

Department of Real Estate
320 West 4th Street, Ste. 350
Los Angeles, California 90013-1105
Telephone: (213) 576-6982 (office)

K. Niederholt

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-33999 LA
)	
STONEWOOD CONSULTING INC. and)	<u>STIPULATION</u>
HENDRIX MORENO MONTECASTRO,)	<u>AND</u>
individually and as designated)	<u>AGREEMENT</u>
officer of Stonewood Consulting)	
Inc.)	
)	
)	
Respondents,)	
)	

It is hereby stipulated by and between Respondents
STONEWOOD CONSULTING INC. a corporate real estate broker and
HENDRIX MORENO MONTECASTRO, individually and as designated
officer of Stonewood Consulting Inc. (sometimes collectively
referred to as "Respondents"), represented by William H. Sauls,
Esq., and the Complainant, acting by and through Elliott Mac
Lennan, Counsel for the Department of Real Estate ("Department"),
as follows for the purpose of settling and disposing of the
Accusation ("Accusation") filed on May 23, 2007, in this matter:

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 timely filed a Notice of Defense
13 pursuant to Section 11506 of the Government Code for the purpose
14 of 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 and the right to cross-
23 examine witnesses.
24

25 4. This Stipulation is based on the factual
26 allegations contained in the Accusation. In the interest of
27

1 expedience and economy, Respondents choose not to contest these
2 allegations, but to remain silent and understand that, as a
3 result thereof, these factual allegations, without being admitted
4 or denied, will serve as a prima facie basis for the disciplinary
5 action stipulated to herein. The Real Estate Commissioner shall
6 not be required to provide further evidence to prove said factual
7 allegations.

8 5. This Stipulation and Respondents' decision not to
9 contest the Accusation is made for the purpose of reaching an
10 agreed disposition of this proceeding and is expressly limited to
11 this proceeding and any other proceeding or case in which the
12 Department, the state or federal government, or any agency of
13 this state, another state or federal government is involved, and
14 otherwise shall not be admissible in any other criminal or civil
15 proceedings.

16 6. It is understood by the parties that the Real
17 Estate Commissioner may adopt this Stipulation as his Decision in
18 this matter thereby imposing the penalty and sanctions on
19 Respondents' real estate licenses and license rights as set forth
20 in the "Order" herein below. In the event that the Commissioner
21 in his discretion does not adopt the Stipulation, it shall be
22 void and of no effect and Respondents shall retain the right to a
23 hearing and proceeding on the Accusation under the provisions of
24 the APA and shall not be bound by any stipulation or waiver made
25 herein.
26
27

1 7. The Order or any subsequent Order of the Real
2 Estate Commissioner made pursuant to this Stipulation shall not
3 constitute an estoppel, merger or bar to any further
4 administrative or civil proceedings by the Department of Real
5 Estate with respect to any matters which were not specifically
6 alleged to be causes for Accusation in this proceeding but do
7 constitute a bar, estoppel and merger as to any allegations
8 actually contained in the Accusations against Respondents herein.

9 DETERMINATION OF ISSUES

10 By reason of the foregoing, it is stipulated and agreed
11 that the following determination of issues shall be made:

12 I.

13 The conduct of STONEWOOD CONSULTING INC., as referred
14 to in Paragraph 4, above, is in violation of Sections 10145 and
15 10241 and of the Business and Professions Code ("Code") and
16 Sections 2831, 2831.1, 2831.2, 2832, 2832.1 and 2834 of Title 10,
17 Chapter 6 of the California Code of Regulations ("Regulations")
18 and is a basis for the suspension or revocation of Respondent's
19 license and license rights as a violation of the Real Estate Law
20 pursuant to Code Sections 10177(d) and 10177(g).

21 II.

22 The conduct of HENDRIX MORENO MONTECASTRO, as described
23 in Paragraph 4, above, constitutes a failure to keep Stonewood
24 Consulting Inc. in compliance with the Real Estate Law during the
25 time that he was the officer designated by a corporate broker
26
27

1 licensee in violation of Section 10159.2 of the Code. This
2 conduct is a basis for the suspension or revocation of
3 Respondent's license pursuant to Code Sections 10177(d), 10177(g)
4 and 10177(h).

5 ORDER

6 WHEREFORE, THE FOLLOWING ORDER is hereby made:

7 I.

8 All licenses and licensing rights of Respondents
9 STONEWOOD CONSULTING INC. and HENDRIX MORENO MONTECASTRO under
10 the Real Estate Law are revoked.

11
12 DATED: 5-25-67

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

15 * * *

16 EXECUTION OF THE STIPULATION

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

MAILING AND FACSIMILE

Respondent (1) shall mail the original signed signature page of the stipulation herein to Elliott Mac Lennan: Attention: Legal Section, Department of Real Estate, 320 W. Fourth St., Suite 350, Los Angeles, California 90013-1105. Additionally, Respondent shall also (2) facsimile a copy of signed signature page, to the Department at the following telephone/fax number: (213) 576-6917, Attention: Elliott Mac Lennan.

A facsimile constitutes acceptance and approval of the terms and conditions of this stipulation. Respondent agrees, acknowledges and understands that by electronically sending to the Department a facsimile copy of Respondent's actual signature as it appears on the stipulation, that receipt of the facsimile copy by the Department shall be as binding on Respondent as if the Department had received the original signed stipulation.

DATED: _____

STONEWOOD CONSULTING INC., a
corporate real estate broker,
BY: HENDRIX MORENO MONTECASTRO,
D.O., Respondent

DATED: _____

HENDRIX MORENO MONTECASTRO
individually and as designated
officer of Stonewood Consulting
Inc., Respondent

DATED: _____

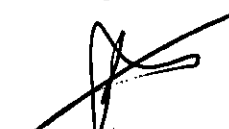
WILLIAM H. SAULS, Esq.
Attorney for Respondents
Approved as to form

MAILING AND FACSIMILE

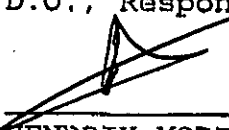
Respondent (1) shall mail the original signed signature page of the stipulation herein to Elliott Mac Lennan: Attention: Legal Section, Department of Real Estate, 320 W. Fourth St., Suite 350, Los Angeles, California 90013-1105. Additionally, Respondent shall also (2) facsimile a copy of signed signature page, to the Department at the following telephone/fax number: (213) 576-6917, Attention: Elliott Mac Lennan.

A facsimile constitutes acceptance and approval of the terms and conditions of this stipulation. Respondent agrees, acknowledges and understands that by electronically sending to the Department a facsimile copy of Respondent's actual signature as it appears on the stipulation, that receipt of the facsimile copy by the Department shall be as binding on Respondent as if the Department had received the original signed stipulation.

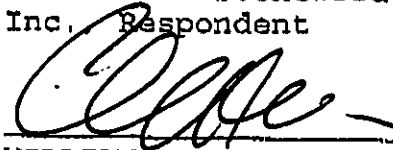
DATED: 5/31/07


STONEWOOD CONSULTING INC., a
corporate real estate broker,
BY: HENDRIX MORENO MONTECASTRO,
D.O., Respondent

DATED: 5/31/07


HENDRIX MORENO MONTECASTRO
individually and as designated
officer of Stonewood Consulting
Inc., Respondent

DATED: 05-31-2007


WILLIAM H. SAULS, Esq.
Attorney for Respondents
Approved as to form

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

* * *

The foregoing Stipulation and Agreement is hereby
adopted as my Decision as to Respondents STONEWOOD CONSULTING
INC. and HENDRIX MORENO MONTECASTRO, individually and as
designated officer of Stonewood Consulting Inc. and shall become
effective at 12 o'clock noon on JUL - 9, 2007.

IT IS SO ORDERED 6-14, 2007.

JEFF DAVI
Real Estate Commissioner



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

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

FILED
 MAY 23 2007
 DEPARTMENT OF REAL ESTATE

K. Waddell

BEFORE THE DEPARTMENT OF REAL ESTATE
 STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

No. H-33999 LA

STONEWOOD CONSULTING INC.; and
 HENDRIX MORENO MONTECASTRO,
 individually and as designated
 officer of Stonewood Consulting
 Inc.,

A C C U S A T I O N

Respondents.

The Complainant, Janice Waddell, a Deputy Real Estate
 Commissioner of the State of California, for cause of Accusation
 against STONEWOOD CONSULTING INC. and HENDRIX MORENO MONTECASTRO,
 individually and as designated officer of Stonewood Consulting
 Inc., alleges as follows:

1.

The Complainant, Janice Waddell, acting in her official
 capacity as a Deputy Real Estate Commissioner of the State of
 California, makes this Accusation against STONEWOOD CONSULTING
 INC. and HENDRIX MORENO MONTECASTRO.

2.

All references to the "Code" are to the California Business and Professions Code and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations, except as specifically set forth.

LICENSE HISTORY

3.

A. At all times mentioned, STONEWOOD CONSULTING INC. ("SCI") and HENDRIX MORENO MONTECASTRO ("MONTECASTRO") were licensed or had license rights issued by the Department of Real Estate ("Department") as real estate brokers.

B. At all times mentioned, SCI was licensed by the Department as a corporate real estate broker by and through MONTECASTRO, as the designated officer and broker responsible, pursuant to Code Section 10159.2 for supervising the activities requiring a real estate license conducted on behalf of SCI by SCI's officers, agents and employees, including MONTECASTRO. SCI was originally licensed on June 16, 2005, by MONTECASTRO.

C. MONTECASTRO was originally licensed as a real estate salesperson on May 3, 1993 and originally licensed as a real estate broker on November 20, 2003.

///

///

///

///

LICENSED ACTIVITIES AND BROKERAGE

4.

At all times mentioned, in the City of Murrieta, County of Riverside, SCI and MONTECASTRO acted as real estate brokers conducting licensed activities within the meaning of:

A. Code Section 10131(a). Respondents engaged in the business of, acted in the capacity of, advertised or assumed to act as real estate brokers, including the solicitation for listings of and the negotiation of the sale of real property as the agent of others.

B. Code Section 10131(b). Respondents engaged in the business of, acted in the capacity of, advertised or assumed to act as real estate brokers, including the operation and conduct of a property management business with the public wherein, for or in expectation of compensation, for another or others, Respondents leased or rented or offered to lease or rent, or placed for rent, or solicited listings of places for rent, or solicited for prospective tenants, or collected rents from real property, or improvements thereon; and

C. Code Section 10131(d). Respondent's engaged in activities with the public wherein lenders and borrowers were solicited for loans secured directly or collaterally by liens on real property, wherein such loans were arranged, negotiated, processed and consummated on behalf of others for compensation or in expectation of compensation and for fees collected in advance.

FIRST CAUSE OF ACTION

MORTGAGE LOAN AUDIT

5.

On May 22, 2007, the Department completed an audit examination of the books and records of SCI pertaining to the mortgage and loan brokerage activities described in Paragraph 4, that require a real estate license. The audit examination covered a period of time beginning on December 1, 2004 to January 31, 2007. The audit examination revealed violations of the Code and the Regulations as set forth in the following paragraphs, and more fully discussed in Audit Report SD 060038 and the exhibits and workpapers attached to said audit report.

TRUST ACCOUNT

MORTGAGE AND LOAN ACTIVITIES

6.

At all times mentioned, in connection with the activities described in Paragraph 4, above, SCI accepted or received funds including funds in trust (hereinafter "trust funds") from or on behalf of actual or prospective parties to transactions handled by SCI including borrowers and lenders and thereafter made deposits and or disbursements of such funds. During the audit period SCI did not maintain a trust account for the mortgage loan activities.

///

///

VIOLATIONS CITED BY THE
MORTGAGE LOAN AUDIT

7.

In the course of activities described in Paragraphs 4 and 6, above, and during the examination period described in Paragraph 5, Respondents SCI and MONTECASTRO acted in violation of the Code and the Regulations in that they:

(a) Failed to provide, maintain or retain a true and correct copy of a Department of Real Estate approved Mortgage Loan Disclosure Statement signed by the broker for borrowers DeGuzman (Jameson property), Cabrales (Agean property), Giron (Wrangler property), Lanuzo (Wgasa property) and Lanuzo (Wildwood property), in violation of Code Section 10241. Additionally, no Truth-In-Lending Disclosure Statement was provided in the loan file for borrower Reiss (Falkirk property). The Mortgage Loan Disclosure Statement contained missing signatures, and inaccurate information about current liens and anticipated liens.

(b) Failed to disclose loan origination fees and yield spread premiums from lenders on the Mortgage Loan Disclosure Statement for the aforesaid borrowers, in violation of Code Sections 10176(g) and 10241; and

(c) Failed to maintain a record for trust funds handled by SCI related to mortgage loan activities, in violation of Code Section 10145 of the Code and Regulation 2832.

///

VIOLATIONS OF THE REAL ESTATE LAW

MORTGAGE LOAN AUDIT

8.

The conduct of Respondents SCI and MONTECASTRO, described in Paragraph 7, above, violated the Code and the Regulations as set forth below:

PARAGRAPHPROVISIONS VIOLATED

7(a)

Code Section 10241

7(b)

Code Sections 10176(g) and 10241

7(c)

Code Section 10145 and Regulation
2832

The foregoing violations constitute cause for the suspension or revocation of the real estate license and license rights of SCI and MONTECASTRO, under the provisions of Code Sections 10176(g), 10177(d) and/or 10177(g).

///

///

///

///

///

///

1 SECOND CAUSE OF ACTION
2 RESIDENTIAL RESALES AUDIT

3 9.

4 On May 22, 2007, the Department completed an audit
5 examination of the books and records of SCI pertaining to the
6 residential resales activities described in Paragraph 4, that
7 require a real estate license. The audit examination covered a
8 period of time beginning on December 1, 2004 to January 31, 2007.
9 The audit examination revealed violations of the Code and the
10 Regulations as set forth in the following paragraphs, and more
11 fully discussed in Audit Report SD 060029 and the exhibits and
12 workpapers attached to said audit report.

13 10.

14 TRUST ACCOUNT
15 RESIDENTIAL RESALES AUDIT

16 At all times mentioned, in connection with the
17 activities described in Paragraph 4, above, SCI accepted or
18 received funds including funds in trust (hereinafter "trust
19 funds") from or on behalf of actual or prospective parties to
20 transactions handled by SCI including buyers and sellers and
21 thereafter made deposits and or disbursements of such funds.
22 During the audit period SCI did not maintain a trust account for
23 the residential resale activity.
24

25 ///

26 ///

VIOLATIONS CITED BY THE
RESIDENTIAL SALES AUDIT

11.

In the course of activities described in Paragraphs 4 and 10, above, and during the examination period described in Paragraph 9, Respondents SCI and MONTECASTRO, as indicated, acted in violation of the Code and the Regulations in that they:

(a) Engaged in a price inflation scheme using inflated appraisals and additional compensation besides the realtor commissions in the form of "concessions". The mortgage loan was made by lenders on the contract sales price. This price was higher than the seller net price. SCI and MONTECASTRO received as a concession the difference between the contract sales price based on the inflated property appraisals and the seller net price. Both the realtor commissions and the concessions were disclosed to the buyers and sellers. Concessions ranging from \$74,000 to \$115,000 were obtained from buyers DeGuzman, Canett and Reiss, Cabrales and Lanuzo, for a total of ten properties totaling \$969,158, in violation of Code Sections 10176(i) and 10177(g).

(b) Misrepresented to sellers that Respondents held earnest money deposits at the time the offer to purchase was made for buyers DeGuzman (Honeysuckle property), Canett (Cherrybranch property) and Reiss (Cloverleaf property). No earnest money

1 deposits were held for the sellers, in violation of Code Sections
2 10176(a) and/or 10177(g).

3 (c) Failed to maintain a control record in the form of
4 a columnar record in chronological order of all "Trust Funds
5 Received, Not Placed Broker's Trust Account", in violation of
6 Code Section 10145 and Regulations 2831.

7 (d) Failed to maintain a separate record for each
8 beneficiary or transaction, thereby failing to account for all
9 trust funds received, as required by Code Section 10145 and
10 Regulation 2831.1.

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

18 (f) Failed to place trust funds, including a \$500
19 appraisal fee to be paid to Advance Real Estate Appraisal on
20 behalf of borrower DeGuzman's (Jameson property), accepted on
21 behalf of another into the hands of the owner of the funds, a
22 neutral depository or into a trust fund account in the name of
23 the trustee at a bank or other financial institution not later
24 than three business days following receipt of the funds by the
25 broker or by the broker's salesperson, as required by Code
26 Section 10145 and Regulation 2832(d).
27

VIOLATIONS OF THE REAL ESTATE LAW

RESIDENTIAL SALES AUDIT

12.

The conduct of Respondents SCI and MONTECASTRO, described in Paragraph 11, above, violated the Code and the Regulations as set forth below:

<u>PARAGRAPH</u>	<u>PROVISIONS VIOLATED</u>
11(a)	Code Section 10176(i) and 10177(g)
11(b)	Code Section 10176(a) and 10177(g)
11(c)	Code Section 10145 and Regulation 2831
11(d)	Code Section 10145 and Regulation 2831.1
11(e)	Code Section 10145 and Regulation 2831.2
11(f)	Code Section 10145 and Regulation 2832(d)

The foregoing violation constitutes cause for the suspension or revocation of the real estate license and license rights of SCI and MONTECASTRO, under the provisions of Code Sections 10176(a), 10176(i), 10177(d) and/or 10177(g).

THIRD CAUSE OF ACTION
PROPERTY MANAGEMENT AUDIT

13.

On May 22, 2007, the Department completed an audit examination of the books and records of SCI pertaining to the broker-controlled escrow activities described in Paragraph 4, that require a real estate license. The audit examination covered a period of time beginning on June 1, 2006 to January 31, 2007. The audit examination revealed violations of the Code and the Regulations as set forth in the following paragraphs, and more fully discussed in Audit Report SD 060037 and the exhibits and workpapers attached to said audit report.

TRUST ACCOUNT
PROPERTY MANAGEMENT AUDIT

14.

At all times mentioned, in connection with the activities described in Paragraph 4, above, SCI accepted or received funds including funds in trust (hereinafter "trust funds") from or on behalf of actual or prospective parties to transactions handled by SCI including property owners and tenants. Thereafter SCI made deposits and or disbursements of such funds. SCI maintained the following trust account into which it deposited certain of these funds:

///

///

1 "Hendrix Moreno Montecastro Stonewood Consulting Inc.
2 Real Estate Broker Trust
3 Account No. 2141840767"
4 Bank of America
5 Wildomar, California (property management trust account)

6 VIOLATIONS CITED BY
7
8 PROPERTY MANAGEMENT AUDIT

9 15.

10 In the course of activities described in Paragraphs 4
11 and 14, above, and during the examination period described in
12 Paragraph 13, Respondents SCI and MONTECASTRO, as indicated,
13 acted in violation of the Code and the Regulations in that they:

14 (a) Permitted, allowed or caused the disbursement of
15 trust funds from the escrow trust account where the disbursement
16 of funds reduced the total of aggregate funds in the property
17 management trust account, to an amount which, on December 31,
18 2006, was \$5,516.23 less than the existing aggregate trust fund
19 liability of SCI to every principal who was an owner of said
20 funds, without first obtaining the prior written consent of the
21 owners of said funds, as required by Code Section 10145 and
22 Regulation 2832.1. The shortage has not been restored.

23 (b) Failed to maintain an adequate control record in
24 the form of a columnar record in chronological order of trust
25 funds received for the property management trust account, as
26 required by Code Section 10145 and Regulation 2831.

27 (c) Failed to maintain a separate record for each
beneficiary or transaction, thereby failing to account for all

1 trust funds received, as required by Code Section 10145 and
2 Regulation 2831.1.

3 (d) Failed to perform a monthly reconciliation of the
4 balance of all separate beneficiary or transaction records
5 maintained pursuant to Regulation 2831.1 with the record of all
6 trust funds received and disbursed the property management trust
7 account, as required by Code Section 10145 and Regulation 2831.2.

8 (e) The property management trust account was not in
9 the name of the broker as trustee at a bank or other financial
10 institution, nor designated as a trust account, in violation of
11 Code Section 10145 of the Code and Regulation 2832(a).

12 (f) Permitted employees JoEtta Zimmer and Bridgett
13 Holbrook, unlicensed and unbonded persons, to be authorized
14 signatories on the trust account, in violation of Code Section
15 10145 and Regulation 2834.

16 (g) Failed to disburse from the property management
17 trust account broker's management fees totaling \$20,000 within
18 twenty-five days of deposit, in violation of Code Section 10145
19 and Regulation 2835.

21 VIOLATIONS OF THE REAL ESTATE LAW

22 PROPERTY MANAGEMENT AUDIT

23 16.

24 The conduct of Respondents SCI and MONTECASTRO,
25 described in Paragraph 15, above, violated the Code and the
26 Regulations as set forth below:
27

	<u>PARAGRAPH</u>	<u>PROVISIONS VIOLATED</u>
1		
2	15(a)	Code Section 10145 and Regulation
3		2832.1
4		
5	15(b)	Code Section 10145 and Regulation
6		2831
7		
8	15(c)	Code Section 10145 and Regulation
9		2831.1
10		
11	15(d)	Code Section 10145 and Regulation
12		2831.2
13		
14	15(e)	Code Section 10145 and Regulation
15		2832(a)
16		
17	15(f)	Code Section 10145 and Regulation
18		2834
19		
20	15(g)	Code Section 10145 and Regulation
21		2835
22		
23		

24 The foregoing violation constitutes cause for the suspension or
25 revocation of the real estate license and license rights of SCI
26 and MONTECASTRO, under the provisions of Code Sections 10177(d)
27 and/or 10177(g).

NEGLIGENCE

17.

The overall conduct of Respondents SCI and MONTECASTRO constitutes negligence or incompetence. This conduct and violation are cause for the suspension or revocation of the real estate license and license rights of said Respondents pursuant to Code Section 10177(g).

SUPERVISION AND COMPLIANCE

18.

The overall conduct of Respondent MONTECASTRO constitutes a failure on his part, as officer designated by a corporate broker licensee, to exercise the reasonable supervision and control over the licensed activities of SCI as required by Code Section 10159.2, and to keep SCI in compliance with the Real Estate Law, and is cause for the suspension or revocation of the real estate license and license rights of MONTECASTRO pursuant to the provisions of Code Sections 10177(d), 10177(g) and 10177(h).

///

///

///

///

///

///

///

///

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against the license and license rights of Respondents STONEWOOD CONSULTING INC.. and HENDRIX MORENO MONTECASTRO, individually and as designated officer of Stonewood Consulting Inc. under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California

this

23 May 2007


Deputy Real Estate Commissioner

cc: Stonewood Consulting Inc.
c/o Hendrix Moreno Montecastro D.O.
Janice Waddell
Sacto
Audits - Jennifer Borrameo