

FILED

MAR 17 2000

DEPARTMENT OF REAL ESTATE

By *James A. Auro*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)

ROY RODERICK TEDSEN,)

Respondent.)

No. H-5936 SF

ORDER GRANTING REINSTATEMENT OF LICENSE

On July 29, 1988, a Decision was rendered herein revoking the real estate broker license of Respondent, but granting Respondent the right to the issuance of a restricted real estate broker license. A restricted real estate broker license was issued to Respondent on September 1, 1988, and Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On August 13, 1999, Respondent petitioned for reinstatement of said real estate broker license, and the Attorney General of the State of California has been given notice of the filing of said petition.

///

1 I have considered the petition of Respondent and the
2 evidence and arguments in support thereof including Respondent's
3 record as a restricted licensee. Respondent has demonstrated to
4 my satisfaction that Respondent meets the requirements of law for
5 the issuance to Respondent of an unrestricted real estate broker
6 license and that it would not be against the public interest to
7 issue said license to Respondent.

8 NOW, THEREFORE, IT IS ORDERED that Respondent's
9 petition for reinstatement is granted and that a real estate
10 broker license be issued to Respondent if Respondent satisfies
11 the following conditions within nine months from the date of this
12 Order:

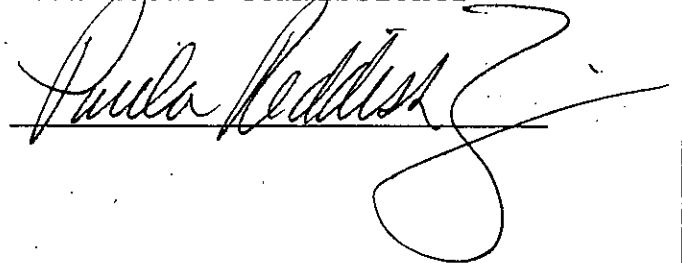
13 1. Submittal of a completed application and payment of
14 the fee for a real estate broker license.

15 2. Submittal of evidence of having, since the most
16 recent issuance of an original or renewal real estate license,
17 taken and successfully completed the continuing education
18 requirements of Article 2.5 of Chapter 3 of the Real Estate Law
19 for renewal of a real estate license.

20 This Order shall be effective immediately.

21 DATED: March 10, 2000.

22 PAULA REDDISH ZINNEMANN
23 Real Estate Commissioner

24 
25
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By Lynda Montiel
Lynda Montiel

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)
)
 ROY RODERICK TEDSEN,)
)
 Respondent.)

NO. H-5936 SF

ORDER DENYING REINSTATEMENT OF LICENSE

On July 29, 1988, a Decision was rendered herein revoking the real estate broker license of respondent, but granting Respondent the right to the issuance of a restricted real estate broker license. A restricted real estate broker license was issued to Respondent on September 1, 1988, and Respondent has operated as a restricted licensee without cause for disciplinary action against him since that time.

On September 1, 1989, Respondent petitioned for reinstatement of said real estate broker license and the Attorney General of the State of California has been given notice of the filing of said petition.

////

1 I have considered Respondent's petition and the
2 evidence and arguments in support thereof. Respondent has
3 failed to demonstrate to my satisfaction that he has undergone
4 sufficient rehabilitation to warrant the reinstatement of his
5 real estate broker license, in that:

6 1. During the petition process, in the written Report
7 of Interview completed on February 21, 1990, in response to
8 question number 15, Respondent failed to reveal that he had been
9 a defendant in civil action #88-066, filed in Del Norte County
10 Superior Court on 2-18-88 (Judith Trask v. Roy Tedsen).

11 2. Less than two years has elapsed since the
12 revocation of Respondent's license based partly on his failure
13 to maintain a full and accurate record of all trust funds
14 received while conducting his real estate business. On or about
15 April 16, 1990, a Broker Office Survey conducted by a Deputy
16 Real Estate Commissioner discovered that Respondent's trust fund
17 records were not in full compliance with Regulation 2831.
18 Although the discrepancies were minor in nature, under the
19 circumstances, insufficient time has elapsed since the
20 revocation to warrant the granting of a plenary real estate
21 broker license to Respondent at this time.

22 NOW, THEREFORE, IT IS ORDERED that Respondent's
23 petition for reinstatement of his real estate broker license is
24 denied.

25 //////////////

26 //////////

27 /////

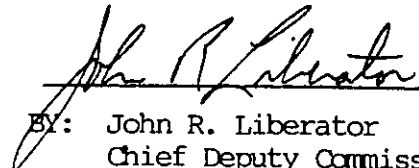
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This Order shall be effective at 12 o'clock noon on

July 26th, 1990.

DATED: June 22, 1990

JAMES A. EDMONDS, JR.
Real Estate Commissioner


By: John R. Liberator
Chief Deputy Commissioner

COPY

FILED
FEB 18 1993

DEPARTMENT OF REAL ESTATE

By Mario Zuluaga

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)
NANCY ANNE STUPPI,)
Respondent.)

No. H-5936 SF

ORDER GRANTING REINSTATEMENT OF LICENSE

On July 29, 1988, a Decision was rendered herein
revoking the real estate broker license of Respondent, but
granting Respondent the right to the issuance of a restricted real
estate broker license. A restricted real estate broker license
was issued to Respondent on September 1, 1988, and Respondent has
operated as a restricted licensee without cause for disciplinary
action against Respondent since that time.

On January 10, 1991, Respondent petitioned for
reinstatement of said real estate broker license, and the Attorney
General of the State of California has been given notice of the
filing of said petition.

///

1 I have considered the petition of Respondent and the
2 evidence and arguments in support thereof including Respondent's
3 record as a restricted licensee. Respondent has demonstrated to
4 my satisfaction that Respondent meets the requirements of law for
5 the issuance to Respondent of an unrestricted real estate broker
6 license and that it would not be against the public interest to
7 issue said license to Respondent.

8 NOW, THEREFORE, IT IS ORDERED that Respondent's petition
9 for reinstatement is granted and that a real estate broker license
10 be issued to Respondent if Respondent satisfies the following
11 conditions within six months from the date of this Order:

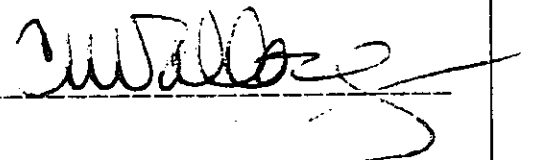
12 1. Submittal of a completed application and payment of
13 the fee for a real estate broker license.

14 2. Submittal of evidence of having, since the most
15 recent issuance of an original or renewal real estate license,
16 taken and successfully completed the continuing education
17 requirements of Article 2.5 of Chapter 3 of the Real Estate Law
18 for renewal of a real estate license.

19 This Order shall be effective immediately.

20 DATED: 1/25/43

21 CLARK WALLACE
22 Real Estate Commissioner

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COPY

FILED
AUG 12 1988

DEPARTMENT OF REAL ESTATE

BEFORE THE DEPARTMENT OF REAL ESTATE By

C. Westbrook

C. Westbrook

STATE OF CALIFORNIA

In the Matter of the Accusation of)
NANCY ANNE STUPPI and,)
ROY RODERICK TEDSEN,)
Respondents.)

No. H-5936 SF

OAH No. N 31240

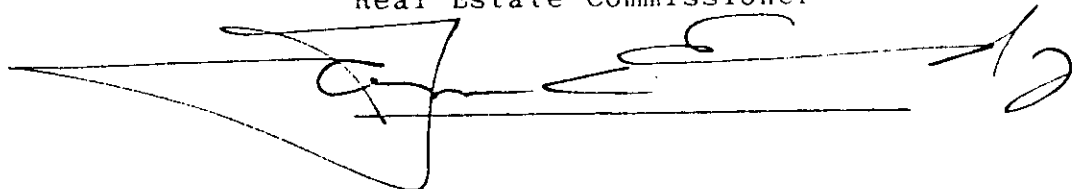
DECISION

The Proposed Decision dated July 18, 1988 of the Administrative Law Judge of the Office of Administrative Hearings is hereby adopted as the Decision of the Real Estate Commissioner in the above-entitled matter.

This Decision shall become effective at 12 o'clock
noon on September 1, 1988.

IT IS SO ORDERED 7-29, 1988.

JAMES A. EDMONDS, JR.
Real Estate Commissioner



BEFORE THE
DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation)	
of)	
)	
NANCY ANNE STUPPI)	CASE NO. H-5936 SF
)	
and)	OAH NO. N-31240
)	
ROY RODERICK TEDSEN,)	
)	
Respondents.)	
)	

PROPOSED DECISION

This matter was heard before Ruth S. Astle, Administrative Law Judge of the Office of Administrative Hearings, State of California on June 1, 1988 in Santa Rosa, California.

Complainant was represented by Vera Winter Lee, Staff Counsel.

Respondent Nancy Anne Stuppi was present and represented herself.

Submission of the matter was deferred to June 20, 1988 for submission of the settlement agreement between the Department and respondent Tedsen which was received and is attached hereto and made a part of this Decision by this reference.

FINDINGS OF FACT

I

Edward V. Chiolo made the Accusation in his official capacity as a Deputy Real Estate Commissioner of the State of California and not otherwise.

II

Nancy Anne Stuppi (respondent Stuppi) and Roy Roderick Tedsen (respondent Tedsen) are presently licensed and have

license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code (B & P Code)).

III

At all times mentioned below, respondent Tedsen was licensed as a real estate broker and doing business under the fictitious business name Investment Realty. His real estate broker license expires on June 7, 1989 unless otherwise renewed.

IV

At all times mentioned below, respondent Stuppi was licensed as a real estate broker and her license expires August 26, 1990 unless otherwise renewed.

Count I

V

Prior to October 1, 1986, respondent Tedsen, acting on behalf of another or others and in expectation of compensation, managed certain rental real properties located in or near Crescent City, California, including real property he managed on behalf of Veronika Meiers and American Real Estate Group, a division of American Savings and Loan (AREG).

VI

During the course of the property management activities described in Finding V, respondent Tedsen received and disbursed funds held in trust on behalf of another or others.

VII

Prior to October 1, 1986, respondent Stuppi worked with and was compensated through respondent Tedsen including the management of real property on behalf of AREG.

VIII

On October 1, 1986, Stuppi purchased the property management segment of Tedsen's real estate business and continued to manage property on behalf of AREG.

IX

During the course of the property management activities described in Finding VIII, respondent Stuppi received and disbursed funds held in trust on behalf of another or others.

X

On March 18 and 19, 1987, an investigative examination (audit) was made by the Department of the books and records of Stuppi as those records related to her activities as a real estate broker.

XI

It was ascertained by the audit that respondent Stuppi deposited trust funds into an interest bearing account in a bank or savings and loan association contrary to the law.

XII

It was ascertained by the audit that the liability of respondent Stuppi for funds received in trust from her property management business as of March 18, 1987, was \$500.00.

XIII

It was further ascertained by the audit that respondent Stuppi failed to segregate trust funds from other funds and that as of March 18, 1987, there was a balance in her bank account of Five Thousand Seven Hundred Fourteen and 57/100 Dollars (\$5,714.57), an overage of Five Thousand Two Hundred Fourteen and 57/100 Dollars (\$5,214.57).

XIV

Respondent Stuppi commingled trust funds of others and her own operating funds in her general account.

Count II

XV

In her business as a property manager, as described above, respondent Stuppi has done business under the fictitious name All American Property Management without registering that fictitious name with the Department.

Count III

XVI

It was ascertained by the audit that respondent Stuppi failed to retain for three years copies of all property management documents executed by her or obtained by her in connection with the described property management business.

Other Matters

XVII

Respondent Stuppi's contention that she is somehow less culpable because she did things the way she was shown by others, does not absolve her of the responsibility to know what the law requires.

XVIII

Respondent Stuppi only manages a small number of properties at this time. She is now transacting mostly residential real estate business. She has had no previous problems with the Department. Respondent Stuppi no longer commingles her accounts and has changed her business practices to conform with the requirements of the Department. No one was injured by her past practices. Respondent Stuppi has been licensed for 8 years, 5 1/2 of which have been as a broker.

DETERMINATION OF ISSUES

I

By reason of the matters set forth in Findings V through XIV, cause for disciplinary action exists pursuant to sections 10145, 10177(d) and 10176(e) of the Business and Professions Code.

II

By reason of the matters set forth in Finding XV, cause for disciplinary action exists pursuant to sections 10159.5 and 10177(d) of the Business and Professions Code and section 2731 of Title 10 of the California Code of Regulations.

III

By reason of the matters set forth in Finding XVI, cause for disciplinary action exists pursuant to sections 10148 and 10177(d) of the Business and Professions Code.

IV

The matters set forth in Findings XVII and XVIII have been considered in making the following order.

ORDER

Stuppi

1. The license and license rights of Nancy Anne Stuppi are revoked.

2. A restricted real estate broker license shall be issued to respondent under Business and Professions Code section 10156.5 if respondent makes application therefor and pays to the Department of Real Estate the appropriate fees for said license within ninety (90) days of the Decision.

3. The restricted license issued to respondent shall be subject to all of the provisions of Business and Professions Code section 10156.7 and to the following conditions:

- A. Said restricted license may be suspended prior to hearing by Order of the Real Estate Commissioner in the event of respondent's conviction or plea of nolo contendere to a crime which bears a significant relation to respondent's fitness or capacity as a real estate licensee.
- B. Said restricted license may be suspended prior to hearing by Order of the Commissioner on evidence satisfactory to the Commissioner that respondent has violated the provisions of the California Real Estate Law, Regulations of the Real Estate Commissioner and conditions attaching to the restricted license.
- C. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor the removal of any of the conditions of a restricted license until one (1) year has elapsed from the date of issuance of the restricted license to respondent.
- D. Respondent shall within nine (9) months from the effective date of this Decision, present evidence satisfactory to the Commissioner that respondent has, since the most recent issuance of an original or renewal real estate license, taken and successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate license. If respondent fails to satisfy this condition, the Commissioner may order the suspension of the restricted license until respondent presents such evidence. The Commissioner shall afford respondent the opportunity for a hearing pursuant to the Administrative Procedure Act to present such evidence.

- E. Respondent shall, within nine (9) months from the effective date of her restricted license, take and pass the Professional Responsibility Examination administered by the Department including the payment of the appropriate examination fee. If respondent fails to satisfy this condition, the Commissioner may order suspension of the restricted license until respondent passes the examination.

Tedsen

The parties stipulate to the following disposition:

1. The licenses and all license rights of Roy Roderick Tedsen are revoked.

2. A restricted real estate broker license shall be issued to respondent Tedsen pursuant to Business and Professions Code section 10156.5 if respondent makes application therefor and pays to the Department of Real Estate the appropriate fee within ninety (90) days of the effective date of this decision.

3. The restricted license issued to respondent shall be subject to all the provisions of Business and Professions Code section 10156.7 and to the following restrictions imposed under the authority of Business and Professions Code section 10156.6:

- A. Respondent's restricted license shall be suspended for a period of fifteen (15) days, provided, however, the fifteen (15) day suspension of respondent's restricted license, or any portion thereof, is hereby permanently stayed on the condition that respondent shall pay to the Department One Hundred Dollars (\$100) per day of suspension prior to the effective date of this Decision, pursuant to the provisions of section 10175.2 of the Business and Professions Code, in the form of a cashier's check or certified check.
- B. Respondent's restricted license may be suspended prior to hearing by Order of the Real Estate Commissioner in the event of respondent's conviction or plea of nolo contendere to a crime which bears a significant relation to respondent's fitness or capacity as a real estate licensee.

- C. Respondent's restricted license may be suspended prior to hearing by Order of the Commissioner on evidence satisfactory to the Commissioner that respondent has violated provisions of the California Real Estate Law, the Subdivided Lands Law, Regulations of the Commissioner or conditions attaching to his restricted license(s).
- D. Respondent shall within six (6) months from the effective date of the Decision, present evidence satisfactory to the Real Estate Commissioner that he has, since the most recent issuance of an original or renewal real estate license, taken and successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate license. If respondent fails to satisfy this condition, the Commissioner may order the suspension of the restricted license until the respondent presents such evidence. The Commissioner shall afford respondent the opportunity for a hearing pursuant to the Administrative Procedure Act to present such evidence.
- E. Respondent shall, within nine (9) months from the effective date of his restricted license, take and pass the Professional Responsibility Examination administered by the Department including the payment of the appropriate examination fee. If respondent fails to satisfy this condition, the Commissioner may order suspension of the restricted license until respondent passes the examination.
- F. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor the removal of any of the conditions of a restricted license until one (1) year has elapsed from the date of issuance of the restricted license to respondent.

DATED: July 18, 1988

Ruth S. Astle
RUTH S. ASTLE
Administrative Law Judge

RSA:lhj

FILED
APR 04 1988

BEFORE THE
DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

By C. Westbrook
C. Westbrook

In the Matter of the Accusation of

NANCY ANNE STUPPI and

ROY RODERICK TEDSEN,

Respondent(s)

Case No. H-5936 SF

OAH No. Per telecon

NOTICE OF HEARING ON ACCUSATION

To the above named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at State Building,
50 "D" Street, Room 320, Santa Rosa, CA 95404

on the 1st day of June, 19 88, at the hour of 9:30 a.m., or as soon thereafter
(ALL DAY)
as the matter can be heard, upon the charges made in the Accusation served upon you.

You may be present at the hearing, and you may be represented by counsel, but you are neither required to be present at the hearing nor to be represented by counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you upon any express admissions, or other evidence including affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter. The interpreter must be approved by the hearing officer conducting the hearing as someone who is proficient in both English and the language in which the witness will testify. You are required to pay the costs of the interpreter unless the hearing officer directs otherwise.

DEPARTMENT OF REAL ESTATE

Dated: April 4, 1988

By Vera Winter Lee
VERA WINTER LEE, Counsel

COPY

1 VERA WINTER LEE, Counsel
2 DEPARTMENT OF REAL ESTATE
3 185 Berry Street, Room 5816
4 San Francisco, CA 94107-1770
5 (415) 557-3220

F
DEC 17 1987
DEPARTMENT OF REAL ESTATE
By C. Westbrook

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

11 In the Matter of the Accusation of)
12 NANCY ANNE STUPPI,)
13 and)
14 ROY RODERICK TEDSEN,)
15 Respondents.)
16

No. H-5936 SF
ACCUSATION

17 The Complainant, EDWARD V. CHIOLO, a Deputy Real Estate
18 Commissioner of the State of California, for cause of accusation
19 against NANCY ANNE STUPPI and ROY RODERICK TEDSEN (respondents),
20 is informed and alleges as follows:

21 FIRST CAUSE OF ACTION

22 I

23 The Complainant, EDWARD V. CHIOLO, a Deputy Real Estate
24 Commissioner of the State of California, makes this accusation in
25 his official capacity.

26 II

27 Respondents were and are presently licensed and/or have

1 license rights under the Real Estate Law (Part 1 of Division 4 of
2 the Business and Professions Code) (Code).

3 III

4 At all times mentioned below, respondent NANCY ANNE
5 STUPPI (Stuppi) was licensed as a real estate broker and her
6 license expires August 26, 1990.

7 IV

8 At all times mentioned below, respondent ROY RODERICK
9 TEDSEN (Tedsen) was licensed as a real estate broker and doing
10 business under the fictitious business name Investment Realty.
11 His real estate broker license expired June 7, 1987. Respondent
12 now has the right to late renewal of his real estate broker
13 license.

14 V

15 Prior to October 1, 1986, respondent Tedsen, acting on
16 behalf of another or others and in expectation of compensation,
17 managed certain rental real properties located in or near Crescent
18 City, California, including real property he managed on behalf of
19 Veronika Meiers and American Real Estate Group, a division of
20 American Savings and Loan (AREG).

21 VI

22 During the course of the property management activities
23 described in Paragraph V, Tedsen received and disbursed funds held
24 in trust on behalf of another or others.

25 VII

26 On or about March 17 and 18, 1987, an investigative
27 examination (Audit) was made by the Department of Real Estate

1 (Department) of the books and records of Tedsen as those records
2 related to his activities as a real estate broker.

3 VIII

4 It was ascertained by the Audit that Tedsen's property
5 management and real estate sales records did not include a full
6 and accurate record of all trust funds received by Tedsen as
7 provided in Section 2831 of Title 10 of the California
8 Administrative Code (Regulations) and Section 10145 of the Code.

9 IX

10 By reason of the facts above, respondent has violated
11 Section 2831 of the Regulations and Section 10145 of the Code and
12 his acts and omissions constitute grounds for disciplinary action
13 pursuant to the provisions of Sections 10177(d) of the Code.

14 SECOND CAUSE OF ACTION

15 I

16 There is hereby incorporated in this second, separate
17 and distinct cause of Accusation, all of the allegations contained
18 in Paragraphs I thru VI of the First Cause of Accusation with the
19 same force and effect as if herein fully set forth.

20 II

21 It was ascertained by the Audit that Tedsen failed to
22 review, initial, and date every instrument prepared or signed by
23 salespersons working with him in connection with any transaction
24 for which a real estate license is required, which may have a
25 material effect upon the rights or obligations of a party to the
26 transaction, as required by Section 2725 of the Regulations.

27 / / / / / /

1 III

2 The facts alleged in Paragraph II are grounds for the--
3 suspension or revocation of respondent's license pursuant to
4 Section 10177(d) of the Code.

5 THIRD CAUSE OF ACTION

6 I

7 There is hereby incorporated in this third, separate and
8 distinct cause of Accusation, all of the allegations contained in
9 Paragraphs I thru VI of the First Cause of Accusation as if herein
10 fully set forth.

11 II

12 In approximately 1985 and 1986, Tedsen employed and
13 compensated Penny Shapiro to perform property management
14 activities, including the management of property on behalf of
15 Veronika Meier from approximately September 1985 thru
16 approximately June 1986.

17 III

18 In performing the acts referred to in Paragraph II,
19 Penny Shapiro engaged in the business and acted in the capacity of
20 a real estate licensee within the meaning of Section 10131(b) of
21 the Code.

22 IV

23 At the time of engaging in the activities described in
24 Paragraph II, Penny Shapiro did not possess a real estate license
25 issued by the Department.

26 V

27 In employing and compensating Penny Shapiro for the acts

1 described in Paragraph II, when she was not a real estate
2 licensee, Tedsen violated Section 10137 of the Code.

3
4 VI

5 The facts alleged above constitute cause under Section
6 10137 of the Code for suspension or revocation of all licenses and
7 license rights of respondent Tedsen.

8 FOURTH CAUSE OF ACTION

9 I

10 There is hereby incorporated into this fourth, separate
11 and distinct cause of Accusation, all of the allegations contained
12 in Paragraphs I thru VI of the First Cause of Action with the same
13 force and effect as if herein fully set forth.

14 II

15 Prior to October 1, 1986, Stuppi worked with and was
16 compensated thru Tedsen, including the management of real property
17 on behalf of AREG.

18 III

19 On or about October 1, 1986, Stuppi purchased the
20 property management segment of Tedsen's real estate business and
21 continued to manage property on behalf of AREG.

22 IV

23 During the course of the property management activities
24 described in Paragraph III, Stuppi received and disbursed funds
25 held in trust on behalf of another or others.

26 V

27 On or about March 18 and 19, 1987, an investigative

1 examination (Audit) was made by the Department of the books and
2 records of Stuppi as those records related to her activities as a
3 real estate broker.

4 VI

5 It was ascertained by the Audit that Stuppi deposited
6 trust funds into an interest bearing account in a bank or savings
7 and loan association contrary to the requirements of Section
8 10145(d) of the Code.

9 VII

10 It was ascertained by the Audit that the liability of
11 Stuppi for funds received in trust from her property management
12 business as of March 18, 1987, was \$500.

13 VIII

14 It was further ascertained by the Audit that Stuppi
15 failed to segregate trust funds from other funds and that as of
16 March 18, 1987, there was a balance in her bank account of FIVE
17 THOUSAND SEVEN HUNDRED FOURTEEN AND 57/100 DOLLARS (\$5,714.57),
18 an overage of FIVE THOUSAND TWO HUNDRED FOURTEEN AND 57/100
19 DOLLARS (\$5,214.57).

20 IX

21 Stuppi commingled trust funds of others and her own
22 operating funds in her general account.

23 X

24 By reason of the facts alleged in Paragraphs IV thru
25 VIII, Stuppi violated Section 10145 of the Code and her acts and
26 omissions constitute grounds for discipline under the provisions
27 of Section 10177(d) of the Code.

Stuppi's acts and omissions alleged in Paragraph IX. constitute grounds for discipline under the provisions of Section 10176(e) of the Code.

FIFTH CAUSE OF ACTION

I

There is hereby incorporated into this fifth, separate and distinct cause of Accusation, all of the allegations contained in Paragraphs I thru IV of the First Cause of Accusation and I thru III of the Fourth Cause of Accusation with the same force and effect as if herein fully set forth.

II

In her business as a property manager, as described above, Stuppi has done business under the fictitious name All American Property Management without registering that fictitious name with the Department as required by Sections 10159.5 of the Code and 2731 of the Regulations.

III

Stuppi's acts and omissions as set out in Paragraph II constitute grounds for discipline under the provisions of Section 10177(d) of the Code.

SIXTH CAUSE OF ACTION

I

There is hereby incorporated in this sixth, separate and distinct cause of Accusation, all of the allegations contained in Paragraphs I thru VIII of the First Cause of Accusation and I thru IV of the Fourth Cause of Accusation with the same force and

1 effect as if herein fully set forth.

2 II

3 It was ascertained by the Audit that respondents failed
4 to retain for three years copies of all property management
5 documents executed by them or obtained by them in connection with
6 the described property management business as required by Section
7 10148 of the Code.

8 III

9 The acts of respondents Stuppi and Tedsen alleged in
10 Paragraph II constitute grounds for discipline under the
11 provisions of Section 10177(d) of the Code.

12 WHEREFORE, Complainant prays that a hearing be conducted
13 on the allegations of this Accusation and that upon proof thereof,
14 a decision be rendered imposing disciplinary action against all
15 licenses and license rights under the Real Estate Law (Part 1 of
16 Division 4 of the Business and Professions Code) of respondents
17 Stuppi and Tedsen, and for such other and further relief as may be
18 proper under other applicable provisions of law.

19 *Edward V. Chio*

20 EDWARD V. CHIOLO
21 Deputy Real Estate Commissioner

22 Dated at San Francisco, California

23 this 17th day of December, 1987.

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