

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187007
3 Sacramento, CA 95818-7007

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FILED

MAR 12 2012

DEPARTMENT OF REAL ESTATE

By A. Frost

8 STATE OF CALIFORNIA

9 DEPARTMENT OF REAL ESTATE

10 To:

11 ARBOUR REAL ESTATE
12 MANAGEMENT, INC.,
13 and JUDITH MAE MUNZ

)
) NO. H-5789 SAC

) ORDER TO DESIST AND REFRAIN
) (B&P Code Section 10086)
)
)

14 The Commissioner (hereinafter "Commissioner") of the California Department
15 of Real Estate (hereinafter "Department") caused an investigation to be made of the activities of
16 ARBOUR REAL ESTATE MANAGEMENT INC. (hereinafter "ARBOUR"), LAMBERT
17 MUNZ (herein "Mr. MUNZ") and JUDITH MAE MUNZ (hereinafter "Ms. MUNZ"). Based
18 on that investigation, the Commissioner has determined that ARBOUR and Ms. MUNZ have
19 engaged in, are engaging in, or are attempting to engage in, acts or practices constituting
20 violations of the California Business and Professions Code (hereinafter "the Code") and/or title
21 10, chapter 6, California Code of Regulations (hereinafter "the Regulations"), including the
22 business of, acting in the capacity of, and/or advertising or assuming to act as, a real estate
23 broker in the State of California within the meaning of section 10131(b) (property management
24 services). Based on the investigation, the Commissioner hereby issues the following Findings
25 of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of section 10086
26 of the Code.
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FINDINGS OF FACT

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2 1. At all times mentioned herein, ARBOUR was licensed by
3 the Department of Real Estate (hereinafter "Department") as a corporate real estate broker.

4 2. At all times mentioned herein, Mr. MUNZ was licensed by the
5 Department as a real estate broker. Mr. MUNZ passed away on or about December 13, 2010.
6 Before his passing, Mr. MUNZ served as the designated broker-officer for ABROUR and the
7 broker of record for Ms. Munz.

8 3. At all times relevant herein Respondent Ms. MUNZ was licensed by the
9 Department as a real estate salesperson. Mr. MUNZ remains the broker of record for Ms.
10 MUNZ. At no time relevant herein has Ms. MUNZ applied for and obtained a real estate broker
11 license.

12 4. During the period of time set forth below, ARBOUR and Ms. MUNZ, on
13 behalf of others, for compensation or in expectation of compensation, leased or rented and
14 offered to lease or rent, and solicited for prospective tenants of real property or improvements
15 thereon, and collected rents from real property or improvements thereon.

16 5. Since December 14, 2010, ARBOUR and Ms. MUNZ, in the course of the
17 property management brokerage activities described above, solicited prospective tenants for,
18 negotiated rental agreements for, and/or collected rents from real properties owned by another or
19 others, including, but not limited to the rental proprieties located at:

- 20 a. 8065 Dorian Way, Fair Oaks, California 95628;
21 b. 8869 C La Riviera Dr., Sacramento, California 95826.
22 c. 6342-44 Sorrell Ct., Citrus Heights, California 95621
23 d. 8327-29 Summerplace, Citrus Heights, California 95621
24 e. 1812 Iris Avenue, Sacramento, California 95815

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7. Based on the findings of fact contained above in Paragraphs 1 through 5, Ms. MUNZ has performed and/or participated in property management activities under sections 10130 and 10131(b) of the Code without proper licensure as a California real estate broker.

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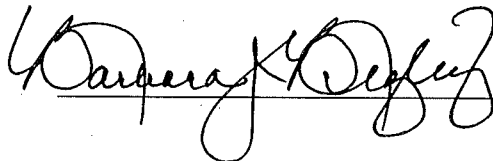
Based on the Findings of Fact and Conclusions of Law stated herein, JUDITH MAE MUNZ, whether doing business under her own name, or any other names or fictitious names, IS HEREBY ORDERED to immediately desist and refrain from performing any acts within the State of California for which a real estate broker license is required, including, but not limited to, soliciting or providing or participating in property management services for others and

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1 for compensation, unless and until she obtains a real estate broker license issued by the
2 Department.

3 DATED: 3/12/12
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5 BARBARA J. BIGBY
6 Acting Real Estate Commissioner

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9 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a
10 real estate broker or real estate salesperson without a license or who advertises using words
11 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
12 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
13 imprisonment in the county jail for a term not to exceed six months, or by both fine and
14 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
15 (\$60,000)."

16 cc: ARBOUR REAL ESTATE MANAGEMENT, INC.
17 ATTN: JUDITH MUNZ
18 777 CAMPUS COMMONS RD., STE. 200
19 SACRAMENTO, CA 95825
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