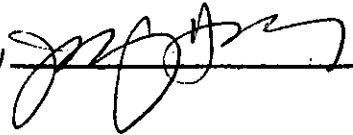




DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) NO. H-27458 LA
JULIE PAIGE MAC TAVISH,)
Respondent.)

ORDER GRANTING REINSTATEMENT OF LICENSE

On November 16, 1998, a Decision was rendered herein revoking the real estate salesperson license of Respondent, but granting Respondent the right to apply for and be issued a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on January 8, 1999. Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On April 17, 2002, Respondent petitioned for reinstatement of said license and the Attorney General of the State of California has been given notice of the filing of said petition.

1 I have considered the petition of Respondent and
2 the evidence and arguments in support thereof, including
3 Respondent's record as a restricted licensee. Respondent
4 has demonstrated to my satisfaction that Respondent meets
5 the requirements of law for the issuance to Respondent of
6 an unrestricted real estate salesperson license and that
7 it would not be against the public interest to issue said
8 license to Respondent JULIE PAIGE MAC TAVISH.

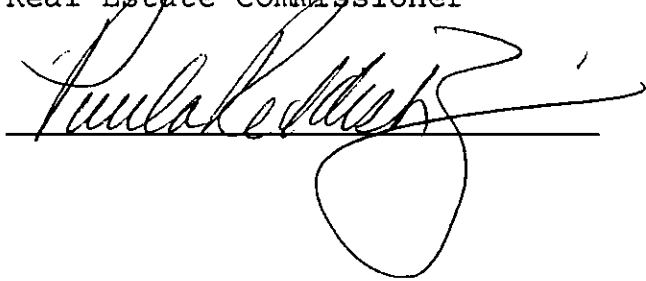
9 NOW, THEREFORE, IT IS ORDERED that Respondent's
10 petition for reinstatement is granted and that a real estate
11 salesperson license be issued to Respondent, if Respondent
12 satisfies the following conditions within nine (9) months
13 from the date of this Order:

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

16 2. Submittal of evidence of having, since the most
17 recent issuance of an original or renewal real estate license,
18 taken and successfully completed the continuing education
19 requirements of Article 2.5 of Chapter 3 of the Real Estate
20 Law for renewal of a real estate license.

21 This Order shall be effective immediately.

22 Dated: January 29, 2003.

23
24 PAULA REDDISH ZINNEMANN
25 Real Estate Commissioner
26
27 

cc: Julie MacTavish
610 Avenue "A"
Redondo Beach, CA 90277

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FILED
DEC 26 2002

DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) NO. H-27458 LA
CHRISTOPHER TODD GRIFFIN,)
Respondent.)

ORDER GRANTING REINSTATEMENT OF LICENSE

On November 16, 1998, a Decision was rendered herein
revoking the 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 or about
January 8, 1999, and Respondent has operated as a restricted
licensee without cause for disciplinary action against
Respondent since that time.

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1 On June 4, 2002, Respondent petitioned for
2 reinstatement of said real estate broker license and the
3 Attorney General of the State of California has been given
4 notice of the filing of said petition.
5

6 I have considered the petition of Respondent and the
7 evidence and arguments in support thereof including Respondent's
8 record as a restricted licensee. Respondent has demonstrated
9 to my satisfaction that Respondent meets the requirements of
10 law for the issuance to Respondent of an unrestricted real
11 estate broker license and that it would not be against the
12 public interest to issue said license to Respondent CHRISTOPHER
13 TODD GRIFFIN.

14 NOW, THEREFORE, IT IS ORDERED that Respondent's
15 petition for reinstatement is granted and that a real estate
16 broker license be issued to Respondent if Respondent satisfies
17 the following conditions within nine (9) months from the date of
18 this Order:

19 1. Submittal of a completed application and payment
20 of the fee for a real estate broker license.

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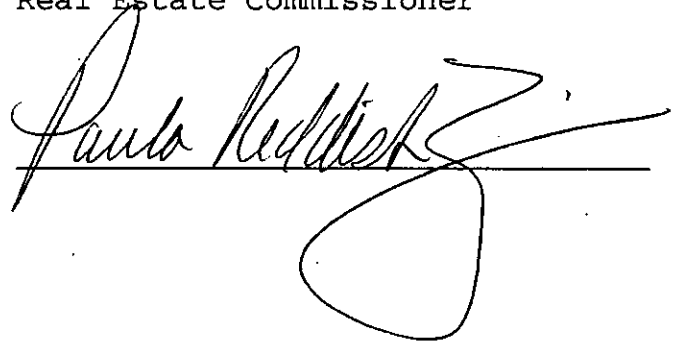
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2 2. Submittal of evidence of having, since the most
3 recent issuance of an original or renewal real estate license,
4 taken and successfully completed the continuing education
5 requirements of Article 2.5 of Chapter 3 of the Real Estate
6 Law for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

7 This Order shall become effective immediately.

8 DATED: December 20, 2002.

9 PAULA REDDISH ZINNEMANN
10 Real Estate Commissioner

11 *Paula Reddish*
12 _____
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25 cc: Christopher Todd Griffin
26 225 8th St.
27 Manhattan Beach, CA 90266

FILED
DEC - 3 1998
DEPARTMENT OF REAL ESTATE

By R. W. Anderson

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * * *

In the Matter of the Accusation of) No. H-27458 LA
)
PARKSIDE PROPERTY MANAGEMENT) L-1997120326
INC.; CHRISTOPHER TODD)
GRIFFIN, individually and as)
designated officer of)
Parkside Property Management,)
Inc.; and JULIE PAIGE)
MAC TAVISH,)
Respondents.)

ORDER STAYING EFFECTIVE DATE

On November 16, 1998, a Decision After Rejection was rendered in the above-entitled matter to become effective December 8, 1998, as to all respondents.

IT IS HEREBY ORDERED that the effective date of the Decision of December 8, 1998, is stayed for a period of thirty days.

The Decision of November 16, 1998, shall become effective at 12 o'clock noon on January 8, 1999.

DATED: 3 Dec. '98

JIM ANTT, JR.
Real Estate Commissioner

By: Randolph Brendia
RANDOLPH BRENDIA
Regional Manager



FILED
NOV 16 1998
DEPARTMENT OF REAL ESTATE

[Signature]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * * *

In the Matter of the Accusation of)
PARKSIDE PROPERTY,)
MANAGEMENT, INC.;)
CHRISTOPHER TODD GRIFFIN,)
individually and as)
designated officer of)
Parkside Property)
Management, Inc. and)
JULIE PAIGE MAC TAVISH,)
Respondents.)

DRE No. H-27458 LA
OAH No. L-1997120326

DECISION AFTER REJECTION

The matter of PARKSIDE PROPERTY MANAGEMENT, INC.,
CHRISTOPHER TODD GRIFFIN, individually and as designated officer
of Parkside Property Management, Inc., and JULIE PAIGE MAC TAVISH,
came on for hearing before JERRY MITCHELL, Administrative Law
Judge, of the Office of Administrative hearings, in Los Angeles,
California, on June 2, 1998.

Elliott Mac Lennan, Counsel, represented the
complainant. Respondents were present and represented by Craig
Weinstein, Esq.

1 Evidence was received, the hearing was closed, and the
2 matter was submitted.

3 On June 8, 1998, the Administrative Law Judge submitted
4 a Proposed Decision I declined to adopt as my Decision herein
5 pursuant to Section 11517(c) of the Government Code of the State
6 of California. Respondents were served with notice of my
7 determination not to adopt the Proposed Decision of the
8 Administrative Law Judge on July 14, 1998, along with a copy of
9 said Proposed Decision. Respondents were notified that the case
10 would be decided by me upon the record, the transcript of
11 proceedings held on June 2, 1998, and upon any written argument
12 offered by Respondents after the transcript was received. The
13 transcript was received on August 5, 1998. Respondents were
14 notified of this fact and given until August 30, 1998, to submit
15 further argument.

16 Argument has been submitted on behalf of Respondents.

17 I have given careful consideration to the record in this
18 case, including the transcript of proceedings of June 2, 1998.

19 The following shall constitute the Decision of the Real
20 Estate Commissioner in the above entitled matter:

21 FINDING OF FACT AND DETERMINATION OF ISSUES

22 1. The Factual Findings and Legal Conclusions, as set
23 forth in the Proposed Decision of the Administrative Law Judge
24 dated June 8, 1998, are hereby adopted as to Respondent PARKSIDE
25 PROPERTY MANAGEMENT, INC.

26 2. The Factual Findings and Legal Conclusions, as set
27 forth in the Proposed Decision of the Administrative Law Judge



1 dated June 8, 1998, are hereby adopted as to Respondent CHRISTOPHER
2 TODD GRIFFIN.

3 3. The Factual Findings and Legal Conclusions, as set
4 forth in the Proposed Decision of the Administrative Law Judge
5 dated June 8, 1998, are hereby adopted as to Respondent JULIE PAIGE
6 MAC TAVISH.

7 ORDER

8 I

9 The Proposed Decision of the Administrative Law Judge
10 dated June 8, 1998, as to PARKSIDE PROPERTY MANAGEMENT, INC., is
11 adopted.

12 II

13 After reviewing the record, including the transcript of
14 the hearing herein, I find that the quantum of penalty proposed as
15 against CHRISTOPHER TODD GRIFFIN and JULIE PAIGE MAC TAVISH is
16 inappropriate and that more monitoring measures are necessary to
17 protect the public. Accordingly, the following shall constitute my
18 Order with respect to the aforesaid licensees.

19 A. All licenses and licensed rights of Respondent
20 CHRISTOPHER TODD GRIFFIN, under the Real Estate Law are revoked;
21 provided, however, a restricted real estate salesperson license
22 shall be issued to said Respondent pursuant to Section 10156.5 of
23 the Business and Professions Code if Respondent makes application
24 therefor and pays to the Department of Real Estate the appropriate
25 fee for the restricted license within 90 days from the effective

26 ///

27 ///

1 date of this Decision. The restricted license issued to
2 Respondent shall be subject to all of the provisions of Section
3 10156.7 of the Business and Professions Code and to the following
4 limitations, conditions and restrictions imposed under authority
5 of Section 10156.6 of that Code:
6

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

13 2. The restricted license issued to Respondent may be
14 suspended prior to hearing by Order of the Real Estate
15 Commissioner on evidence satisfactory to the Commissioner
16 that Respondent has violated provisions of the California
17 Real Estate Law, the Subdivided Lands Law, Regulations of the
18 Real Estate Commissioner or conditions attaching to the
19 restricted license.
20

21 3. Respondent shall not be eligible to apply for the
22 issuance of an unrestricted real estate license nor for
23 the removal of any of the conditions, limitations or
24 restrictions of a restricted license until two years has
25 elapsed from date of issuance of any restricted license.
26

27 4. Respondent shall, within six months from the effective
date of this Decision, present evidence satisfactory to the



1 Real Estate Commissioner that Respondent has, since the most
2 recent issuance of an original or renewal real estate
3 license, taken and successfully completed the continuing
4 education requirements of Article 2.5 of Chapter 3 of the
5 Real Estate Law for renewal of a real estate license. If
6 Respondent fails to satisfy this condition, the
7 Commissioner may order the suspension of the restricted
8 license until the Respondent presents such evidence. The
9 Commissioner shall afford Respondent the opportunity for a
10 hearing pursuant to the Administrative Procedure Act to
11 present such evidence.

12
13 5. With the application for license, or with the
14 application for transfer to a new employing broker,
15 Respondent shall submit a statement signed by the prospective
16 employing broker on a form approved by the Department of Real
17 Estate wherein the employing broker shall certify as follows:

18 (a) That the broker has read the Order herein
19 and the Decision which is the basis for the
20 issuance of the restricted license; and

21 (b) That broker will carefully review all
22 transaction documents prepared by the
23 restricted licensee and otherwise exercise
24 close supervision over the licensee's
25 performance of acts for which a license is
26 required.

27 /

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1
2 B. All licenses and license rights of Respondent JULIE PAIGE
3 MAC TAVISH, under the Real Estate Law are revoked; provided,
4 however, a restricted real estate salesperson license shall be
5 issued to said Respondent pursuant to Section 10156.5 of the
6 Business and Professions Code if Respondent makes application
7 therefor and pays to the Department of Real Estate the appropriate
8 fee for the restricted license within 90 days from the effective
9 date of this Decision. The restricted license issued to
10 Respondent shall be subject to all of the provisions of Section
11 10156.7 of the Business and Professions Code and to the following
12 limitations, conditions and restrictions imposed under authority
13 of Section 10156.6 of that Code:

14
15 1. The restricted license issued to Respondent may be
16 suspended prior to hearing by Order of the Real Estate
17 Commissioner in the event of Respondent's conviction or
18 plea of nolo contendere to a crime which is substantially
19 related to a Respondent's fitness or capacity as a real
20 estate licensee.

21 2. The restricted license issued to Respondent may be
22 suspended prior to hearing by Order of the Real Estate
23 Commissioner on evidence satisfactory to the Commissioner
24 that Respondent has violated provisions of the California
25 Real Estate Law, the Subdivided Lands Law, Regulations of the
26 Real Estate Commissioner or conditions attaching to the
27 restricted license.



1 3. Respondent shall not be eligible to apply for the
2 issuance of an unrestricted real estate license nor for
3 the removal of any of the conditions, limitations or
4 restrictions of a restricted license until two years has
5 elapsed from the date of issuance of any restricted license.
6

7 4. Respondent shall, within six months from the effective
8 date of this Decision, present evidence satisfactory to the
9 Real Estate Commissioner that Respondent has, since the most
10 recent issuance of an original or renewal real estate
11 license, taken and successfully completed the continuing
12 education requirements of Article 2.5 of Chapter 3 of the
13 Real Estate Law for renewal of a real estate license. If
14 Respondent fails to satisfy this condition, the
15 Commissioner may order the suspension of the restricted
16 license until the Respondent presents such evidence. The
17 Commissioner shall afford Respondent the opportunity for a
18 hearing pursuant to the Administrative Procedure Act to
19 present such evidence.

20 5. With the application for license, or with the
21 application for transfer to a new employing broker,
22 Respondent shall submit a statement signed by the prospective
23 employing broker on a form approved by the Department of Real
24 Estate wherein the employing broker shall certify as follows:

25 (a) That the broker has read the Order herein
26 and the Decision which is the basis for the
27 issuance of the restricted license; and

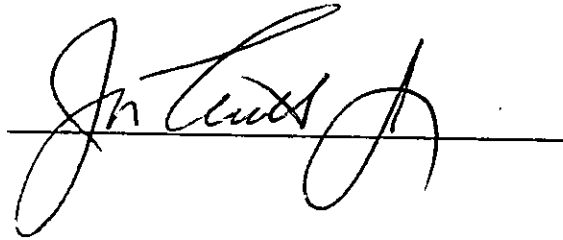


1 (b) That broker will carefully review all
2 transaction documents prepared by the
3 restricted licensee and otherwise exercise
4 close supervision over the licensee's
5 performance of acts for which a license is
6 required.

7
8 This Decision shall become effective at 12 o'clock noon
9 on December 8, 1998.

10 IT IS SO ORDERED 11/16, 1998.

11
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13 JIM ANTT, JR.
14 Real Estate Commissioner

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FILED
JUL 14 1998

DEPARTMENT OF REAL ESTATE

By *K. H. ...*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of	)	
	)	NO. H-27458 LA
PARKSIDE PROPERTY MANAGEMENT,	)	
INC.; CHRISTOPHER TODD GRIFFIN,	)	L-1997120326
Individually and as Designated	)	
officer of Parkside Property	)	
Management, Inc.; and	)	
JULIE PAIGE MAC TAVISH,	)	
	)	
Respondents.	)	

NOTICE

TO: Respondents PARKSIDE PROPERTY MANAGEMENT, INC.; CHRISTOPHER TODD GRIFFIN, Individually and as Designated Officer of Parkside Property Management, Inc.; and JULIE PAIGE MAC TAVISH, and CRAIG WEINSTEIN, their Counsel.

YOU ARE HEREBY NOTIFIED that the Proposed Decision herein dated June 8, 1998, of the Administrative Law Judge is not adopted as the Decision of the Real Estate Commissioner. A copy of the Proposed Decision dated June 8, 1998, is attached for your information.

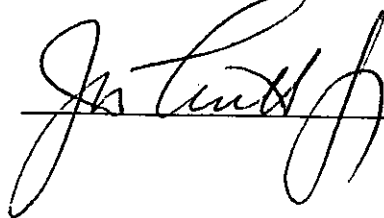
1 In accordance with Section 11517(c) of the Government
2 Code of the State of California, the disposition of this case will
3 be determined by me after consideration of the record herein
4 including the transcript of the proceedings held on June 2, 1998,
5 and any written argument hereafter submitted on behalf of
6 Respondents and Complainant.

7 Written argument of Respondents to be considered by me
8 must be submitted within 15 days after receipt of the transcript
9 of the proceedings of June 2, 1998, at the Los Angeles office of
10 the Department of Real Estate unless an extension of the time is
11 granted for good cause shown.

12 Written argument of Complainant to be considered by me
13 must be submitted within 15 days after receipt of the argument of
14 Respondent at the Los Angeles office of the Department of Real
15 Estate unless an extension of the time is granted for good cause
16 shown.

17 DATED: 7/7, 1998

18 JIM ANTT, JR.
19 Real Estate Commissioner

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BEFORE THE
DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of	)	DRE NO. H-27458 LA
	)	
PARKSIDE PROPERTY MANAGEMENT, INC.;	)	OAH NO. L1997120326
CHRISTOPHER TODD GRIFFIN,	)	
Individually and as Designated	)	
Officer of Parkside Property	)	
Management, Inc.; and	)	
JULIE PAIGE MAC TAVISH,	)	
	)	
Respondents.	)	

PROPOSED DECISION

This matter was heard on June 2, 1998, at Los Angeles, by Jerry Mitchell, Administrative Law Judge of the State of California, Office of Administrative Hearings. The complainant was represented by Elliott Mac Lennan, Counsel. The respondents were represented by Craig Weinstein, Attorney at Law.

FACTUAL FINDINGS

1. The Accusation, an Amendment to Accusation, and a Conformed Amendment to Accusation were made and filed by Thomas McCrady in his official capacity as a Deputy Real Estate Commissioner of the State of California.

2. Respondents Parkside Property Management, Inc. (PPMI), Christopher Todd Griffin (Griffin) and Julie Paige Mac Tavish (Mac Tavish) are presently licensed and have license rights under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code).

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

4. At all times mentioned herein, PPMI was licensed by the Department of Real Estate of the State of California (Department) as a corporate real estate broker.

5. At all times mentioned herein, Griffin was licensed by the Department as a real estate broker, both individually and as designated officer of PPMI.

6. At all times mentioned herein, Mac Tavish was

licensed by the Department as a real estate salesperson.

7. At all times mentioned herein, PPMI and Griffin were acting as the agent or employee of the other and within the course and scope of such agency or employment.

8. At all times mentioned herein, in Manhattan Beach, California, PPMI acted as a corporate real estate broker, and Griffin acted as a real estate broker, within the meaning of Section 10131(b) of the Code, including the operation and conduct of a property management business with the public wherein, for or in expectation of compensation, for another or others, PPMI and Griffin leased or rented or offered to lease or rent, or placed for rent, or solicited listings of places for rent, or solicited for prospective tenants, or collected rents real property or improvements thereon.

9. At all times mentioned herein, in connection with the real estate activities described in paragraph 8, above, PPMI and Griffin accepted or received funds, including funds in trust (trust funds) from or on behalf of actual or prospective parties to property management transactions handled by respondents, and thereafter deposited or disbursed such funds. Said respondents deposited and maintained certain of said funds, including trust funds, in account number 001027085, entitled "Parkside Property Management, Inc. Trust Account," at Bay Cities National Bank, 1333 Pacific Coast Highway, Redondo Beach, CA 90277 (the trust account).

10. With respect to the trust funds and trust account referred to in paragraph 9, above, PPMI and Griffin:

(a) Permitted, allowed or caused the disbursement of trust funds from the trust account whereby the disbursement of said funds reduced the aggregate funds in said account to an amount which, on September 30, 1997, was \$89,033.91 less than the existing aggregate trust fund liability of every principal who was an owner of said funds, without first obtaining the prior written consent of the owners of said funds. As of April 30, 1998, the trust account shortage had been reduced to \$82,279.11. The cause of the shortage and the date of its inception are unknown, and no one is known to have suffered a loss as a result of it. PPMI has employed CPA's to resolve it, but the only resolution has been the reduction from \$89,033.91 to \$82,279.11.

(b) Failed to perform a monthly reconciliation of the balance of all separate beneficiary or transaction records with the record of all trust funds received and disbursed by the trust fund.

(c) Permitted David Mac Tavish, an unlicensed person who was not bonded, to be an authorized signatory on the trust account.

11. During the period of October 1, 1994 to September

30, 1997, in the course of the property management activities described in paragraphs 8 and 9, above, Griffin compensated Mac Tavish from PPMI for performing acts for which a real estate license is required, although Mac Tavish was not licensed by the Department as a real estate salesperson under PPMI, but was licensed by the Department under the individual real estate broker license of Griffin.

12. Although Mac Tavish had not accumulated at least two years full-time experience as a salesperson licensee during the immediately preceding five-year period, and had not entered into a written agreement with respect to the delegation of responsibility, Griffin delegated responsibility and authority to supervise and control the activities of the nonlicensed personnel of PPMI to Mac Tavish and another person during the period of October 1, 1994 to September 30, 1997.

13. During the period of October 1, 1994 to September 30, 1997, Griffin had no system in place for regularly monitoring PPMI's compliance with the Real Estate Law in properly handling the trust funds of others and in maintaining the overall responsibility for supervision of the acts of salespersons, in violation of Section 10159.2 of the Code and Section 2725 of the Regulations.

14. Mac Tavish accepted compensation from PPMI, as set forth in paragraph 11, above, for performing acts for which a real estate license is required, in violation of Section 10137 of the Code.

15. The cause of the trust No one is known to have suffered a loss as a result of the trust account short

LEGAL CONCLUSIONS

15. The facts set forth in paragraph 10 (a), above, constitute violations by PPMI and Griffin of Section 10145 of the Code and Section 2832.1 of the Regulations, for which the licenses and license rights of said respondents are subject to discipline under Section 10177(d) of the Code.

16. The facts set forth in paragraph 10 (b), above, constitute violations by PPMI and Griffin of Section 10145 of the Code and Section 2831.2 of the Regulations, for which the licenses and license rights of said respondents are subject to discipline under Section 10177(d) of the Code.

17. The facts set forth in paragraph 10 (c), above, constitute violations by PPMI and Griffin of Section 10145 of the Code and Section 2834 of the Regulations, for which the licenses and license rights of said respondents are subject to discipline under Section 10177(d) of the Code.

18. The facts set forth in paragraph 11, above, constitute a violation by Griffin of Section 10137 of the Code and Section 2752 of the Regulations, for which the license and license rights of said respondent are subject to discipline under Section 10137 of the Code.

19. The facts set forth in paragraph 12, above, constitute a violation by Griffin of Section 2724 of the Regulations, for which the license and license rights of said respondent are subject to discipline under Sections 10177(d) and 10177(h) of the Code.

20. The facts set forth in paragraphs 10 through 13, above, indicated that Griffin failed to exercise reasonable supervision and control of the activities of PPMI for which a real estate license is required, for which Griffin's license and license rights are subject to discipline under Section 10177(h) of the Code.

21. The facts set forth in paragraphs 10 through 13, above, demonstrate that Griffin was negligent, for which his license and license rights are subject to discipline under Section 10177(g) of the Code.

22. The facts set forth in paragraph 14, above, constitute a violation by Mac Tavish of Section 10137 of the Code, for which her license and license rights are subject to discipline under that Section 10137 of the Code.

ORDER RE PARKSIDE PROPERTY MANAGEMENT, INC.

All licenses and license rights of respondent Parkside Property Management, Inc. under the Real Estate Law are revoked; provided, however, a restricted real estate broker license shall be issued to said 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. Respondent shall obey all laws, rules and regulations governing the rights, duties and responsibilities of a real estate licensee in the State of California. Respondent's failure to eliminate the \$82,279.11 trust account shortage described in paragraph 10(a) of the Factual Findings, above, prior to the next audit by the Department of Real Estate, shall be deemed a violation of this condition, whether such failure is wilful or not.

2. 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 of, or plea of nolo contendere to, a crime which is substantially related to respondent's fitness or capacity as a real estate licensee.

3. 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 the California Real Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions attaching to the restricted license.

4. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor for the removal of the conditions, limitations or restrictions of a restricted license until two years have elapsed from the effective date of this Decision.

5. Pursuant to Section 10148 of the Business and Professions Code, respondent shall pay the Commissioner's reasonable cost for an audit to determine if respondent has corrected the trust fund violations found in paragraph 10 of the Factual Findings, above. In calculating the amount of the Commissioner's reasonable cost, the Commissioner may use the estimated average hourly salary for all persons performing audits of real estate brokers, and shall include an allocation for travel time to and from the auditor's place of work. Respondent shall pay such cost within 45 days of receiving an invoice from the Commissioner detailing the activities performed during the audit and the amount of time spent performing those activities. The Commissioner may suspend the restricted license issued to respondent pending a hearing held in accordance with Section 11500, et seq., of the Government Code, if payment is not timely made as provided for herein, or as provided for in a subsequent agreement between the Commissioner and respondent. The suspension shall remain in effect until payment is made in full, or until respondent enters into an agreement satisfactory to the Commissioner to provide for payment, or until a decision providing otherwise is adopted following a hearing held pursuant to this condition.

ORDER RE CHRISTOPHER TODD GRIFFIN

All licenses and license rights of respondent Christopher Todd Griffin under the Real Estate Law are revoked; provided, however, a real estate salesperson license shall be issued to said respondent if he makes application therefor and pays to the Department of Real Estate the appropriate fee for the real estate salesperson license within ninety (90) days from the effective date of this Decision. Said real estate salesperson license shall be suspended for a period of one year from the date

of its issuance; provided, however, that said suspension shall be stayed for two (2) years upon the following terms and conditions:

1. Respondent shall obey all laws, rules and regulations governing the rights, duties and responsibilities of a real estate licensee in the State of California; and

2. That no final subsequent determination be made, after hearing or upon stipulation, that cause for disciplinary action occurred within two (2) years from the issuance of said real estate salesperson license. Should such a determination be made, the Commissioner may, in his discretion, vacate and set aside the stay order and reimpose all or a portion of the stayed suspension. Should no such determination be made, the stay imposed herein shall become permanent.

ORDER RE JULIE PAIGE MAC TAVISH

All licenses and license rights of respondent Julie Paige Mac Tavish under the Real Estate Law are suspended for a period of six (6) months from the effective date of this Decision; provided, however, that said suspension shall be stayed for one (1) year upon the following terms and conditions:

1. Respondent shall obey all laws, rules and regulations governing the rights, duties and responsibilities of a real estate licensee in the State of California; and

2. That no final subsequent determination be made, after hearing or upon stipulation, that cause for disciplinary action occurred within one (1) year of the effective date of this Decision. Should such a determination be made, the Commissioner may, in his discretion, vacate and set aside the stay order and reimpose all or a portion of the stayed suspension. Should no such determination be made, the stay imposed herein shall become permanent.

DATED: June 8, 1998



JERRY MITCHELL
Administrative Law Judge

1 ELLIOTT MAC LENNAN, Counsel
2 State Bar No. 66674
3 Department of Real Estate
4 107 South Broadway, Room 8107
5 Los Angeles, California 90012
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10 (213) 897-3937
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FILED
JUN - 4 1998
DEPARTMENT OF REAL ESTATE
By K. Maderholz

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DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * * *

11 In the Matter of the Accusation of)
12)
13 PARKSIDE PROPERTY MANAGEMENT) No. H-27458 LA
14 INC.; CHRISTOPHER TODD)
15 GRIFFIN, individually and as) CONFORMED AMENDMENT
16 designated officer of) TO ACCUSATION
17 Parkside Property)
18 Management, Inc.; and)
19 JULIE PAIGE MAC TAVISH,)
20 Respondents,)
21)
22)
23)
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27)

18 The Accusation filed against PARKSIDE PROPERTY
19 MANAGEMENT, INC.; CHRISTOPHER TODD GRIFFIN, individually and as
20 designated officer of Parkside Property Management, Inc.; and
21 JULIE PAIGE MAC TAVISH,, is amended as add Paragraphs XVIII and
22 XIX as follows:

23 XVIII

24 At all times mentioned, MAC TAVISH was licensed or had
25 license rights issued by the Department of Real Estate
26 (Department) as a real estate salesperson. MAC TAVISH was
27 initially licensed by the Department on July 21, 1996.

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I

The Complainant, Thomas McCrady, a Deputy Real Estate Commissioner of the State of California, makes this Accusation in his official capacity.

II

PARKSIDE PROPERTY MANAGEMENT, INC. (PPMI), CHRISTOPHER TODD GRIFFIN (GRIFFIN) and JULIE PAIGE MAC TAVISH (MAC TAVISH) 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).

III

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

IV

At all times mentioned, PPMI was licensed by the Department of Real Estate of the State of California (Department) as a corporate real estate broker.

V

At all times mentioned, GRIFFIN was licensed by the Department as a real estate broker, both individually and as designated officer of PPMI to qualify PPMI and to act for PPMI 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 PPMI by its officers, managers and employees as necessary to secure full compliance with the



1 provisions of the Real Estate Law including the supervision of the
2 salespeople licensed to the corporation in the performance of acts
3 for which a real estate license is required.

4 VI

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

13 VII

14 At all times mentioned, PPMI and GRIFFIN were acting as
15 the agent or employee of the other and within the course and scope
16 of such agency or employment.

17 VIII

18 At all times mentioned, in the State of California in
19 the City of Manhattan Beach, Los Angeles County, Respondent PPMI
20 acted as a corporate real estate broker and Respondent GRIFFIN
21 acted as a real estate broker, within the meaning of Section
22 10131(b) of the Code, including the operation and conduct of a
23 property management business with the public wherein, for or in
24 expectation of compensation, for another or others. Respondents
25 PPMI and GRIFFIN leased or rented or offered to lease or rent, or
26 placed for rent, or solicited listings of places for rent, or
27 solicited for prospective tenants, or collected rents from real



1 property, or improvements thereon.

2 IX

3 At all times mentioned, in connection with the real
4 estate activities, described in Paragraph VIII, above, Respondents
5 accepted or received funds, including funds in trust (hereinafter
6 "trust funds") from or on behalf of actual or prospective parties
7 to property management transactions handled by Respondents and
8 thereafter made deposit or disbursement of such funds.
9 Respondents deposited and maintained certain of said funds,
10 including trust funds into a trust account for property management
11 at the bank set forth below:

12 Parkside Property Management, Inc. Trust Account
13 Account No. 001027085
14 Bay Cities National Bank
15 1333 Pacific Coast Highway
Redondo Beach, CA 90277

16 X

17 On or about November 18, 1997, the Department completed
18 an examination of Respondent PPMI's books and records pertaining
19 to its activities as a corporate real estate broker described in
20 Paragraph VIII. The audit examination covered the period of time
21 beginning on October 1, 1994 to September 30, 1997. The audit
22 examination revealed violations of the Code and of the Regulations
23 as set forth below.

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XI

With respect to the trust funds referred to in Paragraph VIII, it is alleged that Respondents PPMI and GRIFFIN:

(a) Permitted, allowed or caused the disbursement of trust funds from the trust account where the disbursement of said funds reduced the aggregate funds in the trust account to an amount which, on September 30, 1997, was \$89,033.91, less than the existing aggregate trust fund liability of every principal who was an owner of said funds, without first obtaining the prior written consent of the owners of said funds, as required by Section 10145 of the Code and Section 2832.1 of the Regulations;

(b) Failed to perform a monthly reconciliation of the balance of all separate beneficiary or transaction records with the record of all trust funds received and disbursed by the trust fund, as required by Section 2831.2 of the Regulations; and

(c) Permitted an unlicensed person who was not bonded, David Mac Tavish, president of PPMI, to be an authorized signatory on the trust account, in violation of Section 2834 of the Regulations.

XII

The conduct of Respondent PPMI and GRIFFIN, described in Paragraph X above, violated the Code and the Regulations as set forth below:

PARAGRAPH

PROVISIONS VIOLATED

XI (a)

Section 10145 of the Code and
Section 2832.1 of the Regulations



1 XI (b) Section 10145 of the Code and
2 Section 2831.2 of the Regulations

3 XI (c) Section 10145 of the Code and
4 Section 2834 of the Regulations
5

6 The foregoing violation constitutes cause for the suspension or
7 revocation of the real estate license and license rights of
8 Respondents PPMI and GRIFFIN under the provisions of Section
9 10177(d) of the Code.

10 XIII

11 In course of the property management activities
12 described in the audit report of Paragraph X, during the measured
13 period, Respondent GRIFFIN compensated MAC TAVISH from PPMI to
14 perform acts for which a real estate license is required, although
15 MAC TAVISH was not licensed by the Department as real estate
16 salesperson employed by PPMI but instead is employed under the
17 individual real estate broker license of GRIFFIN, in violation of
18 Section 10137 of the Code and Section 2752 of the Regulations.
19 This conduct and violation are cause to suspend or revoke the
20 licenses and license rights of Respondent GRIFFIN under Section
21 10137 of the Code.

22 XIV

23 The audit examination described in Paragraph X, revealed
24 that GRIFFIN delegated the responsibility and authority to
25 supervise and control the activities of the nonlicensed personnel
26 of PPMI to MAC TAVISH wherein MAC TAVISH and another had not
27 accumulated at least two years full-time experience as a



1 salesperson licensee during the immediately preceding five-year
2 period and where GRIFFIN has not entered into a written agreement
3 with MAC TAVISH with respect to the delegation of responsibility,
4 in violation of Section 2724 of the Regulations. This conduct and
5 violation are cause to suspend or revoke the license and license
6 rights of Respondent GRIFFIN under Sections 10177(d) and 10177(h)
7 of the Code.

8 XV

9 The audit investigation further revealed that GRIFFIN
10 had no system in place for regularly monitoring PPMI's compliance
11 with the Real Estate law in properly handling the trust funds of
12 others, and in maintaining the overall responsibility for
13 supervision of the acts of salespersons, in violation of Section
14 10159.2 of the Code and Section 2725 of the Regulations.

15 XVI

16 The overall conduct of Respondent GRIFFIN, as described
17 in Paragraphs IX through XV including the audit report of
18 Paragraph X, constitutes a failure on the part of GRIFFIN, as
19 officer designated by a corporate broker licensee, to exercise the
20 reasonable supervision and control over the licensed activities of
21 PPMI as required by Section 10159.2 of the Code, and to keep it in
22 compliance with the Real Estate Law, is cause for the suspension
23 or revocation of the real estate license and license rights of
24 GRIFFIN pursuant to the provisions of Sections 10159.2 and
25 10177(h) of the Code.

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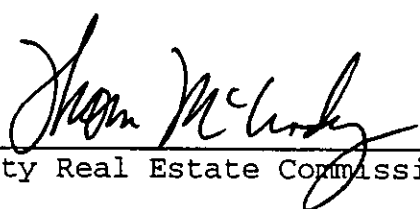


The overall conduct of GRIFFIN, as described in Paragraphs IX through XVI including the audit report of Paragraph X, constitutes negligence. This conduct and violations are cause to suspend or revoke the real estate license and license rights of Respondent GRIFFIN pursuant to Section 10177(g) of the Code.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations made by the Accusation and, that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and license rights of Respondents PARKSIDE PROPERTY MANAGEMENT, INC.; CHRISTOPHER TODD GRIFFIN, individually and as designated officer of Parkside Property Management, Inc.; and JULIE PAIGE MAC TAVISH, under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles California.

this 4th day of June, 1998.


Deputy Real Estate Commissioner

cc: Parkside Property Management, Inc.
c/o Christopher Todd Griffin
Sacto.
AS

cc: Julie Paige Mac Tavish



*Sign
file*

ELLIOTT MAC LENNAN, Counsel
Department of Real Estate
107 South Broadway, Room 8107
Los Angeles, California 90012

FILED
JUN - 4 1998
DEPARTMENT OF REAL ESTATE

(213) 897-3937

By *K. W. Underholt*

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * * *

In the Matter of the Accusation of)
PARKSIDE PROPERTY MANAGEMENT) No. H-27458 LA
INC.; CHRISTOPHER TODD)
GRIFFIN, individually and as) CONFORMED ACCUSATION
designated officer of)
Parkside Property)
Management, Inc.; and)
JULIE PAIGE MAC TAVISH,)
Respondents,)

The Complainant, Thomas McCrady, a Deputy Real Estate
Commissioner of the State of California, for cause of Accusation
against PARKSIDE PROPERTY MANAGEMENT, INC.; CHRISTOPHER TODD
GRIFFIN, individually and as designated officer of Parkside
Property Management, Inc.; and JULIE PAIGE MAC TAVISH, is informed
and alleges as follows:

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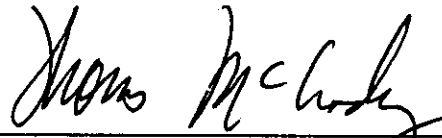
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MAC TAVISH accepted compensation from PPMI for performing acts for which a real estate license is required, in violation of Section 10137 of the Code. This conduct and violation are cause to suspend or revoke the licenses and license rights of Respondent MAC TAVISH under the provisions of Section 10137 of the Code.

Dated at Los Angeles California.

this 4th day of June, 1998.



Deputy Real Estate Commissioner

cc: Parkisde Property Management, Inc.
c/o Christopher Todd Griffin
Sacto.
AS

cc: Julie Paige Mac Tavish



ELLIOTT MAC LENNAN, Counsel
State Bar No. 66674
Department of Real Estate
107 South Broadway, Room 8107
Los Angeles, California 90012

(213) 897-3937

FILED
JAN 29 1998
DEPARTMENT OF REAL ESTATE

By K. Hederholt

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * * *

In the Matter of the Accusation of)
PARKSIDE PROPERTY MANAGEMENT) No. H-27458 LA
INC.; CHRISTOPHER TODD)
GRIFFIN, individually and as) AMENDMENT TO ACCUSATION
designated officer of)
Parkside Property)
Management, Inc.; and)
JULIE PAIGE MAC TAVISH,)
Respondents,)

The Accusation filed against PARKSIDE PROPERTY
MANAGEMENT, INC.; CHRISTOPHER TODD GRIFFIN, individually and as
designated officer of Parkside Property Management, Inc.; and
JULIE PAIGE MAC TAVISH,, is amended as add Paragraphs XVIII and
XIX as follows:

XVIII

At all times mentioned, MAC TAVISH was licensed or had
license rights issued by the Department of Real Estate
(Department) as a real estate salesperson. MAC TAVISH was
initially licensed by the Department on July 21, 1996.



With full knowledge that GRIFFIN, in his individual broker capacity was her employing broker, MAC TAVISH accepted compensation from PPMI for performing acts for which a real estate license is required, in violation of Section 10137 of the Code. This conduct and violation are cause to suspend or revoke the licenses and license rights of Respondent MAC TAVISH under the provisions of Section 10137 of the Code.

Dated at Los Angeles California.
this 29th day of January, 1998.

THOMAS MC CRADY

Deputy Real Estate Commissioner

cc: Parkisde Property Management, Inc.
c/o Christopher Todd Griffin
Sacto.
AS
cc: Julie Paige Mac Tavish



Acc'd 2/1/98

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

FILED
JAN 20 1998
DEPARTMENT OF REAL ESTATE

By R. Weidenholt

In the Matter of the Accusation of

PARKSIDE PROPERTY MANAGEMENT,
CHRISTOPHER TODD GRIFFIN and
JULIE PAIGE MAC TAVISH,

Case No. H-27458 LA

OAH No. L-1997120326

Respondent

NOTICE OF HEARING ON ACCUSATION

To the above named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at _____
Office of Administrative Hearings, 107 South Broadway, Second Floor
Los Angeles, CA 90012

on June 2, 1998, at the hour of 9:00 a.m.,
or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of
hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten
(10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days
will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You
are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent
yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the
Department may take disciplinary action against you based upon any express admission or other evidence including
affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses
testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the
production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who
does not proficiently speak the English language, you must provide your own interpreter and pay his or her costs. The
interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

DEPARTMENT OF REAL ESTATE

Dated: January 20, 1998

By C. J. C.

Counsel

cc: Parkside Property Management
Christopher Todd Griffin
Julie Paige MacTavish
Sacto OAH AS

RE 501 (Rev. 8/97)

kw

Wach

ELLIOTT MAC LENNAN, Counsel
Department of Real Estate
107 South Broadway, Room 8107
Los Angeles, California 90012

FILED
DEC - 2 1997
DEPARTMENT OF REAL ESTATE

By K. Miedersholz

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * * *

In the Matter of the Accusation of)
PARKSIDE PROPERTY MANAGEMENT) No. H-27458 LA
INC.; CHRISTOPHER TODD)
GRIFFIN, individually and as) A C C U S A T I O N
designated officer of)
Parkside Property)
Management, Inc.; and)
JULIE PAIGE MAC TAVISH,)
Respondents,)

The Complainant, Thomas McCrady, a Deputy Real Estate
Commissioner of the State of California, for cause of Accusation
against PARKSIDE PROPERTY MANAGEMENT, INC.; CHRISTOPHER TODD
GRIFFIN, individually and as designated officer of Parkside
Property Management, Inc.; and JULIE PAIGE MAC TAVISH, is informed
and alleges as follows:

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I

The Complainant, Thomas McCrady, a Deputy Real Estate Commissioner of the State of California, makes this Accusation in his official capacity.

II

PARKSIDE PROPERTY MANAGEMENT, INC. (PPMI), CHRISTOPHER TODD GRIFFIN (GRIFFIN) and JULIE PAIGE MAC TAVISH (MAC TAVISH) 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).

III

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

IV

At all times mentioned, PPMI was licensed by the Department of Real Estate of the State of California (Department) as a corporate real estate broker.

V

At all times mentioned, GRIFFIN was licensed by the Department as a real estate broker, both individually and as designated officer of PPMI to qualify PPMI and to act for PPMI 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 PPMI by its officers, managers and employees as necessary to secure full compliance with the

1 provisions of the Real Estate Law including the supervision of the
2 salespeople licensed to the corporation in the performance of acts
3 for which a real estate license is required.

4 VI

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

13 VII

14 At all times mentioned, PPMI and GRIFFIN were acting as
15 the agent or employee of the other and within the course and scope
16 of such agency or employment.

17 VIII

18 At all times mentioned, in the State of California in
19 the City of Manhattan Beach, Los Angeles County, Respondent PPMI
20 acted as a corporate real estate broker and Respondent GRIFFIN
21 acted as a real estate broker, within the meaning of Section
22 10131(b) of the Code, including the operation and conduct of a
23 property management business with the public wherein, for or in
24 expectation of compensation, for another or others. Respondents
25 PPMI and GRIFFIN leased or rented or offered to lease or rent, or
26 placed for rent, or solicited listings of places for rent, or
27 solicited for prospective tenants, or collected rents from real



1 property, or improvements thereon.

2
3 IX

4 At all times mentioned, in connection with the real
5 estate activities, described in Paragraph VIII, above, Respondents
6 accepted or received funds, including funds in trust (hereinafter
7 "trust funds") from or on behalf of actual or prospective parties
8 to property management transactions handled by Respondents and
9 thereafter made deposit or disbursement of such funds.
10 Respondents deposited and maintained certain of said funds,
11 including trust funds into a trust account for property management
12 at the bank set forth below:

13 Parkside Property Management, Inc. Trust Account
14 Account No. 001027085
15 Bay Cities National Bank
16 1333 Pacific Coast Highway
17 Redondo Beach, CA 90277

18 X

19 On or about November 18, 1997, the Department completed
20 an examination of Respondent PPMI's books and records pertaining
21 to its activities as a corporate real estate broker described in
22 Paragraph VIII. The audit examination covered the period of time
23 beginning on October 1, 1994 to September 30, 1997. The audit
24 examination revealed violations of the Code and of the Regulations
25 as set forth below.

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XI

With respect to the trust funds referred to in Paragraph VIII, it is alleged that Respondents PPMI and GRIFFIN:

(a) Permitted, allowed or caused the disbursement of trust funds from the trust account where the disbursement of said funds reduced the aggregate funds in the trust account to an amount which, on September 30, 1997, was \$89,033.91, less than the existing aggregate trust fund liability of every principal who was an owner of said funds, without first obtaining the prior written consent of the owners of said funds, as required by Section 10145 of the Code and Section 2832.1 of the Regulations;

(b) Failed to perform a monthly reconciliation of the balance of all separate beneficiary or transaction records with the record of all trust funds received and disbursed by the trust fund, as required by Section 2831.2 of the Regulations; and

(c) Permitted an unlicensed person who was not bonded, David Mac Tavish, president of PPMI, to be an authorized signatory on the trust account, in violation of Section 2834 of the Regulations.

XII

The conduct of Respondent PPMI and GRIFFIN, described in Paragraph X above, violated the Code and the Regulations as set forth below:

<u>PARAGRAPH</u>	<u>PROVISIONS VIOLATED</u>
XI (a)	Section 10145 of the Code and Section 2832.1 of the Regulations

1 XI (b) Section 10145 of the Code and
2 Section 2831.2 of the Regulations

3 XI (c) Section 10145 of the Code and
4 Section 2834 of the Regulations
5

6 The foregoing violation constitutes cause for the suspension or
7 revocation of the real estate license and license rights of
8 Respondents PPMI and GRIFFIN under the provisions of Section
9 10177(d) of the Code.

10 XIII

11 In course of the property management activities
12 described in the audit report of Paragraph X, during the measured
13 period, Respondent GRIFFIN, with full knowledge that MAC TAVISH,
14 was not licensed by the Department as real estate salesperson
15 employed by PPMI but instead, is employed under the individual
16 real estate broker license of GRIFFIN, compensated her from PPMI
17 to perform acts for which a real estate license is required, in
18 violation of Section 10137 of the Code and Section 2752 of the
19 Regulations. This conduct and violation are cause to suspend or
20 revoke the licenses and license rights of Respondents GRIFFIN and
21 MAC TAVISH under Section 10137 of the Code.

22 XIV

23 The audit examination described in Paragraph X, revealed
24 that GRIFFIN delegated his responsibility and authority to
25 supervise and control the activities of the nonlicensed personnel
26 of PPMI to MAC TAVISH wherein MAC TAVISH has not accumulated at
27 least two years full-time experience as a salesperson licensee



1 during the immediately preceding five-year period and where
2 GRIFFIN has not entered into a written agreement with MAC TAVISH
3 with respect to the delegation of responsibility, in violation of
4 Section 2724 of the Regulations. This conduct and violation are
5 cause to suspend or revoke the license and license rights of
6 Respondent GRIFFIN under Sections 10177(d) and 10177(h) of the
7 Code.

8 XV

9 The audit investigation further revealed that GRIFFIN
10 had no system in place for regularly monitoring PPMI's compliance
11 with the Real Estate law in properly handling the trust funds of
12 others, and in maintaining the overall responsibility for
13 supervision of the acts of salespersons, in violation of Section
14 10159.2 of the Code and Section 2725 of the Regulations.

15 XVI

16 The overall conduct of Respondent GRIFFIN, as described
17 in Paragraphs IX through XV including the audit report of
18 Paragraph X, constitutes a failure on the part of GRIFFIN, as
19 officer designated by a corporate broker licensee, to exercise the
20 reasonable supervision and control over the licensed activities of
21 PPMI as required by Section 10159.2 of the Code, and to keep it in
22 compliance with the Real Estate Law, is cause for the suspension
23 or revocation of the real estate license and license rights of
24 GRIFFIN pursuant to the provisions of Sections 10159.2 and
25 10177(h) of the Code.

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XVII

The overall conduct of GRIFFIN, as described in Paragraphs IX through XVI including the audit report of Paragraph X, constitutes negligence and/or incompetence. This conduct and violations are cause to suspend or revoke the real estate license and license rights of Respondent GRIFFIN pursuant to Section 10177(g) of the Code.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations made by the Accusation and, that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and license rights of Respondents PARKSIDE PROPERTY MANAGEMENT, INC.; CHRISTOPHER TODD GRIFFIN, individually and as designated officer of Parkside Property Management, Inc.; and JULIE PAIGE MAC TAVISH, under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles California.
this 2nd day of December, 1997.

THOMAS MC CRADY

Deputy Real Estate Commissioner

cc: Parkside Property Management, Inc.
c/o Christopher Todd Griffin
Sacto.
AS

cc: Julie Paige Mac Tavish

