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FILED
SEP 04 2025
DEPARTMENT OF REAL ESTATE
By J. Taggart

7
8 BEFORE THE STATE OF CALIFORNIA
9 DEPARTMENT OF REAL ESTATE
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11 To:) NO. H-7402 SAC
12)
13 MATTHEW CARL BRISTOW and)
14 MCB HOMES, INC.) ORDER TO DESIST AND REFRAIN
(B&P Code Section 10086)

15 The Real Estate Commissioner (Commissioner) of the California Department of
16 Real Estate (Department) caused an investigation to be made of the activities of MATTHEW
17 CARL BRISTOW (BRISTOW) and MCB HOMES, INC. (MCB HOMES), including engaging
18 in the business of, acting in the capacity of, advertising, or assuming to act as a real estate broker
19 in the State of California within the meaning of Sections 10130 and 10131 (a) and (e) of the
20 California Business and Professions Code (Code). Based upon the findings of that investigation
21 as set forth below, the Commissioner has determined and is of the opinion that:

22 BRISTOW and MCB HOMES violated Section 10130 of the Code by engaging in
23 the business of or acting as a real estate broker, within the meaning of Section 10131 (a) and (e)
24 of the Code without first having obtained a real estate broker license from the Department.
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

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3 At no time mentioned herein were BRISTOW or MCB HOMES licensed by the
4 Department as a real estate broker or real estate salesperson.

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6 During the period of time set out below, BRISTOW and MCB HOMES
7 performed one or more of the following acts for another or others, for compensation or in
8 expectation of compensation, within the meaning of Section 10131 (a) of the Code, including
9 selling or offering to sell, buying or offering to buy, soliciting prospective sellers or buyers of,
10 soliciting or obtaining listings of, or negotiating the purchase, sale, or exchange of real property
11 or business opportunity.

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13 Additionally, and during the period of time set out below, BRISTOW and MCB
14 HOMES performed one or more of the following acts for another or others, for compensation or
15 in expectation of compensation, within the meaning of Section 10131 (e) of the Code, including
16 selling or offering to sell, buying or offering to buy, or exchanging or offering to exchange a real
17 property sales contract.

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19 BRISTOW and MCB HOMES solicited prospective sellers of or purchasers of,
20 solicited or obtained listings of, or negotiated the purchase, sale, or exchange of real property or
21 a business opportunity and/or sold or offered to sell, bought or offered to buy, or exchanged or
22 offered to exchange a real property sales contract for compensation, including but not limited to
23 the following:

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Transaction Dates	Property Seller / Buyer	Property Location
Purchase: 08/13/2021 Reassign: 08/26/2021 Close: 09/08/2021	Seller: Donna P. Buyer: Robert L.	326 Sue Court, Stockton, CA 95210
Purchase: 03/15/2022 Reassign: 04/14/2022 Close: 04/26/2022	Seller: William B. & Susan B. Buyer: Mario A.	1346 Yale Avenue, Merced, CA 95341
Purchase: 09/08/2022 Reassign: 12/07/2022 Close: 01/09/2023	Seller: James D. & Genevieve O. Buyer: Shane P.	5216 Main Street, Shasta Lake, CA 96019
Purchase: 12/12/2022 Reassign: 04/07/2023 Close: 04/28/2023	Seller: Richard D. Buyer: Velvet Hammer, Inc.	8052 Highway 26, Wallace, CA 95254
Purchase: 08/29/2023 Reassign: 08/29/2023 Close: 09/01/2023	Seller: Patricia E. Buyer: Frank S.	204 Jason Street, Manteca, CA 95336
Purchase: 09/22/2023 Reassign: 09/27/2023 Close: 10/16/2023	Seller: Octavio V. Buyer: Diego C.	8708 Wilson Street, Patterson, CA 95363

CONCLUSIONS OF LAW

Based on the Findings of Fact contained in Paragraphs 1 through 4, above,
BRISTOW and MCB HOMES have engaged in the business of and or acted as real estate

1 brokers. As a result, BRISTOW and MCB HOMES, have been, and now are, required to obtain a
2 real estate broker license under Sections 10130 and 10131(a) and (e) of the Code. Because of the
3 foregoing, BRISTOW and MCB HOMES violated Section 10130 of the Code.

4 DESIST AND REFRAIN ORDER

5 Based on the Findings of Fact and Conclusions of Law stated herein, MATTHEW
6 CARL BRISTOW AND MCB HOMES, INC. ARE HEREBY ORDERED to immediately
7 Desist and Refrain from performing any and all acts within the State of California for which a
8 real estate broker license is required, in particular, to immediately Desist and Refrain from
9 soliciting, offering to solicit, or negotiating the sale or purchase of real property and or contracts
10 for sale or purchase of real property for others and for compensation unless and until a real estate
11 broker license is obtained.

12 DATED: August 28, 2025
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20 CHIKA SUNQUIST
21 REAL ESTATE COMMISSIONER
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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)....”