

1 TRULY SUGHRUE, Counsel
2 State Bar No. 223266
3 Department of Real Estate
4 P.O. Box 187007
5 Sacramento, CA 95818-7007
6
7 Telephone: (916) 227-0781

FILED
SEP 03 2004

DEPARTMENT OF REAL ESTATE

By *[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 To:) No. H- 8911 SF
12 CITIAPARTMENTS, INC., CITI)
13 APARTMENTS MANAGEMENT COMPANY, LLC,) ORDER TO DESIST AND REFRAIN
14 AND NICK SIDERIS.) (B&P Code Section 10086)
15)
16)

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

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I

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

II

Beginning on or before August 2003, and at various times thereafter, in San Francisco County, California, for compensation or in expectation of compensation, you solicited prospective tenants and negotiated rentals or leases of real properties owned by another or others. Said acts include, but are not limited to, real property commonly known as 621 Stockton Street, San Francisco, California.

III

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

IV

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

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1 NOW, THEREFORE, YOU ARE HEREBY ORDERED TO DESIST AND
2 REFRAIN from performing any and all acts within the State of
3 California for which a real estate broker license is required,
4 unless and until you obtain a real estate broker license.

5
6 DATED: July 27, 2004

7 JOHN R. LIBERATOR
8 Acting Real Estate Commissioner

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15 cc. Citiapartments, Inc.
16 2101 Market Street
 San Francisco, CA 94114

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18 Citi Apartments Management Company, LLC.
19 2101 Market Street
 San Francisco, CA 94114

20 Nick Sideris
21 2101 Market Street
 San Francisco, CA 94114

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