

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
MAY - 7 2002

DEPARTMENT OF REAL ESTATE

By Laurie L. Fair

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 TO:) No. H-8111 SF
12 RICHARD HELSTEN and SUSAN)
13 HELSTEN, individually and doing) ORDER TO DESIST AND REFRAIN
14 business as Pescadero Properties) (B&P Code Section 10086)

15 The Real Estate Commissioner of the State of
16 California (hereinafter "Commissioner") has determined from
17 evidence available to the Department of Real Estate of the State
18 of California (hereinafter "the Department") that you, RICHARD
19 HELSTEN and you, SUSAN HELSTEN, individually and doing business
20 as Pescadero Properties (hereinafter "you"), while engaged in
21 activities which require a real estate broker license under the
22 provisions of Sections 10131(a) and 10131(b) of the California
23 Business and Professions Code (hereinafter "the Code"), violated
24 Section 10130 of the Code.

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1 I

2 At all times herein mentioned from and after
3 February 26, 1999, you engaged in the business of, acted in the
4 capacity of, advertised, or assumed to act as real estate
5 brokers within the State of California within the meaning of:

6 (a) Section 10131(a) of the Code, including the
7 operation and conduct of a real estate resale brokerage with the
8 public wherein, on behalf of another or others, for compensation
9 or in expectation of compensation, you sold and offered to sell,
10 bought and offered to buy, solicited prospective sellers and
11 purchasers of, and negotiated the purchase and sale of real
12 property; and

13 (b) Section 10131(b) of the Code, including the
14 operation and conduct of a property management business with the
15 public wherein, on behalf of others, for compensation or in
16 expectation of compensation, you leased or rented and offered to
17 lease or rent, and placed for rent, and solicited listings of
18 places for rent, and solicited for prospective tenants of real
19 property or improvements thereon, and collected rents from real
20 property or improvements thereon.

21 II

22 Between on or about February 26, 1999 and on or about
23 July 20, 1999, and at other times and in other transactions
24 known to you but unknown to the Department, in the course of the
25 real estate resale activities described in Paragraph I(a),
26 above, on behalf of another or others, for compensation or in
27 expectation of compensation, you bought and offered to buy, sold

1 and offered to sell, solicited prospective purchasers and
2 sellers of, and negotiated the purchase and sale of real
3 property consisting of units 8, 29 and 44 in that certain sixty
4 (60) unit condominium project known as the Mid Valley Garden
5 Apartments, 9500 Center Street, Carmel, Monterey County,
6 California (hereinafter "Mid Valley Garden Apartments").

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8 III

9 At all times mentioned herein from and after
10 February 26, 1999, and at other times known to you but unknown
11 to the Department, in course of the property management
12 activities described in Paragraph I(b), above, on behalf of
13 individual owners of condominium units in the Mid Valley Garden
14 Apartments, for compensation or in expectation of compensation,
15 you leased or rented and offered to lease or rent, and placed
16 for rent, and solicited listings of places for rent, and
17 solicited for prospective tenants of condominium units in the
18 Mid Valley Garden Apartments, and collected rents from said
19 real property.

20 IV

21 At no time mentioned herein were you, RICHARD HELSTEN,
22 or you, SUSAN HELSTEN, licensed by the Department as a real
23 estate salesperson or as a real estate broker.

24 V

25 In acting as described in Paragraphs I through IV,
26 inclusive, above, you violated Section 10130 of the Code.

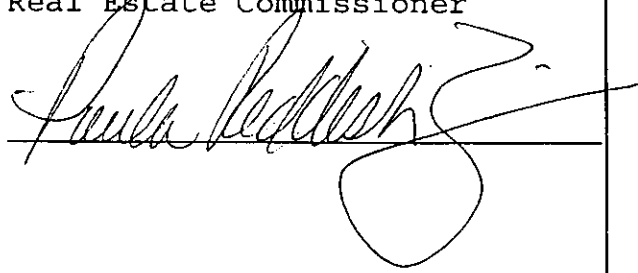
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1 NOW, THEREFORE, YOU, RICHARD HELSTEN AND YOU SUSAN
2 HELSTEN, INDIVIDUALLY AND DOING BUSINESS AS PESCADERO
3 PROPERTIES, AND YOUR AGENTS AND EMPLOYEES, ARE HEREBY ORDERED TO
4 DESIST AND REFRAIN from performing any activities for which a
5 real estate license is required unless and until you comply with
6 Section 10130 of the Code.

7 DATED: April 24, 2002

8 PAULA REDDISH ZINNEMANN
9 Real Estate Commissioner

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13 cc: RICHARD HELSTEN
14 PESCADERO PROPERTIES
15 9500 CENTER ST., UNIT #34
16 CARMEL, CA 93923

SUSAN HELSTEN
PESCADERO PROPERTIES
9500 CENTER ST., UNIT #34
CARMEL, CA 93923

16 RICHARD HELSTEN
17 PESCADERO PROPERTIES
18 P. O. BOX 4731
19 CARMEL, CA 93921

SUSAN HELSTEN
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18 RICHARD HELSTEN
19 PESCADERO PROPERTIES
20 24700 PESCADERO ROAD
21 CARMEL, CA 93923

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