

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

4 (213) 576-6982

FILED
NOV - 6 2008
DEPARTMENT OF REAL ESTATE

James B. Dem

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * *

11 TO:)	No. H-35453 LA
)	
12 JEFFREY THOMAS KONOPKA,)	<u>ORDER TO DESIST</u>
13 individually, and doing)	<u>AND REFRAIN</u>
14 business as TMMG Inc,)	
)	

15 The Real Estate Commissioner of the State of California
16 has caused an investigation to be made of your activities as a
17 real estate broker, and based on the findings of that
18 investigation is of the opinion that JEFFREY THOMAS KONOPKA,
19 individually, and doing business as TMMG Inc, has violated
20 Sections 10159.5, 10235, 10235.5, 10236.4 and 17539.4 of the
21 Business and Professions Code (hereinafter "Code") as well as
22 Sections 2731, 2847.3, and 2848 subdivisions (16), (17) and (18)
23 of Chapter 6, Title 10, California Code of Regulations
24 (hereinafter "Regulations").

25 1.

26 At all times mentioned herein, you, JEFFREY THOMAS
27 KONOPKA, individually, and doing business as TMMG Inc, were

1 licensed by the Department of Real Estate of the State of
2 California (hereinafter "Department") as a real estate broker.

3 2.

4 You, JEFFREY THOMAS KONOPKA, individually, and doing
5 business as TMMG Inc, knowingly advertised, printed, displayed,
6 published, distributed, or caused or permitted to be advertised,
7 printed, displayed, published, distributed, statements or
8 representations with regard to the rates, terms, or conditions
9 for making, purchasing, or negotiating loans on real property
10 which were false, misleading, or deceptive.

11 3.

12 Your conduct, as alleged in Paragraph 2, above, is in
13 violation of Code Section 10235 and Section 2848 subdivisions
14 (16), (17) and (18) of the Regulations.

15 4.

16 You, JEFFREY THOMAS KONOPKA, individually, and doing
17 business as TMMG Inc, placed one or more advertisements
18 disseminated primarily in the State of California for the making
19 or arranging of a loan, including a solicitation for borrowers or
20 potential investors, that failed to disclose within the printed
21 text of the advertisement, or the oral text in the case of a
22 radio or television advertisement, your broker license number and
23 proper identification of the Department as the state regulatory
24 entity supervising that type of loan transaction.

25 5.

26 Your conduct, as alleged in Paragraph 4, above, is in
27 violation of Code Sections 10235.5, 10236.4 and 17539.4 and

1 Section 2847.3 of the Regulations.

2 6.

3 You, JEFFREY THOMAS KONOPKA, individually, and doing
4 business as TMMG Inc, placed one or more advertisements
5 disseminated primarily in the State of California for the making
6 or arranging of a loan, including a solicitation for borrowers or
7 potential investors, that used a fictitious name without holding
8 a license bearing that fictitious name.

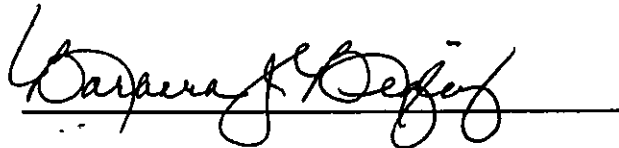
9 7.

10 Your conduct, as alleged in Paragraph 6, above, is in
11 violation of Code Section 10159.5 and Section 2731 of the
12 Regulations.

13
14 NOW, THEREFORE, YOU, JEFFREY THOMAS KONOPKA, ARE
15 ORDERED TO DESIST AND REFRAIN from performing any and all
16 activities for which a real estate broker license is required
17 until you comply with all provisions of the Real Estate Law as
18 discussed in this Order.

19 DATED: 10/31, 2008.

20
21 JEFF DAVI
Real Estate Commissioner

22
23 
24

25 cc: JEFFREY THOMAS KONOPKA
26 23441 S. Pointe Drive, Suite 210
Laguna Hills, CA 92653

BY: Barbara J. Bigby
Chief Deputy Commissioner