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BUREAU OF REAL ESTATE

By P. dew

JASON D. LAZARK, Counsel
State Bar No. 263714
Bureau of Real Estate
P.O. Box 137007
Sacramento, CA 95813-7007

Telephone: (916) 263-6070
(916) 263-8684 (Direct)

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of :

ALLIANCE VENTURES, INC.
and JEFFREY COLLASO,

Respondents.

No. H-11904 SF

ACCUSATION

The Complainant, ROBIN S. TANNER, a Supervising Special Investigator of the State of California, for cause of Accusation against ALLIANCE VENTURES, INC. ("ALLIANCE") and JEFFREY COLLASO ("COLLASO") (collectively referred to as "Respondents"), is informed and alleges as follows:

PRELIMINARY ALLEGATIONS

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The Complainant, ROBIN S. TANNER, a Supervising Special Investigator of the State of California, makes this Accusation in her official capacity.

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Respondents are presently licensed and/or have license rights under the Real Estate Law, Part 1 of Division 4 of the Business and Professions Code ("Code").

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At all times mentioned herein, ALLIANCE was and is licensed by the State of California Bureau of Real Estate ("Bureau") as a corporate real estate broker.

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At all times mentioned herein, COLLASO was and is licensed by the Bureau individually as a real estate broker. At all times mentioned herein, COLLASO was the designated officer of ALLIANCE and was therefore responsible, pursuant to section 10159.2 of the Code, for the supervision of the activities of the officers, agents, real estate licensees and employees of ALLIANCE for which a real estate license is required.

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At no time mentioned was Nancy Hook licensed by the Bureau in any capacity.

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At all times mentioned, Respondents engaged in the business of, acted in the capacity of, advertised, or assumed to act as a real estate broker within the State of California within the meaning of Sections 10131(b) of the Code, including the operation and conduct of a property management business with the public wherein, on behalf of others, for compensation or in expectation of compensation, Respondents leased or rented and offered to lease or rent, and solicited for prospective tenants of real property or improvements thereon, and collected rents from real property or improvements thereon.

FIRST CAUSE OF ACTION
Audit Violations
(As to Respondent ALLIANCE only)

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Each and every allegation in Paragraphs 1 through 6, inclusive, is incorporated by this reference as if fully set forth herein.

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Beginning on or about March 20, 2013, and continuing intermittently through April 11, 2013, an audit was conducted of ALLIANCE's records. The auditor herein examined the records for the period of January 1, 2011, through December 31, 2012.

While acting as a real estate licensee as described in Paragraph 6, ALLIANCE accepted or received funds in trust (trust funds) from or on behalf of owners and tenants in connection with the leasing, renting, and collection of rents on real property or improvements thereon, as alleged herein, and thereafter from time to time made disbursements of said trust funds.

The trust funds accepted or received by ALLIANCE, as described in Paragraph 9, were deposited or caused to be deposited by ALLIANCE into trust accounts which were maintained by ALLIANCE for the handling of trust funds, and thereafter, from time-to-time, ALLIANCE made disbursements of said trust funds, identified as follows:

BANK ACCOUNT # 1	
Bank Name and Location:	Wells Fargo Bank, N.A. 1155 W Steele Ln. Santa Rosa, CA
Account No.:	XXXX XXXX 1221
Entitled:	Alliance Ventures DBA NorthBay Property Management
Signatories:	Jeffery Collaso (REB) and Nancy Hook (unlicensed)
No. of Signatures Required:	One

In the course of the activities described in Paragraph 6, Respondents:

(a) caused, suffered or permitted the balance of funds in Bank Account #1 to contain a shortage of \$14,540.61 without the prior written consent of each and every owner of such funds, in violation of section 10145 of the Code and Section 2832.1 of title 10, California Code of Regulations ("Regulations");

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2 (b) failed to properly designate Bank Account #1 as a trust account in the
3 name of ALLIANCE or its fictitious business name, as trustee, in violation of Section 10145 of
4 the Code and Section 2832 of the Regulations;

5 (c) allowed Nancy Hook, an individual who was not licensed in any capacity
6 by the Bureau, to serve as an authorized signor on Bank Account #1 without providing for
7 fidelity bond coverage, in violation of Section 10145 of the Code and Section 2834 of the
8 Regulations;

9 (d) failed to reconcile at least once a month, the balance of all separate
10 beneficiary or transaction records with the balance of the control records for Bank Account #1 in
11 violation of Section 10145 of the Code and Section 2831.2 of the Regulations;

12 (e) as of December 31, 2012, maintained a balance of \$1,761.26 of business
13 account funds in Bank Account #1, thereby commingling business account funds with trust
14 account funds in violation of Sections 10145 and 10176(e) of the Code and Section 2835 of the
15 Regulations.

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17 The acts and/or omissions of ALLIANCE, as alleged above in Paragraph 11
18 constitute grounds for the suspension or revocation of all licenses and license rights of
19 ALLIANCE pursuant to the following provisions of the Code and Regulations:

20 As to Paragraph 11(a), under Section 10177(d) and/or 10177(g) of the Code, in
21 conjunction with Section 10145 of the Code and Section 2832.1 of the Regulations;

22 As to Paragraph 11(b), under Section 10177(d) and/or 10177(g) of the Code, in
23 conjunction with Section 10145 of the Code and Section 2832 of the Regulations;

24 As to Paragraph 11(c), under Section 10177(d) and/or 10177(g) of the Code, in
25 conjunction with Section 10145 of the Code and Section 2834 of the Regulations;

26 As to Paragraph 11(d), under Section 10177(d) and/or 10177(g) of the Code, in
27 conjunction with Section 10145 of the Code and Section 2831.2 of the Regulations; and

1 As to Paragraph 11(e), under Sections 10176(e), 10177(d) and/or 10177(g) of the
2 Code, in conjunction with Section 10145 of the Code and Section 2835 of the Regulations.

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4 The acts and/or omissions of ALLIANCE as alleged above in Paragraph 12
5 entitle the Bureau to reimbursement of the costs of its audit pursuant to Section 10148 of the
6 Code.

7 SECOND CAUSE OF ACTION

8 Failure to Supervise

9 (As to Respondent COLLASO)

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11 Each and every allegation in Paragraphs 1 through 13, inclusive, is incorporated
12 by this reference as if fully set forth herein.

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14 COLLASO, as the designated officer broker of ALLIANCE, was required to
15 exercise reasonable supervision and control over the activities of ALLIANCE. COLLASO
16 failed to exercise reasonable supervision over the acts and/or omissions of ALLIANCE in such a
17 manner as to allow the acts and/or omissions as described in Paragraphs 9 through 12, above, to
18 occur, all in violation of Section 10159.2 of the Code and Section 2725 of the Regulations.

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20 The facts described above as to the Second Cause of Action constitutes cause for
21 the discipline of all licenses and license rights of COLLASO under Section 10177(g) of the Code
22 and/or Section 10177(h) of the Code in conjunction with Section 10177(d) of the Code.

23 COST RECOVERY

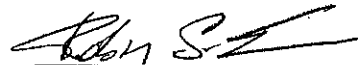
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25 The acts and/or omissions of Respondents ALLIANCE and COLLASO, as
26 alleged above, entitle the Bureau to reimbursement of the costs of its audit pursuant to Section
27 10148(b) (audit costs for trust fund handling violation) of the Code.

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2 Section 10106 of the Code provides, in pertinent part, that in any order issued in
3 resolution of a disciplinary proceeding before the Bureau, the Commissioner may request the
4 Administrative Law Judge to direct a licensee found to have committed a violation of this part to
5 pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

6 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
7 of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary
8 action against all licenses and license rights of Respondents under the Code, for the cost of the
9 audit, investigation, and enforcement as permitted by law, and for such other and further relief as
10 may be proper under other provisions of law.

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12 ROBIN S. TANNER
13 Supervising Special Investigator

14 Dated at Oakland, California,
15 this 13th day of November, 2015

16 DISCOVERY DEMAND

17 Pursuant to Sections 11507.6, *et seq.* of the *Administrative Procedure Act*, the
18 Bureau of Real Estate hereby makes demand for discovery pursuant to the guidelines set forth in
19 the *Administrative Procedure Act*. Failure to provide Discovery to the Bureau of Real Estate
20 may result in the exclusion of witnesses and documents at the hearing or other sanctions that the
21 Office of Administrative Hearings deems appropriate.