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FILED  
APR 18 2008  
DEPARTMENT OF REAL ESTATE

*K. McElhara*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

TO: WEST MILLENNIUM HOMES, INC., )  
a California Corporation, ) NO. H-34746 LA  
DILIP K. RAM, and )  
BRIDGWAY MILLS, L.P., )  
a California Limited )  
Partnership )

ORDER VACATING ORDER TO DESIST AND REFRAIN

RE: Bridgeway Mills, L.P., a California Corporation  
Los Angeles County California, Tract No. 49104-3  
DRE Subdivision File No. 108429LA-F00

On March 14, 2008, the Real Estate Commissioner issued an Order prohibiting the further selling, exchanging or leasing or the offering for sale, exchange or lease of any lots, units or parcels within the above entitled subdivision until such time as you have obtained an Amended Subdivision Public Report from the Department and until you have provided notification and a reasonable opportunity for rescission to prospective purchasers.

The aforesaid subdivider petitioned the Real Estate Commissioner to vacate said Desist and Refrain Order upon the grounds that it obtained an Amended Subdivision Public Report and

1 that it provided the sole prospective purchaser notice and an  
2 opportunity for rescission of the remaining unsold unit.

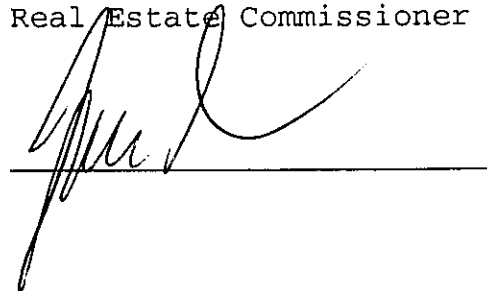
3 The Real Estate Commissioner has considered said  
4 petition and all evidence and argument in support thereof and has  
5 determined it would not be against the public interest to vacate  
6 the above-entitled Desist and Refrain Order.

7 Lots, units and parcels in the above-mentioned  
8 subdivision are now released from the Desist and Refrain Order of  
9 March 14, 2008 and may hereafter be sold under authority of the  
10 Amended Subdivision Public Report.

11 This Order shall be effective immediately.

12 DATED: 4-16-08

13 JEFF DAVI  
14 Real Estate Commissioner

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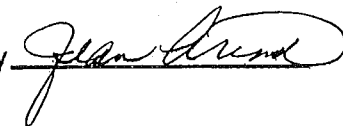
1 Department of Real Estate  
2 320 West Fourth Street, Ste. 350  
3 Los Angeles, California 90013

4 (213) 576-6982

FILED

MAR 14 2008

DEPARTMENT OF REAL ESTATE

By 

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \* \*

11 To: WEST MILLENNIUM HOMES, INC., )  
12 a California Corporation, ) No. H-34746 LA  
13 DILIP K. RAM, and )  
14 BRIDGWAY MILLS, L.P., ) ORDER TO DESIST AND REFRAIN  
a California Limited ) (B&P Section 11019)  
Partnership )

15 RE: Bridgeway Mills, L.P., a California Corporation  
16 Los Angeles County, California  
DRE Subdivision File No. 108429LA-F00

17 The Department of Real Estate of the State of  
18 California (hereinafter "Department") has determined that you  
19 have failed to comply with Section 11012 of the California  
20 Business and Professions Code (hereinafter "Code"), in  
21 conjunction with Section 2800(j) of Chapter 6, Title 10,  
22 California Code of Regulations ("Regulation").

23 I

24 You are the owner, subdivider, or agent, of the owner  
25 of certain subdivided real property within the meaning of  
26 Sections 11000 and 11004.5 of the Code. The subdivision is a  
27 planned development subdivision located in Tract No. 49104-03

1 (LOT 13), County of Los Angeles, State of California, and is.  
2 known as "Bridgeway Mills" at Playa Vista.

3 II

4 On or about June 1, 2004, you or your agents or  
5 employees filed or caused to be filed with the Department a  
6 Notice of Intention Questionnaire and Application for Public  
7 Report (hereinafter "application") for the subdivision, together  
8 with supporting documents.

9 III

10 The application represents that the monthly homeowners  
11 association assessments for each unit would range from \$226.46 to  
12 \$383.65. On or about October 20, 2005, the Commissioner issued  
13 his final Subdivision Public Report authorizing you to sell or  
14 lease or offer for sale or lease lots, units or parcels in the  
15 subdivision in reliance on said representations and assurances  
16 given by you in the application and supporting documents. The  
17 final Subdivision Public Report states that the monthly  
18 homeowners association assessments for each unit would range from  
19 \$226.46 to \$383.65.

20 IV

21 On or about June 18, 2007, governing body of the the  
22 Bridgeway Mills Homeowners Association increased the monthly  
23 homeowners association assessments for each unit by 20% over the  
24 amount that was reflected in the application for the Final  
25 Subdivision Public Report.

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V

The representations and assurances in the application and the public report that the monthly homeowners association assessments for each unit would range from \$226.46 to \$383.65 are now incorrect, and represent a material change in the setup of the offering of interests in the subdivision.

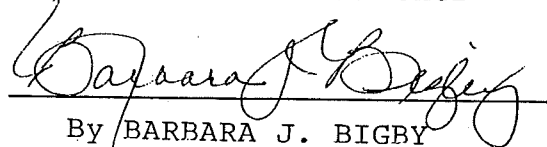
VI

The facts described above constitute material changes in the setup of the offering of interests in the subdivision, and your failure to notify the Department in writing of the material changes constitutes a violation of Section 11012 of the Code and Regulation 2800(j).

NOW, THEREFORE, YOU, YOUR AGENTS AND EMPLOYEES, AND YOUR SUCCESSORS AND ASSIGNS, ARE HEREBY ORDERED TO DESIST AND REFRAIN from further selling, exchanging or leasing, or offering for sale, exchange or lease, any lots, units or parcels in the subdivision described hereinabove, until such time as you have obtained an Amended Public Report from the Department, and until you have provided notification and a reasonable opportunity for rescission to prospective purchasers.

DATED: 3-14-08, 2008.

JEFF DAVI  
Real Estate Commissioner



By BARBARA J. BIGBY  
Chief Deputy Commissioner

cc: West Millennium Homes, Inc.  
Dilip K. Ram  
Bridgeway Mills, L.P.  
1849 S. Sawtelle Blvd. #600  
Los Angeles, CA 90025