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FILED
DEC 17 1999
DEPARTMENT OF REAL ESTATE

By K. K. K. K. K.

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) No. H-25710 LA
)
)
WILLIAM J. LAUER, JR.)
)
)
Respondent.)
_____)

ORDER GRANTING RECONSIDERATION

On November 5, 1999, an Order Denying Reinstatement of License was rendered herein, effective December 7, 1999, denying the Respondent's petition for the reinstatement of his real estate salesperson license. On November 23, 1999, an Order Staying Effective date was signed changing the effective date to January 6, 2000.

On or about November 29, 1999, Respondent's petition for reconsideration was received.

I have considered Respondent's petition for reconsideration and the evidence submitted in support thereof. Respondent has demonstrated to my satisfaction that good cause has been presented for reconsideration of the Order of November 5, 1999.

1 NOW, THEREFORE, IT IS ORDERED that Respondent's
2 petition for reinstatement is granted and that an unrestricted.
3 real estate salesperson license be issued to Respondent after he
4 satisfies the following conditions within six months from the
5 date of this Order:

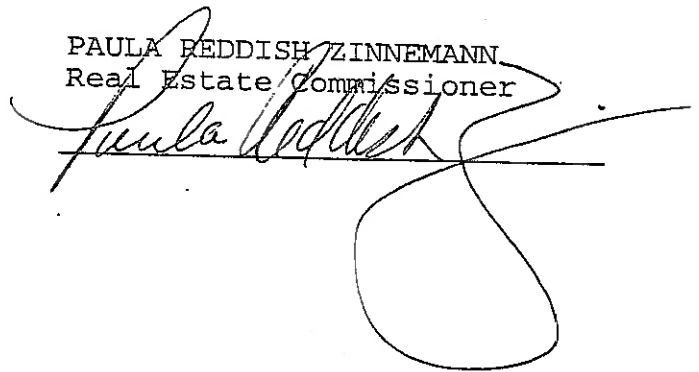
6 1. Submittal of a completed application and payment
7 of the fee for a real estate salesperson license.

8 2. Submittal of evidence satisfactory to the Real
9 Estate Commissioner that Respondent has, since his license was
10 revoked, taken and successfully completed the 45 hours of
11 education required in Section 10170.5 of the Business and
12 Professions Code for renewal of a real estate license.

13
14 This Order shall become effective immediately.

15 DATED: December 14, 1999
16

17
18 PAULA REDDISH ZINNEBANN
19 Real Estate Commissioner
20
21



22 cc: William J. Lauer, Jr.
23 c/o Lawrence Allen, Esq.
24 Encino Office Park, Building II, Suite 330
25 6345 Balboa Blvd.
26 Encino, California 91316-1524
27

Handwritten initials

FILED
NOV 23 1999
DEPARTMENT OF REAL ESTATE
By *K. Kriederholz*

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DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * * *

In the Matter of the Accusation of) No. H-25710 LA
WILLIAM J. LAUER, JR.,)
Respondent.)

ORDER STAYING EFFECTIVE DATE

On November 5, 1999, an Order Denying Reinstatement of License was signed in the above-entitled matter to become effective December 7, 1999.

IT IS HEREBY ORDERED that the effective date of the Order Denying Reinstatement of License dated November 5, 1999, is stayed for a period of thirty days.

The Order Denying Reinstatement of License dated November 5, 1999, shall become effective at 12 o'clock noon on January 6, 2000.

DATED: *23 Nov. 99*

PAULA REDDISH ZINNEMANN
Real Estate Commissioner

By: *Randolph Brendia*
RANDOLPH BRENDIA
Regional Manager

failed to demonstrate to my satisfaction that he has
1 undergone sufficient rehabilitation to warrant the
2 reinstatement of his real estate salesperson license at this
3 time. This determination has been made in light of
4 Respondent's history of acts and conduct which are
5 substantially related to the qualifications, functions and
6 duties of a real estate licensee. That history includes:

I

8 (a) From February 24, 1998 to May 7, 1998, the
9 restricted license of Respondent was suspended for failure to
10 clear delinquent child-support payments.

11 (b) Respondent currently owes the Internal Revenue
12 Service some \$150,000 for the years between 1991 and 1996. He
13 has failed to provide proof that he is making a bona fide
14 effort to repay this debt stating that he has only been
15 paying the IRS \$100 per month. The above examples of a
16 failure on the part of Respondent to meet his financial
17 obligations are evidence of a lack of rehabilitation and is
18 cause to deny his petition pursuant to Section 2911(i) of
19 Chapter 6, Title 10, California Code of Regulations.

21 /
22 /
23 /

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

4 This Order shall become effective at 12
5 o'clock noon on December 7, 1999.

6 DATED: November 5, 1999

7
8
9 JOHN R. LIBERATOR
Acting Commissioner

10
11 

12 WILLIAM J. LAUER, JR.
13 33211 Marina Vista Drive
14 Dana Point, California

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

(213) 897-3937

FILED
FEB 23 1995
DEPARTMENT OF REAL ESTATE
By *[Signature]*

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * * *

In the Matter of the Accusation of)	No. H-25710 LA
)	
ARIEL ARCEO CARLOS, WILLIAM J.)	
LAUER, JR., IPC DEVELOPMENT)	
GROUP, INC., a corporate real)	<u>STIPULATION AND AGREEMENT</u>
estate broker, dba Golden West)	
Financial Services and dba)	
RE/MAX Golden Valley Realtors and)	<u>IN SETTLEMENT AND ORDER</u>
KENDALL HARRISON BREHM, as)	
designated officer of IPC)	
Development Group, Inc.,)	
)	
Respondents.)	

It is hereby stipulated by and between WILLIAM J. LAUER, JR. (referred to as Respondent), acting by and through his attorney, Lawrence Allen, Esq. and the Complainant, acting by and through Sean Crahan, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Accusation filed on February 4, 1994, in this matter:

1. All issues which were to be contested and all evidence which was to be presented by Complainant and Respondents at a formal hearing on the Accusation, which hearing was to be held

1 in accordance with the provisions of the Administrative Procedure
2 Act (APA), shall instead and in place thereof be submitted solely
3 on the basis of the provisions of this Stipulation And Agreement In
4 Settlement And Order (hereafter Stipulation).

5 2. Respondent has received, read and understands the
6 Statement to Respondent, the Discovery Provisions of the APA and
7 the Accusation, filed by the Department of Real Estate in this
8 proceeding.

9 3. On May 25, 1994, Respondent filed a Notice of
10 Defense pursuant to Section 11505 of the Government Code for the
11 purpose of requesting a hearing on the allegations in the
12 Accusation. Respondent hereby freely and voluntarily withdraws
13 said Notice of Defense. Respondent acknowledges that he
14 understands that by withdrawing said Notice of Defense, he will
15 thereby waive his right to require the Commissioner to prove the
16 allegations in the Accusation at a contested hearing held in
17 accordance with the provisions of the APA and that he will waive
18 other rights afforded to him in connection with the hearing such as
19 the right to present evidence in defense of the allegations in the
20 Accusation and the right to cross-examine witnesses.

21 4. This Stipulation and Agreement in Settlement and
22 Order relates to the factual allegations contained in paragraphs
23 one (1) through nine (9) and twelve (12), in the Accusation filed
24 in this proceeding. Respondent chooses not to contest these
25 factual allegations and to remain silent and understand that, as a
26 result thereof, these factual allegations, without being admitted
27 or denied, will serve as a basis for the discipline stipulated to

1 herein. This Stipulation and Agreement in Settlement and Order and
2 the findings based on Respondents' decision not to contest the
3 Accusation are hereby expressly limited to this proceeding and made
4 for the sole purpose of reaching an agreed disposition of this
5 proceeding, only. Respondent's decision not to contest the factual
6 allegations is made solely for the purpose of effectuating this
7 Stipulation and is intended by Complainant and Respondent to be
8 non-binding upon him in any actions against Respondent by third
9 parties and shall not be deemed, used, or accepted as an
10 acknowledgement or admission. The Real Estate Commissioner shall
11 not be required to provide further evidence to prove such
12 allegations.

13 5. It is understood by the parties that the Real Estate
14 Commissioner may adopt the Order in this Stipulation as his
15 decision and order in this matter thereby imposing the penalty and
16 sanctions on Respondent's real estate licenses and/or license
17 rights as set forth in the below Order. In the event that the
18 Commissioner in his discretion does not adopt the Stipulation, the
19 Stipulation And Agreement In Settlement shall be void and of no
20 effect, and Respondent shall retain the right to a hearing and
21 proceeding on the Accusation under all the provisions of the APA
22 and shall not be bound by any admission or waiver made herein.

23 7. The Order or any subsequent Order of the Real Estate
24 Commissioner made pursuant to this Stipulation shall not constitute
25 an estoppel, merger or bar to any further administrative or civil
26 proceedings by the Department of Real Estate with respect to any
27 matters which were not specifically alleged to be causes for

1 accusation in this proceeding.

2 DETERMINATION OF ISSUES

3 By reason of the foregoing stipulations and waivers, made
4 solely for the purpose of settlement of the pending Accusation
5 without a hearing, it is stipulated and agreed that the following
6 Determination of Issues shall be made:

7 The conduct or omissions of Respondent WILLIAM J. LAUER,
8 JR., as set forth in paragraph one (1) through nine (9) and twelve
9 (12) of the Accusation constitute cause to suspend or revoke his
10 real estate broker license and/or license rights under the
11 provisions of Code Section 10177(j),

12 ORDER

13 WHEREFORE, THE FOLLOWING ORDER is hereby made:

14 1. The real estate salesperson license and license
15 rights of Respondent WILLIAM J. LAUER, JR, under the provisions of
16 Part 1 of Division 4 of the Business and Professions Code are
17 hereby revoked.

18 2. A restricted real estate salesperson license shall
19 be issued to Respondent WILLIAM J. LAUER, JR. pursuant to Section
20 10156.5 of the Business and Professions Code if, within 90 days
21 after the effective date of the Decision entered herein, said
22 Respondent makes application for said license and pays to the
23 Department of Real Estate the appropriate fee for said license.

24 3. The restricted license issued to Respondent shall be
25 subject to all of the provisions of Section 10156.7 of the Business
26 and Professions Code and to the following limitations, conditions
27 and restrictions imposed under authority of Section 10156.6 of the

1 Business and Professions Code:

2 (a) Prior to the issuance of any restricted sales
3 license to respondent WILLIAM J. LAUER, JR., respondent LAUER shall
4 present evidence satisfactory to the Department that he has paid
5 \$1,700 to Helen and Anthony Perez.

6 (b) The license shall not confer any property right
7 in the privileges to be exercised thereunder and the restricted
8 license may be suspended, thereby suspending the right of
9 Respondent to exercise any privileges granted under the restricted
10 license, prior to a hearing by appropriate Order of the Real Estate
11 Commissioner, in the event of Respondent's conviction or plea of
12 nolo contendere to a crime which bears a substantial relationship
13 to Respondent's fitness or capacity as a real estate licensee, or
14 upon receipt of evidence satisfactory to the Real Estate
15 Commissioner that Respondent has violated provisions of the Real
16 Estate Law of the State of California, the Subdivided Lands Act,
17 the Regulations of the Real Estate Commissioner of the State of
18 California, or any of the conditions attached to the restricted
19 license.

20 (c) Respondent WILLIAM J. LAUER, JR. shall, within
21 nine months from the effective date of this Decision, present
22 evidence satisfactory to the Real Estate Commissioner that
23 Respondent has, since the most recent issuance of an original or
24 renewal real estate license, taken and successfully completed the
25 continuing education requirements of Article 2.5 of Chapter 3 of
26 the Real Estate Law for renewal of a real estate license. If
27 Respondent fails to satisfy this condition, the Commissioner may

1 order the suspension of the restricted license until the Respondent
2 presents such evidence. The Commissioner shall afford Respondent
3 the opportunity for a hearing pursuant to the Administrative
4 Procedure Act to present such evidence.

5 (d) Respondent WILLIAM J. LAUER, JR. shall, within
6 six months from the effective date of this Decision, take and pass
7 the Professional Responsibility Examination administered by the
8 Department including the payment of the appropriate examination
9 fee. If Respondent fails to satisfy this condition, the
10 Commissioner may order suspension of Respondent's license until
11 Respondent passes the examination.

12 (e) Respondent shall not be eligible to apply for
13 the issuance of an unrestricted real estate license nor the removal
14 of any of the restrictions, conditions or limitations set forth
15 herein, attaching to the restricted license, until one (1) year has
16 elapsed from the effective date of any Decision in this matter.

17 (f) Respondent shall submit with any application
18 for license under an employing broker, or any application for
19 transfer to a new employing broker, a statement signed by the
20 prospective employing broker on a form approved by the Department
21 of Real Estate which shall certify: .

22 (1) That he or she has read the Accusation
23 filed herein and the Order of
24 the Commissioner which granted the right
25 to a restricted license; and

26 (2) That he or she will exercise close
27 supervision over the performance by the

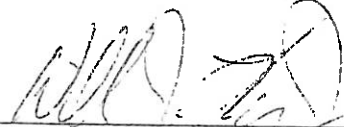
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restricted licensee of activities for
which a real estate license is required.


* * * * *

I have read the Stipulation And Agreement In Settlement
And Order, and its terms are understood by me and are agreeable and
acceptable to me. I understand that I am waiving rights given to
me by the California Administrative Procedure Act (including but
not limited to Sections 11506, 11508, 11509 and 11513 of the
Government Code), and I willingly, intelligently and voluntarily
waive those rights, including the right of requiring the
Commissioner to prove the allegations in the Accusation at a
hearing at which we would have the right to cross-examine witnesses
against me and to present evidence in defense and mitigation of the
charges.

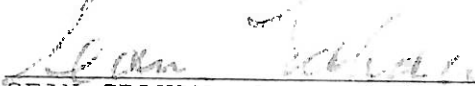
DATED: 1-18-95


WILLIAM J. LAUER, JR.
Respondent.

DATED: 1-18-95


LAWRENCE ALLEN, ESQ., Counsel for
Respondent WILLIAM J. LAUER, JR.,
approved as to form.

DATED: 1-19-95


SEAN CRAHAN, Counsel for
Complainant.

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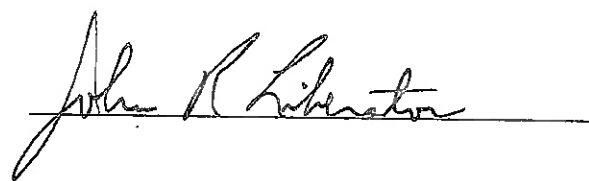
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The foregoing Stipulation And Agreement In Settlement is hereby adopted as my Decision and Order as to Respondents WILLIAM J. LAUER, JR. and shall become effective at 12 o'clock noon on March 15, _____, 1995.

IT IS SO ORDERED February 13, 1995.

JOHN R. LIBERATOR
Interim Commissioner



39210
4/10/94

1 SEAN CRAHAN, Counsel
2 Department of Real Estate
3 107 South Broadway, Room 8107
4 Los Angeles, California 90012
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10 (213) 897-3937

FILED
FEB - 4 1994
DEPARTMENT OF REAL ESTATE



DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * * *

11	In the Matter of the Accusation of)	No. H-25710 LA
12	ARIEL ARCEO CARLOS; WILLIAM J.)	<u>A C C U S A T I O N</u>
13	LAUER, JR.; IPC DEVELOPMENT)	
14	GROUP, INC., a corporate real)	
15	estate broker, dba Golden West)	
16	Financial Services and dba)	
17	RE/MAX Golden Valley Realtors;)	
18	and KENDALL HARRISON BREHM, as)	
19	designated officer of IPC)	
20	Development Group, Inc.,)	
21)	
22	Respondents.)	

19 The Complainant, Steven J. Ellis, a Deputy Real Estate
20 Commissioner of the State of California, for cause of accusation
21 against ARIEL ARCEO CARLOS; WILLIAM J. LAUER, JR.; IPC DEVELOPMENT
22 GROUP, INC., a corporate real estate broker, dba Golden West
23 Financial Services and dba RE/MAX Golden Valley Realtors; and
24 KENDALL HARRISON BREHM, as designated officer of IPC Development
25 Group, Inc., alleges as follows:

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1.

The Complainant, Steven J. Ellis, a Deputy Real Estate Commissioner, brings this Accusation in his official capacity.

2.

ARIEL ARCEO CARLOS (hereafter respondent CARLOS) is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (hereafter cited as the Code). At all times herein mentioned, respondent CARLOS was licensed by the Department of Real Estate of the State of California (hereafter the Department) as a restricted real estate salesperson. Among the conditions to holding the restricted license was that requiring respondent CARLOS not to violate the California Real Estate Law.

3.

WILLIAM J. LAUER, JR. (hereafter respondent LAUER), is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Code. At all times herein mentioned, respondent LAUER was licensed by the Department as a real estate salesperson.

4.

IPC DEVELOPMENT GROUP, INC. (hereafter respondent IPC), is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Code. At all times herein mentioned, respondent IPC was licensed by the Department as a corporate real estate broker, dba Golden West Financial Services and dba RE/MAX Golden Valley Realtors.

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5.

KENDALL HARRISON BREHM (hereafter respondent BREHM) is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Code. At all times herein mentioned, respondent BREHM was licensed by the Department as a real estate broker and as designated officer of IPC Development Group, Inc. Pursuant to Code Section 10159.2, respondent BREHM was at all times herein mentioned responsible for the supervision of the activities of officers, agents and employees of respondent IPC for which a real estate license is required, including the conduct of escrows exempt under Financial Code Section 17006(d).

6.

Sometime in December, 1990, James Mencini, a real estate broker employed by respondent IPC, for or in expectation of compensation, solicited prospective purchasers, through an advertisement, to purchase real property located on Petit Street in Granada Hills, California. Sometime in December, 1990, Helen Esther Perez (hereafter H. Perez) and Anthony Ricardo Perez (hereafter A. Perez) responded to the advertisement. Mencini took the Perezes to the Petit Street property. There, the Perezes met respondent CARLOS. Respondent CARLOS then represented that the Perezes could purchase the Petit Street Property by paying \$10,000 cash and assuming the loan then existing on the Petit Street Property. The Perezes were not able to purchase the Petit Street Property for lack of an agreement with its seller.

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7.

Later, in December, 1990, respondent CARLOS solicited the Perezes to make an offer on real property located at 7850 Kentland Avenue, Los Angeles (West Hills), California (hereafter the Property), then owned by Victoria G. Cuaresma (hereafter Cuaresma). Respondents CARLOS and LAUER offered to sell the Property to the Perezes for \$10,000 down, with the Perezes to assume the existing loan in the approximate amount of \$193,500 and to give sellers a second purchase money trust deed in the amount of \$29,000, for a total purchase price of \$232,500. Respondents CARLOS and LAUER, jointly and severally, represented that the existing loan was assumable, automatically, and that this was otherwise a legitimate transaction.

8.

The Property was acquired by Victoria G. Cuaresma (hereafter Cuaresma) on or about October 10, 1990, which she encumbered with a loan of \$193,500 from American Savings Bank (hereafter ASB), hereafter the Cuaresma loan. The Cuaresma loan was not assumable automatically. The Cuaresma loan was assumable only by purchasers if the purchasers could qualify as if a new loan were being made to them. Respondents CARLOS and LAUER failed to inform the Perezes that, in order to assume the Cuaresma loan, the Perezes would have to qualify for a loan from ASB. Respondents CARLOS' and LAUER's representing to the Perezes that the Cuaresma loan was assumable was misleading in the failure to inform them they would have to qualify for a loan from ASB. Respondents CARLOS' and

/

1 LAUER's conduct constitutes deceit as defined by Civil Code Section
2 1710, subsection 3.

3
4 9.

4 On or about February 2, 1991, an escrow was opened at
5 respondent IPG's RE/MAX Golden Valley Realtors Escrow Division
6 between the Perezes, as buyers, and respondents CARLOS and LAUER,
7 et al., as sellers.

8 (a) The escrow was instructed by respondents CARLOS and
9 LAUER not to contact ASB, nor to order a policy of title insurance
10 for the Perezes.

11 (b) The Perezes deposited funds into escrow. Respondent
12 IPC failed to maintain a columnar record of all trust funds
13 received, in willful violation of Regulations 2831 and 2951 (from
14 Title 10, Chapter 6 of the California Code of Regulations, hereafter
15 cited as the Regulations).

16 (c) Respondent BREHM failed to review, initial and date
17 escrow instructions prepared by the escrow officer of IPC, in
18 willful violation of Regulation 2725.

19 (c) Escrow closed on or about February 15, 1991 at which
20 time a quitclaim deed from Cuaresma to respondents CARLOS and LAUER,
21 and the grant deed from CARLOS and LAUER to the Perezes, were both
22 recorded sequentially.

23 (d) Mencini was compensated in connection with the sale
24 of the Property.

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10.

Respondents CARLOS and LAUER instructed Escrow not to order a policy of title insurance in order to conceal from the Perezes the fact that respondent LAUER had a judgment entered against him and recorded on July 9, 1986 in the amount of \$74,749.31 in favor of Richard G. Parfitt.

11.

The escrow had been instructed by respondents CARLOS and LAUER not to contact ASB. Near the close of escrow, respondents CARLOS and LAUER instructed the Perezes to make payments due on both the Cuaresma and second trust deed loans to them or either of them, sometimes doing business as ARC Enterprises. As instructed, the Perezes made all payments to respondents CARLOS and/or LAUER. Respondents CARLOS' AND LAUER'S instructions to escrow, and the instructions to the Perezes were given for the purpose of concealing from ASB the transfer of title to the Property.

12.

On or about March 17, 1992, A. Perez delivered to respondent LAUER \$1,700 as mortgage payment for the month of March, 1992. Respondent LAUER failed to deliver said payment to ASB or return it to the Perezes.

13.

On or about May 6, 1992, ASB discovered the transfers of title from Cuaresma to respondents CARLOS and LAUER, and from them to the Perezes. On that day, ASB notified Cuaresma and the Perezes of its right to accelerate the principal balance as being due on the Cuaresma loan. The Perezes attempted to qualify as new buyers but

1 failed to qualify with ASB. ASB foreclosed on the Property on or
2 about September 17, 1993.

3 14.

4 Respondent BREHM knew or should have known that the above
5 violations occurred or were occurring. Respondent BREHM failed to
6 exercise reasonable supervision over the activities of officers and
7 employees of respondent IPC for which a real estate license was
8 required so as to prevent the violations from occurring.

9 15.

10 The conduct or omissions of respondent CARLOS, as set
11 forth above, subject his real estate license and license rights to
12 suspension or revocation under the provisions of the following Code
13 Sections:

14 (a) Code Section 10177(f) for conduct which would warrant
15 the denial of a real estate license, for the conduct set forth in
16 paragraphs 7, 8, 9, 10, 11 and 13 above.

17 (b) Code Section 10177(j) for fraud or dishonest dealing,
18 for conduct set forth in paragraphs 7, 8, 9, 10, 11 and 13 above.

19 (c) Code Section 10177(k) for violating terms of the
20 restricted license granted to respondent.

21 16.

22 The conduct or omissions of respondent LAUER, as set forth
23 above, subject his real estate license and license rights to
24 suspension or revocation under the provisions of the following Code
25 Sections:

26 (a) Code Section 10177(f) for conduct which would warrant
27 the denial of a real estate license, for the conduct set forth in

1 paragraphs 7, 8, 9, 10, 11, 12 and 13 above.

2 (b) Code Section 10177(j) for fraud or dishonest dealing,
3 for conduct set forth in paragraphs 7, 8, 9, 10, 11, 12 and 13
4 above.

5 17.

6 The conduct or omissions of respondent IPC DEVELOPMENT
7 GROUP, INC., as set forth above, subject its real estate license and
8 license rights to suspension or revocation under the provisions of
9 Code Section 10177(d) for willful violation of Regulations 2831 and
10 2951, as set forth in paragraph 9(b).

11 18.

12 The conduct or omissions of respondent KENDALL HARRISON
13 BREHM, as set forth above, subject his real estate license and
14 license rights to suspension or revocation under the provisions of
15 the following Code Sections:

16 (a) 10177(d) for willful violation of Regulation 2725, as
17 set forth in paragraph 9(c).

18 (b) 10177(h) or 10177(d) for violation of Code Section
19 10159.2 for failure to supervise the activities of the RE/MAX Golden
20 Valley Escrow Division's escrow operations, as set forth in
21 paragraph 12 above.

22 PRIOR LICENSING ACTION

23 In Case No. H-23171 LA, respondent ARIEL ARCEO CARLOS'
24 real estate salesperson license was revoked with a right to a
25 restricted real estate salesperson license effective January 24,
26 1989, on grounds he had been convicted on February 24, 1983, of
27 petty theft and for failing to disclose same in his application for

1 a real estate license filed on or about December 22, 1986, in
2 violation of Code Sections 490 and 10177(a). Respondent was granted
3 the right to apply for a restricted real estate salesperson license
4 on terms and conditions.

5
6 WHEREFORE, Complainant prays that a hearing be conducted
7 on the allegations of this Accusation and, that upon proof thereof,
8 a decision be rendered imposing disciplinary action against the
9 licenses and license rights of respondents ARIEL ARCEO CARLOS;
10 WILLIAM J. LAUER, JR.; IPC DEVELOPMENT GROUP, INC., a corporate real
11 estate broker, dba Golden West Financial Services and dba RE/MAX
12 Golden Valley Realtors; and KENDALL HARRISON BREHM, as designated
13 officer of IPC Development Group, Inc., under the Real Estate Law
14 (Part 1 of Division 4 of the Business and Professions Code) and for
15 such other and further relief as may be proper under other
16 applicable provisions of law.

17 Dated at Los Angeles, California,
18 this 4th day of February, 1994.

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20 
21 Steven J. Ellis,
22 Deputy Real Estate Commissioner
23

24 cc: Ariel Arceo Carlos
25 William J. Lauér, Jr.
26 IPC Development Group, Inc.
27 Kendall Harrison Brehm
White House Professionals Inc.
Sacto.
MA