

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

FILED

MAR 17 2010

DEPARTMENT OF REAL ESTATE

By *L. Frost*

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 TO:)
12) NO. H-10878 SF
13 PACIFIC LEGACY MANAGEMENT,)
14 and THOR KAMAKA'ALA,)
15) ORDER TO
16) DESIST AND REFRAIN
17) (B&P Code Section 10086)

16 The Real Estate Commissioner (Commissioner) of the State of California
17 Department of Real Estate (Department) has caused an investigation to be made of your
18 activities including engaging in the business of, acting in the capacity of, advertising, or
19 assuming to act as a real estate broker in the State of California within the meaning of Section
20 10131(b) of the California Business & Professions Code (the Code). Based upon the findings of
21 that investigation, as set forth below, the Commissioner has determined, and is of the opinion
22 that PACIFIC LEGACY MANAGEMENT (PLM) has employed and/or compensated one or
23 more unlicensed persons to act in the capacity of a real estate broker or salesperson in violation
24 of Section 10137 of the Code (it is unlawful for a licensed real estate broker to employ a person
25 to perform real estate duties who does not have a license).

26 Based upon the findings of that investigation, the Commissioner has also
27 determined, and is of the opinion that THOR KAMAKA'ALA (KAMAKA'ALA) has acted in

1 the capacity of a real estate broker or salesperson without having first been licensed by the
2 Department in any capacity, in violation of Section 10130 of the Code (it is unlawful for any
3 person to engage in the business of a real estate salesperson or broker without a license).

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5 In approximately August 2009 through February 2010, PLM employed and/or
6 compensated KAMALA'ALA for performing acts which require a real estate license pursuant to
7 Section 10131(b) of the Code (property management activities).

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9 From approximately August 2009 through February 2010, KAMAKA'ALA
10 leased or rented, solicited places for rent, solicited prospective tenants, collected rents from
11 tenants and ordered repairs on properties owned by landlords on behalf of PLM, including, but
12 not limited to certain real property known as 3024 Fruitvale Avenue in Oakland, California.

13 NOW, THEREFORE YOU, PACIFIC LEGACY MANAGEMENT, ARE
14 ORDERED TO DESIST AND REFRAIN from employing and/or compensating any person for
15 performing any acts which require a real estate license within the State of California unless and
16 until that person has obtained from the Department a real estate broker or real estate salesperson
17 license.

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

5 DATED: _____

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7 JEFF DAVITT
8 Real Estate Commissioner
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10 - NOTICE -

11 Business and Professions Code Section 10139 provides that, "Any person acting as a real estate
12 broker or real estate salesperson without a license or who advertises using words indicating that
13 he or she is a real estate broker without being so licensed shall be guilty of a public offense
14 punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by imprisonment in
15 the county jail for a term not to exceed six months, or by both fine and imprisonment; or if a
16 corporation, be punished by a fine not exceeding sixty thousand dollars (\$60,000) . . ."

17 cc: PACIFIC LEGACY MANAGEMENT
18 ATTN: PHILLIP BASIL ROMANDO
19 875-A Island Drive, #188
20 Alameda, CA 94502

21 PACIFIC LEGACY MANAGEMENT
22 ATTN: PHILLIP BASIL ROMANDO
23 220 Athol Ave., Ste. 401
24 Oakland, CA 94606

25 THOR KAMALA'ALA
26 875-A Island Drive, #188
27 Alameda, CA 94502

THOR KAMALA'ALA
220 Athol Ave., Ste. 401
Oakland, CA 94606