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JUN 24 1986

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JULIA J. JONES

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of) No. H-21330 LA
VIREN REALTY, INC., #1, a) L-25089
corporation; VIREN REALTY,)
INC. #2, a corporation; and)
FREDERICK JOSEPH VIREN,)
individually and doing)
business as Guide You Sell,)
doing business as Viren)
Realty III, and as Designated)
Officer of Viren Realty, Inc.)
#1, and Viren Realty, Inc. #2,)
Respondents.)

ORDER DENYING REINSTATEMENT AFTER RECONSIDERATION

On June 26, 1984, respondent, FREDERICK JOSEPH VIREN, petitioned for reinstatement of his real estate broker license.

On April 23, 1986, an Order was rendered herein, effective May 22, 1986, denying respondent's petition for reinstatement of his real estate broker license.

On May 13, 1986, an Order was rendered staying the effective date of the Order of April 23, 1986, to June 23, 1986.

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1 On June 6, 1986, respondent petitioned for
2 reconsideration of the Order denying reinstatement of his real
3 estate broker license.

4 I have considered respondent's petition for
5 reinstatement and the additional evidence and arguments in
6 support thereof. Respondent has failed to demonstrate to my
7 satisfaction that he has undergone sufficient rehabilitation to
8 warrant the reinstatement of his real estate broker license.

9 However, respondent has shown significant progress
10 toward rehabilitation by his declared efforts to locate the
11 proper owners of unclaimed trust funds held by him since his
12 license was revoked in 1982 and to properly distribute said
13 funds, including, but not limited to, some \$250 plus interest
14 owing to Jose and Wanda Navarro. Therefore, I am satisfied that
15 it will not be against the public interest to issue a restricted
16 real estate broker license to respondent. The Order Denying
17 Reinstatement of License of April 23, 1986, is amended to read
18 as follows:

19 NOW, THEREFORE, IT IS ORDERED that respondent's
20 petition for reinstatement of his real estate broker license is
21 denied.

22 A restricted real estate broker license shall be
23 issued to respondent pursuant to Section 10156.5 of the Business
24 and Professions Code if respondent satisfies the following
25 conditions:

26 1. Within one (1) year from the date of this Order
27 submission of a completed application and fee for a real estate

1 broker license to the Department.

2 2. At the time of submission of the application for a
3 restricted real estate broker license, submit evidence of the
4 completion of 45 hours of approved continuing education offerings
5 within the four-year period immediately preceding the date on
6 which the evidence of completion is submitted to the Department.

7 3. Prior to the issuance of the restricted real
8 estate broker license, submit evidence of (a) the payment or
9 good faith attempted payment of \$362 to Jose and/or Wanda
10 Navarro; and (b) the deposit of all remaining unclaimed trust
11 funds held by respondent totaling approximately \$10,534 into a
12 separate client's trust account at a bank or a savings and loan.

13 The restricted license issued to respondent shall be
14 subject to all of the provisions of Section 10156.7 of the
15 Business and Professions Code and to the following limitations,
16 conditions and restrictions imposed under authority of Section
17 10156.6 of said Code:

18 A. Said restricted license may be suspended prior to
19 hearing by Order of the Real Estate Commissioner in the event of
20 respondent's conviction or plea of nolo contendere to a crime
21 which bears a significant relation to respondent's fitness or
22 capacity as a real estate licensee.

23 B. Said restricted license may be suspended prior to
24 hearing by Order of the Real Estate Commissioner on evidence
25 satisfactory to the Commissioner that respondent has violated
26 provisions of the California Real Estate Law, the Subdivided
27 Lands Law, Regulations of the Real Estate Commissioner or

1 conditions attaching to this restricted license.

2 C. Respondent shall continue to make reasonable
3 efforts to locate and to make appropriate refunds to the rightful
4 owners of all unclaimed trust funds continuing to be in his
5 possession, including publication once a week for three separate
6 weeks, notice of the availability of the trust moneys in a
7 newspaper of general circulation in respondent's former area
8 of business as a real estate licensee; and, should there be any
9 cost in holding and distributing the said trust funds, said
10 costs, including legal fees and costs shall be borne by
11 respondent and not by the owners of said funds.

12 D. Respondent shall report in writing to the
13 Department of Real Estate as the Commissioner shall direct by
14 his decision herein or by separate written order issued while
15 the restricted license is in effect such information concerning
16 respondent's activities for which a real estate license is
17 required as the Commissioner shall deem to be appropriate to
18 protect the public interest, including, but not limited to,
19 quarterly reports to the Commissioner first due three months
20 from the effective date of this Order and each three months
21 thereafter setting forth the current balance of the unclaimed
22 trust funds described above still held by respondent and the
23 names and addresses of those to whom respondent has distributed
24 portions of said trust funds together with the amount
25 distributed to each owner. The report shall also describe
26 respondent's efforts to identify and locate the owners of the
27 said unclaimed trust funds.

1 E. Respondent shall not be eligible to apply for the
2 issuance of an unrestricted real estate license nor the removal
3 of any of the conditions, limitations or restrictions of a
4 restricted license until at least three years have elapsed from
5 the effective date of this Order.

6 As hereby modified and amended, the Order Denying
7 Reinstatement of License of April 23, 1986, shall become
8 effective at 12 o'clock noon on June 23, 1986.

9 IT IS SO ORDERED June 23, 1986.

10 JAMES A. EDMONDS, JR.
11 Real Estate Commissioner

12 By:

13 John R. Liberator
14 JOHN R. LIBERATOR
15 Chief Deputy Commissioner
16
17
18
19

20 cc: Frederick Joseph Viren
21 18719 Kings Row
22 Cerritos, CA 90701

23 Lawrence H. Lackman, Esq.
24 37409 Long Beach Blvd.
25 Post Office Box 7007
26 Long Beach, CA 90807
27

SMTD. Flax

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DEPARTMENT OF REAL ESTATE
[Signature]

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DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of	)	No. H-21330 LA
VIREN REALTY, INC. #1, a	)	L-25089
corporation; VIREN REALTY,	)	
INC. #2, a corporation; and	)	
FREDERICK JOSEPH VIREN,	)	
individually and doing	)	
business as Guide You Sell,	)	
doing business as Viren	)	
Realty III, and as Designated	)	
Officer of Viren Realty, Inc.	)	
#1, and Viren Realty, Inc. #2,	)	
Respondents.	)	

ORDER STAYING EFFECTIVE DATE

On April 23, 1986, an Order Denying Reinstatement of License, as to FREDERICK JOSEPH VIREN, only, was rendered in the above-entitled matter to become effective May 22, 1986.

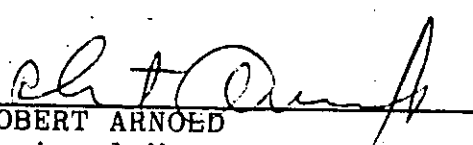
IT IS HEREBY ORDERED that the effective date of the Order Denying Reinstatement of License of April 23, 1986, as to FREDERICK JOSEPH VIREN, only, is stayed for a period of 30 days.

1 The said Order Denying Reinstatement of License of
2 April 23, 1986, shall become effective at 12 o'clock noon on
3 June 23, 1986.

4 DATED: May 13, 1986.

5 JAMES A. EDMONDS, JR.
6 Real Estate Commissioner

7
8 By:


9 ROBERT ARNOED
10 Regional Manager
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DEPARTMENT OF REAL ESTATE
[Signature]

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of	)	No. H-21330 LA
VIREN REALTY, INC. #1, a	)	
corporation; VIREN REALTY,	)	L-25089
INC. #2, a corporation; and	)	
FREDERICK JOSEPH VIREN,	)	
individually and doing	)	
business as Guide You Sell,	)	
doing business as Viren	)	
Realty III, and as Designated	)	
Officer of Viren Realty, Inc.	)	
#1, and Viren Realty, Inc. #2,	)	
Respondents.	)	

ORDER DENYING REINSTATEMENT OF LICENSE

On April 21, 1982, a Decision was rendered herein revoking the real estate broker license and license rights of respondent FREDERICK JOSEPH VIREN (hereinafter referred to as Petitioner or VIREN).

On June 26, 1984, VIREN petitioned for reinstatement of said license and the Attorney General of the State of California has been given notice of the filing of the petition.

/

1 I have considered VIREN's petition and the evidence and
2 arguments in support thereof. Petitioner has failed to
3 demonstrate sufficient rehabilitation so that it would be in the
4 public interest to issue a real estate broker license to him.

5 This determination has been made in light of his history
6 of acts and conduct which are substantially related to the
7 qualifications, functions and duties of a real estate licensee.
8 That history includes:

9 1.

10 In an Accusation filed August 31, 1981, in a Second
11 Cause of Accusation, Petitioner was charged with a violation of
12 Section 10145 of the California Business and Professions Code
13 (hereinafter the Code) and, in a Third Cause of Accusation, was
14 charged with violations of Section 10162 of the Code and Section
15 2715 of Title 10, California Administrative Code (hereinafter the
16 Regulations). It was alleged in said causes that:

17 (1) Petitioner, acting as escrow agent, issued a check for \$250,
18 dated November 26, 1979, to sellers Jose and Wanda Navarro
19 pursuant to properly executed escrow instructions, which was
20 dishonored and continues to date to be unpaid; and (2) Petitioner
21 failed to notify the Real Estate Commissioner in writing of a
22 change of the address designated on his real estate license as his
23 principal place of business. In a First Cause of Accusation, a
24 real estate broker corporation, of which Petitioner was the
25 designated officer, was accused of having its corporate powers
26 suspended pursuant to the provisions of the California Bank and
27 Corporation Tax Law.

1 In an uncontested hearing on April 12, 1982, for which
2 Petitioner failed to appear, Petitioner's license and license
3 rights were revoked based upon the affirmation of the charges made
4 in the Accusation.

5 2.

6 In an interview with a Deputy Real Estate Commissioner
7 on October 16, 1985, Petitioner showed no remorse for the acts
8 which led to the revocation of his license and claimed that the
9 allegations contained in the aforementioned Accusation were
10 untrue. In a Declaration signed under penalty of perjury on
11 April 17, 1985, Petitioner stated that the bank erroneously
12 returned the check he had written to the Navarros marked "account
13 closed" and had he been contacted by the Navarros he would have
14 immediately made good the check.

15 3.

16 In the same interview referred to above, in Paragraph 2,
17 Petitioner stated that he had been holding, since about March 12,
18 1984, \$10,896.27 representing trust funds held by him since his
19 license was revoked from escrows which were never closed by him as
20 escrow holder because of disputes between buyers and sellers. When
21 asked by the Deputy what he planned to do about disbursing said
22 trust funds to the proper owners, including, presumably, the
23 Navarros, Petitioner stated he was unable to disburse the funds
24 because all of the records pertaining to his real estate
25 transactions, including the names and addresses of the owners of
26 said funds, had been lost. Petitioner then indicated that he had
27 done nothing in the last two years to disburse the trust funds he

1 was still holding.

2 4. . .

3 In the six years since he issued the check described,
4 above, in Paragraph 1, to the Navarros, which was dishonored,
5 Petitioner has made no effort to contact the Navarros to make
6 restitution. In his Declaration, dated April 17, 1985, as
7 referred to above, in Paragraph 2, Petitioner indicated that it
8 was the responsibility of the Navarros, and not him, to make the
9 contact necessary to expedite such restitution.

10 5.

11 The conduct of Petitioner, as set forth above, in
12 Paragraphs 1 and 4, constitutes a failure to make restitution to a
13 person who has suffered monetary losses through the substantially-
14 related acts or omissions of Petitioner and is a basis for denial
15 of his petition for reinstatement of his real estate broker
16 license under Section 2911(b), Chapter 6, Title 10, California
17 Administrative Code.

18 6.

19 The conduct of Petitioner after his license was revoked,
20 as set forth above, in Paragraph 3, in failing to keep a record of
21 all trust funds received and still held by him, would have been in
22 violation of Section 2831 of the Regulations and would have thus
23 been grounds for suspension or revocation of said license under
24 Section 10177(d) of the Code had he still been a licensed broker.
25 This constitutes a basis for denial of Petitioner's request for
26 reinstatement of his real estate license under Section 480(3) of
27 the Code.

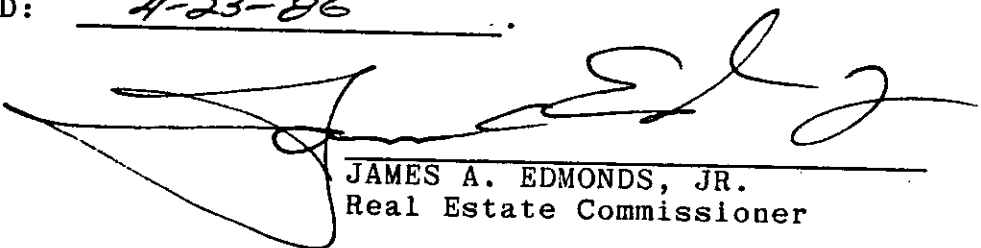
7.

The conduct of Petitioner, as set forth above, in Paragraphs 3 and 4, in failing to make any effort to reimburse his principals, demonstrates that Petitioner has failed to change his attitude about his ethical and legal obligations from that which existed at the time his license was revoked and is a further basis for the denial of his petition under Section 2911(m), Title 10, California Administrative Code.

NOW, THEREFORE, IT IS ORDERED that Petitioner's petition for reinstatement of his real estate broker license is denied.

This Order shall be effective at 12 o'clock noon on
May 22, 1986.

DATED: 4-23-86


JAMES A. EDMONDS, JR.
Real Estate Commissioner

cc: Frederick Joseph Viren
18719 Kings Row
Cerritos, CA 90701

SACTO

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

APR 23 1982

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John J. [Signature]

In the Matter of the Accusation of)
VIREN REALTY, INC., #1, a corporation,)
VIREN REALTY, INC. #2, a corporation,)
and FREDERICK JOSEPH VIREN, individually,)
and doing business as Guide You Sell,)
doing business as Viren Realty III,)
and as Designated Officer of Viren)
Realty, Inc. #1, and Viren Realty,)
Inc. #2,)

No. H- 21330 LA

L- 25089

Respondent(s).)

DECISION

The Proposed Decision, dated April 13, 1982,
of the Administrative Law Judge of the Office of Administrative
Hearings, is hereby adopted as the Decision of the Real Estate
Commissioner in the above-entitled matter.

This Decision shall become effective at 12 o'clock
noon on: May 18, 1982

IT IS SO ORDERED

4/21/82

E. Lee Brazil

E. LEE BRAZIL
Real Estate Commissioner

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of:)
)
VIREN REALTY, INC. #1, a)
Corporation, VIREN REALTY, INC.)
#2, a Corporation, and FREDERICK)
JOSEPH VIREN, individually and)
doing business as Guide You Sell,)
doing business as Viren Realty III,)
and as Designated Officer of)
Viren Realty, Inc. #1, and Viren)
Realty, Inc. #2,)
)
)
Respondents.)

CASE NO. H-21330 LA

L-25089

PROPOSED DECISION

This matter came on regularly for hearing before Milford A. Maron, Administrative Law Judge of the Office of Administrative Hearings, at Los Angeles, California, on April 12, 1982. Sean Crahan, Counsel, appeared on behalf of the complainant. The respondents, although legally and properly noticed, failed to appear in person or by counsel. Evidence, both oral and documentary, having been introduced and the matter submitted, the Administrative Law Judge finds the following facts:

I

Randolph Brendia, "complainant, a Deputy Real Estate Commissioner of the State of California, made the Accusation in his official capacity.

II

A. At all times herein mentioned, respondent Viren Realty, Inc. #1 was licensed by the Department of Real Estate as a corporate real estate broker. On or about June 1, 1979, the corporate powers, rights and privileges of respondent were and remain suspended pursuant to the provisions of the California Bank and Corporation Tax Law.

B. At all times herein mentioned, respondent Viren Realty, Inc. #2 was licensed by the Department as a corporate real estate broker. Subject respondent is presently licensed.

C. At all times herein mentioned, respondent Frederick Joseph Viren was licensed by the Department as a real estate broker, individually, doing business as Guide You Sell, doing business as Viren Realty III, and as Designated Officer of respondent Viren Realty, Inc. #1, and as Designated Officer of respondent Viren Realty, Inc. #2. Respondent Viren is presently licensed.

III

Gravamen

A. On or about January 25, 1976, respondents jointly and severally through an employee, Gregory Alan Lucido, negotiated as agent for or in expectation of compensation the sale of real property located at 14613 Wheatstone, Norwalk, California, between sellers Jose Luis and Wanda Navarro and buyers Richard A. and Theresa Miller. To complete the sale, respondent Viren Realty, Inc. #1, on or about January 25, 1976, received instructions from sellers and buyers, instructing respondents to act as their escrow agent in receiving funds and documents. In connection therewith, respondent Viren Realty, Inc. #1 received \$500 in trust.

B. On or about November 26, 1979, buyers and sellers instructed respondents to remit \$250 in escrow to the sellers. On or about December 3, 1979, respondents jointly and severally issued a check for \$250 to sellers which was dishonored and continues to be unpaid.

C. Since October, 1980, respondents, and each of them, have failed to maintain their licensed addresses as designated on their real estate licenses as their definite places for the transaction of business and each have failed to notify the Commissioner of Real Estate in writing of any change of their business locations.

* * * * *

Pursuant to the foregoing findings of fact, the Administrative Law Judge makes the following determination of issues:

I

Respondents' joint and several conduct constitutes violations of Sections 10145 and 10162 of the Business and Professions Code and Title 10, California Administrative Code, Section 2715, which subjects each subject respondent to discipline pursuant to Sections 10165 and 10177(d) of the Business and Professions Code.

II

The suspension of the corporate powers of respondent Viren #1 is cause for discipline of the corporate broker's license of subject respondent pursuant to Section 10177(f) of the Business and Professions Code.

* * * * *

WHEREFORE, THE FOLLOWING ORDER is hereby made:

All rights, title and interest in broker's license No. 339192 heretofore issued to respondent Frederick Joseph Viren, individually and doing business as Guide You Sell, and doing business as Viren Realty III, and as Designated Officer of Viren Realty, Inc. #1 and Viren Realty, Inc. #2; corporate license No. 490793 heretofore issued to respondent Viren Realty, Inc. #1; and corporate license No. 490789 heretofore issued to respondent Viren Realty, Inc. #2, are each hereby revoked.

I hereby submit the foregoing which constitutes my Proposed Decision in the above-entitled matter as a result of the hearing had before me on April 12, 1982, at Los Angeles, California, and recommend its adoption as the decision of the Real Estate Commissioner.

DATED: April 13, 1982


MILFORD A. MARON
Administrative Law Judge
Office of Administrative Hearings

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DEPARTMENT OF REAL ESTATE
BY Frederick

No. H-21330 LA
L-25089

(Pursuant to Section 11509 of the Government Code):

YOU ARE HEREBY NOTIFIED that a hearing will be held before the Department of Real Estate at 314 West First Street, Los Angeles, CA 90012 on the 12th day of April, 1982, at the hour of 9:00 am or as soon thereafter as the matter can be heard, upon the charges made in the Accusation served upon you.

You may present any relevant evidence, and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

cc: Viren Realty Inc. #1
Viren Realty Inc. #2
Frederick Joseph Viren
Sacto
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TG

By

Attorney

SEAN CRAHAN, Counsel
Department of Real Estate
107 South Broadway, Room 8107
Los Angeles, California 90012

AUG 31 1981

DEPARTMENT OF REAL ESTATE
BY S/SMT

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of

No. H-21330 LA

VIREN REALTY, INC. #1, a
Corporation, VIREN REALTY, INC.
#2, a Corporation, and FREDERICK
JOSEPH VIREN, individually and
doing business as Guide You Sell,
doing business as Viren Realty III,
and as Designated Officer of
Viren Realty, Inc. #1, and Viren
Realty, Inc. #2,

A C C U S A T I O N

Respondents.

The complainant, Randolph Brendia, a Deputy Real
Estate Commissioner of the State of California, for cause of
accusation against VIREN REALTY, INC. #1, VIREN REALTY, INC. #2,
and FREDERICK JOSEPH VIREN, individually and doing business as
Guide You Sell, doing business as Viren Realty III, and as
Designated Officer of Viren Realty, Inc. #1 and Viren Realty,
Inc. #2, alleges as follows:

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I

The complainant, Randolph Brendia, a Deputy Real Estate Commissioner of the State of California, makes this accusation in his official capacity.

II

At all times herein mentioned, VIREN REALTY, INC. #1 (hereafter referred to as Respondent VIREN #1), was licensed by the Department of Real Estate of the State of California (hereafter referred to as the Department) as a corporate real estate broker. Respondent VIREN #1 is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code).

III

At all times herein mentioned, VIREN REALTY, INC. #2 (hereafter referred to as Respondent VIREN #2), was licensed by the Department as a corporate real estate broker. Respondent VIREN #2 is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code).

IV

At all times herein mentioned, FREDERICK JOSEPH VIREN (hereafter referred to as Respondent VIREN) was licensed by the Department as a real estate broker, individually, doing business as Guide You Sell, doing business as Viren Realty III, and as Designated Officer of Respondent VIREN #1, and as Designated Officer of Respondent VIREN #2. Respondent VIREN is presently

/

1 licensed and/or has license rights under the Real Estate Law
2 (Part 1 of Division 4 of the Business and Professions Code).

3 FOR A FIRST SEPARATE AND DISTINCT CAUSE OF ACCUSATION
4 COMPLAINANT COMPLAINS AS FOLLOWS:

5 I

6 --Complainant incorporates herein Paragraphs I through IV
7 of the preamble as if set forth herein in full.

8 II

9 Since on and after January 1, 1979, Respondent VIREN #1
10 was and is licensed by the Department as a corporate real
11 estate broker.

12 III

13 On or about June 1, 1979 the corporate powers, rights
14 and privileges of Respondent VIREN #1 were and remain suspended
15 pursuant to the provisions of the California Bank and Corporation
16 Tax Law.

17 IV

18 Said suspension of the corporate powers of Respondent
19 VIREN #1 is cause for suspension or revocation of the corporate
20 broker license of Respondent VIREN #1 under Section 10177(f) of
21 the California Business and Professions Code (hereafter referred
22 to as the B&P Code).

23 FOR A SECOND SEPARATE AND DISTINCT CAUSE OF ACCUSATION
24 COMPLAINANT COMPLAINS AS FOLLOWS:

25 I

26 Paragraphs I through IV of the preamble are incorporated
27 herein by reference as if set forth in full at this place.

1 II

2 On or about January 25, 1976, Respondents jointly and
3 severally through an employee Gregory Alan Lucido, negotiated as
4 agent for or in expectation of compensation the sale of real
5 property located at 14613 Wheatstone, Norwalk, California
6 (hereafter the property) between sellers Jose Luis and Wanda
7 Navarro (hereafter the sellers) and buyers Richard A. and Theresa
8 Miller (hereafter buyers). To complete the sale, respondent
9 VIREN #1 on or about January 25, 1976 received instructions from
10 sellers and buyers, instructing respondents to act as their escrow
11 agent in receiving funds and documents for future delivery to the
12 parties entitled thereto. In connection therewith, respondent
13 VIREN #1 received, for the benefit of buyers and sellers, \$500
14 in trust.

15 III

16 On or about November 26, 1979, buyers and sellers
17 instructed respondents to remit \$250 in escrow to the
18 sellers. On or about December 3, 1979 respondents jointly and
19 severally issued a check for \$250 to sellers and when said
20 check was presented for payment, said check was returned because
21 the account upon which that check had been drawn had been
22 closed. Sellers have been unable to contact respondents.

23 IV

24 Respondents' conduct, joint and several, as hereinabove
25 indentified constitutes the failure of respondents, jointly and
26 severally, to disburse trust funds in accordance with instructions
27

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1 from the principal or principals in the transaction and is a
2 violation of B&P Section 10145, and subjects the real estate
3 licenses of respondents to suspension or revocation under the
4 provisions of B&P Section 10177(d).

5 FOR A THIRD SEPARATE AND DISTINCT CAUSE OF ACCUSATION
6 COMPLAINANT COMPLAINS AS FOLLOWS:

7 I

8 Paragraphs I through IV of the preamble are incorporated
9 herein as if set forth in full at this place.

10 II

11 That at some date after December 3, 1979, the exact
12 date not known to the complainant but well known to respondents,
13 and continuously from and after said date, respondents and each
14 of them have failed to maintain their licensed addresses as
15 designated on their real estate licenses as their definite places
16 for the transaction of business. Attached hereto and incorporated
17 herein are copies of the certificates of licensing status of
18 each of the respondents herein setting forth those addresses
19 at which respondents were entitled to do business as real estate
20 brokers between January 1, 1979 to June 8, 1981.

21 III

22 Further, respondents jointly and severally have failed
23 to notify the Commissioner of Real Estate in writing of any
24 change of business location as real estate brokers.

25 /

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IV

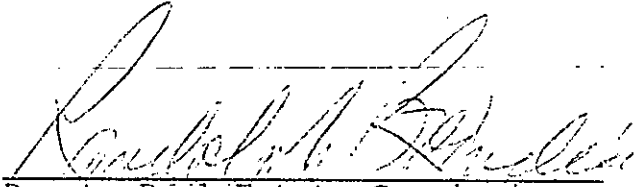
Respondents' joint and several conduct constitutes violations of B&P Section 10162 and Regulation 2715 of Title 10, Chapter 6, California Administrative Code (hereafter the Regulations) which, singly or together, subjects each respondent's real estate license rights to suspension or revocation pursuant to the provisions of B&P Sections 10165 and 10177(d).

WHEREFORE, complainant prays that a hearing be conducted on the allegations of the First and Second Causes of Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) of respondent FREDERICK JOSEPH VIREN, individually and doing business as Guide You Sell, doing business as Viren Realty III, and as Designated Officer of Viren Realty, Inc. #1, and of Viren Realty, Inc. #2, and of respondent VIREN REALTY, INC. #1 and of respondent VIREN REALTY, INC. #2 by and through respondent FREDERICK JOSEPH VIREN as an officer of said corporation and for such other and further relief as may be proper under other applicable provisions of law.

FURTHER, WHEREFORE, the complainant prays that the above mentioned Third Cause of Accusation be set for hearing, and upon proof of the charges contained in said Third Cause of Accusation that the Real Estate Commissioner suspend the unexpired term of the real estate broker licenses held by each of the respondents, with a provision that thirty (30) days after the effective

1 date of the order of suspension, the remainder of the suspension
2 may be stayed if respondents present evidence satisfactory to the
3 Commissioner that respondent has obtained a definite place of
4 business.

5 Dated at Los Angeles, California
6 this 31st day of August, 1981.


Deputy Real Estate Commissioner

cc: Viren Realty, Inc. #1
Viren Realty, Inc. #2
Frederick Joseph Viren
Sacto
OAH
TG