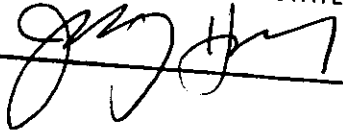


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**FILED**  
JUL - 6 2001  
DEPARTMENT OF REAL ESTATE  
By 

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of ) NO. H-23652 LA  
  ) )  
12       GEORGE JOSEPH SZALONEK,        )  
13                                        ) )  
  ) )  
  ) )  
  ) )  
  ) )

ORDER GRANTING REINSTATEMENT OF LICENSE

On February 8, 1990, a Decision was rendered herein  
revoking the real estate salesperson license of Respondent.  
On June 4, 1991, Respondent petitioned for reinstatement of  
said license. An Order Denying Reinstatement of License signed  
December 2, 1991, denied Respondent's petition, but granted  
Respondent the right to apply for and be issued a restricted  
real estate salesperson license. A restricted real estate  
salesperson license was issued to Respondent on December 31,  
1991 and Respondent has operated as a restricted licensee  
without cause for disciplinary action against Respondent since  
that time.

///

1  
2 On April 23, 2001, Respondent again petitioned  
3 for reinstatement of said real estate salesperson license  
4 and the Attorney General of the State of California has  
5 been given notice of the filing of said petition.

6 I have considered the petition of Respondent and  
7 the evidence and arguments in support thereof including  
8 Respondents record as a restricted licensee. Respondent  
9 has demonstrated to my satisfaction that Respondent meets  
10 the requirements of law for the issuance to Respondent of  
11 an unrestricted real estate salesperson license and that  
12 it would not be against the public interest to issue said  
13 license to Respondent GEORGE JOSEPH SZALONEK.

14 NOW, THEREFORE, IT IS ORDERED that Respondent's  
15 petition for reinstatement is granted and that a real estate  
16 salesperson license be issued to Respondent, if Respondent  
17 satisfies the following conditions within nine (9) months from  
18 the date of this Order:

19 1. Submittal of a completed application and payment  
20 of the fee for a real estate salesperson license.

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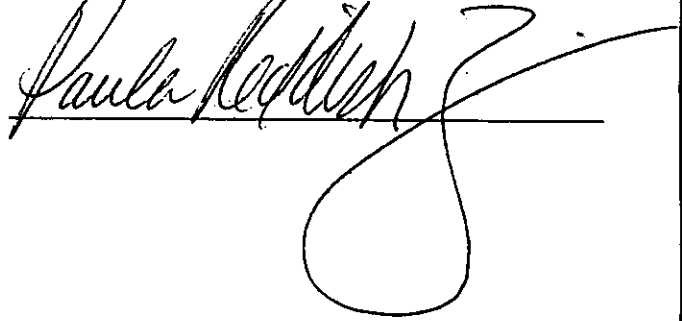
27 ///

1  
2       2. Submittal of evidence of having, since the most  
3 recent issuance of an original or renewal real estate license,  
4 taken and successfully completed the continuing education  
5 requirements of Article 2.5 of Chapter 3 of the Real Estate  
6 Law for renewal of a real estate license.

7       This Order shall be effective immediately.

8       Dated: June 28, 2001.

9                   PAULA REDDISH ZINNEMANN  
10                   Real Estate Commissioner

11                     
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23

24 cc: George Joseph Szalonek  
25       306 E. Jefferson Avenue  
26       Pomona, CA 91767  
27

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RECEIVED 1991

*K. W. ...*

DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \* \*

In the Matter of the Accusation of )	No. H-23652 LA
GEORGE JOSEPH SZALONEK, )	L-46959
Respondent. )	
_____ )	

ORDER DENYING REINSTATEMENT OF LICENSE

On February 8, 1990, a Decision was rendered herein revoking the real estate salesperson license of Respondent, effective March 6, 1990.

On June 4, 1991, Respondent petitioned for reinstatement of said real estate salesperson license and the Attorney General of the State of California has been given notice of the filing of said petition.

I have considered Respondent's petition and the evidence and arguments in support thereof. Respondent has failed to demonstrate to my satisfaction that he has undergone sufficient rehabilitation to warrant the reinstatement of his real estate salesperson license.

1           However, I am satisfied that it will not be against  
2 the public interest to grant Respondent the right to the issuance  
3 of a restricted real estate salesperson license at this time.

4           1. In the Decision which resulted in the revocation  
5 of Respondent's license as a real estate salesperson it was  
6 determined that Respondent (1) signed seller's name on escrow  
7 instructions without the seller's permission or knowledge on two  
8 separate occasions in a 1987 transaction and (2) in 1989 received  
9 \$1000 from a prospective buyer as a deposit and failed to place  
10 said funds into the hands of his principal, or into his employer  
11 broker's trust account but kept said funds for over 30 days,  
12 using said funds for himself. Based on said findings Respondent's  
13 license and license rights were revoked pursuant to Sections 10176  
14 (a), (e) and (i) and Sections 10177(d) and (g) of the California  
15 Business and Professions Code.

16           2. Considering the seriousness of the allegations  
17 which led to the revocations of Respondent's license and license  
18 rights and the recency of the latest violation of Real Estate Law,  
19 an insufficient period of time has elapsed for Respondent to  
20 establish that he is completely rehabilitated. This is cause to  
21 deny his Petition for Resinstatement pursuant to Section 2911(m)  
22 of Chapter 6, Title 10, California Code of Regulations.

23           NOW, THEREFORE, IT IS ORDERED that Respondent's  
24 petition for reinstatement of Respondent's license as a real estate  
25 salesperson is denied.

26           However, a restricted real estate salesperson license  
27 shall be issued to Respondent pursuant to Section 10156.5 of the

1 Business and Professions Code after Respondent satisfies the  
2 following conditions within one (1) year from the date of this  
3 Order:

4 1. Submittal of a completed application and payment  
5 of the fee for a real estate salesperson license.

6 2. Submittal of evidence satisfactory to the Real  
7 Estate Commissioner that Respondent has, since the most recent  
8 issuance of an original or renewal real estate license, taken and  
9 successfully completed the continuing education requirements of  
10 Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a  
11 real estate license.

12 The restricted license issued to Respondent shall be  
13 subject to all of the provisions of Section 10156.7 of the  
14 Business and Professions Code and the following limitations,  
15 conditions and restrictions imposed under authority of Section  
16 10156.5 of the Code:

17 1. The restricted license shall not confer any  
18 property right in the privileges to be exercised thereunder and  
19 the Real Estate Commissioner may by appropriate order suspend  
20 prior to hearing the right of Respondent to exercise any  
21 privileges granted under the restricted license in the event of:

22 (a) The conviction of Respondent (including a plea  
23 of nolo contendere) of a crime which bears a significant relation  
24 to Respondent's fitness or capacity as a real estate licensee.

25 (b) The receipt of evidence satisfactory to the Real  
26 Estate Commissioner that subsequent to the date of the Order  
27 herein Respondent has violated provisions of the California Real

1 Estate Law, Regulations of the Real Estate Commissioner, or  
2 conditions attaching to said restricted license.

3 (2) Respondent shall submit with his application for  
4 said restricted license under an employing broker or any  
5 application in the future for a transfer of said restricted  
6 license to a new employing broker, a statement signed by the  
7 prospective employing broker which shall certify:

8 (a) That said employing broker has read the Order  
9 of the Commissioner which granted the right to a restricted  
10 license; and

11 (b) That said employing broker will exercise close  
12 supervision over the performance of the restricted licensee of  
13 activities for which a real estate license is required.

14 Respondent shall not be eligible to apply for the  
15 issuance of an unrestricted real estate license nor the removal  
16 of any of the conditions, limitations or restrictions attaching  
17 to the restricted license until at least one year has elapsed  
18 from the effective date of this Order.

19 This Order shall become effective at 12 o'clock noon  
20 on December 31, 1991.

21 DATED: December 2, 1991

22

23

CLARK WALLACE  
Real Estate Commissioner

24

25

John R. Liberator  
by: JOHN R. LIBERATOR  
Chief Deputy Commissioner

26 cc: George Joseph Szalonek  
27 2238 E. Cameron Avenue  
West Covina, CA 91791

*Sacts  
Flag*

FILED

FEB 14 1990

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA BY *Sylvia Williams*

DEPARTMENT OF REAL ESTATE

\* \* \* \*

In the Matter of the Accusation of	)	No. H-23652 LA
	)	
	)	L-46959
GEORGE JOSEPH SZALONEK,	)	
	)	
	)	
	)	
	)	
	)	
Respondent(s).	)	
_____	)	

DECISION

The Proposed Decision dated January 29, 1990  
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 March 6, 1990.

IT IS SO ORDERED February 8, 1990.

JAMES A. EDMONDS, JR.  
Real Estate Commissioner

*John R. Liberator*  
BY: John R. Liberator  
Chief Deputy Commissioner



BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

In the Matter of the Accusation of:)

GEORGE JOSEPH SZALONEK,  
Respondent.

---

)  
) Agency No. H-23652 LA  
)  
) OAH No. L-46959  
)  
)

PROPOSED DECISION

This matter came on regularly for hearing before Carolyn D. Wulfsberg, Administrative Law Judge of the Office of Administrative Hearings, in Los Angeles, California, on December 7, 1989 at 9:00 a.m. The complainant was represented by Marjorie P. Mersel, Staff Counsel. The respondent appeared personally and represented himself.

During the hearing, the accusation was orally amended to add a third cause of accusation. The record was left open to allow complainant's counsel to prepare and submit a written supplemental accusation. The supplemental accusation was received December 29, 1989, marked as Exhibit 7, and the record was closed.

The Administrative Law Judge finds the following facts:

I

Steven J. Ellis made and filed the accusation in his official capacity as a Deputy Real Estate Commissioner.

II

Respondent, George Joseph Szalonek, is presently licensed and/or has license rights under the Real Estate Law as a real estate salesperson.

III

In August, 1987, respondent represented the sellers in the sale of real property located at 853 North Victory Avenue, Covina, California; the selling price was \$94,500. One of the terms of the sale was that the seller would pay no more than three discount points for an FHA loan. The seller was also required to either have the back yard leveled and rototilled or to credit the buyer with \$500.00 against the purchase price.

IV

In September, 1987, respondent signed the seller's name to amendments to the escrow instructions which increased the amount of points for which the seller would pay to three and a half and deleted the obligation to give a \$500.00 credit. Respondent was not authorized to sign the amended escrow instructions.

The escrow was completed on the basis of the amended instructions; the sellers paid an additional \$472.50 in points but were relieved of a \$500. obligation, so that the seller suffered no financial loss as a result of respondent's action.

V

In September, 1986, respondent represented the purchasers in the sale of real property located at 3849 Stickman, Baldwin Park, California. Although respondent knew that the "guestroom" located to the rear of the garage had been built without permits, he failed to notify the buyers of that fact.

The buyers claim that they had anticipated renting the room for \$300 a month to help with the mortgage payment. However, the buyers knew or should have known that they could not legally rent the room out, since the property was located in an R-1 zone which forbids such arrangements. Therefore, respondent cannot be held accountable for the buyers' loss of income.

However, by failing to disclose the true status of the addition, respondent allowed the buyers to assume that there was no known problem with the property. His failure to disclose was, as a practical matter, as much a misrepresentation of the facts as if he had affirmatively misled the clients. Therefore, respondent is responsible for the \$2,000 cost of removing the non-conforming addition and for the resulting diminution in value of the property, in an amount which was not established.

VI

On or about January 8, 1989, respondent accepted \$1,000 from clients which he was to use as a deposit for the purchase of

real property on their behalf. The offer was not accepted; however, respondent did not return the money to his clients but made subsequent attempts to purchase other property for them. Respondent retained personal custody of the money rather than depositing it in a trust account.

On February 18, 1989, the clients informed respondent's broker that they had not been successful in contacting respondent to arrange the return of the money. On February 19, 1989, respondent returned the money to the clients.

It was not established that the money was ever commingled with respondent's own funds.

## VI

There was no substantial evidence offered to explain why respondent was repeatedly unable or unwilling to conform his professional conduct to the laws governing the sale of real estate. Nor was there any evidence which would provide assurance that respondent's future conduct would be consistent with his professional obligations.

In fact, respondent appears to lack any real appreciation for the seriousness of his conduct, dismissing it as having done "some silly things."

\* \* \* \* \*

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

1. Cause for disciplinary action against the real estate salesperson's license of the respondent exists under Business and Professions Code sections 10176(a), 10176(i), and 10177(g) for dishonest and incompetent conduct.

2. Cause for disciplinary action against the real estate salesperson's license of the respondent exists under Business and Professions Code section 10176(a) and 10177(g) for failing to disclose a defect known to him.

3. Cause for disciplinary action against the real estate salesperson's license of the respondent exists under Business and Professions Code section 10177(d) for failing to properly handle trust monies.

4. Cause for disciplinary action against the real estate salesperson's license of the respondent does not exist under Business and Professions Code sections 10176(e) and 10176(i) for commingling of funds and dishonesty in failing to properly handle trust monies.

\* \* \* \* \*

WHEREFORE, THE FOLLOWING ORDER is hereby made:

The real estate salesperson's license and license rights previously issued to the respondent, George Joseph Szalonek, are revoked.

Dated: January 29, 1990

*Carolyn D. Wulfsberg*  
CAROLYN D. WULFSBERG  
Administrative Law Judge  
Office of Administrative Hearings

CDW:mh

*Handwritten initials/signature*

1 MARJORIE P. MERSEL, Counsel  
2 Department of Real Estate  
3 107 South Broadway, Room 8107  
4 Los Angeles, California 90012  
5  
6  
7  
8  
9  
10 (213) 620-4790

DEC 21 1989

DEPARTMENT OF REAL ESTATE  
*K. W. Wadsworth*

DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \* \*

11 In the Matter of the Accusation of ) No. H-23652 LA  
12 GEORGE JOSEPH SZALONEK, )  
13 Respondent. )  
14 \_\_\_\_\_ )  
15

16 The complainant, Steven J. Ellis, a Deputy Real Estate  
17 Commissioner of the State of California, for cause of accusation  
18 against respondent GEORGE JOSEPH SZALONEK, supplements the  
19 Accusation in the following manner:

20 FOR A THIRD SEPARATE, AND DISTINCT CAUSE OF ACCUSATION,  
21 COMPLAINANT ALLEGES AS FOLLOWS:

22 I  
23 Repeats and realleges the allegations contained in  
24 Paragraphs I through IV of his First Cause of Accusation, and makes  
25 them a part of this, his Third cause of Accusation as if set forth  
26 in full herein.

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II

On or about January 8, 1989, Salome Benavidez and Luz Benavidez (hereinafter Buyers) signed a deposit receipt for the purchase of property located at 3924 Cender, Baldwin Park and gave the respondent \$1000 cash deposit on the property. The offer was not accepted.

III

Respondent did not place the trust fund deposit into a neutral escrow depository or into the hands of his principal, or into his employer broker's trust account and did not otherwise handle the deposit in any manner described in Section 10145 of the Code. Respondent kept the money and converted it to his own use.

IV

On or about February 18, 1989, Buyers spoke to respondent's broker Ron Capotosto (hereinafter Capotosto) and requested the return of the \$1000 deposit, and respondent told Capotosto he kept it at home.

V

On or about February 19, 1989, respondent gave Capotosto \$1000 and was terminated for cause.

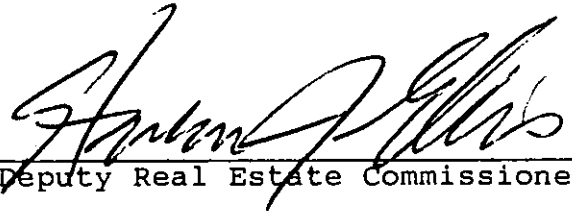
VI

Respondent's conduct in converting the \$1000 deposit to his own use without the knowledge or consent of the Buyers violates 10145(c) of the Code. Said conduct is cause for suspension or revocation of the license and license rights of respondent under Sections 10176(e), 10176(i) and 10177(d) of the Code.



1                   WHEREFORE, complainant prays since a hearing has been  
2 conducted on the allegations of this Amended Accusation, as well as  
3 upon the Accusation, and that upon proof thereof, a decision be  
4 rendered imposing disciplinary action against all licenses and  
5 license rights of Respondent GEORGE JOSEPH SZALONEK under the Real  
6 Estate Law (Part 1 of Division 4 of the Business and Professions  
7 Code) and for such other and further relief as may be proper under  
8 other applicable provisions of law.

9 Dated at Los Angeles, California  
10 this 21st day of December, 1989.

  
Deputy Real Estate Commissioner

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cc: George Joseph Szalonek  
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1 MARJORIE P. MERSEL, Counsel  
2 Department of Real Estate  
3 107 South Broadway, Room 8107  
4 Los Angeles, California 90012  
5 (213) 620-4790

CMP-7 1989

DEPARTMENT OF REAL ESTATE  
*Sylvia Williams*

8 DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \* \* \*

11 In the Matter of the Accusation of ) No. H-23652 LA  
12 )  
12 GEORGE JOSEPH SZALONEK, ) SUPPLEMENTAL ACCUSATION  
13 )  
13 Respondent. )  
14 )

15 The complainant, Steven J. Ellis, a Deputy Real Estate  
16 Commissioner of the State of California, for cause of accusation  
17 against respondent GEORGE JOSEPH SZALONEK, supplements the  
18 Accusation in the following manner:

19 FOR A SECOND, SEPARATE, AND  
20 DISTINCT CAUSE OF ACCUSATION,  
21 COMPLAINANT ALLEGES AS FOLLOWS:

21 I

22 Repeats and realleges the allegations contained in  
23 Paragraph I through IV of his First Cause of Accusation, and  
24 makes them a part of this, his Second Cause of Accusation as if  
25 set forth in full herein.

26 II

27 On or before September 13, 1986, Respondent took

1 Mario R. Robles and Guadalupe Robles (hereinafter Buyers) to see  
2 real property located at 3849 Stickman, Baldwin Park, California  
3 (hereinafter the Property). When the Buyers viewed the Property,  
4 there was an addition on the back of the garage which the Sellers  
5 had rented out to tenants.

6 III

7 On or before September 13, 1986, Donna Pollard (herein-  
8 after Pollard) was the listing agent for the Property. On or  
9 before September 13, 1986, Pollard informed Respondent that  
10 there was no building permit for the room addition on the back  
11 of the garage. Pollard had put a listing in the Multiple  
12 Listing Book stating "room addition on back of garage w/o  
13 permit". Prior to the above mentioned offer from the Buyers on  
14 the Property, Pollard verbally advised Respondent that the room  
15 addition was made without a permit.

16 IV

17 On or about September 13, 1986, Respondent negotiated  
18 a Real Estate Purchase Contract and Receipt for Deposit with the  
19 Buyers for a purchase price of \$82,000 for the Property.

20 V

21 On or before September 13, 1986, Respondent knew or  
22 should have known that the Buyers thought that they could rent  
23 the room addition and obtain additional income. Although  
24 Respondent knew that the room addition was made without a permit,  
25 at no time prior to the close of escrow did Respondent inform  
26 the Buyers of the lack of a permit.

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VI

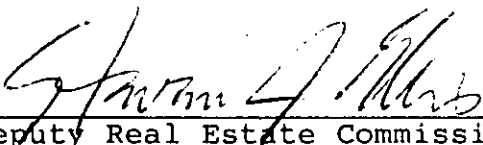
Had the Buyers known that the room addition was made without a permit, they would not have bought the Property, or they would not have paid \$82,000 for the Property.

VII

Respondent SZALONEK's failure to inform the Buyers with respect to the lack of a permit for the room addition is a violation of Section 10176(a) and 10177(g) of the Business and Professions Code and thereby subjects his real estate license and license rights to suspension or revocation.

WHEREFORE, the complainant prays that the above-mentioned Supplemental Accusation be heard along with the charges in the Accusation filed April 19, 1989, and upon proof of the charges contained therein, a decision be rendered imposing disciplinary action against all licenses and license rights of Respondent GEORGE JOSEPH SZALONEK under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California,  
this 7th day of September, 1989.

  
Deputy Real Estate Commissioner

cc: George Joseph Szalonek  
L E R S, Inc.  
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**BEFORE THE  
DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA**

AUG 21 1989

DEPARTMENT OF REAL ESTATE  
BY *Sybil Wilms*

*In the Matter of the Accusation of*  
GEORGE JOSEPH SZALONEK,

}

Case No. H-23652 LA

OAH No. L-46959

Respondent(s)

**NOTICE OF HEARING ON ACCUSATION**

*To the above named respondent:*

You are hereby notified that a hearing will be held before the Department of Real Estate at \_\_\_\_\_  
OFFICE OF ADMINISTRATIVE HEARINGS, 314 W. First St., Los Angeles, CA

on the 7th day of December, 19 89, at the hour of 9:00 a.m., or as soon thereafter  
as the matter can be heard, upon the charges made in the Accusation served upon you.

You may be present at the hearing, and you may be represented by counsel, but you are neither required to be present at the hearing nor to be represented by counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you upon any express admissions, or other evidence including affidavits, without any notice to 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.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter. The interpreter must be approved by the hearing officer conducting the hearing as someone who is proficient in both English and the language in which the witness will testify. You are required to pay the costs of the interpreter unless the hearing officer directs otherwise.

DEPARTMENT OF REAL ESTATE

Dated: August 21, 1989

By *Marjorie P. Mersel*  
MARJORIE P. MERSEL, Counsel

cc: George Joseph Szalonek  
LERS, Inc.  
OAH  
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*Sacto  
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1 MARJORIE P. MERSEL, Counsel  
107 South Broadway, Room 8107  
2 Los Angeles, California 90012  
3 (213) 620-4790

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APR 19 1989

DEPARTMENT OF REAL ESTATE

BY *Sylvia Williams*

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \* \*

11	In the Matter of the Accusation of	)	No. H-23652 LA
12	GEORGE JOSEPH SZALONEK,	)	<u>A C C U S A T I O N</u>
13	Respondent.	)	
14		)	

15 The complainant, Steven J. Ellis, a Deputy Real Estate  
16 Commissioner of the State of California, for cause of accusation  
17 against GEORGE JOSEPH SZALONEK alleges as follows:

18 I

19 The complainant, Steven J. Ellis, a Deputy Real Estate  
20 Commissioner of the State of California makes this Accusation in  
21 his official capacity.

22 II

23 GEORGE JOSEPH SZALONEK (hereinafter referred to as  
24 respondent) is presently licensed and/or has license rights under  
25 the Real Estate Law (Part 1 of Division 4 of the Business and  
26 Professions Code).

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III

At all times herein mentioned, respondent was licensed by the Department of Real Estate of the State of California (hereinafter referred to as the Department) as a real estate salesperson.

IV

In performing the acts described below, respondent was at all times performing acts for which a real estate license is required, for or in expectation of a compensation.

V

On or about August 1, 1987, Eric and Linda Strom (hereinafter the Buyers) signed a deposit receipt for the purchase of real property located at 853 North Victory Avenue, Covina, California. Creighton Jung (hereinafter Seller) was the owner of the property. The purchase price was \$94,000 and the deposit receipt recited that Seller would pay a maximum of three discount points for an FHA loan.

VI

On or about August 4, 1987, escrow was entered into on the property at Dome Escrow, 280 Rowland Street, Covina, California. Item one of the escrow instructions read: "It is hereby agreed and understood that Seller will either credit the Buyer with the sum of \$500.00 for yard repairs or have the back yard leveled and rotortilled. Seller's agent is to advise which is to be done".

VII

On or about September 14, 1987, respondent signed

1 Seller's name to amended escrow instructions which stated that  
2 Seller would pay 3½ points of the Buyer's discount points.  
3 Respondent's signature of the Seller's name was made without  
4 Seller's knowledge or consent.

5 VIII

6 On or about September 17, 1987, respondent signed  
7 Seller's name to amended escrow instructions which stated that  
8 Item one, as aforementioned in Paragraph VI was to be deleted;  
9 Respondent's signature of the Seller's name was made without the  
10 Seller's knowledge or consent.

11 IX

12 The conduct of respondent, as alleged hereinabove,  
13 constitutes the making of substantial misrepresentations and  
14 demonstrates negligence or incompetence and/or constitutes fraud  
15 or dishonest dealing in performing acts for which he is required  
16 to hold a license. Said conduct is cause for the suspension or  
17 revocation of all licenses and license rights of respondent  
18 under Sections 10176(a), 10176(i) and 10177(g) of the Business  
19 and Professions Code.

20  
21 WHEREFORE, complainant prays that a hearing be  
22 conducted on the allegations of this Accusation and, that upon  
23 proof thereof, a decision be rendered imposing disciplinary  
24 action against all licenses and license rights of respondent

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1 GEORGE JOSEPH SZALONEK under the Real Estate Law (Part 1 of  
2 Division 4 of the Business and Professions Code) and for such  
3 other and further relief as may be proper under other applicable  
4 provisions of law.

5 Dated at Los Angeles, California,  
6 this 19th day of April, 1989.

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9 Deputy Real Estate Commissioner

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cc: George Joseph Szalonek  
L E R S, Inc.  
Sacto  
VHL