

RICHARD K. UNO, Counsel III (SBN 98275)
Department of Real Estate
P. O. Box 137007
Sacramento, CA 95813-7007

Telephone: (916) 576-870
(916) 576-7848 (Direct)
Email: Richard.Uno@dre.ca.gov



BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)
BC & EC CHASE HOLDINGS, INC. and)
ELIZABETH IRENE CAMPBELL-CHASE,)
Respondents.)

No. H-7305 SAC
ACCUSATION

The Complainant, TRICIA D. PARKHURST, a Supervising Special Investigator
of the State of California, for Accusation against BC & EC CHASE HOLDINGS, INC. (CHI)
and ELIZABETH IRENE CAMPBELL-CHASE (CAMPBELL-CHASE), collectively
RESPONDENTS, is informed and alleges as follows:

1

The Complainant makes this Accusation against RESPONDENTS in her official
capacity.

2

CHI is presently licensed and/or has license rights by the Department of Real
Estate (Department), under the California Business and Professions Code (Code) as a corporate
real estate broker.

///

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

CAMPBELL-CHASE is presently licensed by the Department as a real estate broker and is the designated officer of CHI.

At all times herein mentioned, RESPONDENTS engaged in the business of, acted in the capacity of, advertised, or assumed to act as real estate brokers within the State of California within the meaning of Section 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, RESPONDENTS leased or rented or offered to lease or rent, or placed for rent, or solicited listings of places for rent or solicited for prospective tenants, or negotiated the sale, purchase or exchange of leases on real property, or on a business opportunity, or collected rents from tenants.

FIRST CAUSE OF ACTION

Complainant refers to Paragraphs 1 through 4, above, and incorporates the same herein.

Between January 30, 2023 and February 2, 2023, an audit was conducted at the Department's main office located on 1651 Exposition Blvd., Sacramento, California, where the auditor examined records for the period of January 1, 2022, through November 30, 2023 (the audit period).

While acting as a real estate broker as described in Paragraph 4, above, and within the audit period, RESPONDENTS accepted or received funds in trust (trust funds) from or on behalf of property owners, lessees and others in connection with property management activities, deposited or caused to be deposited those funds into bank accounts maintained by RESPONDENTS at Tri Counties Bank, P.O. Box 909, Chico, CA 95927, as described below:

TRUST ACCOUNT #1	
Account No.:	XXXXXX4087
Entitled:	BC & EC Chase Holdings, Inc Trust Acct/DBA Pacific Coast Rentals Client Trust Account

and thereafter from time to time made disbursement of said trust funds.

8

In the course of the activities described in Paragraph 4, in connection with the collection and disbursement of trust funds, it was determined that:

- (a) During an accountability performed on Trust Account #1, as of November 30, 2020, a shortage of \$25,527.70 was revealed, in violation of Section 10145 of the Code;
- (b) RESPONDENTS failed to obtain written permission from owners of trust funds in Trust Account #1 to allow the balance to drop below accountability, in violation of Section 2832.1 of the Regulations;
- (c) RESPONDENTS left broker funds in the Trust Account #1, exceeding \$200, in violation of Sections 10176(e) of the Code.

9

The acts and/or omissions described above constitute violations of Section 2832.1 (written permission balance below accountability) of the Regulations and of Sections 10145 (trust fund handling) and 10176(e) (commingling) of the Code, and are grounds for discipline under Sections 10177(d) (willful disregard of real estate laws), 10177(e), and 10177(g) (negligence/incompetence licensee) of the Code.

10

SECOND CAUSE OF ACTION

Complainant refers to Paragraphs 1 through 9, above, and incorporates the same herein.

11

At all times herein above mentioned, CAMPBELL-CHASE was responsible, as the supervising designated broker/officer for CHI, for the supervision and control of the activities conducted on behalf of CHI's business by its employees to ensure its compliance with the Real Estate Law and Regulations. CAMPBELL-CHASE failed to exercise reasonable supervision and control over the property management activities of CHI. In particular, CAMPBELL-CHASE permitted, ratified and/or caused the conduct described above to occur, and failed to take reasonable steps, including but not limited to, the handling of trust funds, supervision of employees, and the implementation of policies, rules, and systems to ensure the compliance of the business with the Real Estate Law and the Regulations.

12

The above acts and/or omissions of CAMPBELL-CHASE violate Section 2725 (broker supervision) of the Regulations and Section 10159.2 (responsibility/designated officer) of the Code and constitute grounds for disciplinary action under the provisions of Sections 10177(d), 10177(g) and 10177(h) (broker supervision) of the Code.

13

Audit Costs

The acts and/or omissions of RESPONDENTS as alleged above, entitle the Department to reimbursement of the costs of its audits pursuant to Section 10148(b) (audit costs for trust fund handling violations) of the Code.

14

Costs of Investigation and Enforcement

Section 10106 of the Code provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Department, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

///

1 WHEREFORE, Complainant prays that a hearing be conducted on the
2 allegations of this Accusation and that upon proof thereof a decision be rendered imposing
3 disciplinary action against all licenses and license rights of Respondents under the Real Estate
4 Law (Part 1 of Division 4 of the Business and Professions Code), and for such other and further
5 relief as may be proper under other provisions of law.

6
7
8 
9

10 TRICIA D. PARKHURST

11 Supervising Special Investigator

12 Dated at Sacramento, California,
13 this 27th day of November, 2023.

14
15 DISCOVERY DEMAND

16 The Department of Real Estate hereby requests discovery pursuant to Section
17 11507.6 of the California Government Code. Failure to provide discovery to the Department
18 may result in the exclusion of witnesses and/or documents at the hearing, and other sanctions as
19 the Administrative Law Judge deems appropriate.