

1 Department of Real Estate
2 107 South Broadway, Room 8107
3 Los Angeles, CA 90012

17753
JUN 16 1969

DEPARTMENT OF REAL ESTATE
BY Jana B. O'Neil

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DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

TO:) NO. H-23719 LA
)
BELMONT PROPERTY) ORDER TO DESIST
MANAGEMENT, INC.,) AND REFRAIN
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16 The Real Estate Commissioner of the State of California
17 has caused an investigation to be made of your activities and
18 based upon the findings of that investigation, as set forth below,
19 is of the opinion that, while engaged in activities which require
20 a real estate broker license under the provisions of Section
21 10131(b) of the Business and Professions Code, (hereinafter
22 "Code"), you violated Section 10130 of the Code.

I

24 At all times material herein until January 9, 1989,
25 BELMONT PROPERTY MANAGEMENT, INC., was not licensed by the
26 Department of Real Estate of the State of California (hereinafter
27 "Department") as a corporate real estate broker.

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II

On January 9, 1989, the Department licensed BELMONT PROPERTY MANAGEMENT, INC. (hereinafter "BELMONT PROPERTY MANAGEMENT") as a corporate real estate broker license.

III

All further reference to BELMONT PROPERTY MANAGEMENT shall be deemed to refer to, in addition to BELMONT PROPERTY MANAGEMENT, to the officers, directors, employees, agents, and real estate licensees employed by or associated with BELMONT PROPERTY MANAGEMENT, who at all times herein mentioned were engaged in the furtherance of the business or operations of said parties and who were acting within the course and scope of their corporate authority and employment.

IV

At all times material herein from September 1, 1987 to and including August 31, 1988, BELMONT PROPERTY MANAGEMENT operated a real estate property management business. In the operation of said real property management business, BELMONT PROPERTY MANAGEMENT performed property management services for certain real properties owned by third persons. The said services included, but were not necessarily limited to, leasing or renting and collecting rents from the said real properties and making payments from the rental funds collected in connection with the expenses and encumbrances of said properties, all for or in expectation of compensation.

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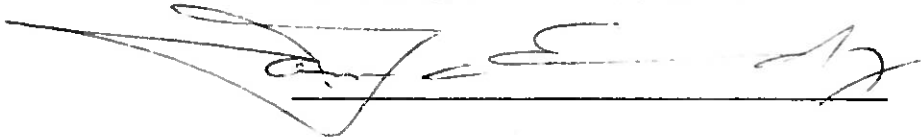
V

The operation of the real property management business, as described in Paragraph IV hereinabove, constitute acts which require a real estate broker license within the meaning of Section 10131(b) of the Code. You, BELMONT PROPERTY MANAGEMENT violated Section 10130 of the Code for performing said activity at a time when you were not licensed by the Department.

NOW, THEREFORE, YOU, BELMONT PROPERTY MANAGEMENT, INC. AND YOUR OFFICERS AND EMPLOYEES ARE ORDERED TO DESIST AND REFRAIN from performing acts which require a real estate license without holding a license issued by the Department at the time said acts are performed.

DATED: 6-7-89.

JAMES A. EDMONDS, JR.
Real Estate Commissioner



cc: Belmont Property Management, Inc.
c/o Kurt Wood
731 East Fourth Street
Long Beach, CA 90802

TLN:RG
lbo 27