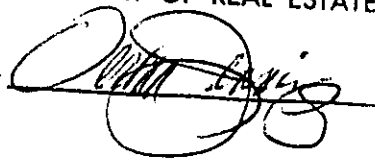


SACTO.
Flag

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

FILED
FEB 20 2001
DEPARTMENT OF REAL ESTATE
By 

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of)	No. H-28576 LA
LEDOUX INVESTMENTS, INC.,)	L-2000070372
dba City Coast Financial,)	
a California corporate broker;)	
and MIGUEL ACEVEDO,)	
individually, dba Imperial)	
Real Estate, and as designated)	
officer of Ledoux Investments,)	
Inc.,)	
Respondents.)	

ORDER DENYING RECONSIDERATION

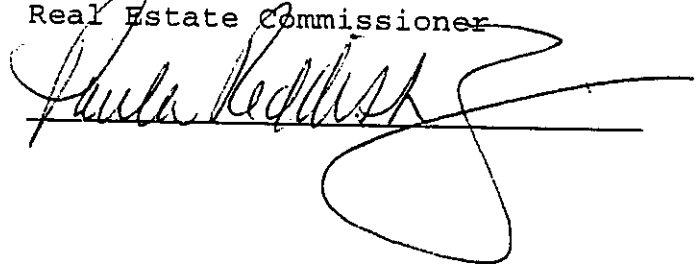
On December 13, 2000, a Decision was rendered in the above-entitled matter suspending the real estate broker license of respondent MIGUEL ACEVEDO. The Decision is to become effective on February 26, 2001.

On January 5, 2001, respondent ACEVEDO petitioned for reconsideration of the Decision of December 13, 2000, by allowing respondent ACEVEDO to stay the first thirty days of said suspension by payment of a monetary penalty pursuant to Business and professions Code Section 10175.2.

1 I have given due consideration to the petition of
2 respondent ACEVEDO. I find no good cause to reconsider the
3 Decision of December 13, 2000 and reconsideration is hereby
4 denied.

5 IT IS SO ORDERED February 13, 2001.

6
7 PAULA REDDISH ZINNEMANN
Real Estate Commissioner

8 
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27



520-104

FILED
FEB - 6 2001
DEPARTMENT OF REAL ESTATE
By: *[Signature]*

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of)	No. H-28576 LA
LEDoux INVESTMENTS, INC., dba)	<u>ORDER STAYING</u>
City Coast Financial,)	<u>EFFECTIVE DATE</u>
a California corporate broker,)	(MIGUEL ACEVEDO
and MIGUEL ACEVEDO, individually,)	only)
dba Imperial Real Estate and as)	
designated officer of Ledoux)	
Investments Inc.,)	
)	
)	
)	
Respondents.)	

On December 13, 2000, a Decision was rendered in the above-entitled matter to become effective January 17, 2001. On January 12, 2001, the effective date of said Decision was stayed until February 16, 2001.

IT IS HEREBY ORDERED that the effective date of the Decision of December 13, 2000, is stayed for an additional period of 10 days.

The Decision of December 13, 2000, shall become effective at 12 o'clock noon on February 26, 2001.

DATED: February 6, 2001.

PAULA REDDISH ZINNEMANN
Real Estate Commissioner
By: *[Signature]*
RANDOLPH BRENDIA
Regional Manager

SACTO
flag

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

FILED
JAN 12 2001
DEPARTMENT OF REAL ESTATE
By: *[Signature]*

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of)	No. H-28576 LA
LEDOUX INVESTMENTS, INC., dba)	L-2000070372
City Coast Financial,)	
a California corporate broker,)	
and MIGUEL ACEVEDO, individually,)	
dba Imperial Real Estate and as)	
designated officer of Ledoux)	
Investments Inc.,)	
Respondents.)	

ORDER STAYING EFFECTIVE DATE

On December 13, 2000, a Decision was rendered in the above-entitled matter to become effective January 17, 2001.

IT IS HEREBY ORDERED that the effective date of the Decision of December 13, 2000, is stayed for a period of 30 days as to Respondent MIGUEL ACEVEDO only.

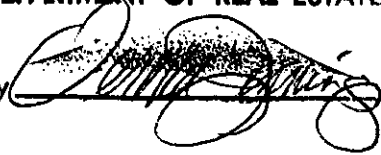
The Decision of 13, 2000, shall become effective at 12 o'clock noon on February 16, 2001.

DATED: January 12, 2001.

PAULA REDDISH ZINNEMANN
Real Estate Commissioner

By: *[Signature]*
RANDOLPH BRENDIA
Regional Manager

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

FILED
DEC 28 2000
DEPARTMENT OF REAL ESTATE
By 

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * * *

In the matter of the Accusation of)	No. H-28576 LA
LEDOUX INVESTMENTS, INC., dba)	L-2000070372
California corporate broker,)	
and MIGUEL ACEVEDO, individually)	STIPULATION AND AGREEMENT
dba Imperial Real Estate and as)	
designated officer of Ledoux)	
Investments Inc.,)	
Respondents,)	

It is hereby stipulated by and between MIGUEL ACEVEDO (referred to as Respondent), acting by and through Frank M. Buda, Esq. and the Complainant, acting by and through Sean Crahan, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Accusation filed on May 25, 2000, in this matter:

1. All issues which were to be contested and all evidence which was to be presented by Complainant and Respondent at a formal hearing on the Accusation, which hearing was to be held in accordance with the provisions of the Administrative Procedure Act (APA), shall instead and in place thereof be

1 submitted solely on the basis of the provisions of this
2 Stipulation And Agreement (hereafter Stipulation).

3 2. Respondent has received, read and understands the
4 Statement to Respondent, the Discovery Provisions of the APA and
5 the Accusation, filed by the Department of Real Estate in this
6 proceeding.

7 3. On July 6, 2000, Respondent filed a Notice of
8 Defense pursuant to Section 11506 of the Government Code for the
9 purpose of requesting a hearing on the allegations in the
10 Accusation. Respondent hereby freely and voluntarily withdraws
11 said Notice of Defense. Respondent acknowledges that he
12 understands that by withdrawing said Notice of Defense, he will
13 thereby waive his right to require the Commissioner to prove the
14 allegations in the Accusation at a contested hearing held in
15 accordance with the provisions of the APA and that he will waive
16 other rights afforded to him in connection with the hearing such
17 as the right to present evidence in defense of the allegations in
18 the Accusation and the right to cross-examine witnesses.

19 4. This Stipulation and Agreement relates to the
20 factual allegations contained in paragraphs one (1) through nine
21 (9) in the Accusation filed in this proceeding. Respondent
22 chooses not to contest these factual allegations and to remain
23 silent and understands that, as a result thereof, these factual
24 allegations, without being admitted or denied, will serve as a
25 basis for the discipline stipulated to herein. This Stipulation
26 and Agreement and the findings based on Respondent's decision not
27 to contest the Accusation is hereby expressly limited to this



1 proceeding and made for the sole purpose of reaching an agreed
2 disposition of this proceeding, only. Respondent's decision not
3 to contest the factual allegations is made solely for the purpose
4 of effectuating this Stipulation and is intended by Complainant
5 and Respondent to be non-binding upon him in any actions against
6 Respondent by third parties and shall not be deemed, used, or
7 accepted as an acknowledgment or admission. The Real Estate
8 Commissioner shall not be required to provide further evidence to
9 prove such allegations.

10 5. It is understood by the parties that the Real
11 Estate Commissioner may adopt the Stipulation And Agreement as
12 her Decision in this matter, thereby imposing the penalty and
13 sanctions on Respondent's real estate licenses and/or license
14 rights as set forth in the below Order. In the event that the
15 Commissioner in her discretion does not adopt the Stipulation And
16 Agreement, it shall be void and of no effect, and Respondent
17 shall retain the right to a hearing and proceeding on the
18 Accusation under all the provisions of the APA and shall not be
19 bound by any stipulation or waiver made herein.

20 6. The Order or any subsequent Order of the Real
21 Estate Commissioner made pursuant to this Stipulation And
22 Agreement shall not constitute an estoppel, merger or bar to any
23 further administrative or civil proceedings by the Department of
24 Real Estate with respect to any matters which were not
25 specifically alleged to be causes for accusation in this
26 proceeding.

27

/



1 (30) days of said suspension.

2 4. The last sixty (60) days of the ninety (90) day
3 suspension provided shall be stayed for two (2) years upon the
4 following terms and conditions:

5 (a) Respondent MIGUEL ACEVEDO shall obey all
6 laws, rules and regulations governing the rights, duties and
7 responsibilities of a real estate licensee in the State of
8 California;

9 (b) That no final subsequent determination be
10 made, after hearing or upon stipulation, that cause for
11 disciplinary action occurred within two (2) years from the
12 effective date of this Order;


13 5. If respondent (1), pays the cost of audit L-990167
14 and (2), if no further cause for disciplinary action against the
15 real estate license of Respondent, as finally determined after
16 hearing or stipulation, occurs within two (2) years from the
17 effective date of this Order, the stay of the final sixty (60)
18 days of the ninety (90) day suspension shall become permanent.

19 * * * * *

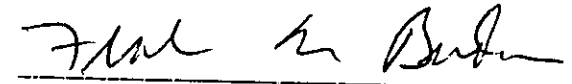
20 I have read the Stipulation and Agreement, and its
21 terms are understood by me and are agreeable and acceptable to
22 me. I understand that I am waiving rights given to me by the
23 California Administrative Procedure Act (including but not
24 limited to Sections 11505, 11508, 11509 and 11513 of the
25 Government Code), and I willingly, intelligently and voluntarily
26 waive those rights, including the right of requiring the
27 Commissioner to prove the allegations in the Accusation at a

1 hearing at which I would have the right to cross-examine
2 witnesses against me and to present evidence in defense and
3 mitigation of the charges.

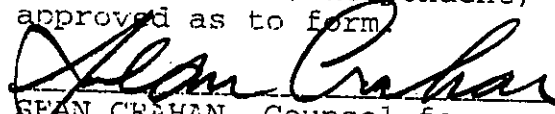
4
5 DATED: 11-10-00


MIGUEL ACEVEDO, Respondent.

6
7 DATED: 10-31-00


FRANK M. BUDA, ESQ. Counsel for
Miguel Acevedo, Respondent,
approved as to form.

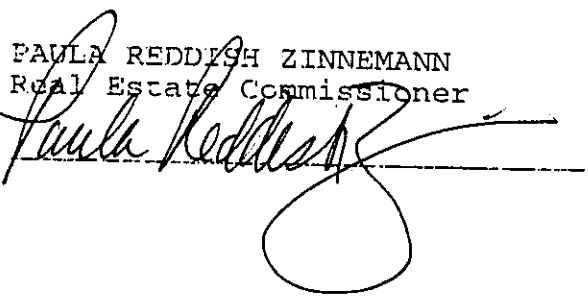
8
9 DATED: 11-30-00


SEAN CRAHAN, Counsel for
Complainant.

10
11
12 * * * * *

13 The foregoing Stipulation And Agreement In Settlement
14 is hereby adopted as my Decision as to Respondent MIGUEL ACEVEDO
15 and shall become effective at 12 o'clock noon on
16 January 17, 2001

17 IT IS SO ORDERED December 13, 2000.

18
19 PAULA REDDISH ZINNEMANN
20 Real Estate Commissioner


1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

FILED
DEC 28 2000
DEPARTMENT OF REAL ESTATE
By *[Signature]*

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the matter of the Accusation of)	No. H-28576 LA
LEDOUX INVESTMENTS, INC., dba)	L-2000070372
City Coast Financial,)	
a California corporate broker,)	
and MIGUEL ACEVEDO, individually)	
dba Imperial Real Estate and as)	
designated officer of Ledoux)	
Investments Inc.,)	
Respondents,)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On May 25, 2000, an Accusation was filed in this matter against Respondent LEDOUX INVESTMENTS, INC., et. al.

On November 17, 2000, Sedrick Celestin, President of Respondent LEDOUX INVESTMENTS, INC. petitioned the Commissioner to voluntarily surrender its corporate real estate broker license and license rights pursuant to Section 10100.2 of the Business and Professions Code.

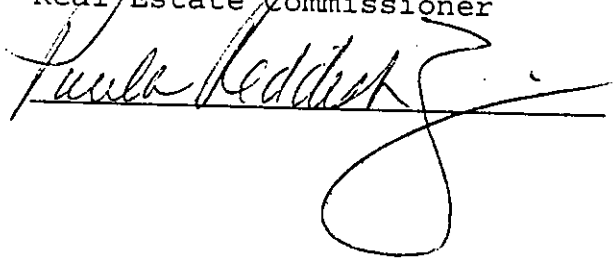
IT IS HEREBY ORDERED that Respondent LEDOUX INVESTMENTS, INC.'s petition for voluntary surrender of its real

1 estate broker license and all license rights appurtenant thereto
2 is accepted as of the effective date of this Order as set forth
3 below, based upon the understanding and agreement expressed in
4 Respondent's Declaration dated November 17, 2000 (attached as
5 Exhibit "A" hereto).

6 This Order shall become effective at 12 o'clock noon on
7 January 17, 2001

8
9 DATED: December 13, 2000

10
11 PAULA REDDISH ZINNE MANN
12 Real Estate Commissioner

13 
14
15
16
17
18
19
20
21
22
23
24
25
26
27

320 West 4th Street, Suite 350
Los Angeles, CA 90013-1105
California Bar #49351

(213) 576-6982 General

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the matter of the Accusation of)	No. H-28576 LA
LEDOUX INVESTMENTS, INC., dba)	L-2000070372
City Coast Financial,)	
a California corporate broker,)	
and MIGUEL ACEVEDO, individually)	
dba Imperial Real Estate and as)	
designated officer of Ledoux)	
Investments Inc.,)	
Respondents,)	

DECLARATION

My name is SEDRICK CELESTIN.

I am President of LEDOUX INVESTMENTS, INC. and have authority to surrender the real estate license of LEDOUX INVESTMENTS, INC. LEDOUX INVESTMENTS, INC. is represented by Frank M. Buda, Esq. of the Law Offices of Frank M. Buda.

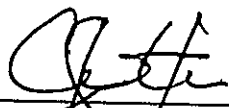
Pursuant to Business and Professions Code Section 10100.2, I wish to voluntarily surrender the corporate real estate broker licenses and license rights, issued by the Department.


1 I, on behalf of LEDOUX INVESTMENTS, INC., understand
2 that by so voluntarily surrendering its real estate licenses and
3 license rights, we agree to the following:

4 The filing of a petition by LEDOUX INVESTMENTS, INC.
5 shall be deemed to be an understanding and agreement by us that
6 upon acceptance by the Commissioner, as evidenced by an
7 appropriate order, all affidavits and all relevant evidence
8 obtained in the investigation prior to the acceptance and all
9 allegations contained in the Accusation filed in Department of
10 Real Estate Case No. H-28576 LA may be considered by the
11 Department to be true and correct for the purpose of deciding
12 whether or not to grant reinstatement of LEDOUX INVESTMENTS,
13 INC.'s license.

14 I declare under penalty of perjury under the laws of
15 the State of California that the above is true and correct.

16 DATED: 11-17, 2000, at Chino, California.

17
18
19 
20 LEDOUX INVESTMENTS, INC.
21 by Sedrick Celestin,
22 President of
23 Ledoux Investments, Inc.

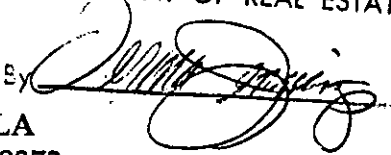
24 
25 FRANK M. BUDA, ESQ.
26 Counsel for Ledoux
27 Investments, Inc., approved
as to form.

Sacto/Play
BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

FILED
JUL 27 2000
DEPARTMENT OF REAL ESTATE

In the Matter of the Accusation of)
)
LEDOUX INVESTMENTS, INC.,)
et al.,)
)
Respondents.)

Case No. H-28576 LA
OAH No. L-2000070372

By: 

NOTICE OF HEARING ON ACCUSATION

To the above-named Respondents:

You are hereby notified that a hearing will be held before the Department of Real Estate at Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, California, on October 31, November 1 and November 2, 2000, 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.

Dated: July 27, 2000.

cc: Ledoux Investments Inc.
Miguel Acevedo
Frank M. Buda, Esq.
Danio Fajardo
Celine Sarapuddin
Sacto./OAH

DEPARTMENT OF REAL ESTATE

By:


SEAN CRAHAN, Counsel

SAC TO
Flag

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

SEAN CRAHAN, Counsel
State Bar No. 49351
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

(213) 597-6982 General
(213) 597-6907 Direct

FILED
MAY 25 2000
DEPARTMENT OF REAL ESTATE

By *[Signature]*

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * * *

In the Matter of the Accusation of)	No. H-28576 LA
LEDOUX INVESTMENTS, INC.,)	<u>A C C U S A T I O N</u>
dba City Coast Financial,)	
a California corporate broker;)	
and MIGUEL ACEVEDO, individually,)	
dba Imperial Real Estate and as)	
designated officer of Ledoux)	
Investments, Inc.,)	
Respondents.)	

The Complainant, Daniel M. Hatt, a Deputy Real Estate Commissioner of the State of California, for cause of accusation against LEDOUX INVESTMENTS, INC., dba City Coast Financial, a California corporate broker; and MIGUEL ACEVEDO, individually, dba Imperial Real Estate and as designated officer of Ledoux Investments, Inc., alleges as follows:

1.

The Complainant, Daniel M. Hatt, a Deputy Real Estate Commissioner, brings this Accusation in his official capacity.

2.

LEDoux INVESTMENTS, INC. (hereafter respondent LII), a California corporation, is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (hereafter cited as the Code).

(a) At all times herein mentioned, respondent LII was licensed by the Department of Real Estate of the State of California (hereafter the Department) as a corporate real estate broker, doing business as City Coast Financial.

(b) At all times herein mentioned, respondent LII engaged in California in the business of soliciting and negotiating, for or in expectation of compensation, with borrowers for loans from third-party lenders secured by real property.

3.

MIGUEL ACEVEDO (hereafter respondent ACEVEDO) is presently licensed and/or has license rights under the Real Estate Law. At all times herein mentioned, respondent ACEVEDO was licensed by the Department as a real estate broker, individually, doing business as Imperial Real Estate and as designated officer of respondent LII. Pursuant to Code Section 10159.2, respondent ACEVEDO was, at all times herein mentioned, responsible for the supervision and control of the activities conducted on behalf of respondent LII by its officers, managers and employees as necessary to secure full compliance with the provisions of the Real Estate Law in the performance of acts for which a real estate license is required.



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

<u>Borrower</u>	<u>Date</u>	<u>Loan Officer</u>
Annette Lozolla	9-3-99	Joab Jerome
Jose Guadalupe Hernandez	8-25-99	Joab Jerome
Eric Heini Hafliger	9-2-99	Joab Jerome
Anthony Ortiz	9-21-99	Joab Jerome
Juvenal Cardenas	4-8-99	Joab Jerome
Estella Berrones	8-15-99	Jean C. Ledoux
Guillermo Mondragon	8-27-99	Jean C. Ledoux
Luz Maria Palomo	8-2-99	Lupe Luevanos
Christina Aguayo	4-2-99	Lupe Luevanos
Enrique Vasquez III	9-21-99	Rudy Laurent
Juan Antonio Vasquez	5-5-99	Rudy Laurent
Antonio Green	6-2-99	Ladrado Guilford
Shirley Rogers	8-29-99	Alix Jourdain

6.

Respondents LII and ACEVEDO knew or should have known that the loan officers identified in paragraph 5 above were not licensed as real estate brokers or salespersons during the times set forth in paragraph 5 above.

7.

The solicitation and negotiation, for or in expectation of compensation, with borrowers for loans by third-party lenders secured by real property, as set forth in paragraph 5 above, is conduct for which a real estate license is required under Code Section 10131(d). Said conduct by those unlicensed loan officers

1 identified in paragraph 5 above was in violation of Code Section
2 10130.

3 Audit

4 8.

5 Between December 9, 1999, through December 21, 1999,
6 auditors from the Department examined the books and records of
7 respondent LII covering a period of time from May 1, 1999, through
8 November 12, 1999 (hereafter the "audit period"). The examination
9 revealed that respondents LII and ACEVEDO, during this audit
10 period, violated the following Code Sections and Regulations from
11 Title 10, Chapter 6, California Code of Regulations (hereafter
12 Regulations):

13 (a) In connection with the solicitation of lenders for
14 loans secured by real property, respondent LII received funds in
15 trust from or on behalf of borrowers and deposited them in a trust
16 account at Wells Fargo Bank, account number 0806782876.

17 (b) Respondents LII and ACEVEDO failed to maintain
18 adequate separate records for each beneficiary or transaction.
19 The separate records failed to show the date of deposit, date of
20 each related disbursement, check number and amount of the related
21 disbursement and the balance after posting in disregard of
22 Regulation 2831.1.

23 (c) Respondents LII and ACEVEDO failed to reconcile,
24 monthly, the separate records with the control records in disregard
25 of Regulation 2831.2.

26 /

27 /



1 (d) As of November 30, 1989, respondents LII and ACEVEDO
2 caused, allowed or permitted a shortage of \$1,730.40 to exist in
3 LII's trust account. The cause of said shortage was the payment
4 for appraisals and credit reports from the trust account without
5 the prior receipt of funds from borrowers for whom the appraisal
6 and credit reports were ordered. Said shortage was without the
7 written consent of each and every principal whose funds were in the
8 trust account and was in violation of Code Section 10145 and
9 Regulation 2832.1.

10 Failure to Supervise

11 9.

12 Respondent ACEVEDO failed to exercise reasonable
13 supervision so as to ensure that the loan officers identified in
14 paragraph 5 above were licensed during the times they performed
15 those acts set forth in paragraph 5 and/or to ensure the trust
16 account was in balance and that the trust account records were in
17 compliance with the Code and Regulations, as set forth in paragraph
18 8 above.

19 Causes for Discipline

20 10.

21 The conduct or omissions of respondent LEDOUX
22 INVESTMENTS, INC., as set forth above, subjects its real estate
23 licenses and license rights to suspension or revocation under the
24 following Code sections:

25 (a) Section 10137 for employing or compensating
26 unlicensed persons to perform acts requiring a real estate license,
27 as set forth in paragraphs 4 and 5 above.

1 (b) Section 10177(d) for violations of the following
2 Code sections and Regulations:

3 (i) Regulation 2831.1 for inadequate separate
4 records, as set forth in paragraphs 8(b) above.

5 (ii) Regulation 2831.2 for failure to reconcile,
6 monthly, the separate records with the control records, as set
7 forth in paragraph 8(c) above.

8 (iii) Section 10145 and Regulation 2832.1, for the
9 shortage, as set forth in paragraph 8(d) above.

10 (c) Section 10177(g) for negligence in allowing
11 unlicensed persons to perform acts requiring a real estate license,
12 as set forth in paragraphs 4, 5 and 6 above.

13 11.

14 The acts or omissions of respondent MIGUEL ACEVEDO, as
15 set forth above subjects his real estate licenses and license
16 rights to suspension or revocation under the following Code
17 sections:

18 (a) Section 10137 for employing or compensating
19 unlicensed persons to perform acts requiring a real estate license,
20 as set forth in paragraphs 4 and 5 above.

21 (b) Section 10177(d) for violations of the following
22 Code sections and Regulations:

23 (i) Regulation 2831.1 for inadequate separate
24 records, as set forth in paragraph 8(b) above:

25 (ii) Regulation 2831.2 for failure to reconcile,
26 monthly, the separate records with the control records, as set
27 forth in paragraph 8(c) above.




1 (iii) Section 10145 and Regulation 2832.1, for the
2 shortage, as set forth in paragraph 8(d) above.

3 (iv) Section 10159.2 for failure to supervise the
4 activities of officers, employees and licensees associated with
5 respondent LII, as set forth in paragraphs 4, 5, 6 above.

6 (c) Section 10177(g) for negligence in allowing
7 unlicensed persons to perform acts requiring a real estate license,
8 as set forth in paragraphs 4, 5 and 6 above.

9 WHEREFORE, Complainant prays that a hearing be conducted
10 on the allegations of this Accusation and, that upon proof thereof,
11 a decision be rendered imposing disciplinary action against all
12 licenses and license rights of respondents LEDOUX INVESTMENTS,
13 INC., dba City Coast Financial, a California corporate broker; and
14 MIGUEL ACEVEDO, individually, dba Imperial Real Estate and as
15 designated officer of Ledoux Investments, Inc., under the Real
16 Estate Law (Part 1 of Division 4 of the Business and Professions
17 Code) and for such other and further relief as may be proper under
18 other applicable provisions of law.

19 Dated at Los Angeles, California,
20 this 25th day of May, 2000.

21
22 
23 Daniel M. Hatt
24 Deputy Real Estate Commissioner

25 cc: Ledoux Investments, Inc.
26 Miguel Acevedo
27 Daniel M. Hatt
L. A. Audits
Sacto.
AK