

1 Department of Real Estate  
P. O. Box 187000  
2 Sacramento, CA 95818-7000  
3 Telephone: (916) 227-0789

FILED  
MAY - 7 2002

DEPARTMENT OF REAL ESTATE

By Laurie L. Zani

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7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 TO: ) No. H-8110 SF  
12 )  
12 PAUL EDWIN PERDUE, individually ) ORDER TO DESIST AND REFRAIN  
and doing business as ) (B&P Code Section 10086)  
13 Perdue Property Management )  
14 )

15 The Real Estate Commissioner of the State of  
16 California (hereinafter "Commissioner") has determined from  
17 evidence available to her that you, PAUL EDWIN PERDUE,  
18 individually and doing business as Paul Perdue Property  
19 Management (hereinafter "you"), while engaged in activities  
20 which require a real estate broker license under the provisions  
21 of Section 10131(b) of the California Business and Professions  
22 Code (hereinafter "the Code"), violated Section 10130 of the  
23 Code.

24 I

25 At all times mentioned herein to and until August 16,  
26 1996, you were licensed by the Department of Real Estate of the  
27 State of California (herein "the Department") as a real estate

1 broker. At no time mentioned herein from or after August 16,  
2 1996, were you licensed by the Department as a real estate  
3 broker or as a real estate salesperson.

4 II

5 At all times herein mentioned, you engaged in the  
6 business of, acted in the capacity of, advertised, or assumed to  
7 act as a real estate broker within the State of California  
8 within the meaning of Section 10131(b) of the Code, including  
9 the operation and conduct of a property management business with  
10 the public wherein, on behalf of others, for compensation or in  
11 expectation of compensation, you leased or rented and offered to  
12 lease or rent, and placed for rent, and solicited listings of  
13 places for rent, and solicited for prospective tenants of real  
14 property or improvements thereon, and collected rents from real  
15 property or improvements thereon.

16 III

17 Between on or about August 17, 1996 until on or about  
18 March 20, 2002, in course of the property management activities  
19 described in Paragraph II, above, you leased or rented and  
20 offered to lease or rent, and placed for rent real property  
21 located in Sonoma County, California, consisting of  
22 approximately 36 residential properties consisting of four or  
23 fewer residential units, seven apartment complexes consisting of  
24 more than four residential units, and four industrial complexes,  
25 including but not limited to:

26 (a) A 27-unit residential apartment property located  
27 at 220 Golden Ridge;

1 (b) A 34-unit residential apartment property located  
2 at Brandt Road; and

3 (c) Two 3-unit residential apartment properties  
4 located at 441 High Street and 255 Pitt.

5 IV

6 Between January 1, 2001 and December 31, 2001, in  
7 course of the property management activities described in  
8 Paragraphs II and III, above, you collected approximately  
9 \$2,142,000.00 in rents from real property.

10 V

11 In acting as described in Paragraphs I through IV,  
12 inclusive, above, you engaged in the business and acted in the  
13 capacity of a real estate broker within the State of California  
14 as defined by Section 10131(b) of the Code.

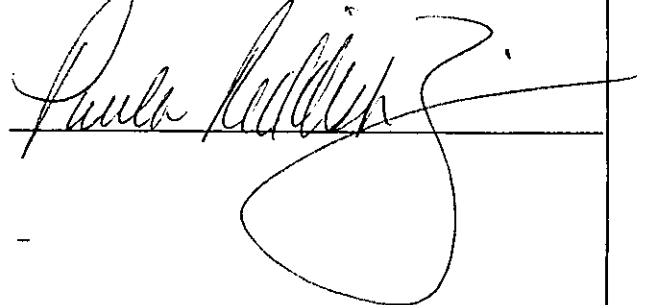
15 VI

16 In acting as described in Paragraphs I through V,  
17 inclusive, above, you violated Section 10130 of the Code.

18 NOW, THEREFORE, YOU, PAUL EDWIN PERDUE, AND YOUR  
19 AGENTS AND EMPLOYEES ARE HEREBY ORDERED TO DESIST AND REFRAIN  
20 from performing any activities for which a real estate license  
21 is required unless and until you comply with Section 10130 of  
22 the Code.

23 DATED: April 30, 2002

24 PAULA REDDISH ZINNEMANN  
25 Real Estate Commissioner

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27

1 cc: PAUL EDWIN PERDUE  
2 2050 W. STEELE LANE, A-1  
3 SANTA ROSA, CA 95403  
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