

1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, California, 90013

4 (213) 576-6982

FILED
APR 20 2000
DEPARTMENT OF REAL ESTATE

By Laura B. Orm

8 DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

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11 To:
12 VPM MANAGEMENT, INC.,
13 and PHILIP HAROLD McNAMEE.

H- 28515 LA

ORDER TO DESIST

AND REFRAIN

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16 The Real Estate Commissioner of the State of California
17 has caused an investigation to be made of your activities as a
18 real estate broker and, based on the findings of that
19 investigation, is of the opinion that you, VPM MANAGEMENT, INC.,
20 and you, PHILIP HAROLD McNAMEE, have violated Sections 10145(a),
21 10137, and 10176(f) of the Business and Professions Code
22 (hereinafter Code), as well as Regulations 2731 and 2832 (all
23 references herein to Regulations refer to the California Code of
24 Regulations, Title 10, Chapter 6).

25 I

26 That at all times herein mentioned, you, VPM
27 MANAGEMENT, INC., were licensed by the Department of Real Estate
of the State of California (hereinafter Department) as a

1 corporate real estate broker and you, PHILIP HAROLD McNAMEE, were
2 licensed as the designated officer of said corporation.

3 II

4 At all times herein mentioned, you, and each of you, on
5 behalf of others in expectation of compensation, engaged in the
6 business, acted in the capacity of, advertised or assumed to act
7 as a real estate broker in the State of California within the
8 meaning of Section 10131(b) of the Code, including soliciting
9 renters and owners, negotiating rental agreements, and collecting
10 rents from real property.

11 III

12 During 1998 and 1999, in connection with the aforesaid
13 real estate brokerage activities, you, and each of you, accepted
14 or received funds from renters and owners and thereafter made
15 disbursements of such funds.

16 IV

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

20 1. Violated Section 10145(a) of the Code and
21 Regulation 2832 by maintaining trust accounts which were not in
22 the broker's name as trustee.

23 2. Violated Regulation 2731 by employing the
24 unlicensed fictitious business name VPM, INC., in your real
25 estate brokerage business.

26 3. Violated Section 10137 of the Code by employing
27 David G. Walton, an unlicensed individual, to solicit and

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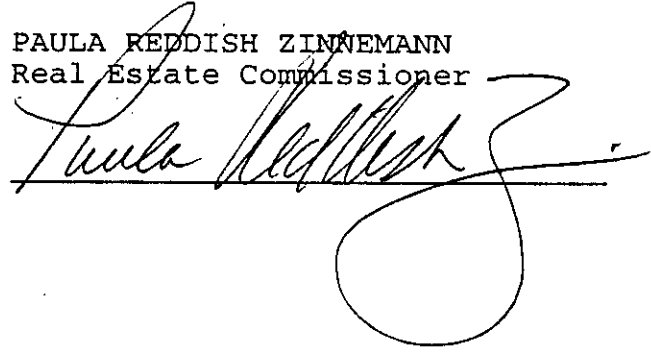
negotiate rental agreements. Such activities require a real estate license under Section 10131(b) of the Code.

4. Violated Section 10176(f) of the Code by employing property management agreements which do not contain a specific termination date.

NOW, THEREFORE, YOU, VPM MANAGEMENT, INC., AND YOU, PHILIP HAROLD McNAMEE, ARE ORDERED TO DESIST AND REFRAIN from performing any and all activities for which a real estate broker license is required until you comply with all provisions of the Real Estate Law as discussed in this Order.

DATED: April 10, 2000.

PAULA REDDISH ZINNEMANN
Real Estate Commissioner



cc: Philip Harold McNamee
VPM Management, Inc.
2400 Main St., Suite 201
Irvine, Cal. 92614-6252

JRP:AK