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2 P. O. Box 137007
3 Sacramento, CA 95813-7007
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5 Telephone: (916) 263-8670
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BUREAU OF REAL ESTATE
By S. Black

8 BEFORE THE BUREAU OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * *

11 To:
12 OSCAR MANUEL RODRIGUEZ-LOPEZ

No. H-11935 SF

13 PRELIMINARY BAR ORDER
14 AND NOTICE OF INTENTION TO
ISSUE BAR ORDER

15 TO: OSCAR MANUEL RODRIGUEZ-LOPEZ
16 5212 Country Club Drive
17 Rohnert Park, CA 94928

18 Pursuant to Section 10087 of the California Business and Professions Code
19 (Code), OSCAR MANUEL RODRIGUEZ-LOPEZ (LOPEZ) is hereby notified of the intention
20 of the California Real Estate Commissioner (Commissioner) to issue a Bar Order pursuant to
21 Section 10087(a)(2) of the Code on the following grounds:

22 1. Effective July 19, 2010, in Case No. H-5253 SAC, the Commissioner
23 issued an Order revoking the real estate salesperson license of LOPEZ for a violation of
24 Sections 490 and 10177(b) of the Code. Effective December 16, 2013, the Commissioner
25 denied Lopez' Petition for Reinstatement.

26 2. On or about September 9, 2013, In Case No. H-11586 SF, the
27 Commissioner issued an Order against LOPEZ to immediately Desist and Refrain (D & R) from
"Performing any and all acts within the State of California for which a real estate salesperson or

1 broker license is required, unless and until he obtains a real estate salesperson or broker license.
2 The D & R was served on Lopez on September 27, 2013.

3 3. In or around April of 2014, LOPEZ formed a California Corporation named
4 SoCoPropMgt, Inc. (SCPM) to conduct property management activities. Christopher Sanchez
5 was the Designated Officer for SCPM. LOPEZ is the chief executive officer and eighty (80)
6 percent owner of SCPM. The other twenty (20) percent of SCPM is owned by Natricia Aileen
7 Company, who is also a friend of LOPEZ.

8 4. Beginning on or about March 21, 2014, the Commissioner caused an
9 investigation to be made of the activities of LOPEZ, and has determined that, during the period
10 of time set forth below, LOPEZ, has engaged in the business of, acted in the capacity of,
11 advertised, or assumed to act, as real estate brokers in the State of California within the
12 meaning of Code Section 10131(b) (property management).

13 5. Beginning on or about April 1, 2014, and continuing until at least
14 December 31, 2015, LOPEZ, on behalf of SCPM, collected rents from tenants, including but
15 not limited to Michael W. at 8514 Lincoln Way, Rohnert Park, California and Rodrigo O. at
16 904 Civic Center, Rohnert Park, California.

17 6. Beginning on or about April 1, 2014, and continuing until at least
18 December 31, 2015, LOPEZ, on behalf of SCPM, negotiated property management agreements
19 and solicited property owners to act as their property manager, including, but not limited to
20 Linda L., who owned 824 Liana Court, Rohnert Park, California.

21 7. Beginning on or about April 1, 2014, and continuing until at least
22 December 31, 2015, LOPEZ, on behalf of SCPM, solicited property owners who were clients of
23 Pacific Property to hire him to conduct property management activities. LOPEZ worked for
24 Pacific Property immediately before he formed SCPM.

25 8. Edward Dorsaneo (Dorsaneo), a private investigator hired by John Boss,
26 who owns Pacific Property, conducted an investigation of LOPEZ' business activities. While
27 posing as a prospective property management client, Dorsaneo met with LOPEZ and Sanchez.

1 LOPEZ explained the terms and conditions under which his company, SCPM, would act as
2 property manager, including the fee of six (6) percent and that rents would generally range
3 between \$1,900.00 and \$2,800.00 per month.

4 9. The activities of LOPEZ, as described in Paragraphs 1 through 8, above,
5 constituted property management activities which require a license under the provisions of Code
6 Sections 10131(b), during a period of time when LOPEZ was not licensed by the Bureau of Real
7 Estate in any capacity, in violation of Code Section 10130.

8 10. A Bar Order is in the public interest in that LOPEZ has violated
9 provisions of the Code, which violations were known to LOPEZ, or should have been known to
10 him.

11 Please take notice that the Commissioner seeks to bar and prohibit OSCAR
12 MANUEL RODRIGUEZ-LOPEZ, for a period of thirty-six (36) months, from the effective date
13 of the Bar Order, from engaging in any of the following activities in the State of California:

- 14 (A) Holding any position of employment, management, or control in a real
15 estate business;
- 16 (B) Participating in any business activity of a real estate salesperson or a real
17 estate broker;
- 18 (C) Engaging in any real estate related business activity on the premises where
19 a real estate salesperson or real estate broker is conducting business; and,
- 20 (D) Participating in any real estate related business activity of a finance lender,
21 residential mortgage lender, bank credit union, escrow company, title
22 company, or underwritten title company.

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1 OSCAR MANUEL RODRIGUEZ-LOPEZ IS IMMEDIATELY PROHIBITED
2 FROM ENGAGING IN ANY BUSINESS ACTIVITY INVOLVING REAL ESTATE THAT
3 IS SUBJECT TO REGULATIONS UNDER THE REAL ESTATE LAW.

4 NOTICE OF RIGHT AND OPPORTUNITY FOR A HEARING

5 Pursuant to Section 10087 of the Code, you have the right to request a hearing
6 under the California Administrative Procedure Act (Chapter 4.5 – commencing with Section
7 11400 of the Government Code). If you desire a hearing, you must submit a written request
8 within fifteen (15) days after the mailing or service of this “Notice of Intention to Issue Bar
9 Order and Preliminary Bar Order.” The request may be in any form provided it is in writing,
10 includes your current return address, indicates that you want a hearing, is signed by you or on
11 your behalf, and is mailed to the Bureau of Real Estate, P. O. Box 137007, Sacramento,
12 California 95813-7007, attention: Legal Section; or, delivered personally to the offices of the
13 Bureau of Real Estate, 1651 Exposition Blvd., Sacramento, California 95815.

14 If no hearing is requested within said fifteen (15) day time period, your failure to
15 request a hearing shall constitute a waiver of the right to a hearing.

16 It is so ordered this 1st day of February.

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18 WAYNE S. BELL
19 REAL ESTATE COMMISSIONER

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22 **By: JEFFREY MASON**
23 **Chief Deputy Commissioner**