

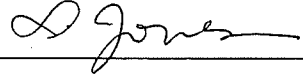
FILED

1 DEPARTMENT OF REAL ESTATE
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3 Sacramento, CA 95818-7007

July 10, 2012

DEPARTMENT OF REAL ESTATE

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By 

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6
7 BEFORE THE DEPARTMENT OF REAL ESTATE
8 STATE OF CALIFORNIA

9 * * *

10 To:)
11 FRACTIONAL PROPERTY SPECIALISTS,)
12 PRECISE TITLE TRANSFER,)
13 JOHN P. LE SAINT, MICHAEL MCGUIRE,)
PATRICK DIAZ, AND SARAH JONES)

No. H-11420 SF
ORDER TO DESIST AND REFRAIN
(B&P Code Section 10086)

14 The Commissioner ("Commissioner") of the California Department of Real
15 Estate ("Department") caused an investigation to be made of the activities of FRACTIONAL
16 PROPERTY SPECIALISTS, PRECISE TITLE TRANSFER, JOHN P. LE SAINT, MICHAEL
17 MCGUIRE, PATRICK DIAZ, and SARAH JONES. Based on that investigation, the
18 Commissioner has determined that Respondents have engaged in, are engaging in, or are
19 attempting to engage in, acts or practices constituting violations of the California Business and
20 Professions Code ("Code") and/or Title 10, Chapter 6, California Code of Regulations
21 ("Regulations"), including the business of, acting in the capacity of, and/or advertising or
22 assuming to act as, a real estate broker in the State of California within the meaning of Sections
23 10130 (act as a real estate broker without a license), 10131(a) (solicited prospective sellers and
24 purchasers of, solicited and obtained listings of, and negotiated the purchase and sale of real
25 property consisting of timeshare interests) and 10085.5 (demanding advance fee) of the Code.
26 Furthermore, based upon the investigation, the Commissioner hereby issues the following
27 Findings of Fact and Desist and Refrain Order under the authority of Code Section 10086.

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