

SAR 10

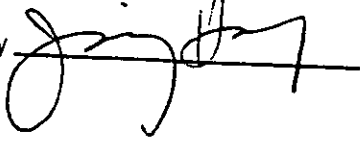
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Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, CA 90013

(213) 576-6905

FILED
JUN 12 2000

DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

To:)	No. H-28605 LA
)	
JAMES GOSA, dba)	
J.E. Gosa & Company)	<u>ORDER TO DESIST</u>
)	<u>AND REFRAIN</u>
)	

The Real Estate Commissioner of the State of California ("Commissioner") has caused an investigation to be conducted of your activities as described herein, and based upon the findings of that investigation, is of the opinion that you have violated Section 10130 of the Code.

I

At no time mentioned were you, JAMES GOSA, licensed by the Department of Real Estate of the State of California ("Department") as a real estate broker or licensed as a real estate salesperson and employed by a real estate broker.

II

During the last two years, for compensation, and acting as the agent of the owner, Joseph Kettering, you negotiated leases on real property known as 3046-3058 Locust Street,

1 Riverside, California, and collected rent from the tenants
2 residing on said property.

3 III

4 Your conduct, as described in Paragraph II, is that of
5 a real estate broker as set forth in Section 10131(b) of the
6 California Business and Professions Code.

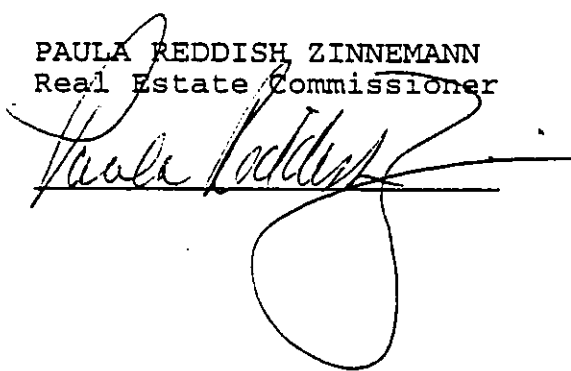
7 IV

8 You violated Section 10130 of the Code by acting in
9 the capacity of a broker when you were neither licensed as a real
10 estate broker nor were you licensed as a real estate salesperson
11 and employed by a real estate broker.

12 NOW, THEREFORE, YOU, JAMES GOSA dba J.E. Gosa &
13 Company, ARE ORDERED TO DESIST AND REFRAIN from performing any
14 and all acts requiring a real estate license in California unless
15 and until such time as you obtain the required license from the
16 Department.

17 DATED: June 6, 2000.

18
19 PAULA REDDISH ZINNEMANN
20 Real Estate Commissioner

21 
22
23
24

25 cc: JAMES GOSA
26 3903 Brockton Avenue, Suite 5
27 Riverside, California 92501

