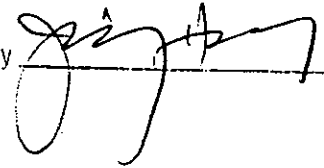


1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, CA 90013
4 (213) 576-6916

FILED
DEC 8 2000
DEPARTMENT OF REAL ESTATE

By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * *

11 To:) No. H-28902 LA
12 PATRICIA PHILHOWER.)
13) ORDER TO DESIST AND REFRAIN
14) (B&P Section 10086)
15)

16 The Real Estate Commissioner of the State of California
17 has caused an investigation to be conducted and is of the opinion
18 that you have violated Section 10130 of the Business and
19 Professions code of the State of California in that you engaged
20 in property management activities which require a real estate
21 license without first obtaining a real estate broker license.
22 This opinion is based on the findings set forth below.

23 I

24 Beginning in November 1995 and at various times
25 thereafter in Los Angeles County, California for compensation or
26 in expectation of compensation you solicited prospective tenants
27 for, negotiated rental agreements for and collected rents from
real properties owned by another or others.

II

By the commission of the acts alleged above, you engaged in the business and acted in the capacity of a real estate broker within the State of California as defined by Section 10131(b) of the Business and Professions Code.

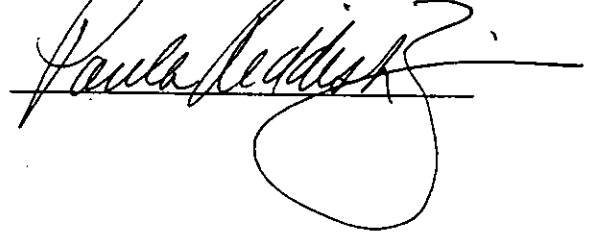
III

Prior to engaging in the business and acting in the capacity of a real estate broker within the State of California, you failed to obtain a real estate broker license from the Department of Real Estate in violation of Section 10130 of the Code.

NOW, THEREFORE, YOU ARE ORDERED TO DESIST AND REFRAIN from performing any and all acts within the State of California for which a real estate broker license is required, unless and until you obtain a real estate broker license.

DATED: December 4, 2000.

PAULA REDDISH ZINNEBANN
Real Estate Commissioner



cc: Patricia Philhower
3607 W. Magnolia Blvd., Ste. J
Burbank, CA 91505