

**FILED**  
APR 10 2009  
DEPARTMENT OF REAL ESTATE

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

By 

\* \* \* \*

In the Matter of the Accusation of )  
)  
A PLUS INVESTMENTS, INC., )  
and JOSE NELSON SOLIS, )  
Respondents. )  

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NO. H-34944 LA

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on December 24, 2008, and the findings of fact set forth herein are based on one or more of the following:

(1) Respondent's express admissions; (2) affidavits; and  
(3) other evidence.

FINDINGS OF FACT

I

On March 17, 2008, Robin L. Trujillo made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, to Respondents' last known mailing address on file with the Department on May 16, 2008.

On December 16, 2008, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondents' default was entered herein.

II

A PLUS INVESTMENTS, INC., and JOSE NELSON SOLIS (hereinafter referred to as Respondents) are presently licensed and/or have license rights under the Real Estate Law, Part 1 of Division 4 of the Business and Professions Code (hereinafter Code).

III

At all times herein mentioned, Respondent JOSE NELSON SOLIS was licensed by the Department of Real Estate as a real estate salesperson employed by real estate broker A Plus Investments, Inc.

FIRST CAUSE OF ACCUSATION

IV

On or about August 16, 2005, while performing acts requiring a real estate license, Respondent JOSE NELSON SOLIS accepted a total of \$5,000 from Jose Ramon Chacon ("Buyer") to purchase a single family home not yet identified.

V

At no time did Respondent turn these funds over to his employing broker.

VI

Respondent misappropriated the entire \$5,000 to his personal use and benefit without the knowledge and permission of the Buyer.

SECOND CAUSE OF ACCUSATION

VII

At all times herein mentioned, Respondent A PLUS INVESTMENTS, INC. was licensed by the Department of Real Estate as a real estate broker.

VIII

On or about November 1, 2006, the corporate powers, rights and privileges of Respondent were suspended by the California Franchise Tax Board pursuant to provisions of the Revenue and Taxation Code.

XI

Respondent does not currently have its business address on file with the Department for the transaction of business requiring a real estate license.

DETERMINATION OF ISSUES

I

First Cause. Cause for disciplinary action against Respondent JOSE NELSON SOLIS exists pursuant to Business and Professions Code Sections 10176(i), and 10177(d) for violation of Business and Professions Code Section 10145(c).

II

Second Cause. Cause for disciplinary action against Respondent A PLUS INVESTMENTS, INC. exists pursuant to Business and Professions Code Sections 10177(f), and 10177(d) for violation of Section 2742, Title 10, Chapter 6, California Code of Regulations and Business and Professions Code Section 10162.

III

The standard of proof applied was clear and convincing proof to a reasonable certainty.

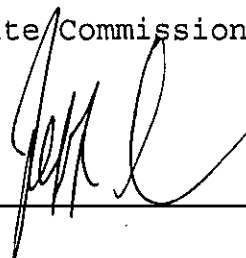
ORDER

The license and license rights of Respondents A PLUS INVESTMENTS, INC. and JOSE NELSON SOLIS under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on April 30, 2009.

DATED: 1-7-09

JEFF DAVI  
Real Estate Commissioner



A handwritten signature in black ink, appearing to read 'Jeff Davi', is written over a horizontal line.

SACD.  
Flag

1 JAMES R. PEEL, Counsel (SBN 47055)  
2 Department of Real Estate  
3 320 West Fourth Street, Suite 350  
4 Los Angeles, CA 90013-1105  
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6  
7  
8 Telephone: (213) 576-6982  
9 -or- (213) 576-6913 (Direct)

**FILED**  
MAY 16 2008  
DEPARTMENT OF REAL ESTATE  
*[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

11 In the Matter of the Accusation of ) 12 ) 13 A PLUS INVESTMENTS, INC., ) 14 and JOSE NELSON SOLIS, ) 15 Respondents. )	) ) ) ) ) )	No. H-34944 LA  <u>A C C U S A T I O N</u>
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16 The Complainant, Robin L. Trujillo, a Deputy Real  
17 Estate Commissioner of the State of California, for cause of  
18 Accusation against A PLUS INVESTMENTS, INC., and JOSE NELSON  
19 SOLIS, alleges as follows:

I

21 The Complainant, Robin L. Trujillo, acting in her  
22 official capacity as a Deputy Real Estate Commissioner of the  
23 State of California, makes this Accusation against A PLUS  
24 INVESTMENTS, INC., and JOSE NELSON SOLIS.

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II

A PLUS INVESTMENTS, INC., and JOSE NELSON SOLIS (hereinafter referred to as "Respondents") are presently licensed and/or have license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) (hereinafter Code).

III

At all times herein mentioned, Respondent JOSE NELSON SOLIS was licensed by the Department of Real Estate of the State of California as a real estate salesperson employed by real estate broker A Plus Investments, Inc.

FIRST CAUSE OF ACCUSATION

IV

On or about August 16, 2005, while performing acts requiring a real estate license, Respondent JOSE NELSON SOLIS accepted a total of \$5,000 from Jose Ramon Chacon ("Buyer") to purchase a single family home not yet identified.

V

At no time did Respondent SOLIS turn these funds over to his employing broker.

VI

Respondent SOLIS misappropriated the entire \$5,000 to his personal use and benefit without the knowledge and permission of the Buyer.

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1 VII

2 The conduct of Respondent JOSE NELSON SOLIS, as alleged  
3 above, subjects his real estate license and license rights to  
4 suspension or revocation pursuant to Code Sections 10176(i), and  
5 10177(d) and 10177(g) for violation of Code Section 10145(c).

6  
7 SECOND CAUSE OF ACCUSATION

8 VIII

9 At all times herein mentioned, Respondent A PLUS  
10 INVESTMENTS, INC. was licensed by the Department of Real Estate  
11 as a real estate broker.

12 IX

13 On or about November 1, 2006, the corporate powers,  
14 rights and privileges of Respondent were suspended by the  
15 California Franchise Tax Board pursuant to provisions of the  
16 Revenue and Taxation Code.

17 X

18 Respondent does not currently have its business address  
19 on file with the Department for the transaction of business  
20 requiring a real estate license.

21 XI


22 The conduct of Respondent A PLUS INVESTMENTS, INC., as  
23 alleged above, subjects its real estate license and license  
24 rights to suspension or revocation, as follows:

25 a. Paragraph IX. Sections 10177(d) and 10177(f) of  
26 the Code for violation of Section 2742, Title 10, Chapter 6,  
27 California Code of Regulations.

1           b. Paragraph X. Sections 10165, 10177(d), and  
2 10177(g) of the Code for violation of Code Section 10162.

3           WHEREFORE, Complainant prays that a hearing be  
4 conducted on the allegations of this Accusation and that upon  
5 proof thereof, a decision be rendered imposing disciplinary  
6 action against all licenses and license rights of Respondents A  
7 PLUS INVESTMENTS, INC., and JOSE SOLIS NELSON under the Real  
8 Estate Law (Part 1 of Division 4 of the Business and Professions  
9 Code) and for such other and further relief as may be proper  
10 under other applicable provisions of law.

11  
12 Dated at Los Angeles, California  
13 this 17 day of March 2008.

14   
15 ROBIN L. TRUJILLO  
16 Deputy Real Estate Commissioner  
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24 cc: A Plus Investments, Inc.  
25       Jose Nelson Solis  
26       Robin L. Trujillo  
27       Sacto