

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

FILED
SEP 30 2003

DEPARTMENT OF REAL ESTATE

Kathleen Conteras

7 BEFORE THE DEPARTMENT OF REAL ESTATE
8 STATE OF CALIFORNIA

9 * * *

10 To:) NO. H- 8540 SF
11)
12) ALTON MANAGEMENT CORPORATION) ORDER TO
13) and ALFRED REYNOLDS.) DESIST AND REFRAIN
14) (B&P §10086)

15 The Real Estate Commissioner of the State of California
16 has determined from the findings herein set forth below that you,
17 ALTON MANAGEMENT CORPORATION, have violated Section 10137 of the
18 California Business and Professions Code (hereafter the Code) by
19 employing and/or compensating an unlicensed person for conduct
20 that requires a real estate license; and that you, ALFRED
21 REYNOLDS, have violated Section 10130 of the California Business
22 and Professions Code by engaging in the business of a real estate
23 broker within the State of California without a real estate
24 broker or salesperson license.

25 I

26 At all times herein mentioned, you, ALTON MANAGEMENT
27 CORPORATION (hereafter ALTON) were and licensed by the State of
California Department of Real Estate (hereafter Department) as
a real estate broker corporation.

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II

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

III

At least within the last three years, you, ALTON, engaged in activities on behalf of others for which a real estate license is required, for or in expectation of compensation, including but not limited to property management services under Section 10131(b) of the Code, and leased or rented, offered to lease or rent, solicited prospective tenants, collected rents on, and/or managed certain real properties in California.

IV

Beginning in or about August of 2002, the Department conducted an audit of the above business activities of you, ALTON, for the time period of January 1, 2002 through June 30, 2002 (hereafter the audit period), as more particularly set forth in Audit Report No. OK020017, and all accompanying working papers and exhibits.

V

Within at least the last three years, you, REYNOLDS, performed acts for ALTON for which a real estate license was required, and negotiated property management agreements and renewals of property management agreements with owners of real property in California on behalf of ALTON, for or in expectation of compensation,

1 including but not limited to a management agreement with Crossroads
2 Village Mutual Housing Association dated February 1, 2001.

3 VI

4 The above acts and/or omissions of you, ALTON, in
5 employing and/or compensating REYNOLDS for acts for which a real
6 estate license is required, when REYNOLDS was not duly licensed
7 by the Department, violate Section 10137 of the Code.

8 VII

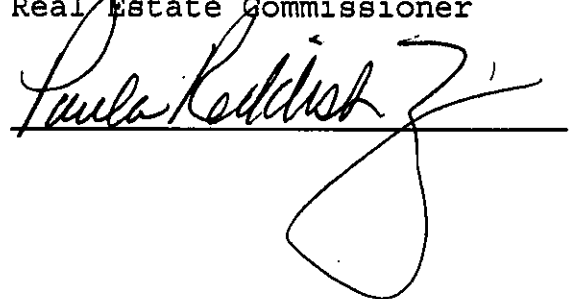
9 The above acts and/or omissions of you, REYNOLDS,
10 violate Section 10130 of the Code.

11 NOW, THEREFORE, YOU, ALTON MANAGEMENT CORPORATION, AND
12 YOUR OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, SUCCESSORS AND
13 ASSIGNS, ARE HEREBY ORDERED TO DESIST AND REFRAIN from employing
14 and/or compensating ALFRED REYNOLDS, or any other unlicensed
15 person for acts for which a real estate license is required.

16 FURTHER, YOU, ALFRED REYNOLDS, ARE HEREBY ORDERED TO
17 DESIST AND REFRAIN from performing any and all acts for which a
18 real estate license is required until such time as you may obtain
19 the required license from the Department.

20 DATED: May 29, 2003.

21 PAULA REDDISH ZINNEBANN
22 Real Estate Commissioner

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24

25 cc: ALTON MANAGEMENT CORP.
26 ALFRED REYNOLDS
27 350 Frank H. Ogawa Plaza
9th Floor
Oakland, CA 94612

ATTY/DLJ