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BUREAU OF REAL ESTATE

By B dew

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6 STATE OF CALIFORNIA
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8 BUREAU OF REAL ESTATE

9 To:)
10 PAUL V. MORRIS) NO. H-12020 SF
11) ORDER TO DESIST AND REFRAIN
12) (B&P Code Section 10086)

13 The Commissioner (Commissioner) of the California Bureau of Real Estate
14 (Bureau) caused an investigation to be made of the activities of PAUL V. MORRIS (MORRIS).
15 Based on that investigation, the Commissioner has determined that MORRIS has engaged in, is
16 engaging in, or is attempting to engage in, acts or practices constituting violations of the
17 California Business and Professions Code (Code), including the business of, acting in the
18 capacity of, and/or advertising or assuming to act as, a real estate broker in the State of
19 California within the meaning of Section 10131(b) (property management services).
20 Furthermore, based on the investigation, the Commissioner hereby issues the following Findings
21 of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086
22 of the Code.

23 FINDINGS OF FACT

- 24 1. At no time mentioned, was MORRIS licensed by the Bureau in any
25 capacity.
26 2. Beginning on or about August 6, 2011, Paul Morris Management, Inc.
27 (PMMI) was and is licensed by the State of California Bureau of Real Estate (Bureau) as a real

1 estate broker corporation. MORRIS is the Chief Executive Officer, Chief Financial Officer,
2 Secretary, and 90 percent shareholder for PMMI.

3 3. During the period of time set forth below, MORRIS, on behalf of others,
4 for compensation or in expectation of compensation, leased or rented and offered to lease or
5 rent, and solicited for prospective tenants of real property or improvements thereon, and/or
6 collected rents from real property or improvements thereon.

7 4. MORRIS, acting on behalf of PMMI, in the course of the property
8 management brokerage activities described above, solicited prospective tenants for, negotiated
9 rental agreements for, and/or collected rents from real properties owned by another or others,
10 including, but not limited to:

<u>Property Address</u>	<u>Type of the Agreement</u>	<u>Name of the Owner</u>	<u>Date of the Agreement</u>
858 Alma Place, Oakland	Property Management	Masa K.	6/1/02
314 Beck Street, Richmond & 4108 Jenkins Way, Richmond	Property Management	Deena G. & Michael H.	11/21/12
9 Las Moradas Circle, San Pablo	Property Management	Anthony C.	7/6/12
Spelco Apartments at 2411 Church Lane, San Pablo	Property Management	Paul H. & Brad D.	2/1/09
2074 Costa Court, Pinole	Property Management	Joe S. & Diana Y.	6/12/12
2325, 2327, & 2329 Downer Avenue, Richmond	Property Management	Ron S.	6/1/10
866-8 S. 45 th Street, Richmond	Property Management	Hermas P.	1/15/12
906 Lake Street, San Pablo	Property Management	Miguel A.	3/1/14
1500B Amador Street, San Pablo	Property Management	Guillermo R.	7/1/15

24 CONCLUSIONS OF LAW

25 5. Based on the findings of fact contained in Paragraphs 1 through 4,
26 MORRIS has performed and/or participated in property management activities which require a

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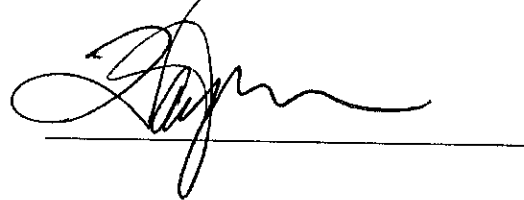
1 real estate license under Sections 10130 and 10131(b) of the Code during a period of time when
2 MORRIS was not licensed by the Bureau in any capacity.

3 DESIST AND REFRAIN ORDER

4 Based on the Findings of Fact and Conclusions of Law stated herein, MORRIS,
5 whether doing business under your own name, or any other names or fictitious names, ARE
6 HEREBY ORDERED to immediately desist and refrain from performing any acts within the
7 State of California for which a real estate broker license is required. In particular, MORRIS is
8 ordered to desist and refrain from soliciting or providing or participating in property management
9 services for others and for compensation, unless and until you obtain a real estate broker license
10 issued by the Bureau.

11 DATED: 12/18/2016

12 WAYNE S. BELL
13 REAL ESTATE COMMISSIONER

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17 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a
18 real estate broker or real estate salesperson without a license or who advertises using words
19 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
20 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
21 imprisonment in the county jail for a term not to exceed six months, or by both fine and
22 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
23 (\$60,000)."
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