

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

4  
5 (213) 897-3937  
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**FILED**  
JUN 14 1996  
DEPARTMENT OF REAL ESTATE

By C. [Signature]

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8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \* \*

11 To: ) No. H-26652 LA  
12 )  
13 JAY MICHAEL BELSON, ) ORDER TO DESIST  
14 doing business as ) AND REFRAIN  
15 Re/Max on the Boulevard. )  
16 \_\_\_\_\_ )

17 The Real Estate Commissioner of the State of California  
18 (hereinafter "Commissioner") has caused an investigation to be  
19 made of your activities as a real estate broker and based upon  
20 the findings of that investigation, as set forth below, is of  
21 the opinion that you violated Section 10177.4 of the Business and  
22 Professions Code (hereinafter "Code").

23 I

24 At all times material herein, you, JAY MICHAEL BELSON,  
25 were and now are licensed by the Department as a real estate  
26 broker.  
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II

2 All further references to "you", unless otherwise  
3 specified, includes the party identified in Paragraph I, above,  
4 and also includes the employees, agents and real estate licensees  
5 employed by or associated with said party and who at all times  
6 herein mentioned were engaged in the furtherance of the business  
7 or operations of said party and who were acting within the course  
8 and scope of their authority and employment.

9 III

10 At all times material herein, you engaged in the  
11 business of, acted in the capacity of, advertised or assumed to  
12 act as a real estate broker in the State of California, within the  
13 meaning of Section 10131(a) of the Code, including the operation  
14 and conduct of a real property sales business with the public  
15 wherein you engaged in the sale or offer to sell, the solicitation  
16 of prospective sellers or purchasers of, and/or the negotiation of  
17 the purchase or sale of real property in the State of California,  
18 for another or others, for or in expectation of compensation.

19 IV

20 In or about 1995, in connection with the real estate  
21 activities described in Paragraph III, above, you claimed,  
22 demanded or received a commission, fee or other consideration,  
23 as compensation or inducement, for the referral of your customers  
24 or clients, or the customers or clients of your licensed agents,  
25 to Stoneridge Escrow Corporation, a controlled escrow company,  
26 partially owned by you.

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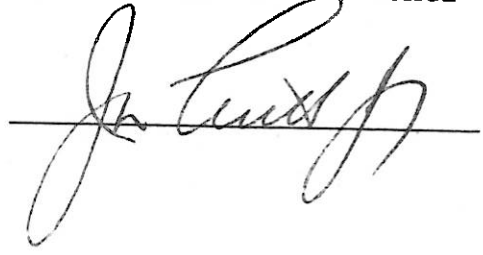
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Your conduct, acts and/or omissions, as described in Paragraph IV, above, are in violation of Code Section 10177.4.

NOW, THEREFORE, YOU, JAY MICHAEL BELSON, ARE ORDERED TO DESIST AND REFRAIN from performing any activity for which a real estate license is required as described in Section 10131 of the Code, unless and until you comply with Code Section 10177.4.

DATED: 6-11-96.

JIM ANTT, JR.  
Real Estate Commissioner



cc: Jay Michael Belson  
14242 Ventura Blvd.  
Sherman Oaks, CA 91423

DA:LK  
da