

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 25 2003

DEPARTMENT OF REAL ESTATE

By *Laurie L. Ziri*

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 TO:) No. H-8533 SF
12)
13 WALTER WERNER WOHLERT and) ORDER TO DESIST AND REFRAIN
14 BRUCE WOHLERT, individually) (B&P Code Section 10086)
and doing business as)
Paperchase Property Managers)

15 The Real Estate Commissioner of the State of
16 California (herein "Commissioner") has determined from evidence
17 available to her that you, WALTER WERNER WOHLERT and BRUCE
18 WOHLERT, individually and doing business as Paperchase Property
19 Managers (herein collectively "you"), while engaged in
20 activities which require a real estate broker license under the
21 provisions of Section 10131(b) of the California Business and
22 Professions Code (herein "the Code"), violated Section 10130 of
23 the Code.

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1 I

2 You, WALTER WERNER WOHLERT, were licensed by the
3 Department of Real Estate of the State of California (herein
4 "the Department") as a real estate salesperson until
5 June 22, 2001, when your real estate salesperson license expired
6 without being renewed. At no time mentioned herein since
7 June 22, 2001 were you, WALTER WERNER WOHLERT, licensed by the
8 Department as a real estate broker or as a real estate
9 salesperson.

10 II

11 At no time mentioned herein were you, BRUCE WOHLERT,
12 licensed by the Department as a real estate broker or as a real
13 estate salesperson.

14 III

15 At all times herein mentioned, you engaged in the
16 business of, acted in the capacity of, advertised, or assumed to
17 act as real estate brokers within the State of California within
18 the meaning of Section 10131(b) of the Code, including the
19 operation and conduct of a property management business with the
20 public wherein, on behalf of others, for compensation or in
21 expectation of compensation, you leased or rented and offered to
22 lease or rent, and placed for rent, and solicited listings of
23 places for rent, and solicited for prospective tenants of real
24 property or improvements thereon, and collected rents from real
25 property or improvements thereon.

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Between on or about July 1, 2002 and on or about June 30, 2003, in course of the activities described above, you managed four properties with a total of five residential units for three other separate owners, collecting approximately \$7,000.00 monthly in rents, and claiming, demanding and receiving management fees at the rate of 7% of the collected rents.

V

In so acting as a real estate broker, as described above, you accepted or received funds in trust (herein "trust funds") from or on behalf of owners, tenants and others in connection with the property management activities described above, and thereafter from time to time made disbursements of said funds.

VI

Some but not necessarily all of said trust funds accepted or received by you were deposited or caused to be deposited by you into one or more bank accounts maintained by you for the handling of trust funds, including but not necessarily limited to the "Paperchase" account, account number 005109263, maintained by you at the Santa Rosa, California, branch of Exchange Bank.

VII

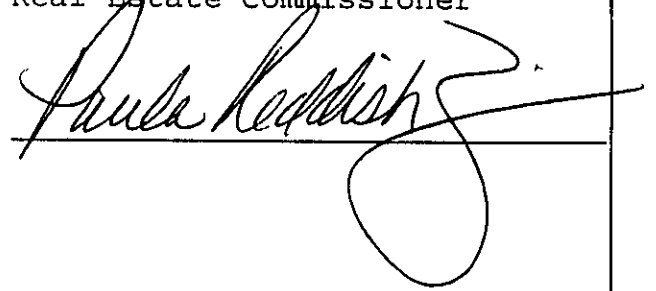
In acting as described above, you violated Section 10130 of the Code.

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1 NOW, THEREFORE, YOU, WALTER WERNER WOHLERT AND BRUCE
2 WOHLERT, ARE HEREBY ORDERED TO DESIST AND REFRAIN from
3 performing any activities for which a real estate license is
4 required unless you comply with Section 10130 of the Code.

5 DATED: September 16, 2003

6 PAULA REDDISH ZINNEMANN
7 Real Estate Commissioner

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10 cc: WALTER WERNER WOHLERT
11 1845 PINER ROAD, #42
12 SANTA ROSA, CA 95403

13 BRUCE WOHLERT
14 4981 HOEN AVENUE
15 SANTA ROSA, CA 95405-7457

16 PAPERCHASE PROPERTY MANAGERS
17 P. O. BOX 14001
18 SANTA ROSA, CA 95402-6001
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