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FILED
OCT 16 2001
DEPARTMENT OF REAL ESTATE

By *Laura B. Crane*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) NO. H-27584 LA
ELROY RICHARD GIDDENS,)
Respondent.)

ORDER DENYING REINSTATEMENT OF LICENSE

On July 20, 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 broker license. A restricted real estate broker
license was issued to Respondent or about August 11, 1998.

On March 16, 2001, Respondent petitioned for
reinstatement of said license and the Attorney General of the
State of California has been given notice of the filing of the
petition.

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1 I have considered Respondent's petition and the
2 evidence and arguments in support thereof. Respondent has failed
3 to demonstrate to my satisfaction that Respondent has undergone
4 sufficient rehabilitation to warrant the reinstatement of
5 Respondent's real estate broker license, in that:

6 I

7 In the Decision which revoked Respondent's real estate
8 broker license, there was a Determination of Issues made that
9 Respondent had violated Business and Professions Code ("Code")
10 Section 10159.2, and that there was cause to revoke Respondent's
11 license pursuant to Code Section 10177(h).

12 Said violations were found during a Department of Real
13 Estate audit examination. Respondent was the designated officer
14 of a licensed real estate corporation (Diamond Coast Federal,
15 Inc.) at the time of the audit.

16 The Decision in Case No. H-27584 LA revoked the
17 corporation's license outright. In the Decision there was a
18 Determination of Issues that said corporation had violated Code
19 Sections 10145 and 10240 and Sections 2832, 2840, 2970 and 2972
20 of Title 10, Chapter 6, California Code of Regulations
21 ("Regulations"), and that there was cause to revoke the
22 corporation's license pursuant to Code Section 10177(d).

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II

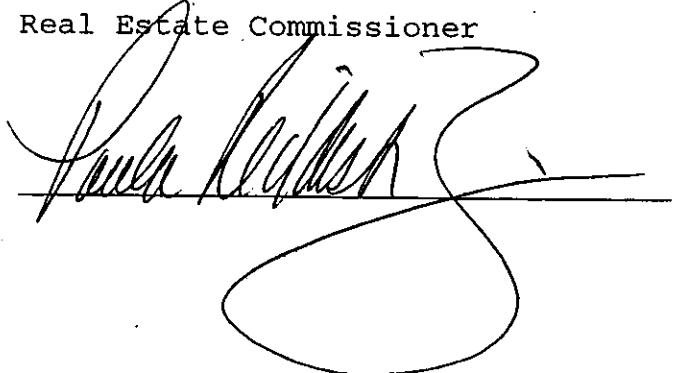
On August 15, 2001, Respondent was interviewed by a Deputy Real Estate Commissioner ("Deputy"). During the interview, the Deputy asked Respondent to discuss the circumstances which led to the revocation of Respondent's real estate broker license. Respondent's statements to the Deputy indicate that he blamed others and did not take full responsibility for his actions. This evidences a lack of change in attitude, a lack of rehabilitation, and is cause to deny Respondent's application pursuant to Regulations 2911(j) and 2911(m)(1).

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

This Order shall become effective at 12 o'clock noon on November 5, 2001

DATED: October 7, 2001

PAULA REDDISH ZINNEMANN
Real Estate Commissioner



cc: Elroy Richard Giddens
15555 Main St., D4-145
Hesperia, CA 92345

1 Department of Real Estate
2 State Bar No. 66674
3 107 South Broadway, Room 8107
4 Los Angeles, California 90012

5 (213) 897-3937

FILED
JUL 22 1998
DEPARTMENT OF REAL ESTATE

By Laura B. Orma

8 DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * *

11 In the Matter of the Accusation of)
12 DIAMOND COAST FEDERAL, INC.;)
13 and ELROY RICHARD GIDDENS,)
14 individually and as)
15 designated officer of,)
16 Diamond Coast Federal, Inc.,)
Respondents.)

NO. H-27584 LA

STIPULATION AND AGREEMENT

17 It is hereby stipulated by and between DIAMOND COAST
18 FEDERAL, INC. and ELROY RICHARD GIDDENS individually and as
19 designated officer of Diamond Coast Federal, Inc. (sometimes
20 collectively referred to as Respondents), and the Complainant,
21 acting by and through Elliott Mac Lennan, Counsel for the
22 Department of Real Estate, as follows for the purpose of settling
23 and disposing of the Accusation filed on March, 1998, in this
24 matter:
25
26 /
27 /

1 1. All issues which were to be contested and all
2 evidence which was to be presented by Complainant and Respondents
3 at a formal hearing on the Accusation, which hearing was to be
4 held in accordance with the provisions of the Administrative
5 Procedure Act (APA), shall instead and in place thereof be
6 submitted solely on the basis of the provisions of this
7 Stipulation and Agreement (Stipulation).

8 2. Respondents have received, read and understand the
9 Statement to Respondent, the Discovery Provisions of the APA and
10 the Accusation filed by the Department of Real Estate in this
11 proceeding.

12 3. Respondents filed a Notice of Defense on March 18,
13 1998, pursuant to Section 11506 of the Government Code for the
14 purpose of requesting a hearing on the allegations in the
15 Accusation. Respondents hereby freely and voluntarily withdraw
16 said Notice of Defense. Respondents acknowledge that they
17 understand that by withdrawing said Notice of Defense they thereby
18 waive their right to require the Commissioner to prove the
19 allegations in the Accusation at a contested hearing held in
20 accordance with the provisions of the APA and that they will waive
21 other rights afforded to them in connection with the hearing such
22 as the right to present evidence in their defense the right to
23 cross-examine witnesses.

24 4. This Stipulation is based on the factual allegations
25 contained in the Accusation. In the interest of expedience and
26 economy, Respondents choose not to contest these allegations, but
27 to remain silent and understand that, as a result thereof, these

1 factual allegations, without being admitted or denied, will serve
2 as a prima facie basis for the disciplinary action stipulated to
3 herein. The Real Estate Commissioner shall not be required to
4 provide further evidence to prove said factual allegations.

5 5. This Stipulation is based on Respondents' decision
6 not to contest the allegations set forth in the Accusation as a
7 result of the agreement negotiated between the parties. This
8 Stipulation is expressly limited to this proceeding and any
9 further proceeding initiated by or brought before the Department
10 of Real Estate based upon the facts and circumstances alleged in
11 the Accusation for the sole purpose of reaching an agreed
12 disposition of this proceeding without a hearing. The decision of
13 Respondents not to contest the allegations is made solely for the
14 purpose of effectuating this Stipulation. It is the intent and
15 understanding of the parties that this Stipulation shall not be
16 binding or admissible against Respondents in any actions against
17 Respondents by third parties.

18 6. It is understood by the parties that the Real Estate
19 Commissioner may adopt this Stipulation as his Decision in this
20 matter thereby imposing the penalty and sanctions on Respondents'
21 real estate licenses and license rights as set forth in the
22 "Order" herein below. In the event that the Commissioner in his
23 discretion does not adopt the Stipulation, it shall be void and of
24 no effect and Respondents shall retain the right to a hearing and
25 proceeding on the Accusation under the provisions of the APA and
26 shall not be bound by any stipulation or waiver made herein.

27



1 7. The Order or any subsequent Order of the Real Estate
2 Commissioner made pursuant to this Stipulation shall not
3 constitute an estoppel, merger or bar to any further
4 administrative or civil proceedings by the Department of Real
5 Estate with respect to any matters which were not specifically
6 alleged to be causes for accusation in this proceeding.

7
8 DETERMINATION OF ISSUES

9 By reason of the foregoing stipulations, it is
10 stipulated and agreed that the following determination of issues
11 shall be made:

12 I

13 The conduct of Respondent DIAMOND COAST FEDERAL, INC.,
14 as described in Paragraph 4, is in violation of Sections 10145 and
15 10240 of the Business and Professions Code (Code) and Sections
16 2832, 2840, 2970 and 2972 of Title 10, Chapter 6 of the California
17 Code of Regulations (Regulations) and is a basis for the
18 suspension or revocation of Respondent's license and license
19 rights as a violation of the Real Estate Law pursuant to Section
20 10177(d) of the Code.

21 II

22 The conduct of ELROY RICHARD GIDDENS, as described in
23 Paragraph 4, constitutes a failure to keep DIAMOND COAST FEDERAL,
24 INC., in compliance with the Real Estate Law during the time that
25 he was the officer designated by a corporate broker licensee and
26 further constitutes a failure to exercise reasonable supervision
27 and control over the licensed activities of DIAMOND COAST FEDERAL,

1 INC., and its salespersons which require a real estate license.
2 This conduct is a basis for the suspension or revocation of
3 Respondent's license pursuant to Sections 10159.2 and 10177(h) of
4 the Code.

5 ORDER

6 WHEREFORE THE FOLLOWING ORDER IS MADE PURSUANT
7 TO THE WRITTEN STIPULATION OF THE PARTIES:

8 I

9
10 All licenses and licensed rights of Respondent DIAMOND
11 COAST FEDERAL, INC., under the Real Estate Law are revoked;

12 II

13 All licenses and licensed rights of Respondent ELROY
14 RICHARD GIDDENS under the Real Estate Law are revoked; provided,
15 however, a restricted real estate broker license shall be issued
16 to Respondent pursuant to Section 10156.5 of the Business and
17 Professions Code if Respondent makes application therefor and
18 pays to the Department of Real Estate the appropriate fee for the
19 restricted license within 90 days from the effective date of this
20 Decision. The restricted license issued to Respondent shall be
21 subject to all of the provisions of Section 10156.7 of the
22 Business and Professions Code and to the following limitations,
23 conditions and restrictions imposed under authority of Section
24 10156.6 of that Code:

- 25
26 1. The restricted license issued to Respondent may be
27 suspended prior to hearing by Order of the Real Estate



1 Commissioner in the event of Respondent's conviction or
2 plea of nolo contendere to a crime which is
3 substantially related to a Respondent's fitness or
4 capacity as a real estate licensee.

5
6 2. The restricted license issued to Respondent may be
7 suspended prior to hearing by Order of the Real Estate
8 Commissioner on evidence satisfactory to the
9 Commissioner that Respondent has violated provisions of
10 the California Real Estate Law, the Subdivided Lands
11 Law, Regulations of the Real Estate Commissioner or
12 conditions attaching to the restricted license.

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

18
19 4. Respondent ELROY RICHARD GIDDENS shall, within nine
20 months from the effective date of this Decision, present
21 evidence satisfactory to the Real Estate Commissioner
22 that Respondent has, since the most recent issuance of
23 an original or renewal real estate license, taken and
24 successfully completed the continuing education
25 requirements of Article 2.5 of Chapter 3 of the Real
26 Estate Law for renewal of a real estate license. If
27 Respondent fails to satisfy this condition, the



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

6
7 5. Respondent ELROY RICHARD GIDDENS shall within six
8 months from the effective date of this Decision, take
9 and pass the Professional Responsibility Examination
10 administered by the Department including the payment of
11 the appropriate examination fee. If Respondent fails to
12 satisfy this condition, the Commissioner may order
13 suspension of Respondent's license until Respondent
14 passes the examination.

15 6. During the time respondent is licensed as a
16 restricted real estate broker, respondent shall not
17 serve as the designated broker at any corporate real
18 estate broker unless Respondent's ownership interest is
19 a minimum of fifty-one (51%) percent.

20 II

21
22 Pursuant to Section 10148 of the Code, Respondent ELROY
23 RICHARD GIDDENS shall pay the Commissioner's reasonable cost for
24 an audit to determine if Respondent is now conducting activities
25 requiring a real estate license in compliance with the real estate
26 law. In calculating the amount of the Commissioner's reasonable
27 cost, the Commissioner may use the estimated average hourly salary



1 for all persons performing audits of real estate brokers, and
2 shall include an allocation for travel time to and from the
3 auditor's place of work. Respondent shall pay such cost, not to
4 exceed \$2,300, within 45 days of receiving an invoice from the
5 Commissioner detailing the activities performed during the audit
6 and the amount of time spent performing those activities. The
7 Commissioner may suspend the restricted license issued to
8 Respondent pending a hearing held in accordance with Section
9 11500, et seq., of the Government Code, if payment is not timely
10 made as provided for herein, or as provided for in a subsequent
11 agreement between the Respondent and the Commissioner. The
12 suspension shall remain in effect until payment is made in full or
13 until Respondent enters into an agreement satisfactory to the
14 Commissioner to provide for payment, or until a decision providing
15 otherwise is adopted following a hearing held pursuant to this
16 condition.

17
18 DATED: 6-18-98

elliott mac lennan
ELLIOTT MAC LENNAN
Counsel for Complainant

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* * * *

We have read the Stipulation and Agreement and its terms
are understood by us and are agreeable and acceptable to us. We
understand that we are waiving rights given to us by the
California Administrative Procedure Act (including but not limited
to Sections 11506, 11508, 11509 and 11513 of the Government Code),
and we 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 us and to
present evidence in defense and mitigation of the charges.

DATED: 6-11-98

EL
DIAMOND COAST FEDERAL, INC.
Respondent,
BY: ELROY RICHARD GIDDENS, D.O.

DATED: 6-11-98

EL
ELROY RICHARD GIDDENS,
individually and as designated
officer of Diamond Coast Federal,
Inc., Respondent

* * * *

The foregoing Stipulation and Agreement is hereby
adopted as my Decision and Order and shall become effective at 12
o' clock noon on August 11, 1998.

IT IS SO ORDERED 7/20, 1998.

JIM ANTT JR.
Real Estate Commissioner

Jm Antt Jr



BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of)

Case No. H-27584 LA

APR - 1 1998

OAH No. L- 1998030480

DIAMOND COAST FEDERAL INC., et al.,)

Respondents.)

By Laura B. Cronin

NOTICE OF HEARING ON ACCUSATION

To the above-named Respondent(s):

You are hereby notified that a hearing will be held before the Department of Real Estate at Office of Administrative Hearings, 107 South Broadway, 2nd Floor, Los Angeles, California, on JUNE 9, 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 upon you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of 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.

Dated: APR - 1 1998

DEPARTMENT OF REAL ESTATE

By: Elliott MacLennan

ELLIOTT MAC LENNAN, Counsel

cc: Diamond Coast Federal Inc.
Elroy Richard Giddens
Sacto.
OAH

RE 501 (Rev. 8/97)

John Jay

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

Telephone: (213) 897-3937

FILED
MAR - 9 1998
DEPARTMENT OF REAL ESTATE

By *John B. Ouna*

THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * * *

In the Matter of the Accusation of)
DIAMOND COAST FEDERAL, INC.)
a California corporate broker;)
and ELROY RICHARD GIDDENS,)
individually and as,)
designated officer of)
Diamond Coast Federal, Inc.)
Respondents.)

No. H-27584 LA

A C C U S A T I O N

The Complainant, Thomas McCrady, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against DIAMOND COAST FEDERAL, INC. a California corporate broker and ELROY RICHARD GIDDENS, individually and as designated officer of Diamond Coast Federal, Inc., is informed and alleges in his official capacity as follows:

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I

DIAMOND COAST FEDERAL, INC. (DCFI) and ELROY RICHARD GIDDENS (GIDDENS), individually and as designated officer of Diamond Coast Federal, Inc., sometimes collectively referred to as Respondents, are presently licensed and/or have license rights under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code).

II

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

III

At all times mentioned, DCFI was licensed by the Department of Real Estate of the State of California (Department) as a corporate real estate broker. DCFI was originally licensed on February 18, 1983.

IV

At all times mentioned, GIDDENS was licensed by the Department as designated officer of DCFI to qualify DCFI and to act for DCFI 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 DCFI by its officers, managers and employees as necessary to secure full compliance with the provisions of the Real Estate Law including the supervision of the salespersons licensed to the corporation in the performance of acts for which a real estate license is

1 required. GIDDENS was originally licensed as a real estate broker
2 on August 9, 1995.

3 V

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

12 VI

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

16 VII

17 At all times mentioned, in the City of Heperia, San
18 Bernardino County, Respondent DCFI and Respondent GIDDENS acted as
19 real estate brokers in the State of California within this meaning
20 of Section 10131(d) of the Code, including the operation of a
21 mortgage and loan brokerage with the public wherein lenders and
22 borrowers were solicited for loans secured directly or
23 collaterally by liens on real property, wherein such loans were
24 arranged, negotiated, processed, and consummated on behalf of
25 others for compensation or in expectation of compensation and for
26 fees often collected in advance.

27 /

VIII

On June 27, 1997, the Department completed a field audit examination of the books and records of DCFI pertaining to its mortgage loan activities described in Paragraph IX, below. The audit examination covered a period of time beginning on June 1, 1996 and ending on April 30, 1997. The audit examination revealed violations of the Code and the Regulations as set forth in the following paragraphs.

IX

At all times mentioned, in connection with the activities described in Paragraph VII, above, Respondents DCFI and GIDDENS accepted or received funds in trust (trust funds) from or on behalf of actual or prospective borrowers and lenders. Thereafter they made disposition of such funds. DCFI and GIDDENS did not maintain a trust account during the audit period.

X

With respect to the trust funds referred to in Paragraph VII, it is alleged that DCFI and GIDDENS:

(a) Placed Title I lender funds into the High Desert National Bank DCFI used for Title I loan processing and which was not designated as a trust account, as required by Section 2832 of the Regulations.

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XI

The conduct of Respondents DCFI and GIDDENS, described in Paragraph X, violated Code and the Regulations sections:

PARAGRAPH

PROVISIONS VIOLATED

X(a)

Section 10145 & 10159.2 of the Code, and
Section 2832 of the Regulations

The foregoing violation constitutes cause for the suspension or revocation of the real estate licenses and license rights of Respondents DCFI and GIDDENS under the provisions of Section 10177(d) of the Code.

XII

The audit examination revealed that DCFI and GIDDENS failed to establish and maintain a trust account at a bank or other recognized financial institution in the name of the broker for deposit of advance fees in the form of loan discount fees from borrowers, including borrowers Alfred Jackson and Victor and Margaret Boka, collected in advance by DCFI and GIDDENS, in violation of Section 10146 of the Code. Said conduct is cause to suspend or revoke all licenses and license rights of the Respondents under Section 10177(d) of the Code.

XIII

In connection with the Alfred Jackson and Victor and Margaret Boka loan transactions described above in Paragraph XII, DCFI and GIDDENS collected advance fees within the meaning of Section 10026 of the Code in the form of loan discount fees or interest buydowns from Title I loans from the aforesaid borrowers.



1 Said advance fees collected from the aforesaid borrowers and other
2 similar advance fees from other borrowers were collected by each
3 would-be borrower when submitting a loan application to DCFI and
4 before the commencement of any loan processing, which constitutes
5 an advance fee agreement within the meaning of Sections 10026 and
6 10085 of the Code and Section 2970 of the Regulations. The
7 failure of DCFI and GIDDENS to submit an advance fee agreement to
8 the Commissioner of Real Estate ten days prior to its use is a
9 violation of Section 10085 of the Code and Section 2970 of the
10 Regulations and is cause to suspend or revoke the licenses and
11 license rights of the Respondents by Section 10177(d) of the Code.

12 XIV

13 In connection with the activities described above in
14 Paragraphs XII and XIII and with reference to the lack of an
15 advance fee agreement, DCFI and GIDDENS, failed to provide a
16 complete description of services to be rendered to each would-be
17 borrower, including but not limited to Alfred Jackson and Victor
18 and Margaret Boka; 10 point type font; and, an allocation and
19 disbursement of the amount(s) collected as the advance fee, in
20 violation of Section 2972 of the Regulations. This conduct and
21 violation are cause to suspend or revoke the real estate license
22 and license rights of Respondents by Section 10177(d) of the Code.

23 /

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XV

The Department attempted to complete a field audit examination of the books and records of DCFI and GIDDENS pertaining to the activities described in Paragraph VII. The field audit examination revealed that Respondent failed to retain the records of their activities requiring a real estate license for the period of time beginning on June 1996 until closing business on June 31, 1996, including bank statements for account #106151801 at the DCFI's general account at the Desert Community Bank; bank statements for account #1045326 used for Title I loan processing at the High Desert National Bank, and cancelled check #2595 and #3694 at the High Desert National Bank. This conduct is in violation of Section 10148 of the Code and constitutes cause for the suspension or revocation of the real estate license and license rights of Respondents under the provisions of Section 10177(d) of the Code.

XVI

The audit examination revealed that DCFI and GIDDENS failed to provide a statement in writing, a Mortgage Loan Disclosure Statement, containing all the information required by Section 10241 of the Code to various borrower(s) including but not limited to Hanevik loan before this borrower became obligated to perform under the terms of his loans. This omission is a violation of Section 10240 of the Code and Section 2840 of the Regulations. This omission constitutes cause for the suspension or revocation of the real estate license and license rights of Respondents DCFI and GIDDENS under Section 10177(d) of the Code.

XVII

The overall conduct of Respondents DCFI and GIDDENS, as described above, constitutes negligence and/or incompetence. This conduct and violations are cause to suspend or revoke the real estate license and license rights of Respondents pursuant to Section 10177(g) of the Code.

XVIII

The overall conduct of Respondent GIDDENS, constitutes a failure on the part of GIDDENS, as officer designated by a corporate broker licensee, to exercise the reasonable supervision and control over the licensed activities of DCFI as required by Section 10159.2 of the Code, and to keep it in compliance with the Real Estate Law, is cause for the suspension or revocation of the real estate license and license rights of GIDDENS pursuant to the provisions of Sections 10159.2 and 10177(h) of the Code.

Prior Discipline

XIX

On April 24, 1995, in Case No. H-2005 SA, an Accusation was filed against Respondent DIAMOND COAST FEDERAL, INC. that resulted in discipline for said Respondent for violations of Sections 10145 of the Code and Sections 2831 and 2831.2 of the Regulations.

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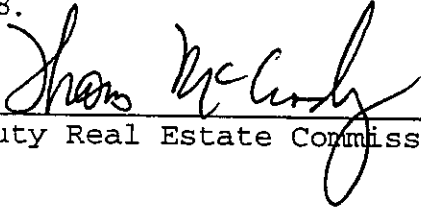
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1 WHEREFORE, Complainant prays that a hearing be conducted
2 on the allegations made by the Accusation and, that upon proof
3 thereof, a decision be rendered imposing disciplinary action
4 against the license and license rights of DIAMOND COAST FEDERAL,
5 INC., a California corporate broker; and ELROY RICHARD GIDDENS,
6 individually and as designated officer of Diamond Coast Federal,
7 Inc. under the Real Estate Law (Part 1 of Division 4 of the
8 Business and Professions Code) and for such other and further
9 relief as may be proper under other applicable provisions of law.

10 Dated at Los Angeles, California

11 this 9th day of March, 1998.

12 
13 Deputy Real Estate Commissioner
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cc: Diamond Coast Federal, Inc
c/o Elroy Richard Giddens, D.O.
Sacto.
AK