

ADRIANA Z. BADILAS, Counsel (SBN 283331)
Bureau of Real Estate
P. O. Box 137007
Sacramento, CA 95813-7007
Fax: (916) 263-3767
Telephone: (916) 263-8682
-or- (916) 263-8675 (Direct)

FILED

AUG 17 2017

BUREAU OF REAL ESTATE

By H. Diaz

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of:	)	
	)	No. H-12112 SF
VENTURE PROPERTY MANAGEMENT, INC.	)	
and KRISTIN NICHOLE GIOVANNOTTO,	)	
	)	<u>ACCUSATION</u>
Respondents.	)	

The Complainant, ROBIN S. TANNER, in her official capacity as a Supervising Special Investigator of the State of California, Bureau of Real Estate ("Bureau"), brings this Accusation against VENTURE PROPERTY MANAGEMENT, INC. ("VPM") and KRISTIN NICHOLE GIOVANNOTTO ("GIOVANNOTTO") (collectively "Respondents"), and is informed and alleges as follows:

1

VPM is presently licensed by the Bureau and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("Code"), as a corporate real estate broker.

2

GIOVANNOTTO is presently licensed by the Bureau and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Code, as a real estate broker.

///

1 3

2 At all relevant times herein, GIOVANNOTTO is and was the Designated Officer of
3 VPM.

4 4

5 VPM maintained the following website for the purpose of conducting property
6 management activities: www.venture-property.com. As of July 19, 2016, VPM's corporate real
7 estate broker license identification number was not disclosed on the website.

8 5

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

16 6

17 Beginning on or about October 7, 2016, and continuing through May 9, 2017, an
18 audit was conducted of the real estate business activities of VPM, located at 530 Lytton Ave. 2nd
19 Floor, Palo Alto, CA 94301. The Bureau's auditor examined the business records of VPM for the
20 period of January 1, 2016, through January 31, 2017, ("audit period").

21 7

22 While engaging in real estate activities as described in Paragraph 5, above, and
23 within the audit period, Respondents accepted or received funds in trust ("trust funds") and
24 deposited or caused the trust funds to be deposited into a bank account maintained as follows:

25 ///

26 ///

27 ///

1

2

3

4

5

6

7

8

10

11

12

13

14

15

16

17

1 WHEREFORE, Complainant prays that a hearing be conducted on the allegations of
2 this Accusation and that upon proof thereof, a decision be rendered revoking all licenses and license
3 rights of Respondents under the Real Estate Law, for the cost of investigation and enforcement as
4 permitted by law, for the cost of the audit as permitted by law, and for such other and further relief
5 as may be proper under other provisions of law.

6
7
8 
9 ROBIN S. TANNER
Supervising Special Investigator

10
11 Dated at Oakland, California,
12 this 14th day of August, 2017.

13 DISCOVERY DEMAND

14 Pursuant to Sections 11507.6, *et seq.* of the *Administrative Procedure Act*, the
15 Bureau of Real Estate hereby makes demand for discovery pursuant to the guidelines set forth in the
16 *Administrative Procedure Act*. Failure to provide Discovery to the Bureau of Real Estate may result
17 in the exclusion of witnesses and documents at the hearing or other sanctions that the Office of
18 Administrative Hearings deems appropriate.
19
20
21
22
23
24
25
26
27