

1 ELLIOTT MAC LENNAN, SBN 66674
2 Department of Real Estate
3 320 West 4th Street, Ste. 350
4 Los Angeles, California 90013-1105

5 Telephone: (213) 576-6911 (direct)
6 -or- (213) 576-6982 (office)

FILED
AUG - 4 2004
DEPARTMENT OF REAL ESTATE

By K. Wiederholt

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-30512 LA
12)
13 CAPITAL COMMERICAL REAL ESTATE) STIPULATION
14 SERVICES INC., and, RICHARD STEVEN) AND
15 GOLD, individually and as) AGREEMENT
16 officer designated of Capital)
17 Commercial Real Estate Services Inc.)
18 Respondents.)

18 It is hereby stipulated by and between CAPITAL
19 COMMERICAL REAL ESTATE SERVICES INC., and RICHARD STEVEN GOLD,
20 individually and as designated officer of CAPITAL COMMERICAL REAL
21 ESTATE SERVICES INC. (sometimes collectively referred to as
22 "Respondents"), represented by Frank M. Buda, Esq., and the
23 Complainant, acting by and through Elliott Mac Lennan, Counsel
24 for the Department of Real Estate, as follows for the purpose of
25 settling and disposing of the Accusation filed on November 25,
26 2003, in this matter:

27 ///

1 1. All issues which were to be contested and all
2 evidence which was to be presented by Complainant and Respondents
3 at a formal hearing on the Accusation, which hearing was to be
4 held in accordance with the provisions of the Administrative
5 Procedure Act ("APA"), shall instead and in place thereof be
6 submitted solely on the basis of the provisions of this
7 Stipulation and Agreement (Stipulation).

8 2. Respondents have received, read and understand the
9 Statement to Respondent, the Discovery Provisions of the APA and
10 the Accusation filed by the Department of Real Estate in this
11 proceeding.

12 3. Respondents filed a Notice of Defense pursuant to
13 Section 11506 of the Government Code for the purpose of
14 requesting a hearing on the allegations in the Accusation.
15 Respondents hereby freely and voluntarily withdraw said Notice of
16 Defense. Respondents acknowledge that they understand that by
17 withdrawing said Notice of Defense they thereby waive their right
18 to require the Commissioner to prove the allegations in the
19 Accusation at a contested hearing held in accordance with the
20 provisions of the APA and that they will waive other rights
21 afforded to them in connection with the hearing such as the right
22 to present evidence in their defense of the allegations in the
23 Accusation and the right to cross-examine witnesses.

24 4. This Stipulation is based on the allegations
25 contained in the Accusation. In the interest of expedience and
26 economy, Respondents choose not to contest these allegations, but
27 to remain silent and understand that, as a result thereof, these

1 allegations, without being admitted or denied, will serve as a
2 prima facie basis for the disciplinary action stipulated to
3 herein. The Real Estate Commissioner shall not be required to
4 provide further evidence to prove said allegations.

5 5. This Stipulation and Respondents decision not to
6 contest the Accusation is made for the purpose of reaching an
7 agreed disposition of this proceeding and is expressly limited to
8 this proceeding and any other proceeding or case in which the
9 Department of Real Estate ("Department"), the state or federal
10 government, or any agency of this state, another state or federal
11 government is involved.

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

22 7. The Order or any subsequent Order of the Real
23 Estate Commissioner made pursuant to this Stipulation shall not
24 constitute an estoppel, merger or bar to any further
25 administrative or civil proceedings by the Department with
26 respect to any matters which were not specifically alleged to be
27 causes for Accusation in this proceeding but do constitute a bar,

1 estoppel and merger as to any allegations actually contained in
2 the Accusation against Respondents herein.

3 9. Respondents understand that by agreeing to this
4 Stipulation, Respondents agree to pay, pursuant to Business and
5 Professions Code Section 10148, the cost of the audit (LA 010153)
6 which led to this disciplinary action. The amount of said cost
7 is \$2,400.00.

8 10. Respondents have received, read, and understand
9 the "Notice Concerning Costs of Subsequent Audit". Respondents
10 further understand that by agreeing to this Stipulation, the
11 findings set forth below in the Determination of Issues become
12 final, and the Commissioner may charge Respondents for the cost
13 of any subsequent audits conducted pursuant to Business and
14 Professions Code Section 10148 to determine if the violations
15 have been corrected. The maximum cost of the subsequent audit
16 will not exceed \$2,400.00.
17

18 DETERMINATION OF ISSUES

19 By reason of the foregoing stipulations, it is
20 stipulated and agreed that the following determination of issues
21 shall be made:

22 1.

23 The conduct, acts or omissions of CAPITAL COMMERCIAL
24 REAL ESTATE SERVICES INC. as described in Paragraph 4 above, is
25 in violation of Section 10145 of the Business and Professions
26 Code ("Code") and Section 2831.2 of Title 10, Chapter 6 of the
27

1 California Code of Regulations and is a basis for the suspension
2 or revocation of Respondent's license pursuant to Section
3 10177(d) of the Code.

4 . 2.

5 The conduct, acts or omissions of RICHARD STEVEN GOLD,
6 as described in Paragraph 4, constitutes a failure to exercise
7 reasonable supervision over the activities of CAPITAL COMMERCIAL
8 REAL ESTATE SERVICES INC., for which a real estate license is
9 required, in violation of Code Section 10159.2 and is conduct is
10 a basis for the suspension or revocation of Respondent's broker
11 license pursuant to Section 10177(d) of the Code.

12
13 ORDER

14 WHEREFORE THE FOLLOWING ORDER IS MADE PURSUANT
15 TO THE WRITTEN STIPULATION OF THE PARTIES:

16 I.

17
18 A. All licenses and licensing rights of Respondent
19 COMMERCIAL REAL ESTATE SERVICES INC. under the Real Estate Law
20 are suspended for a period of sixty (60) days from the effective
21 date of this Decision; provided, however, that all sixty (60)
22 days of said suspension shall be stayed for two (2) years upon
23 the following terms and conditions:

24 1. Respondent shall obey all laws, rules and
25 regulations governing the rights, duties and responsibilities
26 of a real estate licensee in the State of California.

1 2. That no final subsequent determination be made,
2 after hearing or upon stipulation, that cause for disciplinary
3 action occurred within two (2) years of the effective date of
4 this Decision. Should such determination be made, the
5 Commissioner may, in his discretion, vacate and set aside the
6 stay order and reimpose all or a portion of the stayed
7 suspension. Should no such determination be made, the stay
8 imposed herein shall become permanent.

9 B. The sixty (60) day suspension shall commence on the
10 effective date of this Decision; provided, however, that if
11 Respondent COMMERCIAL REAL ESTATE SERVICES INC. petitions, said
12 suspension shall be stayed upon condition that:

13 1. Pursuant to Section 10175.2 of the Business and
14 Professions Code, COMMERCIAL REAL ESTATE SERVICES INC. pays a
15 monetary penalty of fifty dollars (\$50.00) per day totaling three
16 thousand dollars (\$3,000).

17 2. Said payment shall be in the form of a cashier's
18 check or certified check made payable to the Recovery
19 Account of the Real Estate Fund. Said check must be received
20 by the Department prior to the effective date of the Decision
21 in this matter.

22 3. No further cause for disciplinary action against
23 the real estate license of Respondent COMMERCIAL REAL ESTATE
24 SERVICES INC. occurs within two (2) years from the effective date
25 of the Decision in this matter.
26
27

1 4. If Respondent COMMERICAL REAL ESTATE SERVICES INC.
2 fails to pay the monetary penalty in accordance with the terms
3 and conditions of the Decision, the Commissioner may, without a
4 hearing, order the immediate execution of all or any part of the
5 stayed suspension in which event Respondent shall not be entitled
6 to any repayment nor credit, prorated or otherwise, for money
7 paid to the Department under the terms of this Decision.

8 5. If Respondent COMMERICAL REAL ESTATE SERVICES INC.
9 pays the monetary penalty and if no further cause for
10 disciplinary action against the real estate licenses of
11 Respondent occurs within two (2) years from the effective date of
12 the Decision, the stay hereby granted shall become permanent.

13
14 II.

15 All licenses and licensing rights of Respondent RICHARD
16 STEVEN GOLD under the Real Estate Law suspended for a period of
17 one-hundred (120) days from the effective date of this Decision;
18 provided, however, that if Respondent petitions, the initial
19 sixty (60) days of said suspension (or a portion thereof) shall
20 be stayed for two (2) years upon condition that::

21 1. Respondent pays a monetary penalty pursuant to
22 Section 10175.2 of the Business and Professions Code at the rate
23 of \$50 per day for each day of the suspension for a total
24 monetary penalty of \$3,000.

25 2. Said payment shall be in the form of a cashier's
26 check or certified check made payable to the Recovery Account of
27

1 the Real Estate Fund. Said check must be received by the
2 Department prior to the effective date of the Decision in this
3 matter.

4 3. No further cause for disciplinary action against
5 the real estate license of Respondent occurs within two (2) years
6 from the effective date of the Decision in this matter.

7 4. If Respondent fails to pay the monetary penalty in
8 accordance with the terms of the Decision, the Commissioner may,
9 without a hearing, order the immediate execution of all or any
10 part of the stayed suspension, in which event the Respondent
11 shall not be entitled to any repayment nor credit, prorated or
12 otherwise, for money paid to the Department under the terms of
13 this Decision.

14 5. If Respondent pays the monetary penalty and if no
15 further cause for disciplinary action against the real estate
16 license of Respondent occurs within two (2) years from the
17 effective date of the Decision, the stay hereby granted shall
18 become permanent
19

20 6. The remaining sixty (60) days of the one-hundred
21 (120) day suspension shall be stayed for two (2) years upon the
22 following terms and conditions:

23 (a) Respondent shall obey all laws, rules and
24 regulations governing the rights, duties and responsibilities of
25 a real estate licensee in the State of California; and

26 (b) That no final subsequent determination be made
27

1 after hearing or upon stipulation, that cause for disciplinary
2 action occurred within two (2) years of the effective date of
3 this Decision. Should such a determination be made, the
4 Commissioner may, in his discretion, vacate and set aside the
5 stay order and reimpose all or a portion of the stayed
6 suspension. Should no such determination be made, the stay
7 imposed herein shall become permanent.

8 III.

9 Pursuant to Section 10148 of the Business and
10 Professions Code, Respondents CAPITAL COMMERCIAL REAL ESTATE
11 SERVICES INC. and RICHARD STEVEN GOLD shall pay the
12 Commissioner's reasonable cost for: (a) the audit (LA 010053)
13 which led to this disciplinary action and (b) a subsequent audit
14 to determine if Respondent CAPITAL COMMERCIAL REAL ESTATE
15 SERVICES INC. is now in compliance with the Real Estate Law. The
16 cost of the audit which led to this disciplinary action is
17 \$2,400.00. In calculating the amount of the Commissioner's
18 reasonable cost, the Commissioner may use the estimated average
19 hourly salary for all persons performing audits of real estate
20 brokers, and shall include an allocation for travel time to and
21 from the auditor's place of work. Said amount for the prior and
22 subsequent audit shall not exceed \$4,800.00.

24 Respondents shall pay such cost within 60 days of
25 receiving an invoice from the Commissioner detailing the
26 activities performed during the audit and the amount of time
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1 spent performing those activities.

2 The Commissioner may suspend the license of a
3 Respondent pending a hearing held in accordance with Section
4 11500, et seq., of the Government Code, if payment is not timely
5 made as provided for herein, or as provided for in a subsequent
6 agreement between the Respondent and the Commissioner. The
7 suspension shall remain in effect until payment is made in full
8 or until a Respondent enters into an agreement satisfactory to
9 the Commissioner to provide for payment, or until a decision
10 providing otherwise is adopted following a hearing held pursuant
11 to this condition.

12
13 DATED: 7-20-04

EL
14 ELLIOTT MAC LENNAN, Counsel for
the Department of Real Estate

15 * * *

16 We have read the Stipulation, and have discussed it
17 with our counsel. Its terms are understood by us and are
18 agreeable and acceptable to us. We understand that we are
19 waiving rights given to us by the California Administrative
20 Procedure Act (including but not limited to Sections 11506,
21 11508, 11509 and 11513 of the Government Code), and we willingly,
22 intelligently and voluntarily waive those rights, including the
23 right of requiring the Commissioner to prove the allegations in
24 the Accusation at a hearing at which we would have the right to
25 cross-examine witnesses against us and to present evidence in
26 defense and mitigation of the charges.
27

1 Respondents can signify acceptance and approval of the
2 terms and conditions of the Stipulation by faxing a copy of its
3 signature page, as actually signed by Respondents, to the
4 Department at the following telephone/fax number: (213) 576-6917,
5 Attention: Elliott Mac Lennan. Respondents agree, acknowledge
6 and understand that by electronically sending to the Department a
7 fax copy of Respondents' actual signatures as they appear on the
8 Stipulation and Agreement, that receipt of the faxed copy by the
9 Department shall be as binding on Respondents as if the
10 Department had received the original signed Stipulation.

11
12
13 DATED: _____

CAPITAL COMMERCIAL REAL ESTATE
SERVICES INC.
BY: Richard Steven Gold, D.O.,
Respondent

14
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16
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18 DATED: _____

RICHARD STEVEN GOLD, individually
and as designated officer of
Capital Commercial Real Estate
Services Inc., Respondent

19
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21
22 DATED: _____

FRANK M. BUDA, Attorney for
Respondents

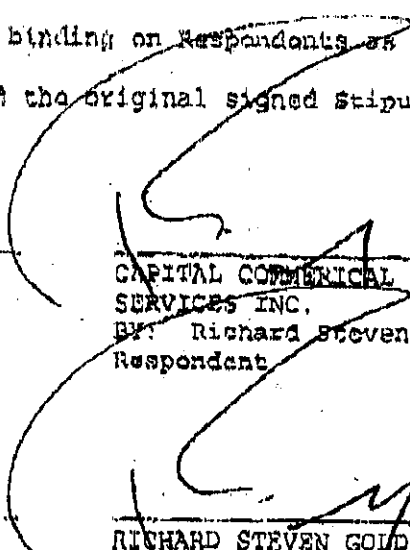
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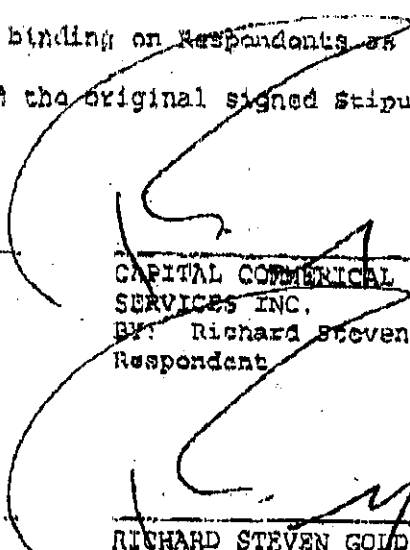
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 4 Department at the following telephone/fax number: (213) 576-6917,
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 6 and understand that by electronically sending to the Department a
 7 fax copy of Respondents' actual signatures as they appear on the
 8 Stipulation and Agreement, that receipt of the faxed copy by the
 9 Department shall be as binding on Respondents as if the
 10 Department had received the original signed Stipulation.


11
 12
 13 DATED: 7/20/07


 CAPITAL COMMERCIAL REAL ESTATE
 SERVICES INC.
 BY: Richard Steven Gold, D.O.,
 Respondent

14
 15
 16
 17
 18 DATED: 7/20/07


 RICHARD STEVEN GOLD, individually
 and as designated officer of
 Capital Commercial Real Estate
 Services Inc., Respondent

19
 20
 21
 22
 23 DATED: 7-20-04


 FRANK M. BUDA, Attorney for
 Respondents

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 26 ///
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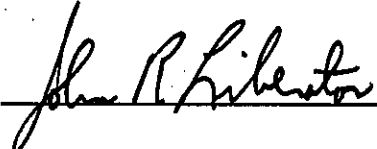
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The foregoing Stipulation and Agreement is hereby
adopted as my Decision and Order and shall become effective at 12
o'clock noon on AUG 24, 2004.

IT IS SO ORDERED July 28, 2004.

JOHN R. LIBERATOR
Acting Real Estate Commissioner



*Sacto
Gold*

**BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA**

FILED
APR 13 2004
DEPARTMENT OF REAL ESTATE

In the Matter of the Accusation of

By *R. K. Kederholt*

CAPITAL COMMERCIAL REAL ESTATE
SERVICES, INC., ET AL.,

}
}

Case No. H-30512 LA

OAH No. L-2003120328

Respondent

NOTICE OF HEARING ON ACCUSATION

To the above named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at **320 W. Fourth Street, Ste. 630, Los Angeles, CA** on **July 21-22, 2004**, 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.

DEPARTMENT OF REAL ESTATE

Dated: **APR 12 2004**

By *E. L. MacLennan*
ELLIOTT MAC LENNAN, Counsel

cc: Capital Commercial Real Estate Services
Richard Steven Gold
Frank M. Buda, Esq./Sacto/OAH/OA

facto 2/03

1 ELLIOTT MAC LENNAN, SBN 66674
2 Department of Real Estate
3 320 West 4th Street, Ste. 350
4 Los Angeles, California 90013-1105
5 Telephone: (213) 576-6911 (direct)
6 -or- (213) 576-6982 (office)

FILED
NOV 25 2003
DEPARTMENT OF REAL ESTATE

By K. M. ...

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-30512 LA
12)
13 CAPITAL COMMERICAL REAL ESTATE)
14 SERVICES INC., dba as NAI Capital) ACCUSATION
15 Commercial; and, RICHARD STEVEN GOLD,)
16 individually and as designated officer)
17 of Capital Commercial Real Estate)
Services Inc.,)
Respondents.)

18 The Complainant, Maria Suarez, a Deputy Real Estate
19 Commissioner of the State of California, for cause of Accusation
20 against CAPITAL COMMERICAL REAL ESTATE SERVICES INC., dba as NAI
21 Capital Commercial; and, RICHARD STEVEN GOLD, individually and as
22 designated officer of Capital Commercial Real Estate Services
23 Inc., is informed and alleges as follows:
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1.

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2 The Complainant, Maria Suarez, acting in her official
3 capacity as a Deputy Real Estate Commissioner of the State of
4 California, makes this Accusation against CAPITAL COMMERCIAL REAL
5 ESTATE SERVICES INC., ("CCRE"), and RICHARD STEVEN GOLD,
6 individually and as designated officer of Capital Commercial Real
7 Estate Services Inc. ("GOLD")

8 2.

9 All references to the "Code" are to the California
10 Business and Professions Code and all references to "Regulations"
11 are to Title 10, Chapter 6, California Code of Regulations.
12

13 3.

14 CCRE and GOLD (sometimes hereinafter referred to as
15 Respondents) are presently licensed or have license rights under
16 the Real Estate Law (Part 1 of Division 4 of the Business and
17 Professions Code, hereinafter "Code").

18 4.

19 At all times herein mentioned, GOLD was licensed by the
20 Department as the designated officer of CCRE, to qualify CCRE and
21 to act for CCRE as a real estate broker and, as provided by Code
22 Section 10159.2, was responsible for the supervision and control
23 of the activities conducted on behalf of CCRE by CCRE's officers,
24 managers and employees as necessary to secure full compliance
25 with the provisions of the Real Estate Law including the
26 supervision of the salespersons licensed to the corporation in
27

1 the performance of acts for which a real estate license is
2 required. CCRE's corporate real estate broker license was
3 originally issued on February 5, 1981. GOLD was originally
4 licensed as a real estate broker on March 28, 1986.

5 5.

6 Whenever reference is made in an allegation in the
7 Accusation to an act or omission of CCRE, such allegation shall
8 be deemed to mean that the officers, directors, managers,
9 employees, agents and real estate licensees employed by or
10 associated with CCRE, including GOLD, committed such act or
11 omission while engaged in the furtherance of CCRE's business or
12 operation and while acting within the course and scope of CCRE's
13 corporate authority, agency and employment.

14 6.

15 At all times mentioned, in the City of Encino, County
16 of Los Angeles, CCRE acted as real estate broker and conducted
17 licensed activities within the meaning of:

18 A. Business and Professions Code Section 10131(a) in
19 that CCRE operated a commercial sales brokerage. CCRE used the
20 unlicensed fictitious business name "NAI Capital Commercial"
21 operation; and,

22 B. Business and Professions Code Section 10131(b) in
23 that CCRE operated a commercial property leasing and management
24 brokerage.
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COMMERCIAL RESALE AND LEASING AUDIT

7.

On or about March 25, 2002, the Department completed a follow-up audit examination (LA 010153) (for H-28153 LA as set forth in Paragraph 11 below) of the books and records of CCRE, pertaining to its commercial sales and leasing activities as described in Paragraph 6, above. The audit examination covered a period from December 9, 1999 through January 31, 2002. The audit examination revealed violations of the Code and the Regulations as set forth below, and more fully discussed in Audit Report LA 010153 and exhibits and workpapers attached to said audit report.

8.

The audit examination determined that, in connection with the commercial resale and leasing activities described in Paragraph 6, CCRE accepted or received funds, including funds in trust ("trust funds") from or on behalf of buyers and sellers, lessors and lessees and thereafter made deposit or disbursement of such funds. During the audit period CCRE maintained the following trust account:

"Capital Commercial Real Estate Services Inc.
(Client Trust Account)
Account No. 1-654-0000-2128"
US Bank
16030 Ventura Blvd
Encino, CA 91436,

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1
2 With respect to the licensed and trust fund handling
3 activities referred to in Paragraphs 6 and 8, and the audit
4 examination including the exhibits and workpapers referred to in
5 Paragraph 7, it is alleged that CCRE:

6 (a) Failed to maintain a complete and accurate formal
7 trust fund receipts journal and a complete and accurate formal
8 trust fund disbursements journal with respect to earnest money
9 deposits for buyer Robles & Sons Inc. and buyer Pintado, and with
10 respect to funds from a one-time commercial lease transaction for
11 Calvary Chapel, in violation of Code Section 10145 and Regulation
12 2831.

13 (b) Failed to perform a monthly reconciliation of the
14 balance of all separate beneficiary or transaction records
15 maintained pursuant to Regulation 2831.1 with the record of all
16 trust funds received and disbursed from the trust account, as
17 required by Code Section 10145 and Regulation 2831.2; and,

18 (c) Performed licensed activities under the fictitious
19 business names of "NAI Capital Commercial" without holding a
20 license bearing this fictitious business name, in violation of
21 Regulation 2731.
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10.

The conduct of Respondent CCRE, described in Paragraph 9, violated the Code and the Regulations as set forth:

PARAGRAPH

PROVISIONS VIOLATED

9(a)

Code Section 10145 and Regulation 2831

9(b)

Code Section 10145 and Regulation 2831.2

9(c)

Regulation 2731

Each of the foregoing violations constitute cause for the suspension or revocation of the real estate license and license rights of CCRE under Code Sections 10177(d) and/or 10177(g).

PRIOR DISCIPLINE

11.

On November 3, 1999, in H-28153 LA, a Decision was rendered against Respondents for violations of Code Sections 10145 and 10177(d) and Regulations 2726 and 2832. Respondents' licenses were suspended for thirty (30) days and stayed upon terms and conditions including a chargeable audit.

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PRIOR DEPARTMENTAL ACTION

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3 On January 27, 2003, in Case No. H-29911 LA, an ORDER
4 TO DESIST AND REFRAIN was filed against Respondents under Section
5 10086 of the Code (Engaging in Prohibited Activity, Order to
6 Desist and Refrain) for violations of Code Section 10145 and
7 Sections 2831 and 2831.2 of Title 10, Chapter 6, California Code
8 of Regulations.

9
FAILURE TO SUPERVISE

10
13.

11 The overall conduct of Respondent GOLD constitutes a
12 failure on his part, as officer designated by a corporate broker
13 licensee, responsible for the supervision and control over the
14 activities conducted on behalf of CCRE by its officers, managers
15 and employees as necessary to secure full compliance with the
16 provisions of the Real Estate Law including the supervision of
17 the salespersons licensed to the corporation in the performance
18 of acts for which a real estate license is required, in violation
19 of Code Section 10159.2. This conduct is cause for the
20 suspension or revocation of the real estate license and license
21 rights of GOLD under Code Sections 10177(d), 10177(g) and/or
22 10177(h).

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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against the license and license rights of Respondents
5 CAPITAL COMMERCIAL REAL ESTATE SERVICES INC., and RICHARD STEVEN
6 GOLD, individually and as designated officer of Capital
7 Commercial Real Estate Services Inc., under the Real Estate Law
8 (Part 1 of Division 4 of the Business and Professions Code) and
9 for such other and further relief as may be proper under other
10 applicable provisions of law.

11
12 Dated at Los Angeles, California

13 this *18th* day of *November* 2003.

14
15 
16 Deputy Real Estate Commissioner

17
18
19
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21
22
23 cc: Richard Steven Gold
24 c/o Capital Commercial Real Estate Services Inc.
25 Maria Suarez
26 Sacto
27 AE
Audits