

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187000
3 Sacramento, CA 95818-7000
4
5 Telephone: (916) 227-0789
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FILED
SEP 22 2000

DEPARTMENT OF REAL ESTATE

By Kathleen Contreras

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 To:

12 CHARLES RUSSELL RIVERS,
13 individually and doing
14 business as NATIONAL REAL
ESTATE SERVICE, and NRS
ASSET MANAGEMENT GROUP INC.

NO. H-7873 SF

ORDER TO DESIST & REFRAIN
(B&P §10086)

15
16 The Real Estate Commissioner of the State of California
17 has determined from the findings herein set forth below that you,
18 CHARLES RUSSELL RIVERS, individually and doing business as
19 NATIONAL REAL ESTATE SERVICE and NRS ASSET MANAGEMENT GROUP INC.,
20 have violated Section 10130 of the California Business and
21 Professions Code (hereafter the Code) by engaging in the business
22 of a real estate broker within the State of California without a
23 real estate license.

24 I

25 At no time herein mentioned were you, CHARLES RUSSELL
26 RIVERS, NATIONAL REAL ESTATE SERVICE, or NRS ASSET MANAGEMENT
27 GROUP INC., licensed by the Department of Real Estate of the

1 State of California (hereafter the Department) as a real estate
2 broker, individually, corporately, or doing business under any
3 fictitious business name.

4 II

5 At all times herein mentioned, you, CHARLES RUSSELL
6 RIVERS, were and are licensed by the Department as a real estate
7 salesperson with no employing broker.

8 III

9 During a period of time commencing in at least March of
10 1999, you engaged in the business and acted in the capacity of a
11 real estate broker in California within the meaning of Section
12 10131(a) of the Code, wherein you sold or offered to sell, bought
13 or offered to buy, solicited prospective sellers or purchasers
14 of, and/or negotiated the purchase, sale or exchange of real
15 property, including but not limited to the following:

- 16 (a) 1726 19th Street, Oakland, California;
17 (b) 136 Moraga Avenue, Piedmont, California;
18 (c) 5529 Flemming Avenue, Oakland, California; and
19 (d) 800 Creed Road, Oakland, California.

20 IV

21 In connection with the above transactions, you
22 conducted the above business activities using the fictitious
23 business names of NATIONAL REAL ESTATE SERVICE and NRS ASSET
24 MANAGEMENT GROUP INC.

25 V

26 The acts and services performed by you as described
27 above are acts and services that require a California real estate
broker license under the provisions of Section 10131 of the Code.

VI

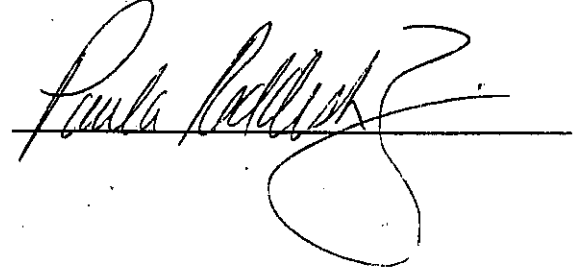
You have violated Section 10130 of the Code by engaging in the activities described above without first obtaining a real estate broker license from the Department.

NOW, THEREFORE, YOU, CHARLES RUSSELL RIVERS, individually and doing business as NATIONAL REAL ESTATE SERVICE and NRS ASSET MANAGEMENT GROUP INC., your employees, agents, successors and assigns, ARE HEREBY ORDERED TO DESIST AND REFRAIN from performing any and all acts for which a real estate broker license is required until such time as you may obtain the required license from the Department.

YOU, CHARLES RUSSELL RIVERS, ARE FURTHER HEREBY ORDERED TO DESIST AND REFRAIN from performing any and all acts for which a real estate salesperson license is required until such time as you are duly licensed under an employing broker.

DATED: August 29, 2000.

PAULA REDDISH ZINNEMANN
Real Estate Commissioner



cc: CHARLES RUSSELL RIVERS
Individually and dba
NATIONAL REAL ESTATE SERVICE,
and NRS ASSET MANAGEMENT
GROUP INC.
137 Colgett Drive
Oakland, CA 94619

Atty/DLJ