1	BUREAU OF REAL ESTATE P. O. Box 137007
2	Sacramento, CA 95813-7007
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4	Telephone: (916) 263-8670  APR 1 6 2014
5	BUREAU OF REAL ESTATE
6	By Ke Control 28
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8	BEFORE THE
9	BUREAU OF REAL ESTATE
10	STATE OF CALIFORNIA
11	***
12	To: NO. H-6115 SAC
13	)
14	JENNY McDOWELL.  ) ORDER TO DESIST AND REFRAIN (B & P Code Section 10086)
15	
16	The Real Estate Commissioner ("the Commissioner") of the California Bureau of
17	Real Estate ("the Bureau") caused an investigation to be made of the activities of JENNY
18	McDOWELL ("Respondent"). Based on that investigation, the Commissioner has determined
19	that Respondent has engaged in, is engaging in, or is attempting to engage in, acts or practices
20	constituting violations of Sections 10130 (real estate license requirement) and 10137 (unlawful
21	employment and/or acceptance of compensation) of the California Business and Professions
22	Code ("Code"). Furthermore, based on the investigation, the Commissioner hereby issues the
23	following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the
24	authority of Section 10086 of the Code.
25	FINDINGS OF FACT

1. At no time has Respondent been licensed to conduct real estate activity in the

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State of California.

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- 2. At all times relevant, ARROWHEAD HOUSING, INC., a California Corporation ("ARROWHEAD") was licensed and/or had license rights by the Bureau as a corporate real estate broker under the Real Estate Law, Part 1 of Division 4 of the Code.
- 3. At all times relevant, JOSEPH MOHAMED, JR. ("MOHAMED") was licensed and/or had license rights by the Bureau as a real estate broker, and was licensed by the Bureau as the designated broker/officer of ARROWHEAD.
- 4. At no time has LODI PROPERTY MANAGEMENT LLC, individually and/or doing business as "Lodi Property Management" ("LPM"), been licensed by the Bureau to conduct real estate activity in the State of California. LPM is owned by ARROWHEAD.
- 5. On or about March 3, 2011, McDOWELL, while in the employ of and representing ARROWHEAD, doing business as LPM, entered into a Property Management Agreement between LPM and property owner Eric V., for the management of Eric V.'s real property located at 509 South School Street, Lodi, California. On or about November 7, 2011, McDOWELL, while in the employ of and representing ARROWHEAD, doing business as LPM, entered into a Property Management Agreement between LPM and property owner Rosalinda R., for the management of Rosalinda R.'s real property located at 508 East Oak Street, Lodi, California. On or about March 6, 2012, MCDOWELL, while in the employ of and representing ARROWHEAD, doing business as LPM, entered into a Property Management Agreement between LPM and property owner The Chris and Elda E. Trust for the management of The Chris and Elda E. Trust's real property located at 616 Windsor, Lodi, California.
- 6. The acts of McDOWELL as set forth above were done with the knowledge and approval of ARROWHEAD and MOHAMED.

## CONCLUSIONS OF LAW

Based on the Findings of Fact contained in Paragraphs 1 through 6, above, Respondent performed real estate activities for which a license is required and was employed by and accepted compensation from someone other than her employing broker for activities related to real estate transactions in violation of Sections 10130 and 10137 of the Code.

Atty JWB/kc

## **DESIST AND REFRAIN ORDER**

Based on the Findings of Fact and Conclusions of Law stated herein, JENNY McDOWELL, whether doing business under her own name, or any other name or fictitious name, IS HEREBY ORDERED to immediately desist and refrain from

- (1) performing real estate activities for which a license is required; and
- (2) working in the employ of or accepting compensation from anyone other than her employing broker for any activity related to real estate transactions in the State of California for which a real estate license is required.

MAR 2 5 2014

DATED:

Real Estate Commissioner

JEFFREY MASON
Chief Deputy Commissioner

**Notice:** Business and Professions Code Section 10139 provides that, "Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense 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) ...."

cc: Jenny McDowell

101 W. Locust Street, Suite #2

Lodi, CA 95240