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1 DEPARTMENT OF REAL ESTATE  
2 P. O. Box 137007  
3 Sacramento, CA 95813

**FILED**

4 Telephone: (916) 576-8700

MAR 11 2019

5 DEPARTMENT OF REAL ESTATE  
6 By B. Nicholas

7  
8 **BEFORE THE DEPARTMENT OF REAL ESTATE**  
9 **STATE OF CALIFORNIA**

10 \* \* \*

11 To:

12 SAMUEL G. READER and S.G.R. INC., ) NO. H- 6766 SAC  
13 )  
14 ) ORDER TO DESIST AND REFRAIN  
) (B&P Code Section 10086)

15 The Real Estate Commissioner (Commissioner) of the State of California has  
16 caused an investigation to be made into the activities of SAMUEL G. READER ("READER")  
17 and S.G.R. INC. ("SGR.") that fall within the meaning of Section 10131 (real estate broker  
18 defined) of the California Business & Professions Code ("Code"). Based upon the findings of  
19 that investigation, as set forth below, the Commissioner has determined and is of the opinion  
20 that:

21 READER and SGR have violated Section 10130 (license required to act as a real  
22 estate broker) of the Code by engaging in the business of or acting as a real estate salesperson or  
23 broker, within the meaning of Section 10131(a) (soliciting prospective purchasers and  
24 negotiating the purchase, sale, or exchange of real property or a business opportunity) of the  
25 Code, without first having obtained a real estate license from the California Department of Real  
26 Estate ("Department").

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1 Whenever acts referred to below are attributed to READER or SGR those acts are alleged  
2 to have been done by READER or SGR acting by themselves, or by and/or through one or more  
3 known or unknown agents, associates, and/or co-conspirators, and using other names or fictitious  
4 business unknown at this time.

5 FINDINGS OF FACT

6 1. At no time mentioned, was READER or SGR licensed by the Department  
7 in any capacity.

8 2. On the date set forth below, READER and SGR solicited prospective  
9 sellers and/or purchasers of real property and business opportunities in expectation of  
10 compensation.

11 3. On November 8, 2018, thirty-one chiropractic offices, seven acupuncture  
12 practices, three naturopathic practices, two medical practices, and two oriental medicine practices  
13 located in California were being solicited for sale by Reader and SGR at the website  
14 samreader.com. Reader and SGR advertised that they would "match or beat any broker's full  
15 commission" for the sale of a practice.

16 CONCLUSIONS OF LAW

17 4. Based on the findings of fact contained in paragraphs 1 through 3, above,  
18 READER and SGR solicited prospective sellers and/or purchasers of business opportunities, for  
19 or in expectation of compensation in violation of Sections 10130 and 10131(a) of the Code.

20 DESIST AND REFRAIN ORDER

21 SAMUEL G. READER and S.G.R. INC., whether doing business under your own  
22 name, or any other names or fictitious names, ARE HEREBY ORDERED TO IMMEDIATELY  
23 DESIST AND REFRAIN from performing any and all acts within the State of California for

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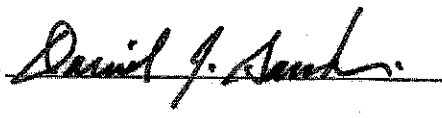
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1 which a real estate license is required, unless and until they obtain a real estate license issued by  
2 the Department.

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DATED: March 6, 2019

DANIEL J. SANDRI  
ACTING REAL ESTATE 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)...."