

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
APR 10 2002

DEPARTMENT OF REAL ESTATE

By Shelly Ely

9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 TO:)
13 RAYMOND S. BREGANTE, and) NO. H-8093 SF
14 RSB ENTERPRISES, INC., dba) ORDER TO DESIST AND REFRAIN
15 MOODY PROPERTY MANAGEMENT) (B&P Code Section 10086)
16)

17 The Real Estate Commissioner of the State of California
18 has caused an investigation to be conducted and is of the opinion
19 that you have violated Section 10130 of the Business and
20 Professions Code of the State of California in that you engaged
21 in property management activities without first obtaining a real
22 estate broker license. This opinion is based on the findings set
23 forth below.

24 I

25 At no time herein mentioned have you been licensed by
26 the Department of Real Estate of the State of California
27 (hereinafter Department) either as a real estate broker or a
real estate salesperson.

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II

Beginning on or before January 1997, and at various times thereafter, in the City and County of San Francisco, California, for compensation or in expectation of compensation, you solicited prospective tenants, negotiated rentals and collected rents from real properties owned by another or others. Said acts include, but are not limited to, real property commonly known as 184 Hooper Street, San Francisco, California.

III

By the commission of the acts alleged above, you engaged in the business and acted in the capacity of a real estate broker within the State of California as defined by Section 10131(b) of the Business and Professions Code.

IV

Prior to engaging in the business and acting in the capacity of a real estate broker within the State of California, you failed to obtain a real estate broker license from the Department of Real Estate in violation of Section 10130 of the Code.

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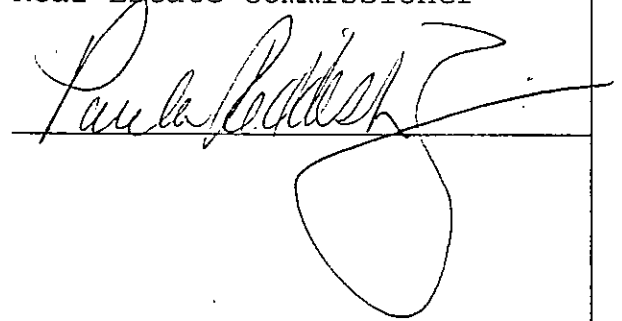
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1 NOW, THEREFORE, YOU ARE HEREBY ORDERED TO DESIST AND
2 REFRAIN from performing any and all acts within the State of
3 California for which a real estate broker license is required,
4 unless and until you obtain a real estate broker license.

5
6 DATED: April 3, 2002

7 PAULA REDDISH ZINNEMANN
8 Real Estate Commissioner

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11 cc: RAYMOND S. BREGANTE
12 RSB ENTERPRISES, INC., dba
13 MOODY PROPERTY MANAGEMENT
102 Mountain View Avenue
San Rafael, CA 94901

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15 7875 Edgewater Drive
Oakland, CA 94621

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ATTY/MBR 27