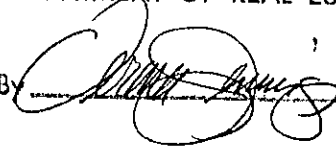


1 Department of Real Estate
107 South Broadway, Room 8107
2 Los Angeles, California 90012
3 (213) 897-3937

FILED
JUL 27 1998
DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

11	TO:)	NO. H-27762 LA
12	PROVIDENT/HASTER REAL ESTATE)	<u>ORDER TO DESIST</u>
13	VENTURES, a General Partnership,)	<u>AND REFRAIN</u>
14	also known as Provident/Haster)	(B & P Code § 11019)
15	Partnership, a California)	
16	General Partnership; NEKO KIMON)	
	DEFTERIOS; and DALE DAVID MARKS,)	
	doing business as The Prudential)	
	Dale Marks Realtors.)	

17 RE: TRACT NO. 5046
"HASTER GARDENS"
18 ORANGE COUNTY, CALIFORNIA
DRE FILE NO: 069440LA

19 The Real Estate Commissioner of the State of California
20 (hereinafter "Commissioner") has caused an investigation to be
21 made of your activities of selling or offering to sell units,
22 lots or parcels in a subdivision as defined in Sections 11000
23 and 11004.5 of the Business and Professions Code of the State
24 of California (hereinafter "Code") and based upon the findings
25 of that investigation, as set forth below, has determined that
26 you have violated, or caused the violation of, or failed to
27 comply with, Code Sections 11010 and 11018.2.



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I

You, PROVIDENT/HASTER REAL ESTATE VENTURES, a General Partnership, also known as Provident/Haster Partnership, a California General Partnership (hereinafter "PROVIDENT/HASTER"), are not now and have never been licensed by the Department of Real Estate of the State of California (hereinafter "Department"). Your partners are Provident Financial Services, Inc., a Delaware corporation, and Prem, Inc., a Delaware corporation. NEKO KIMON DEFTERIOS is the President of Provident Financial Services, Inc., and DALE DAVID MARKS, the President of Prem, Inc.

II

You, NEKO KIMON DEFTERIOS (hereinafter "DEFTERIOS"), and you, DALE DAVID MARKS (hereinafter "MARKS"), at all times mentioned herein were and now are licensed by the Department as real estate brokers.

III

All further references herein to "you", unless otherwise specified, include the parties described in Paragraphs I and II, above, and also include the officers, directors, partners, agents, employees and real estate licensees employed by or associated with said parties and who at all times material herein were engaged in the furtherance of the business or operations of said parties and who were acting within the course and scope of their authority and employment.

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VII

After March 4, 1996, you solicited prospective purchasers, offered for sale and/or sold units, lots or parcels in the Subdivision, including but not necessarily limited to the lots offered and sold on or about the dates tabulated below to the purchasers tabulated below:

<u>Date</u>	<u>Purchaser</u>	<u>Lots</u>
4/3/97	Jose Dahan	13
4/17/97	Daniel Bomgren	26
4/17/97	Jose Dahan	22, 24, 37, 15
4/17/97	Daniel Bomgren	32
4/23/97	Daniel Bomgren	28, 36
9/27/96	Patrick Coakley	34
9/27/96	Jose Dahan	2
9/29/97	Neil Weiner	33
11/5/96	Robert Lewis	3, 30
11/5/96	Patrick Coakley	21
12/31/96	Patrick Coakley	16, 18

VIII

You have offered for sale and/or sold units, lots or parcels in the Subdivision, without first filing an application for and obtaining a public report from the Department covering the Subdivision, in violatation of Code Sections 11010 and 11018.2.

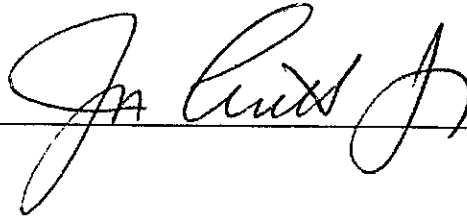
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1 NOW, THEREFORE, YOU, PROVIDENT/HASTER REAL ESTATE
2 VENTURES, a General Partnership, also known as Provident/Haster
3 Partnership, a California General Partnership; NEKO KIMON
4 DEFTERIOS; AND DALE DAVID MARKS, AND YOUR OFFICERS, DIRECTORS,
5 PARTNERS, AGENTS, EMPLOYEES AND SUCCESSORS AND ASSIGNS ARE HEREBY
6 ORDERED TO DESIST AND REFRAIN from selling, exchanging or
7 leasing, or offering for sale, exchange or lease, or soliciting
8 purchasers or lessees of, or negotiating for sale, exchange or
9 lease, any and all units, lots or parcels in the Subdivision,
10 or any subdivision in the State of California, until you have
11 obtained a subdivision public report from the Department covering
12 the subdivision which authorizes the sale, exchange or lease of
13 said subdivided lands.

14 DATED: 7/21/98.

15 JIM ANTT, JR.
16 Real Estate Commissioner

17 
18
19
20

21 cc: Provident/Haster Real Estate Ventures
22 aka Provident/Haster Partnership
23 2424 Sepulveda Blvd., Suite G
24 Torrance, CA 90501

25 Neko Kimon Defterios
26 P.O. Box 876
27 Palos Verdes Estates, CA 90274

Dale David Marks
2424 Sepulveda Blvd., Suite G
Torrance, CA 90501

DA:AS

