

1 BUREAU OF REAL ESTATE
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FILED

APR 16 2014

BUREAU OF REAL ESTATE

By K. Contreras

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 To:

12 ARROWHEAD HOUSING, INC.,)
13 A California Corporation, and)
14 JOSEPH MOHAMED, JR.)

NO. H-6114 SAC

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

15 The Real Estate Commissioner ("the Commissioner") of the California
16 Bureau of Real Estate ("the Bureau") caused an investigation to be made of the activities of
17 ARROWHEAD HOUSING, INC., a California Corporation, individually and doing business as
18 "Action Properties" and "Lodi Property Management", and JOSEPH MOHAMED, JR.
19 ("Respondents"). Based on that investigation, the Commissioner has determined that
20 Respondents have engaged in, are engaging in, or are attempting to engage in, acts or practices
21 constituting violations of Sections 10137 (unlawful employment of and/or payment of
22 compensation to someone not licensed to conduct real estate activity) and 10159.5 (fictitious
23 business name) of the California Business and Professions Code ("Code"), and Section 2731
24 (use of false or fictitious business name) of Title 10 of the California Code of Regulations.
25 Furthermore, based on the investigation, the Commissioner hereby issues the following Findings
26 of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086
27 of the Code.

1 FINDINGS OF FACT

2 1. At all times relevant, ARROWHEAD was licensed and/or had license rights
3 by the Bureau as a corporate real estate broker under the Real Estate Law, Part 1 of Division 4
4 of the Code.

5 2. At all times relevant, MOHAMED was licensed and/or had license rights
6 by the Bureau as a real estate broker, and was licensed by the Bureau as the designated
7 broker/officer of ARROWHEAD. As the designated broker/officer, MOHAMED was
8 responsible, pursuant to Section 10159.2 (responsibility of corporate broker in charge) of the
9 Code for the supervision of the activities of the officers, agents, real estate licensees and
10 employees of ARROWHEAD for which a real estate license is required.

11 3. At all times relevant, SHELLEY LYNN SCHMIDT ("SCHMIDT") was
12 licensed and/or had license rights by the Bureau as a real estate salesperson under the corporate
13 real estate broker license of ARROWHEAD. SCHMIDT's real estate salesperson license
14 expired as of February 22, 2012.

15 4. At no time has LODI PROPERTY MANAGEMENT LLC, individually
16 and/or doing business as "Lodi Property Management" ("LPM"), been licensed by the Bureau
17 to conduct real estate activity in the State of California. LPM is owned by ARROWHEAD.

18 5. At no time has JENNY McDOWELL ("McDOWELL") been licensed
19 by the Bureau to conduct real estate activity in the State of California.

20 6. On or about March 3, 2011, McDOWELL, while in the employ of and
21 representing ARROWHEAD, doing business as LPM, entered into a Property Management
22 Agreement between LPM and property owner Eric V. for the management of Eric V.'s real
23 property located at 509 South School Street, Lodi, California. On or about November 7, 2011,
24 McDOWELL, while in the employ of and representing ARROWHEAD, doing business as
25 LPM, entered into a Property Management Agreement between LPM and property owner
26 Rosalinda R.. for the management of Rosalinda R.'s real property located at 508 East Oak
27 Street, Lodi, California. On or about March 6, 2012, McDOWELL, while in the employ of

1 and representing ARROWHEAD, doing business as LPM, entered into a Property Management
2 Agreement between LPM and property owner The Chris and Elda E. Trust for the management
3 of The Chris and Elda E. Trust's real property located at 616 Windsor, Lodi, California. The
4 acts of McDOWELL were done with the knowledge and approval of Respondents.

5 7. On or about March 20, 2012, SCHMIDT, while in the employ and
6 representing ARROWHEAD, doing business as LPM, entered into a Property Management
7 Agreement between LPM and property owners Kevin F., and Jennica F., for the management of
8 Kevin F.'s and Jennica F.'s real property located at 429 North Church Street, Lodi, California.
9 At the time, SCHMIDT's real estate salesperson license was expired. The acts of SCHMIDT
10 were done with the knowledge and approval of Respondents.

11 8. ARROWHEAD used the fictitious business name "Lodi Property
12 Management" in conducting the property management without first obtaining a license bearing
13 that fictitious business name from the Bureau.

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15 CONCLUSIONS OF LAW

16 Based on the Findings of Fact contained in Paragraphs 1 through 8, above,
17 Respondents employed and/or paid compensation to someone who was not licensed under
18 ARROWHEAD's corporate real estate broker license or MOHAMED's real estate broker license
19 for activities related to real estate transactions, and used false or fictitious business name(s)
20 without authorization, in violation of Sections 10137 and 10159.5 of the Code.

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22 DESIST AND REFRAIN ORDER

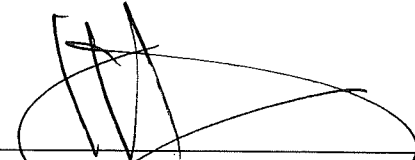
23 Based on the Findings of Fact and Conclusions of Law stated herein,
24 ARROWHEAD HOUSING, INC., a California Corporation and JOSEPH MOHAMED, JR.,
25 whether doing business under their own names, or any other names or fictitious names, ARE
26 HEREBY ORDERED to immediately desist and refrain from:

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- 1 (1) Employing and/or paying compensation to someone who is not
2 licensed under ARROWHEAD HOUSING INC., a California
3 Corporation's corporate real estate broker license or JOSEPH
4 MOHAMED, JR.'s real estate license for activities related to real
5 estate transactions; and
6 (2) Using a false or fictitious business name(s) without authorization.

7 DATED: MAR 25 2014
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9 REAL ESTATE COMMISSIONER

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11 JEFFREY MASON
12 Chief Deputy Commissioner
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15 **Notice:** Business and Professions Code Section 10139 provides that, "Any
16 person acting as a real estate broker or real estate salesperson without a license or who advertises
17 using words indicating that he or she is a real estate broker without being so licensed shall be
18 guilty of a public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000),
19 or by imprisonment in the county jail for a term not to exceed six months, or by both fine and
20 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
21 (\$60,000)"
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23 cc: Arrowhead Housing Inc., a California Corporation
24 4321 Walnut Avenue
25 Carmichael, CA 95608

26 Joseph Mohamed, Jr.
27 4321 Walnut Avenue
Carmichael, CA 95608