

FILED
FEB 14 2001

DEPARTMENT OF REAL ESTATE

By Shelly Ely

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)
JORGE HERIBERTO REINOSO,)
Respondent.)

No. H-23826 LA
H-25569 LA

ORDER DENYING REINSTATEMENT OF LICENSE

On August 6, 1990, in Case No. H-23826 LA, a Decision was rendered revoking the real estate broker license of Respondent, but granting Respondent the right to the issuance of a restricted real estate broker license. A restricted real estate broker license was issued to Respondent on September 21, 1990. On March 17, 1995, in Case No. H-25569 LA, a Decision was rendered revoking the restricted real estate broker license of Respondent, but granting Respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on April 13, 1995.

///

1 On October 7, 1999, Respondent petitioned for
2 reinstatement of said real estate broker license, and the
3 Attorney General of the State of California has been given notice
4 of the filing of said petition.

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

10 The Decision in Case No. H-25569 LA found that
11 Respondent had failed to comply with the requirements of law in
12 handling trust funds and failed to exercise reasonable
13 supervision over the activities of salespersons licensed under
14 Respondent.

15 Given the violations found and the fact that Respondent
16 has not engaged as a broker in the operation of a real estate
17 brokerage business and the handling of trust funds, Respondent
18 has not established that he has complied with Section 2911
19 (j), Title 10, California Code of Regulations. Consequently, I am
20 not satisfied that Respondent is sufficiently rehabilitated to
21 receive an unrestricted real estate broker license. Additional
22 time and evidence of correction as a restricted real estate
23 broker is necessary to establish that Respondent is
24 rehabilitated.

25 I am satisfied, however, that it will not be
26 against the public interest to issue a restricted real estate
27 broker license to Respondent.

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

4 A restricted real estate broker license shall be issued
5 to Respondent pursuant to Section 10156.5 of the Business and
6 Professions Code, if Respondent satisfies the following
7 conditions within nine (9) months from the date of this Order:

8 1. Submittal of a completed application and payment of
9 the fee for a restricted real estate broker license.

10 2. Submittal of evidence of having, since the most
11 recent issuance of an original or renewal real estate license,
12 taken and successfully completed the continuing education
13 requirements of Article 2.5 of Chapter 3 of the Real Estate Law
14 for renewal of a real estate license.

15 The restricted license issued to Respondent shall be
16 subject to all of the provisions of Section 10156.7 of the
17 Business and Professions Code and to the following limitations,
18 conditions and restrictions imposed under authority of Section
19 10156.6 of that Code:

20 A. The restricted license issued to Respondent may be
21 suspended prior to hearing by Order of the Real Estate
22 Commissioner in the event of Respondent's conviction or plea of
23 nolo contendere to a crime which is substantially related to
24 Respondent's fitness or capacity as a real estate licensee.

25 B. The restricted license issued to Respondent may be
26 suspended prior to hearing by Order of the Real Estate
27 Commissioner on evidence satisfactory to the Commissioner that

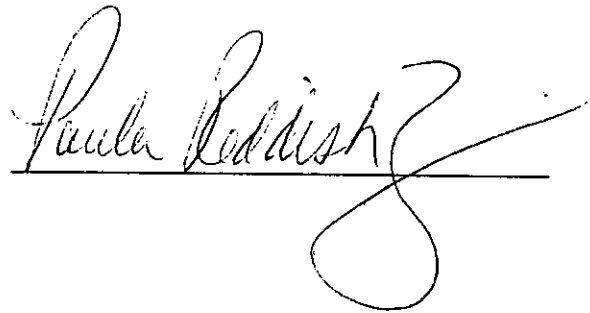
1 Respondent has violated provisions of the California Real Estate
2 Law, the Subdivided Lands Law, Regulations of the Real Estate
3 Commissioner or conditions attaching to the restricted license.

4 C. Respondent shall not be eligible to apply for the
5 issuance of an unrestricted real estate license nor the removal
6 of any of the limitations, conditions or restrictions of a
7 restricted license until two (2) years have elapsed from the date
8 of the issuance of the restricted license to respondent.

9 This Order shall become effective at 12 o'clock
10 noon* on March 6, 2001.

11 DATED: December 22, 2000

12 PAULA REDDISH ZINNEBANN
13 Real Estate Commissioner

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DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

★ ★ ★ ★ ★

Respondent (s) .

DECISION

The Proposed Decision dated March 6, 1995,
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 April 13, 1995.

IT IS SO ORDERED

JOHN R. LIBERATOR
Interim Commissioner

John A. Liberator

BEFORE THE
DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of:)	
)	
)	No. H-25569 LA
)	
INTERNATIONAL BROKERS CENTER,)	L-09140
INC., a corporation; and)	
JORGE HERIBERTO REINOSO,)	
individually and as)	
designated officer of)	
International Brokers)	
Center, Inc.,)	
)	
)	
Respondents.)	
)	

PROPOSED DECISION

This matter came on regularly for hearing before Richard J. Lopez, Administrative Law Judge, Office of Administrative Hearings, on January 17, 1995 at Los Angeles, California.

Elliot Mac Lennan, Real Estate Counsel, represented the complainant.

Respondent appeared in person and was represented by Frank M. Buda, Attorney at Law.

Oral and documentary evidence and evidence by way of official notice was received.

The record was held open to allow the parties to file post-hearing briefs.

On February 3, 1995, complainant filed same; marked for identification as Exhibit 7. On February 17, 1995, respondent filed same; marked for identification as Exhibit L. Said briefs were read and considered.

The Administrative Law Judge now finds, determines and orders as follows:

PARTIES AND JURISDICTION

1

The Complainant, Steven J. Ellis, a Deputy Real Estate Commissioner of the State of California, brought subject Accusation against International Brokers Center, Inc., a corporation dba International Loans Center, Inc., and Jorge Heriberto Reinoso, individually and as designated officer of International Brokers Center, Inc., in said official capacity.

2

(A) International Brokers Center, Inc., (IBC), and Jorge Heriberto Reinoso (Reinoso) sometimes collectively referred to as respondents, are presently licensed and/or have license rights under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code)..

(B) At all mentioned times, IBC was licensed by the Department of Real Estate of the State of California (Department) as a restricted corporate real estate broker by and through Reinoso as designated officer.

3

(A) By agreement and stipulation of the parties the following parts of the Accusation were stricken and, accordingly, dismissed:

- Paragraphs X(a) and X(b) at page 4;
- Paragraphs X(a) and X(b) referenced in Paragraph XI at page 5;
- Paragraph XII in its entirety;
- Paragraph XIV in its entirety;

(B) Other amendments to said pleading are as follows:

- Paragraph XIII, line 16, "and Regulation_____ 2840" was deleted at page 6;
- "in one mortgage lending transaction" was inserted after the word "supervision" at page 7;
- Paragraph XVII, lines 21 and 22 were amended by deleting "10161.8", "2830", "2832.1", 2832.1 and 2840" and inserting instead "2831.2" at page 7;

2

- Paragraph XVIII, lines 7 through 9 were amended by deleting "10161.8", "2830", "2832.1, 2832.1 and 2840" and inserting instead "2831.2" at page 8;
- Paragraph XIX, lines 18 through 20 were amended by deleting "10145" and "2752" at page 8.

4

All prehearing requirements have been met.
Jurisdiction for this proceedings does exist.

FINDINGS OF FACT
RE: ACCUSATION

5

At all mentioned times, Reinoso was licensed by the Department as designated officer of IBC to qualify IBC and to act for IBC as a real estate broker and, as provided by section 10159.2 of the Code, was responsible for the supervision and control of the activities conducted on behalf of IBC by its officers, managers and employees as necessary to secure full compliance with the provisions of the Real Estate Law including the supervision of the salespeople licensed to the corporation in the performance of acts for which a real estate license is required by section 10159.2 of the Code. At all mentioned times, Reinoso was individually licensed by the Department as a restricted real estate broker.

6

Whenever reference is made in a Finding to an act or omission of IBC, such Finding shall be deemed to mean that the officers, directors, managers, employees, agents and real estate licensees employed by or associated with IBC, including Reinoso, committed such act or omission while engaged in the furtherance of the business or operation of IBC and while acting within the course and scope of its corporate authority, agency and employment.

7

At all mentioned times, IBC and Reinoso were acting as the agent or employee of the other and within the course and scope of such agency or employment.

3

At all times herein mentioned, in the city of Glendale, Los Angeles County, respondent IBC and respondent Reinoso engaged in the business of, acted in the capacity of, advertised, or assumed to act as real estate brokers, within the meaning of section 10131(d) of the Code, including the operation of a mortgage loan brokerage business with the public wherein lenders and borrowers were solicited for loans secured directly or collaterally by liens on real property, wherein such loans were arranged, negotiated, processed, and consummated on behalf of others for compensation or in expectation of compensation and for fees often collected in advance.

At all times mentioned herein, in connection with the activities described in Finding 8, respondents accepted or received funds in trust (trust funds) from or on behalf of actual or prospective borrowers and lenders, and thereafter made disposition of such funds. Respondents maintained the following trust account into which they deposited certain of these funds:

"International Brokers Center
Trust Account
No. 01624-31198"
Bank of America
601 North Brand Blvd.
Glendale, California

On or about March 29, 1993, the Department completed an examination of the books and records pertaining to the mortgage loan brokerage activities of respondents for the period beginning on January 1, 1992 and ending on February 26, 1993.

With respect to the trust funds referred to in Finding 9, IBC and Reinoso:

(A) Failed to maintain a control record for the daily balance of the receipt and disposition of all trust funds in trust account received by IBC.

(B) Failed to maintain a separate record for each beneficiary or transaction, thereby failing to account for all trust funds received, deposited, and disbursed by the trust account.

(C) Failed to perform a monthly reconciliation of the columnar record for the receipt and disposition of all trust funds received by IBC for the trust account, and the balance of all separate beneficiary or transaction records.

12

In connection with the activities set forth in Finding 8, IBC and Reinoso, failed to provide certified written mortgage loan disclosure statements to various borrowers including but not limited to the Amanda Swinger, Aida and Elena Perez, Nery and Maria Hernandez, Rudolfo Angeles and Andrew and Aula Machingo loan transactions before these borrowers became obligated to perform under the terms of their respective loans.

13

The investigative audit, referred in Finding 10, revealed that Reinoso failed to review, initial and date each document prepared by real estate salespersons under his supervision, with regard to one mortgage lending transaction.

14

On or about April 1, 1993, IBC's corporate status was suspended by the California Franchise Tax Board.

15

The acts and omissions of respondents as set forth in Findings 11 through 14, independently and collectively, constitute a failure on the part of respondent Reinoso, as the real estate broker licensee and designated officer, to exercise the supervision and control over the licensed activities of the real estate salespersons of IBC.

16

Respondent Reinoso's conduct set forth in Finding 15 does constitute negligence.

17

(A) On August 6, 1990, in Case No. H-23826 LA, a Decision was filed against respondents IBC and Reinoso by the Real Estate Commissioner for violations of sections 10148 and 10161.8 of the California Business and Professions Code and sections 2725, and 2831 of Title 10, Chapter 6, California Code of Regulations. As a result thereof restricted licenses were issued to both respondents subject to certain conditions.

(B) Respondents' conduct set forth in Findings 11 through 15 does constitute a breach of the order granting the present restricted brokers' license.

SUPPLEMENTAL FINDINGS

18

(A) Respondent has been licensed in real estate for approximately 19 years: the first decade as a real estate salesperson and thereafter as a real estate broker. As so licensed he has suffered previous discipline as set forth in Finding 17.

(B) No person suffered any monetary loss or other damage as a result of respondent Reinoso's conduct.

(C) Respondent Reinoso has taken certain steps to correct his past negligent conduct, including discontinuing any mortgage brokering activities and closing the trust account which is set forth in Finding 9.

(D) Respondent has kept current in continuing education.

DETERMINATION OF ISSUES

I

Cause exists for discipline of all licenses and licensing privileges of respondents IBC and Reinoso for violations of the following sections of the Business and Professions Code (BPC) and/or Title 10, Chapter 6, California Code of Regulations (CCR):

- (A) BPC sections 10145 and 10159.2 and CCR section 2831 by reason of Finding 11(A).
- (B) BPC sections 10145 and 10159.2 and CCR 2831.1 by reason of Finding 11(B).
- (C) BPC sections 10145 and 10159.2 and CCR section 2831.2 by reason of Finding 11(C).
- (D) BPC section 10177(d) by reason of paragraphs (A), (B) and (C), separately and severally, of this Determination.

- (E) BPC sections 10240 and 10177(d) by reason of Finding 12.
- (F) BPC section 10177(k) by reason of Finding 17.

II

Cause exists for discipline of all license and licensing privileges of respondent Reinoso for violations of the following sections of the Business and Professions Code (BPC) and/or Title 10, Chapter 6, California Code of Regulations (CCR):

- (A) BPC sections 10177(d), 10177(h) and 10159.2 by reason of Finding 13.
- (B) BPC sections 10159.2 and 10177(h) by reason of Finding 15.
- (C) BPC section 10177(g) by reason of Finding 16.

III

Cause exists for discipline of all licenses and licensing privileges of respondent IBC for violations of the following sections of the Business and Professions Code (BPC) and/or Title 10, Chapter 6, California Code of Regulations (CCR):

- (A) BPC section 10177(f) and CCR 2742 by reason of Finding 14.

IV

The objective of an administrative proceeding relating to discipline, if any, is to protect the public; to determine whether a license holder has exercised license privileges in derogation of the public interest. Such proceedings are not for the primary purpose of punishment Camacho v. Youde (1979) 95 Cal.App.3d 161, 165; Ex Parte Brounsell (1978) 2 Cowp. 829, 98 Eng. Rep. 1385. The conduct found herein is like conduct to that found in the prior Decision referenced in Finding 17(A). Therefore continued licensure of either respondent IBC or respondent Reinoso, as a broker, is contrary to the public interest. Respondent Reinoso has accomplished the mitigation set forth in Finding 18. Accordingly licensure of said respondent, in a restricted status as a real estate salesperson is not inconsistent with the public interest.

ORDER

I

All licenses and license rights of respondent International Brokers Center, Inc., a corporation dba International Loans Center, Inc., under the Real Estate Law are hereby revoked.

II

All licenses and licensing rights of respondent Jorge Heriberto Reinoso under the Real Estate Law are revoked; provided, however, a restricted real estate salesperson license shall be issued to respondent pursuant to Section 10156.5 of the Business and Professions Code if respondent makes application therefor and pays to the Department of Real Estate the appropriate fee for the restricted license within 90 days from the effective date of this Decision. The restricted license issued to respondent shall be subject to all of the provisions of Section 10156.7 of the Business and Professions Code and to the following limitations, conditions and restrictions imposed under authority of Section 10156.6 of that Code:

1. The restricted license issued to respondent may be suspended prior to hearing by Order of the Real Estate Commissioner in the event of respondent's conviction or plea of nolo contendere to a crime which is substantially related to respondent's fitness or capacity as a real estate licensee.

2. The restricted license issued to respondent may be suspended prior to hearing by Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that respondent has violated provisions of the California Real Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions attaching to the restricted license.

3. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor for the removal of any of the conditions, limitations or restrictions of a restricted license until 2 year(s) has/have elapsed from the effective date of this Decision.

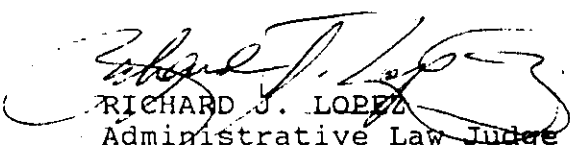
4. Respondent shall submit with any application for license under an employing broker, or any application for transfer to a new employing broker, a statement signed by the prospective employing real estate broker on a form approved by the Department of Real Estate which shall certify:

- (a) That the employing broker has read the Decision of the Commissioner which granted the right to a restricted license; and
- (b) That the employing broker will exercise close supervision over the performance by the restricted licensee relating to activities for which a real estate license is required.

5. Respondent shall, within nine months from the effective date of this Decision, present evidence satisfactory to the Real Estate Commissioner that respondent has, since the most recent issuance of licensing rights, taken and successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate license. If respondent fails to satisfy this condition, the Commissioner may order the suspension of the restricted license until the respondent presents such evidence. The Commissioner shall afford respondent the opportunity for a hearing pursuant to the Administrative Procedure Act to present such evidence.

6. Respondent shall, within six months from the effective date of this Decision, taken and pass the Professional Responsibility Examination administered by the Department including the payment of the appropriate examination fee. If respondent fails to satisfy this condition, the Commissioner may order suspension of respondent's license until respondent passes the examination.

DATED: 6 March 1995


RICHARD J. LOPEZ

Administrative Law Judge

Office of Administrative Hearings

RJL:btm

1 Elliott Mac Lennan, Counsel
2 Department of Real Estate
3 107 South Broadway, Room 8107
4 Los Angeles, California, 90012
5
6 Telephone (213) 897-3194

60129 1993

DEPARTMENT OF REAL ESTATE
BY *[Signature]*

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * * *

11 In the Matter of the Accusation of)
12)
13 INTERNATIONAL BROKERS CENTER,)
14 INC., a corporation; and)
15 JORGE HERIBERTO REINOSO,)
16 individually and as)
17 designated officer of)
18 International Brokers)
19 Center, Inc.,)

No. H-25569 LA

ACCUSATION

20 Respondents.)

21 The Complainant, Steven J. Ellis, a Deputy Real Estate
22 Commissioner of the State of California, for cause of Accusation
23 against INTERNATIONAL BROKERS CENTER, INC., a corporation dba
24 International Loans Center, Inc., and JORGE HERIBERTO REINOSO,
25 individually and as designated officer of International Brokers
26 Center, Inc., is informed and alleges in his official capacity as
27 follows:

I

INTERNATIONAL BROKERS CENTER, INC, (IBC), and JORGE HERIBERTO REINOSO (REINOSO) sometimes collectively referred to as Respondents, are presently licensed and/or have license rights under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code).

II

All references to the "Code" are to the California Business and Professions Code and all references to "Regulations" are to Chapter 6, Title 10, California Code of Regulations.

III

At all mentioned times, IBC was licensed by the Department of Real Estate of the State of California (Department) as a restricted corporate real estate broker by and through REINOSO as designated officer.

IV

At all mentioned times, REINOSO was licensed by the Department as designated officer of IBC to qualify IBC and to act for IBC as a real estate broker and, as provided by Section 10159.2 of the Code, was responsible for the supervision and control of the activities conducted on behalf of IBC by its officers, managers and employees as necessary to secure full compliance with the provisions of the Real Estate Law including the supervision of the salespeople licensed to the corporation in the performance of acts for which a real estate license is required by Section 10159.2 of the Code. At all mentioned times, REINOSO was individually licensed by the Department as a

1 restricted real estate broker.

2 V

3 Whenever reference is made in an allegation in the
4 accusation to an act or omission of IBC, such allegation shall be
5 deemed to mean that the officers, directors, managers, employees,
6 agents and real estate licensees employed by or associated with
7 IBC, including REINOSO, committed such act or omission while
8 engaged in the furtherance of the business or operation of IBC and
9 while acting within the course and scope of its corporate
10 authority, agency and employment.

11 VI

12 At all mentioned times, IBC and REINOSO were acting as
13 the agent or employee of the other and within the course and scope
14 of such agency or employment.

15 VII

16 At all times herein mentioned, in the city of Glendale,
17 Los Angeles County, respondent IBC and respondent REINOSO engaged
18 in the business of, acted in the capacity of, advertised, or
19 assumed to act real estate brokers, within the meaning of Section
20 10131(d) of the Code, including the operation of a mortgage loan
21 brokerage business with the public wherein lenders and borrowers
22 were solicited for loans secured directly or collaterally by liens
23 on real property, wherein such loans were arranged, negotiated,
24 processed, and consummated on behalf of others for compensation or
25 in expectation of compensation and for fees often collected in
26 advance.

27 /

VIII

At all times mentioned herein, in connection with the activities described in Paragraph VII, above, Respondents accepted or received funds in trust (trust funds) from or on behalf of actual or prospective borrowers and lenders, and thereafter made disposition of such funds. Respondents maintained the following trust account into which they deposited certain of these funds:

"International Brokers Center
Trust Account
No. 01624-31198"
Bank of America
601 North Brand Blvd.
Glendale, California

IX

On or about March 29, 1993, the Department completed an examination of the books and records pertaining to the mortgage loan brokerage activities described in Paragraphs VII and VIII, above, for the period beginning on January 1, 1992 and ending on February 26, 1993, which revealed violations of the Code and the Regulations as set forth in the following paragraphs.

X

With respect to the trust funds referred to in Paragraph X, it is alleged that IBC and REINOSO:

(a) Failed to name the broker as the trustee for the trust account, as required by Regulation 2830.

(b) Failed to deposit trust funds into the trust account before the end of the next business day as required by Regulation 2832.

1 (c) Failed to maintain a control record for the daily
2 balance of the receipt and disposition of all trust funds in trust
3 account received by IBC, as required by Regulation 2831.

4 (d) Failed to maintain a separate record for each
5 beneficiary or transaction, thereby failing to account for all
6 trust funds received, deposited, and disbursed by the trust
7 account, as required by Regulation 2831.1.

8 (e) Failed to perform a monthly reconciliation of the
9 columnar record for the receipt and disposition of all trust funds
10 received by IBC for the trust account, and the balance of all
11 separate beneficiary or transaction records, as required by
12 Regulation 2831.2.

13 XI

14 The conduct of Respondents described in Paragraph X,
15 above, violated the Code and the Regulations as set forth below:

16	<u>PARAGRAPH</u>	<u>PROVISIONS VIOLATED</u>
17	X(a)	Sec. 2830 of the Regulations;
18	X(b)	Sec. 2832 of the Regulations;
19	X(c)	Sec. 2831 of the Regulations;
20	X(d)	Sec. 2831.1 of the Regulations;
21	X(e)	Sec. 2831.2 of the Regulations; and,
22	X(a-e)	Secs.10145, 10159.2 of the Code.

23 Each of the foregoing violations separately constitutes cause for
24 the suspension or revocation of all of the respective real estate
25 licenses and license rights of Respondents under the provisions of
26 Section 10177(d) of the Code.

27 XII

28 The audit examination further revealed that IBC and
29 REINOSO, in reference to Paragraph IX, failed to notify the

1 Department of the termination of Paula Elizabeth Bosson, Guillermo
2 Castillo, Chandrakant Kalyandas Malani, Cesar Humberto Reinoso,
3 real estate salespersons licensed to IBC, as required by Section
4 10161.8 of the Code and Regulation 2752. Said conduct is cause to
5 suspend or revoke all licenses and license rights of the
6 Respondents under Section 10177(d) and 10177(h) of the Code.

7 XIII

8 In connection with the activities described above in
9 Paragraph VII, IBC and REINOSO, failed to provide certified
10 written mortgage loan disclosure statements to various borrowers
11 including but not limited to the Amanda Swinger, Aida and Elena
12 Perez, Nery and Maria Hernandez, Rudolfo Angeles and Andrew and
13 Aula Machingo loan transactions before these borrowers became
14 obligated to perform under the terms of their respective loans.
15 This conduct constitutes a violation of Section 10240 of the Code
16 and Regulation 2840 and are cause to suspend or revoke Respondents
17 respective real estate licenses and license rights under Section
18 10177(d).

19 XIV

20 The investigative audit moreover revealed that
21 respondents IBC and REINOSO negotiated twenty or more mortgage
22 loans secured directly or collaterally by real property totalling
23 in excess of \$2,000,000 to non-exempt lenders within a twelve
24 month period without notifying the Department that IBC had
25 exceeded the threshold criteria of Sections 10232(a) and 10232(b)
26 for reporting. Respondents failure to notify the Department
27 within thirty days thereafter of that fact is in violation of

1 Section 10232(e) of the Code. The omission to notify the
2 Department constitutes another basis for the suspension or
3 revocation of their licenses and license rights pursuant to Code
4 Section 10177(d).

5 XV

6 The investigative audit, described in Paragraph IX,
7 revealed that REINOSO failed to review, initial and date each
8 document prepared by real estate salespersons under his
9 supervision, in violation of Regulation 2725. Said conduct is
10 cause to suspend or revoke his licenses and license rights under
11 Sections 10177(d), 10177(h) and 10159.2 of the Code.

12 XVI

13 The investigative audit, described in Paragraph IX,
14 moreover revealed that on or about April 1, 1993, IBC's corporate
15 status was suspended by the California Franchise Tax Board. Said
16 conduct is cause to suspend or revoke the license and license
17 rights of IBC pursuant Section 10177(f) of the Code and Regulation
18 2742.

19 XVII

20 Respondents IBC and REINOSO violated Sections 10145,
21 10161.8 and 10177(f) of the Code and Sections 2725, 2742, 2830,
22 2831, 2831.1, 2832.1, 2832.1 and 2840 of the Regulations, as
23 described in Paragraphs X through XVI, hereinabove. The acts and
24 omissions of Respondents described in Paragraphs VII through XVI,
25 above, independently and collectively constitute failure on the
26 part of Respondent REINOSO, as the real estate broker licensee and
27 designated officer, to exercise the supervision and control over

1 the licensed activities over the activities of the real estate
2 salespersons of IBC, as required by Section 10159.2 of the Code,
3 and are cause for the suspension or revocation of all real estate
4 licenses and license rights of Respondent REINOSO pursuant to the
5 provisions of Section 10177(h) of the Code.

6 XVIII


7 Respondents violated Sections 10145, 10161.8 and
8 10177(f) of the Code and Sections 2725, 2742, 2830, 2831, 2831.1,
9 2832.1, 2832.1 and 2840 of the Regulations, as described in
10 Paragraphs X through XVI, hereinabove. The conduct of Respondent
11 REINOSO described in Paragraphs VII through XVI, above,
12 constitutes cause for the suspension or revocation of all real
13 estate licenses and license rights of Respondent REINOSO under the
14 provisions of Section 10177(g) of the Code.

15 XIX

16 On August 6, 1990, in Case No. H-23826 LA, a DECISION
17 was filed against Respondents IBC and REINOSO by the Real Estate
18 Commissioner for violations of Sections 10145, 10148 and 10161.8
19 of the California Business and Professions Code and Sections 2725,
20 2752 and 2831 of Title 10, Chapter 6, California Code of
21 Regulations and restricted licenses were issued to both
22 respondents subject to certain conditions. Respondents failure to
23 meet those conditions subjects their licenses to suspension or
24 revocation pursuant to Section 10177(k) of the Code..

25 WHEREFORE, Complainant prays that a hearing be conducted
26 on the allegations of this Accusation and that upon proof thereof
27 a decision be rendered imposing disciplinary action against all

1 licenses and license rights of Respondents INTERNATIONAL BROKERS
2 CENTER, INC., a corporation dba International Loans Center, Inc.,
3 and JORGE HERIBERTO REINOSO under the Real Estate Law (Part 1 of
4 Division 4 of the Business and Professions Code) and for such
5 other and further relief as may be proper under other applicable
6 provisions of law.

7 
8 STEVEN J. ELLIS
9 Deputy Real Estate Commissioner

10 Dated at Los Angeles, California
11 this 29th day of October , 1993.
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24 cc: International Brokers Center, Inc.
25 c/o Jorge Herbierto Reinoso
26 Sacto
27 MLB