

FLAG

FILED

JUN 27 2011

DEPARTMENT OF REAL ESTATE

By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

ALTON MANAGEMENT CORPORATION,

No. H-8539 SF

Respondent.

ORDER GRANTING REINSTATEMENT OF LICENSE

On June 25, 2004, in Case No. H-8539 SF, a Decision was rendered revoking the real estate corporation license of Respondent effective August 10, 2004, but granting Respondent the right to the issuance of a restricted real estate corporation license. A restricted real estate corporation license was issued to Respondent on August 10, 2004, and Respondent has operated as a restricted licensee since that time.

On November 8, 2010, Respondent petitioned for the removal of restrictions attaching to Respondent's real estate corporation license, and the Attorney General of the State of California has been given notice of the filing of the petition.

I have considered Respondent's petition and the evidence and arguments in support thereof. Respondent has demonstrated to my satisfaction that Respondent meets the

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1 requirements of law for the issuance to Respondent of an unrestricted real estate corporation
2 license and that it would not be against the public interest to issue said license to Respondent.

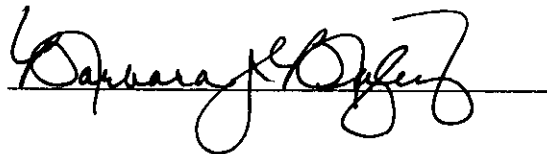
3 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for
4 reinstatement is granted and that a real estate corporation license be issued to Respondent if
5 Respondent satisfies the following requirements:

6 1. Submits a completed application and pays the fee for a real estate
7 corporation license within the 12 month period following the date of this Order.

8 This Order shall become effective immediately.

9 DATED: 6/14/11

10 BARBARA J. BIGBY
11 Acting Real Estate Commissioner

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FILED

MAY 23 2010

DEPARTMENT OF REAL ESTATE

By L. Zin

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

ALEXIS MAE VALDIVIA,

Respondent.

No. H-8539 SF

ORDER GRANTING REINSTATEMENT OF LICENSE

On June 25, 2004, in Case No. H-8539 SF, a Decision was rendered revoking the real estate broker license of Respondent effective August 10, 2004, but granting Respondent the right to the issuance of a restricted real estate broker license. A restricted real estate broker license was issued to Respondent on August 10, 2004, and Respondent has operated as a restricted licensee since that time.

On July 2, 2009, Respondent petitioned for the removal of restrictions attaching to Respondent's real estate broker license, and the Attorney General of the State of California has been given notice of the filing of the petition.

I have considered Respondent's petition and the evidence and arguments in support thereof. Respondent has demonstrated to my satisfaction that Respondent meets the requirements of law for the issuance to Respondent of an unrestricted real estate broker license and that it would not be against the public interest to issue said license to Respondent.

1 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for
2 reinstatement is granted and that a real estate broker license be issued to Respondent if
3 Respondent satisfies the following conditions within twelve (12) months from the date of this
4 order:

5 1. Submittal of a completed application and payment of the fee for a real
6 estate broker license.

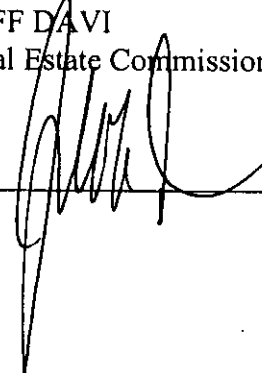
7 2. Submittal of evidence of having, since the most recent issuance of an
8 original or renewal real estate license, taken and successfully completed the continuing education
9 requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate
10 license.

11 This Order shall become effective immediately.

12 DATED: 5-13-2020

13 JEFF DAVI
14 Real Estate Commissioner

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

FILED

JUL 20 2004

DEPARTMENT OF REAL ESTATE

By Jean Arnesen

9 BEFORE THE
10 DEPARTMENT OF REAL ESTATE
11 STATE OF CALIFORNIA

12 * * *

13 In the Matter of the Accusation of)
14 ALTON MANAGEMENT CORPORATION) NO. H-8539 SF
15 and ALEXIS MAE VALDIVIA,) STIPULATION AND AGREEMENT
16 Respondents.)

17
18 It is hereby stipulated by and between ALTON
19 MANAGEMENT CORPORATION and ALEXIS MAE VALDIVIA (hereafter
20 Respondents), represented by J. Peter Ryan, Attorney at Law,
21 MBV Law, LLP, and the Complainant, acting by and through
22 Deidre L. Johnson, Counsel for the Department of Real Estate,
23 as follows for the purpose of settling and disposing the
24 Accusation filed on September 30, 2003 in this matter:
25 1. All issues which were to be contested and all
26 evidence which was to be presented by Complainant and Respondents
27 at a formal hearing on the Accusation, which hearing was to be

1 held in accordance with the provisions of the Administrative
2 Procedure Act (APA), shall instead and in place thereof be
3 submitted solely on the basis of the provisions of this
4 Stipulation and Agreement.

5 2. Respondents have each received, read and understand
6 the Statement to Respondent, and the Discovery Provisions of the
7 APA filed by the Department of Real Estate in this proceeding.

8 3. On October 21, 2003, Respondents filed their
9 Notices of Defense pursuant to Section 11505 of the Government
10 Code for the purpose of requesting a hearing on the allegations
11 in the Accusation. Respondents hereby freely and voluntarily
12 withdraw said Notices of Defense. Respondents acknowledge that
13 they each understand that by withdrawing each Notice of Defense
14 they will each thereby waive their rights to require the
15 Commissioner to prove the allegations in the Accusation at a
16 contested hearing held in accordance with the provisions of the
17 APA, and that they will each waive other rights afforded to them
18 in connection with the hearing such as the right to present
19 evidence in defense of the allegations in the Accusation and the
20 right to cross-examine witnesses.

21 4. Respondents, pursuant to the limitations set forth
22 below, hereby admit that the factual allegations pertaining to
23 them in Paragraphs I through VI of the Accusation filed in this
24 proceeding are true and correct and the Real Estate Commissioner
25 shall not be required to provide further evidence of such
26 allegations.

27 ///

1 5. Without admitting the truth of the allegations
2 contained in the rest of the Accusation as to each Respondent,
3 Respondents stipulate that they will not interpose a defense
4 thereto. This Stipulation is based on the factual allegations
5 contained in the Accusation as found below. In the interests of
6 expedience and economy, Respondents each choose not to contest
7 the allegations that pertain to them, but to remain silent, and
8 understand that, as a result thereof, these factual allegations,
9 without being admitted or denied, will serve as a basis for the
10 disciplinary action stipulated to herein. The Real Estate
11 Commissioner shall not be required to provide further evidence to
12 prove said factual allegations.

13 6. Respondents have received, read and understand the
14 "Notice Concerning Costs of Audits." Respondent ALTON MANAGEMENT
15 CORPORATION understands, by agreeing to this Stipulation and
16 Agreement, and after the findings set forth below in the
17 "Determination of Issues" become final, that the Commissioner may
18 charge Respondent ALTON MANAGEMENT CORPORATION for the costs of
19 the following audits that have been and may be conducted pursuant
20 to Section 10148 of the Business and Professions Code:

- 21 (a) Audit #OK020017(PM) dated November 15, 2002:
22 Not more than \$2,862;
23 (b) Future follow-up audit: Not more than
24 \$3,000.00.

25 7. It is understood by the parties that the Real
26 Estate Commissioner may adopt the Stipulation and Agreement as
27 his decision in this matter thereby imposing the penalty and

1 sanctions on the real estate licenses and license rights of
2 Respondents as set forth in the below "Order". In the event that
3 the Commissioner in his discretion does not adopt the Stipulation
4 and Agreement, it shall be void and of no effect, and Respondents
5 shall each retain the right to a hearing and proceeding on the
6 Accusation under all the provisions of the APA and shall not be
7 bound by any admission or waiver made herein.

8 8. The Order or any subsequent Order of the Real
9 Estate Commissioner made pursuant to this Stipulation and
10 Agreement shall not constitute an estoppel, merger or bar to any
11 further administrative or civil proceedings by the Department of
12 Real Estate with respect to any matters which were not
13 specifically alleged to be causes for accusation in this
14 proceeding.

15 * * *

16 DETERMINATION OF ISSUES

17 By reason of the foregoing stipulations and waivers and
18 solely for the purpose of settlement of the pending Accusation
19 without a hearing, it is stipulated and agreed that the following
20 determination of issues shall be made:

21 I

22 The acts and/or omissions of Respondent ALTON
23 MANAGEMENT CORPORATION as stipulated above violate Sections 10145
24 and 10161.8 of the California Business and Professions Code
25 (hereafter the Code), and Sections 2726 and 2834 of Title 10,
26 California Code of Regulations (hereafter the Regulations), and
27 ///

1 constitute grounds for disciplinary action under the provisions
2 of Sections 10137 and 10177(d) of the Code.

3 II

4 The acts and/or omissions of Respondent ALEXIS MAE
5 VALDIVIA as stipulated above violate Section 2725 of the
6 Regulations, and constitute grounds for disciplinary action under
7 the provisions of Sections 10177(d) and 10177(h) of the Code.

8 * * *

9 ORDER

10 I

11 A. All real estate license(s) and license rights of Respondents

12 ALTON MANAGEMENT CORPORATION and ALEXIS MAE VALDIVIA are
13 revoked.

14 B. A restricted real estate broker corporation license shall be

15 issued to Respondent ALTON MANAGEMENT CORPORATION, and a
16 restricted real estate broker license shall be issued to
17 Respondent ALEXIS MAE VALDIVIA pursuant to Section 10156.6 of
18 the Code, if they each make application therefor and pay to
19 the Department the appropriate fee for each license within
20 ninety (90) days of the effective date of the Order.

21 C. The restricted licenses issued to Respondents shall be

22 subject to all of the provisions of Section 10156.7 of the
23 Business and Professions Code and to the following conditions
24 and limitations imposed under authority of Section 10156.6 of
25 said Code:

26 1) Respondent ALEXIS MAE VALDIVIA shall, prior to and as a
27 condition of the issuance of said restricted broker

1 license, submit proof satisfactory to the Commissioner of
2 having taken and completed the continuing education
3 course on trust fund accounting and handling specified in
4 paragraph (3) of subdivision (a) of Section 10170.5 of
5 the Business and Professions Code from an approved
6 continuing education course provider. Said course may
7 have been completed within one hundred and twenty (120)
8 days prior to the effective date of the order herein.

9 2) The restricted licenses issued to Respondents may each be
10 suspended prior to hearing by Order of the Real Estate
11 Commissioner in the event of each Respondent's conviction
12 or plea of nolo contendere to a crime which bears a
13 substantial relationship to that Respondent's fitness or
14 capacity as a real estate licensee.

15 3) The restricted licenses issued to Respondents may each be
16 suspended prior to hearing by Order of the Real estate
17 Commissioner on evidence satisfactory to the Commissioner
18 that Respondents have violated provisions of the
19 California Real Estate Law, the Subdivided Lands Law,
20 Regulations of the Real Estate Commissioner or conditions
21 attaching to the restricted license.

22 4) Respondents shall each not be eligible to apply for the
23 issuance of an unrestricted real estate license, nor the
24 removal of any of the conditions of the restricted
25 license, until two (2) years have elapsed from the
26 effective date of this Order.

27 ///

1 5) Pursuant to Section 10148 of the Business and Professions

2 Code, Respondent ALTON MANAGEMENT CORPORATION shall pay
3 the Commissioner's reasonable costs for the following
4 audits as a result of the above found violations:

5 (a) Audit #OK020017(PM) dated November 15, 2002:
6 Not more than \$2,862;

7 (b) Future follow-up audit: Not more than
8 \$3,000.00.

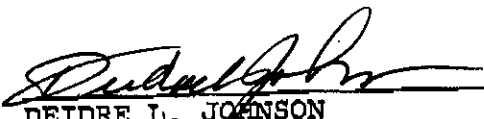
9 In calculating the amount of the Commissioner's
10 reasonable costs for each audit, the Commissioner may use
11 the estimated average hourly salary for all Department
12 Audit Section personnel performing audits of real estate
13 brokers, and shall include an allocation for travel time
14 to and from the auditor's place of work. Respondent
15 ALTON MANAGEMENT CORPORATION shall pay such costs within
16 sixty (60) days of receiving an invoice from the
17 Commissioner detailing the activities performed during
18 each audit and the amount of time spent performing those
19 activities. The Commissioner may suspend the restricted
20 license issued to Respondent ALTON MANAGEMENT CORPORATION
21 pending a hearing held in accordance with Section 11500,
22 et seq., of the Government Code, if payment is not timely
23 made as provided for herein, or as provided for in a
24 subsequent agreement between Respondent and the
25 Commissioner. The suspensions shall remain in effect
26 until payment is made in full for each audit or until
27 Respondent enters into an agreement satisfactory to the

1 Commissioner to provide for payment, or until a decision
2 providing otherwise is adopted following a hearing held
3 pursuant to this condition.

4 6) Respondent ALEXIS MAE VALDIVIA shall, within nine (9)
5 months from the effective date of this Order, present
6 evidence satisfactory to the Real Estate Commissioner
7 that Respondent has, since the most recent issuance of an
8 original or renewal real estate license, taken and
9 successfully completed the continuing education
10 requirements of Article 2.5 of Chapter 3 of the Real
11 Estate Law for renewal of a real estate license. If
12 Respondent ALEXIS MAE VALDIVIA fails to satisfy this
13 condition, the Commissioner may order the suspension of
14 the restricted license until the Respondent presents such
15 evidence. The Commissioner shall afford Respondent
16 ALEXIS MAE VALDIVIA the opportunity for hearing pursuant
17 to the Administrative Procedure Act to present such
18 evidence.

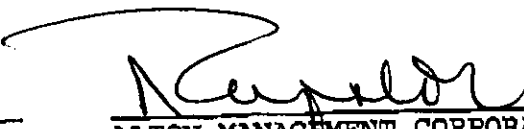
19 7) Respondent ALEXIS MAE VALDIVIA shall, within six (6)
20 months from the effective date of this Decision, take and
21 pass the Professional Responsibility Examination
22 administered by the Department including the payment of
23 the appropriate examination fee. If Respondent fails to
24 satisfy this condition, the Commissioner may order
25 suspension of the restricted license until Respondent
26 passes the examination.

03/03/2004 13:00 FAX 91627 150

June 8, 2004
DATED
DEIDRE L. JOHNSON
Counsel for Complainant

* * *

I have read the Stipulation and Agreement, have discussed it with my counsel, and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act, and I willingly, intelligently and voluntarily waive those rights, including the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

3-17-04
DATED
ALTON MANAGEMENT CORPORATION
Respondent
By ALFRED REYNOLDS3-17-04
DATED
ALEXIS MAE VALDIVIA
Respondent

APPROVED AS TO FORM:

3/17/04
DATED
PETER RYAN
Attorney for Respondents

1 * * *

2 The foregoing Stipulation and Agreement is hereby
3 adopted as my Decision and shall become effective at 12 o'clock
4 noon on August 10, 2004.

5
6 IT IS SO ORDERED June 25, 2004.

7
8 JOHN R. LIBERATOR
9 Acting Real Estate Commissioner

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11 John R. Liberator
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FILED
FEB - 6 2004

**BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA**

DEPARTMENT OF REAL ESTATE

By 

In the Matter of the Accusation of

ALTON MANAGEMENT CORPORATION,
and ALEXIS MAE VALDIVIA,

} Case No. H-8539 SF

} OAH No. N-2003120293

Respondents

NOTICE OF HEARING ON ACCUSATION

To the above named respondents:

You are hereby notified that a hearing will be held before the Department of Real Estate at

**THE OFFICE OF ADMINISTRATIVE HEARINGS
THE ELIHU HARRIS STATE BUILDING
1515 CLAY STREET, SUITE 206
OAKLAND, CA 94612**

on **MARCH 18, 2004**, at the hour of **9:00 AM**, or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

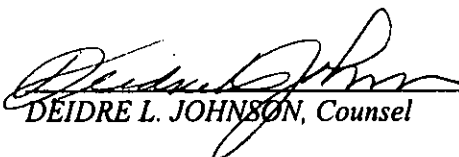
You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

DEPARTMENT OF REAL ESTATE

Dated: FEBRUARY 4, 2004

By 
DEIDRE L. JOHNSON, Counsel

RE 501 (Rev. 8/97)

1 DEIDRE L. JOHNSON, Counsel
2 SBN 66322
3 Department of Real Estate
4 P. O. Box 187000
5 Sacramento, CA 95818-7000
6
7 Telephone: (916) 227-0789

FILED
SEP 30 2003

DEPARTMENT OF REAL ESTATE

By *Kathleen Contreras*

8 BEFORE THE
9 DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of)	
13 ALTON MANAGEMENT CORPORATION,)	NO. H-8539 SF
14 and ALEXIS MAE VALDIVIA,)	<u>ACCUSATION</u>
15 Respondents.)	
16	

17 The Complainant, LES R. BETTENCOURT, a Deputy Real
18 Estate Commissioner of the State of California, for causes of
19 Accusation against ALTON MANAGEMENT CORPORATION and ALEXIS MAE
20 VALDIVIA, is informed and alleges as follows:

21 PRELIMINARY ALLEGATIONS
22

23 I

24 Respondents ALTON MANAGEMENT CORPORATION and ALEXIS MAE
25 VALDIVIA are presently licensed and/or have license rights under
26 the Real Estate Law, Part 1 of Division 4 of the California
27 Business and Professions Code (hereafter the Code).

1 II

2 The Complainant, LES R. BETTENCOURT, a Deputy Real
3 Estate Commissioner of the State of California, makes this
4 Accusation against Respondents in his official capacity and not
5 otherwise.

6 III

7 At all times herein mentioned, ALTON MANAGEMENT
8 CORPORATION (hereafter ALTON) was and is licensed by the State
9 of California Department of Real Estate (hereafter Department)
10 as a real estate broker corporation.

11 IV

12 At all times herein mentioned, Respondent ALEXIS MAE
13 VALDIVIA (hereafter VALDIVIA) was and is licensed by the
14 Department as an individual real estate broker, and as the
15 designated broker officer of Respondent ALTON.

16 V

17 At no time herein mentioned was ALFRED REYNOLDS
18 (hereafter REYNOLDS) licensed by the Department as either a
19 real estate broker or a real estate salesperson. At all times
20 herein mentioned, REYNOLDS was the President of ALTON, and owned
21 fifty-one percent of the shares of the corporation.

22 VI

23 At least within the last three years, Respondent ALTON
24 engaged in activities on behalf of others for which a real estate
25 license is required, for or in expectation of compensation,
26 including but not limited to property management services under
27 Section 10131(b) of the Code, and leased or rented, offered to

1 lease or rent, solicited prospective tenants, collected rents on,
2 and/or managed certain real properties in California.

3 FIRST CAUSE OF ACTION

4 VII

5 Beginning in or about August of 2002, the Department
6 conducted an audit of the above business activities of
7 Respondents for the time period of January 1, 2002 through
8 June 30, 2002 (hereafter the audit period), as more particularly
9 set forth in Audit Report No. OK020017, and all accompanying
10 working papers and exhibits. During the course of the activities
11 described above, Respondents received and disbursed funds in
12 trust on behalf of others.

13 VIII

14 Within the last three years, Respondent ALTON deposited
15 the trust funds into approximately fifty-two bank accounts,
16 including but not limited to the following four sample accounts
17 at Wells Fargo Bank in Oakland, California:

- 18 (a) Bank Account #1: In the name of "Art Deco
19 Rentals," checking account number 033-5-63251;
20 (b) Bank Account #2: In the name of "Community
21 Development Corp. of Oakland," checking account
22 number 015-3325956;
23 (c) Bank Account #3: In the name of "Clark Street
24 Apartments," checking account number 022-4307488;
25 and
26 (d) Bank Account #4: In the name of "Crossroads
27 Village MHA," checking account number 043-9844333.

IX

None of the bank accounts referred to in Paragraph VIII above were trust accounts, and none of the accounts were in the name of the broker as trustee. At least for the audit period, Respondent ALTON failed to deposit and maintain trust funds in a trust account in the name of the broker as trustee, or in a neutral escrow depository, or to deliver them into the hands of the owners of the funds, as required by Section 10145 of the Code and Section 2832 of Title 10, California Code of Regulations (hereafter the Regulations).

X

As to some or all of the bank accounts referred to in Paragraph VIII above, Respondent ALTON authorized or permitted withdrawals to be made on the signatures of approximately twenty-one people who: (1) were not licensed by the Department as real estate brokers or real estate salespersons, (2) were not employees of ALTON, and/or (3) were unlicensed employees, and/or (4) were not duly bonded with the requisite fidelity bond insurance coverage to conduct such trust account activities, pursuant to Section 2834 of the Regulations.

XI

As to all of the bank accounts referred to in Paragraph VIII above, Respondent ALTON failed to authorize withdrawals of trust funds upon the signature of designated broker officer VALDIVIA, and failed to have VALDIVIA provide specific written authorization for withdrawals of trust funds

1 upon the signatures of licensed employees or duly bonded
2 unlicensed employees of ALTON.

3 XII

4 Within at least the last three years, REYNOLDS, who
5 was unlicensed, performed acts for ALTON for which a real estate
6 license was required, and negotiated property management
7 agreements and renewals of property management agreements with
8 owners of real property in California on behalf of ALTON, for or
9 in expectation of compensation, including but not limited to a
10 management agreement with Crossroads Village Mutual Housing
11 Association dated February 1, 2001.

12 XIII

13 As of June 30, 2002, Respondent ALTON failed to notify
14 the Department of the employment of licensed real estate
15 salesperson Analisa Denberry also known as Analisa Anthony.

16 XIV

17 As of June 30, 2002, Respondent ALTON failed to have
18 a written broker-salesperson agreement with Analisa Denberry
19 covering material aspects of the relationship between the
20 parties, including supervision, duties, and compensation.

21 XV

22 The acts and/or omissions of Respondent ALTON as
23 alleged above constitute grounds for disciplinary action under
24 the following provisions:

- 25 (a) As to Paragraphs VIII and IX, under Section
26 10145 of the Code in conjunction with Section
27 10177(d) of the Code;

1 (b) As to Paragraphs X and XI, under Section
2 2834 of the Regulations in conjunction with
3 Section 10177(d) of the Code;

4 (c) As to Paragraph XII, under Section 10137 of
5 the Code;

6 (d) As to Paragraph XIII, under Section 10161.8
7 of the Code in conjunction with Section
8 10177(d) of the Code; and

9 (e) As to Paragraph IV, under Section 2726 of the
10 Regulations in conjunction with Section
11 10177(d) of the Code.

12 SECOND CAUSE OF ACTION

13
14 XVI

15 Within the last three years, Respondent VALDIVIA
16 failed to exercise reasonable supervision over the activities
17 of ALTON for which a real estate license is required. In
18 particular, VALDIVIA caused, permitted, and/or ratified the
19 conduct described above, and/or failed to take reasonable steps
20 to implement effective supervision that would have prevented it,
21 including but not limited to both the establishment of policies,
22 rules, procedures, and systems to review, oversee, inspect and
23 manage the handling of trust funds and trust fund books and
24 records, and performance of licensed acts; and the establishment
25 of systems for monitoring compliance with such policies, rules,
26 procedures, and systems, to ensure compliance by the company
27 with the Real Estate Law.

XVII

The acts and/or omissions of Respondent VALDIVIA as alleged above constitute cause for disciplinary action pursuant to Section 10177(h) of the Code and Section 2725 of the Regulations.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof a decision be rendered imposing disciplinary action against all licenses and license rights of Respondents under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code), and for such other and further relief as may be proper under other provisions of law.



LES R. BETTENCOURT
Deputy Real Estate Commissioner

Dated at Oakland, California,
this 28th day of May, 2003