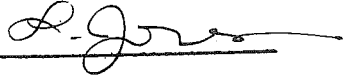


FILED

MAY 21 2013

DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of)	
)	No. H-5970 SAC
<u>FELICIA SPRING BRIDGE</u> and)	
SCOTT DOUGLAS COOPER,)	
)	
Respondents.)	

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on April 10, 2013, and the findings of fact set forth herein, which are based on one or more of the following: (1) Respondent FELICIA SPRING BRIDGE's (Respondent) express admissions; (2) affidavits; and (3) other evidence.

FINDINGS OF FACT

1

On March 13, 2013, Tricia Sommers made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified and regular mail, to Respondent's last known mailing address on file with the Department of Real Estate (Department) on March 18, 2013.

On April 10, 2013, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

2

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (Code) as a real estate salesperson.

3

3

At all times mentioned, Scott Douglas Cooper (Cooper) was and is licensed by the State of California Department of Real Estate (Department) individually as a real estate broker.

4

At all times prior to February 25, 2012, Respondent was licensed by Department as a real estate salesperson. From on or about August 11, 2008, through August 18, 2011, Respondent's salesperson license was affiliated under the brokerage of Cooper. Beginning on August 19, 2011, through February 25, 2012, Respondent had no broker affiliation.

5

At no time mentioned was "Pacific West Realty" and/or "Pacific West Property Management" licensed by the Department in any capacity.

6

At all times mentioned, Respondent engaged in the business of, acted in the capacity of, advertised, or assumed to act as a real estate broker within the State of California within the meaning of Sections 10131(b) of the Code, including the operation and conduct of a property management business with the public wherein, on behalf of others, for compensation or in expectation of compensation, Respondent leased or rented and offered to lease or rent, and solicited for prospective tenants of real property or improvements thereon, and collected rents from real property or improvements thereon.

7

Beginning on or about August 19, 2011, Respondent willfully caused, suffered, permitted, and/or disregarded the real estate law by performing the acts and conducting the real estate activities described in Paragraph 6, above, including but not limited to the activities described in Paragraph 8, below.

8

Beginning on or about August 19, 2011, in the course of the employment and activities described in Paragraph 7, Respondent, using the fictitious business names "Pacific West Realty" and/or "Pacific West Property Management", solicited prospective tenants for, negotiated rental agreements for, and/or collected rents from real properties owned by another or others, including but not limited to the following:

Property Owner	Property Address
Betty C.	1214 Pheasant Drive, Suisun City
Betty C.	807 Scaup Lane, Suisun City
Betty C.	2007 Sousa Court, Fairfield
Erich and Doerthe D.	1150 Cormont Place, Fairfield
Genovefa C.	824 Greenhead Way, Suisun City
Jose and Jacqueline A.	206 Tokay Court, Fairfield
Shirley P.	320 Hamilton Drive, Fairfield
Gary L.	1067 Mockingbird Court, Fairfield
Kim D.	454 Mountain Meadows Drive, Cordelia
Ester F.	518 Fortuna Court, Suisun City
Danny C.	540 Pacific Avenue, Fairfield
Danny C.	2155 North Texas Street, Fairfield
Sheavounda W.	23 Villa Court, Fairfield
Ramiro M.	176 Del Sur Court, Fairfield
Richard S.	1121 Mayfield Circle, Suisun City
Wayne and Fran E.	3015 Popular Court, Fairfield
Glen G.	110 Pau Court, Fairfield

9

In acting as described above, Respondent violated and/or willfully disregarded Section 10130 of the Code.

10

While acting as a real estate licensee as described in Paragraph 6, Respondent accepted or received funds in trust (trust funds) from or on behalf of owners and tenants in connection with the leasing, renting, and collection of rents on real property or improvements thereon, as alleged herein, and thereafter from time to time made disbursements of said trust funds.

11

The trust funds accepted or received by Respondent as described in Paragraph 10 were deposited or caused to be deposited by Respondent into trust accounts which were maintained by Respondent for the handling of trust funds, and thereafter from time-to-time Respondent made disbursements of said trust funds, identified as follows:

ACCOUNT # 1	
Bank Name and Location:	West America Bank
Account No.:	XXX-XX826-8
Entitled:	Pacific West Realty Common Client Trust Account

12

In the course of the activities described in Paragraph 6, Respondent collected rents from tenants and failed to deliver the rent collected to her employing broker, into the custody of the broker's principal, to a neutral escrow depository, or deposit the rents collected into a trust fund account in the name of the broker as trustee in violation of Section 10145(c) of the Code (salesperson licensee shall deliver trust funds to broker, into the custody of the broker's principal, to a neutral escrow depository, or into broker's trust account) and Section 2832 of the Regulations (salesperson licensee shall deliver trust funds to broker, into the custody of the broker's principal, to a neutral escrow depository, or into trust fund account in the name of the broker as trustee).

13

Between on or about August 2011 and November 2011, Respondent converted trust funds in connection with the property management activities described in Paragraph 6. Respondent converted said trust funds to Respondent's own use and benefit or to purposes not authorized by the rightful owners of said funds. The amount of said converted trust funds is unknown, but well known to Respondent, and is not less than \$40,000.

DETERMINATION OF ISSUES

1

Paragraphs 7 through 9 establish cause for disciplinary action against Respondent pursuant to Section 10130 of the Code in conjunction with Section 10177(d) of the Code.

2

Paragraphs 10 through 12 establish cause for disciplinary action against Respondent pursuant to Section 10177(d) of the Code in conjunction with Section 10145(c) of the Code and Section 2832 of the Regulations.

///

3

Paragraph 13 establishes cause for disciplinary action against Respondent pursuant to Sections 10176(i) or 10177(j) of the Code.

4

The standard of proof applied was clear and convincing proof to a reasonable certainty.

ORDER

1

All licenses and licensing rights of Respondent under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

2

Prior to and as a condition of any petition for reinstatement made pursuant to Government Code Section 11522 being granted Respondent shall be required to submit proof satisfactory to the Real Estate Commissioner that any property owner whose funds were converted by Respondent have been paid all funds due.

This Decision shall become effective at 12 o'clock noon on JUN 10 2013

DATED: May 16, 2013

REAL ESTATE COMMISSIONER

A handwritten signature in black ink, appearing to be "Jeffrey Mason", is written over a horizontal line. The signature is stylized and somewhat illegible.

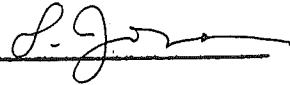
By: Jeffrey Mason
Chief Deputy Commissioner

1 TRULY SUGHRUE, Counsel
2 State Bar No. 223266
3 Department of Real Estate
4 P.O. Box 187007
5 Sacramento, CA 95818-7007
6
7 Telephone: (916) 227-0781

FILED

APR 10 2013

DEPARTMENT OF REAL ESTATE

By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

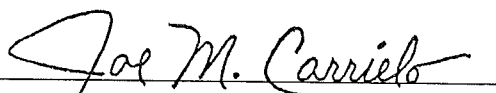
11 In the Matter of the Accusation of)
12)
13 FELICIA SPRING BRIDGE, and SCOTT)
14 DOUGLAS COOPER,)
15 Respondents.)

No. H-5970 SAC
DEFAULT ORDER

16 Respondent, FELICIA SPRING BRIDGE, having failed to file a Notice of
17 Defense within the time required by Section 11506 of the Government Code, is now in default.
18 It is, therefore, ordered that a default be entered on the record in this matter.

19 IT IS SO ORDERED April 10, 2013.

20 REAL ESTATE COMMISSIONER

21
22 By: 
23 JOE M. CARRILLO
24 Northern Area Regional Manager
25
26
27