEATHER BAKER is issued a real estate broker license by
10 the Department; GREAT ESTATES PROPERTY MANAGEMENT, INC., notifies the
11 Department that a qualified real estate broker has been appointed to act as its designated
12 officer/broker; and GREAT ESTATES PROPERTY MANAGEMENT, INC., has returned to
13 good standing with the California Secretary of State.

14
15 DATED: 6/15/11

16 Barbara J. Bigby
17 Acting Real Estate Commissioner

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21 **NOTICE -**

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23 Business and Professions Code Section 10139 provides that, "Any person acting as a real estate
24 broker or real estate salesperson without a license or who advertises using words indicating that
25 he or she is a real estate broker without being so licensed shall be guilty of a public offense
26 punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by imprisonment in
the county jail for a term not to exceed six months, or by both fine and imprisonment; or if a
corporation, be punished by a fine not exceeding sixty thousand dollars (\$60,000) . . ."

27 KCE