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JAN 23 2018

BUREAU OF REAL ESTATE

By Pj dew

1 BUREAU OF REAL ESTATE
2 P. O. Box 137007
3 Sacramento, CA 95813-7007
4 Telephone: (916) 263-8672
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8 STATE OF CALIFORNIA
9 BUREAU OF REAL ESTATE

10 To:)
11) NO. H-12155 SF
12 EDWINA C. CRANMER)
13) ORDER TO DESIST AND REFRAIN
14) (B&P Code Section 10086)

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

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FINDINGS OF FACT

1. E. CRANMER has never been licensed in any capacity by the Bureau.

2. Starting in 1998 and continuing until January 14, 2016, Mark William Cranmer ("M. Cranmer"), REB License No. 00478818, was the designated officer of record for Cranmer Properties, Inc. ("CPI").

3. On or about January 14, 2016, M. Cranmer passed away.

4. From January 14, 2016, through March 23, 2017, M. Cranmer remained the designated officer of record for CPI.

5. Beginning on or about April 20, 2017, and continuing through April 26, 2017, an audit was conducted of the real estate activities of CPI, wherein the auditor examined CPI's business records for the period of January 14, 2016, through March 31, 2017.

6. From January 14, 2016, through March 23, 2017, E. CRANMER, acting on behalf of another or others, leased or rented, and/or offered to lease or rent, and/or placed for rent, and/or solicited listings of places for rent, and/or collected rents from real property or improvements thereon including the rental properties located at: 2200 Freed Way, Pittsburg, CA; 2200-D Freed Way, Pittsburg, CA; and 2200-C Freed Way, Pittsburgh, CA.

7. From January 14, 2016, through March 23, 2017, E. CRANMER, acting on behalf of another or others, negotiated the exchange of Addendums to leasing agreements on real property including the rental properties located at: 2200 Freed Way, Pittsburg, CA; 2200-D Freed Way, Pittsburg, CA; and 2200-C Freed Way, Pittsburgh, CA

8. From January 14, 2016, through March 23, 2017, E. CRANMER was the sole living signatory on a bank account used by CPI to hold trust funds derived from property management activities, including, but not limited to, the collection of rent and security deposits, and payment of property management fees and owner distributions.

9. On March 24, 2017, Eugene E. Resler, Jr., REB License No. 01028536, became the Designated Officer for CPI.

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CONCLUSIONS OF LAW

10. Based on the findings of fact contained above in Paragraphs 1 through 9, E. CRANMER, during a period of time when she was not licensed by the Bureau as a broker or a salesperson, and/or was not employed by a broker of record who was employed by the property management firm, and/or was not working under the supervision and control of a broker of record employed by the property management firm, performed and/or participated in property management activities that require a real estate license under Sections 10130 and 10131(b) of the Code.

DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein, EDWINA C. CRANMER, whether doing business under her own name, or any other names or fictitious names, IS HEREBY ORDERED to immediately desist and refrain from performing any acts within the State of California for which a real estate broker license is required. In particular, EDWINA C. CRANMER is ordered to desist and refrain from participating in property management services for another or others, in expectation of compensation, unless and until she obtains a real estate broker license issued by the Bureau.

DATED: 1/22/18

WAYNE S. BELL
REAL ESTATE COMMISSIONER



By: DANIEL J. SANDRI
Chief Deputy Commissioner

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