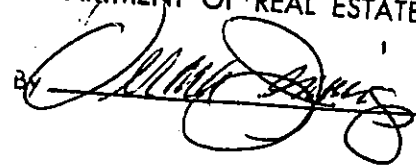


59210

Department of Real Estate  
320 West 4<sup>th</sup> Street, Suite 350  
Los Angeles, CA 90013  
(213) 576-6905

**FILED**  
AUG 15 2000  
DEPARTMENT OF REAL ESTATE



BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \*

To:	)	No. H-28695 LA
	)	
MELISSA M. PIERSON,	)	<u>ORDER TO DESIST</u>
dba Coastal Hideaways	)	<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 California Business and Professions Code (hereinafter Code).

I

At all time mentioned were you, MELISSA M. PIERSON, dba Coastal Hideaways, 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

1 a. On or about March 1, 2000, you negotiated a written  
2 agreement with Dennis Thomas (acting under his Power of Attorney  
3 for the owners, John and Shirley Thomas) to lease, on behalf of  
4 said owners, real property known as 2210 Jamestown Lane, Oxnard,  
5 to various prospective tenants for a period of time exceeding one  
6 month. For said services you were to be compensated 40% of any  
7 rent collected.

8 b. During the last five years, for or in expectation of  
9 a compensation, you managed real property known as 2924 Solilmar  
10 Beach Drive in Ventura, California, on behalf of the owner ,  
11 Daniel Stevens, wherein you leased or offered to lease said  
12 property to various tenants for a period of time exceeding 30  
13 days, and collected rent from said real property.

14 c. On or about October 1, 1999, for or in expectation  
15 of compensation, and on behalf of the owners Robert and Tracy  
16 Buckingham, you negotiated a three month lease on real property  
17 known as 3428 W. Pacific Coast Highway in Ventura, California, to  
18 an executive of the Lost Arrow Corporation. In addition, you  
19 collected rent from said lessee.

20 III

21 Your conduct, as described in Paragraph II, is that of  
22 a real estate broker as set forth in Section 10131(b) of the  
23 Code.

24 IV

25 You violated Section 10130 of the Code by acting in  
26 the capacity of a broker when you were neither licensed as a real  
27

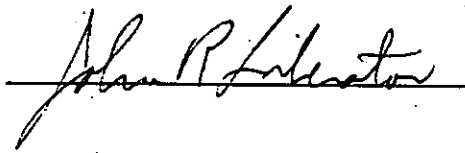


1 estate broker nor were you licensed as a real estate salesperson  
2 and employed by a real estate broker.

3 NOW, THEREFORE, YOU, MELISSA M. PIERSON dba Coastal  
4 Hideaways and any other fictitious business name, ARE ORDERED TO  
5 DESIST AND REFRAIN from performing any and all acts requiring a  
6 real estate license in California unless and until such time as  
7 you obtain the required license from the Department.

8 DATED: August 15, 2000

9 PAULA REDDISH ZINNEBANN  
10 Real Estate Commissioner

11   
12

13 BY: **John R. Liberator**  
14 **Chief Deputy Commissioner**

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