

1 Department of Real Estate
2 320 West Fourth Street, #350
3 Los Angeles, California 90013

4 Telephone: (213) 576-6982
5 (213) 576-6907

FILED
FEB - 9 2005
DEPARTMENT OF REAL ESTATE

by Jana B. Oliva

6
7
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 TO: SHELDON LARRY HORTON, SR.,)
12 SHELDON LARRY HORTON, JR.,) NO. H-31662 LA
13 INTERVAL PROPERTY MANAGEMENT, INC.,)
14 PRIME RESORT RENTALS, INC.)
15) ORDER TO DESIST AND
16) REFRAIN
17) (B & P Code § 10086)
18)

19 The Real Estate Commissioner of the State of California
20 has determined through an investigation that you, and each of
21 you, have violated Sections 10085 and 10130 of the California
22 Business and Professions Code (hereinafter "Code") and Regulation
23 2970 of Title 10, Chapter 6 of the California Code of Regulations
24 (hereinafter "Regulations") by engaging in the business of a real
25 estate broker within the State of California without a real
26 estate broker license.

27 1.

At no time herein mentioned have any of you been
licensed by the Department of Real Estate of the State of
California (hereinafter "Department") as a real estate broker.

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2.

All further references herein to "you" include the parties identified above, and also include the officers, directors, employees and agents employed by or associated with said parties and who at all times herein mentioned were engaged in the furtherance of the business or operations of said parties and were acting within the course and scope of their authority and employment.

3.

From time to time, beginning on or before June 13, 2003 to the present, you have solicited within the State of California prospective sellers of timeshare real property and assumed or offered to assist in the listing and the negotiation of the sale of their timeshare real property for compensation or in expectation of compensation.

4.

Beginning on or before June 13, 2003, in connection with the acts described in Paragraph 3, you solicited and collected from owners and/or prospective purchasers of timeshares an advance fee. Said advance fees include, but are not limited to, the following:

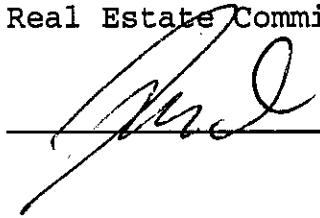
<u>OWNER</u>	<u>FEE</u>	<u>DATE</u>
Jane Brown	\$368.00	6/13/03
G. and H. Wellhouser	\$368.00	9/18/03
Glen Francis Smith	\$398.00	10/21/03
Billie May	\$398.00	10/31/03
///		

1 NOW, THEREFORE, YOU ARE ORDERED TO DESIST AND REFRAIN
2 from performing any and all acts for which a California real
3 estate license is required until such time as you obtain the
4 required license from the Department and until you have complied
5 with Section 10085 of the Code and Section 2970 of the
6 Regulations.

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DATED: 2-2-05

JEFF DAVI
Real Estate Commissioner



cc: Sheldon Larry Horton
1512 Foxboro Drive
Palm Harbor, FL 34683

Interval Property Management, Inc.
Sheldon L. Horton, Jr.
6700 E. Russell Rd., Ste 26
Las Vegas, NV 89122

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Interval Property Management, Inc.
c/o Sheldon L. Horton, Jr.
2850 W. Silverado Ranch Blvd:
Las Vegas, NV 89123

Interval Property Management, Inc.
9555 Las Vegas Blvd., Suite 110
Las Vegas, NV 89123
Fax: (727) 846-9617

Prime Resort Rentals, Inc.
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Palm Springs, CA 92264
Fax: (727) 360-1541

Prime Resort Rentals, Inc.
C/o Harvard Business Services, Inc.
25 Greystone Manner
Lewes, DE 19958

Prime Resort Rentals, Inc.
C/o Sheldon L. Horton, Jr.
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