

1 DEPARTMENT OF REAL ESTATE  
2 P. O. Box 187007  
3 Sacramento, CA 95818-7007  
4 Telephone: (916) 227-0789

FILED  
MAR 25 2004

DEPARTMENT OF REAL ESTATE

By Patricia Contreras

7 BEFORE THE DEPARTMENT OF REAL ESTATE  
8 STATE OF CALIFORNIA

9 \* \* \*

10 TO: CITISCAPE PROPERTY ) NO. H-8703 SF  
11 MANAGEMENT GROUP, LLC, )  
12 EDWARD I. DALE, ) ORDER TO DESIST AND REFRAIN  
KEVIN WILEY, and ) (B&P Code Section 10086)  
ROBERT SIMMS. )

13 The Real Estate Commissioner of the State of California  
14 has caused an investigation to be conducted and is of the opinion  
15 that you have violated Section 10130 of the Business and  
16 Professions Code of the State of California in that you engaged  
17 in property management activities without first obtaining a real  
18 estate broker license. This opinion is based on the findings set  
19 forth below.

20 I

21 At no time herein mentioned have you, or any of you,  
22 been licensed by the Department of Real Estate of the State of  
23 California (hereinafter Department) either as a real estate  
24 broker or a real estate salesperson.

25 II

26 Beginning on or before July 2002, and at various times  
27 thereafter, for compensation or in expectation of compensation,

1 you solicited prospective tenants, negotiated rentals or leases  
2 or collected rents on real properties owned by another or others.  
3 Said acts include, but are not limited to, real property commonly  
4 known as 935 O'Farrell Street, 945-947 Scott Street, 254-256½  
5 Collingwood, and 111 Morris Street, San Francisco, California.

6 III

7 By the commission of the acts alleged above, you  
8 engaged in the business and acted in the capacity of a real  
9 estate broker within the State of California as defined by  
10 Section 10131(b) of the Business and Professions Code.

11 IV

12 Prior to engaging in the business and acting in the  
13 capacity of a real estate broker within the State of California,  
14 you failed to obtain a real estate broker license from the  
15 Department of Real Estate in violation of Section 10130 of the Code.

16 NOW, THEREFORE, YOU, AND EACH OF YOU, ARE HEREBY ORDERED  
17 TO DESIST AND REFRAIN from performing any and all acts within the  
18 State of California for which a real estate broker license is  
19 required, unless and until you obtain a real estate broker license.

20 DATED: February 3, 2004

21 Real Estate Commissioner

22  
23 By:

John R. Liberator  
JOHN R. LIBERATOR  
Chief Deputy Commissioner

24 cc: CITISCAPE PROPERTY  
25 MANAGEMENT GROUP, LLC  
26 EDWARD I. DALE  
27 KEVIN WILEY  
ROBERT SIMMS  
1231 Market Street, Suite 809  
San Francisco, CA 94103