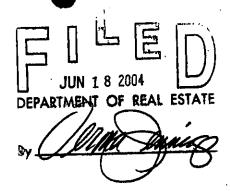
Department of Real Estate 320 West Fourth Street, Ste. 350 Los Angeles, California 90013

(213) 576-6982



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DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

No. H-31006 LA

ORDER TO DESIST
AND REFRAIN
(B&P Code § 10086)

MONTAIGNE, INC., Dba Showhomes of America, BETH GEORGE,

The Real Estate Commissioner of the State of California (hereinafter "Commissioner") has determined from the findings set forth below that you have violated Section 10130 of the Business and Professions Code (hereinafter "Code") by engaging in the business of a real estate broker within the State of California without a real estate broker license.

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At no time herein mentioned have you, MONTAIGNE, INC., dba Showhomes of America, and BETH GEORGE, been licensed by the Department of Real Estate of the State of California (hereinafter "Department") as a real estate broker.

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On or about November 6, 2002, for or in expectation of compensation, you entered into an agreement to rent property located at 5455 Via Cartegna, Yorba Linda, California to John and Jill Tanaka. Further, you collected rent from them.

III

Your acts as described in Paragraph II, above, are acts requiring a real estate broker license under the provisions of Code Section 10131(b).

IV

You violated Section 10130 by engaging in the activities described in Paragraph II, above, without first obtaining a real estate broker license from the Department.

NOW, THEREFORE, YOU, MONTAIGNE, INC., dba Showhomes of America, and BETH GEORGE ARE ORDERED TO DESIST AND REFRAIN from performing any and all acts requiring a real estate license in the State of California, individually and under any fictitious name, until you obtain the required license from the Department, including a license to do business under a fictitious name.

DATED: May 10, 2004

JOHN R. LIBERATOR

Acting Real Estate Commissioner

Montaigne, Inc. cc: dba Showhomes of America 1420 Bristol St. North Suite 240 Newport Beach, Cal. 92660 Beth George P.O. Box 18897 Anaheim Hills, Cal. 92817 JRP:JP