

1 Department of Real Estate  
2 107 South Broadway, Room 8107  
3 Los Angeles, CA 90012  
4 (213) 897-3937

**FILED**  
APR - 8 1996  
DEPARTMENT OF REAL ESTATE

By L. H. Heston

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \*

11 To: ) No. H-26533 LA  
12 )  
12 BANKERS GROUP TRUST DEED ) ORDER TO DESIST  
13 AND INVESTMENT COMPANY )  
14 ) AND REFRAIN

15 The Real Estate Commissioner of the State of California  
16 has caused an investigation to be made of your activities as a  
17 real estate broker, and based on the findings of that  
18 investigation, is of the opinion that BANKERS GROUP TRUST DEED AND  
19 INVESTMENT COMPANY has violated Section 10145(a) of the Business  
20 and Professions Code (hereinafter Code), as well as Regulations  
21 2830, 2832.1, and 2726, (all references herein to Regulations  
22 refer to the California Code of Regulations, Title 10, Chapter 6,  
23 hereinafter the Regulations).

24 I

25 That at all times herein mentioned, you, BANKERS  
26 GROUP TRUST DEED AND INVESTMENT COMPANY, were licensed by the  
27 Department of Real Estate of the State of California  
(hereinafter Department) as a corporate real estate broker.

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II

At all times herein mentioned, you, BANKERS GROUP TRUST DEED AND INVESTMENT COMPANY, on behalf of others in expectation of compensation, engaged in the business, acted in the capacity of, advertised or assumed to act as a real estate broker in the State of California within the meaning of Section 10131(d) of the Code, including soliciting borrowers and lenders and negotiating loans secured directly by liens on real property.

III

During 1994 and 1995, in connection with the aforesaid real estate brokerage activities, you accepted or received funds from borrowers and lenders and thereafter made disbursements of such funds.

IV

In connection with your activities as a real estate broker, as described above, you acted in violation of the Real Estate Law as follows:

1. You violated Section 10145(a) of the Code and Regulation 2832.1 by maintaining as of March 31, 1995, a shortage in the Collection Trust Account #2 of \$2,879.81, in the escrow trust account of \$73.54 and in the Corporate Escrow Trust account of \$1,000.

2. You violated Regulation 2830 by failing to maintain Trust Account No 21478-08662 in the broker's name as trustee.

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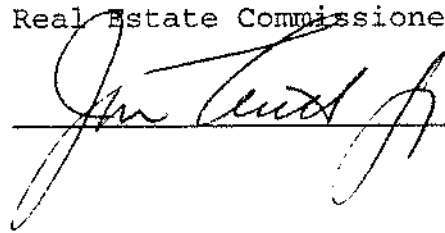
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3. You violated Regulation 2726 by failing to maintain a signed written salesperson agreement with each salesperson in your employ.

NOW, THEREFORE, YOU, BANKERS GROUP TRUST DEED AND INVESTMENT COMPANY, ARE ORDERED TO DESIST AND REFRAIN from performing any and all activities for which a real estate broker license is required until you comply with all provisions of the Real Estate Law as discussed in this Order.

DATED: 3/26/96

JIM ANTT, JR.  
Real Estate Commissioner



cc: Bankers Group Trust Deed and Investment Company  
22041 Clarendon Street, 2nd Floor  
Woodland Hills, CA 91367

JRP:CL:kw