

1 Department of Real Estate
2 320 West Fourth Street, Suite 350
3 Los Angeles, CA 90013-1105
4
5 Telephone: (213) 576-6913
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FILED
DEC 4 2001
DEPARTMENT OF REAL ESTATE

By Jane B. Cron

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

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11 TO:) No. H-29311 LA
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LAWRENCE L. SOFONIO and,) ORDER TO DESIST
HENDRICKA C. SOFONIO,) AND REFRAIN
dba Leisure Land Company and)
CHRIS VINCE BATEMAN.)

RE: ADRIATIC VILLA
Riverside County, California

Upon the findings set forth below, the Department of Real Estate of the State of California (hereinafter "Department") has made a determination that LAWRENCE L. SOFONIO and HENDRICKA C. SOFONIO, dba Leisure Land Company, and CHRIS VINCE BATEMAN have violated Sections 11010, 11018.2 and 11013.4 of the Business and Professions Code of the State of California (hereinafter "Code").

I

At all times herein mentioned, LAWRENCE L. SOFONIO and HENDRICKA C. SOFONIO, dba Leisure Land Company, and CHRIS VINCE

1 BATEMAN were the owners or agents of the owner of a time-share
2 subdivision of real property within the meaning of Section
3 11004.5(e) of the Code.

4 II

5 The subdivision is located in the County of Riverside,
6 State of California, and is known as Adriactic Villa.

7 III

8 You, and each of you, on or about December 7, 1999,
9 offered and sold to Christine Z. Segard a time-share estate in
10 the subdivision.

11 IV

12 You, and each of you, violated Section 11010 of the
13 Code by failing to notify the Department in writing of your
14 intention to offer and sell the subdivided land prior to the
15 time it was offered and sold. You violated Section 11018.2 of
16 the Code by offering and selling interests in the subdivision
17 without having first obtained a subdivision public report from
18 the Department.

19 V

20 You, LAWRENCE L. SOFONIO and HENDRICKA C. SOFONIO,
21 violated Section 11013.4 of the Code by offering and selling
22 interests in the subdivision without first complying with the
23 requirements of the Code Section.

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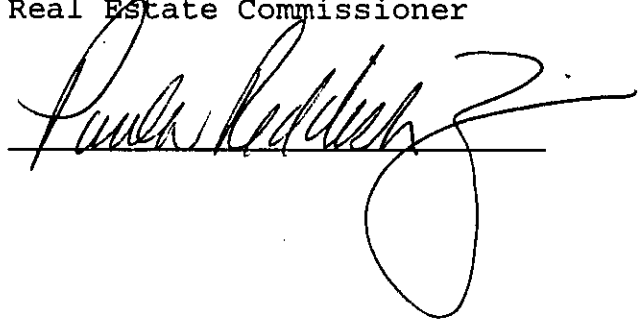
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1 NOW, THEREFORE, YOU, LAWRENCE L. SOFONIO AND HENDRICKA
2 C. SOFONIO, DBA LEISURE LAND COMPANY AND CHRIS VINCE BATEMAN,
3 YOUR AGENTS AND EMPLOYEES ARE HEREBY ORDERED TO DESIST AND
4 REFRAIN from further selling or leasing, or offering for sale or
5 lease, within the State of California, any interest or parcel in
6 said subdivision or any other subdivision, except pursuant to a
7 subdivision public report from the Department authorizing the
8 sale or lease of said subdivided lands, and until you have
9 complied with Section 11013.4 of the Code.

10 DATED: November 6, 2001.

11
12 PAULA REDDISH ZINNEMANN
13 Real Estate Commissioner

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20 cc: Lawrence L. Sofonio and
21 Hendricka C. Sofonio
22 dba Leisure Land Company
23 2300 N. Palm Canyon Drive
24 Palm Springs, CA 92262

25 Chris Vince Bateman
26 2100 Park Drive
27 Palm Springs, CA 92262

JRP:JP:lbo