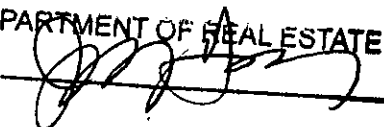


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FILED

DEC 15 2010

DEPARTMENT OF REAL ESTATE
BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	NO. H-36438 LA
)	L-2010030188
WILLIAM DAVID ROBIN,)	
)	
Respondent.)	
_____)	

ORDER DENYING RECONSIDERATION

On October 19, 2010, a Decision pursuant to Stipulation and Agreement was rendered in the above-entitled matter. Said Decision was to become effective on November 16, 2010, and was stayed by separate Order to December 16, 2010.

On November 15, 2010, Respondent petitioned for reconsideration of the Decision of October 19, 2010.

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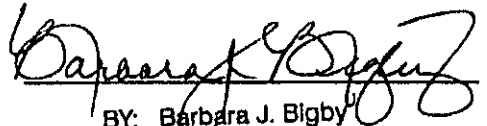
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I have given due consideration to the petition of Respondent. I find no good cause to reconsider the Decision of October 19, 2010, and reconsideration is hereby denied.

IT IS SO ORDERED 12/15/2010.

JEFF DAVI

Real Estate Commissioner



BY: Barbara J. Bigby
Chief Deputy Commissioner

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FILED

NOV 16 2010

DEPARTMENT OF REAL ESTATE

BY: *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of)	NO. H-36438 LA
)	
WILLIAM DAVID ROBIN,)	L-2010030188
)	
Respondent.)	
<hr/>		

ORDER STAYING EFFECTIVE DATE

On October 19, 2010, a Decision was rendered in the above-entitled matter to become effective November 16, 2010.

IT IS HEREBY ORDERED that the effective date of the Decision of October 19, 2010, is stayed for a period of thirty (30) days to allow Respondent WILLIAM DAVID ROBIN to file a petition for reconsideration.

The Decision of October 19, 2010, shall become effective at 12 o'clock noon on December 16, 2010.

DATED: November 16, 2010.

JEFF DAVI
Real Estate Commissioner

By: *[Signature]*
ROBIN TRUJILLO
Managing Deputy Commissioner

12/29

1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, CA 90013-1105

4 Telephone: (213) 576-6982

FILED

OCT 27 2010

DEPARTMENT OF REAL ESTATE
BY: [Signature]

9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12	In the Matter of the Accusation of)	NO. H-36438 LA
13)	L-2010030188
14	PACIFIC VANTAGE REAL ESTATE)	
15	INC.; and <u>WILLIAM DAVID ROBIN,</u>)	
16	individually, and as desig-)	<u>STIPULATION AND AGREEMENT</u>
17	nated officer of Pacific)	
18	Vantage Real Estate Inc.,)	
)	
	Respondents.)	
)	

19 It is hereby stipulated by and between WILLIAM DAVID
20 ROBIN (sometimes referred to as "Respondent") and Respondent's
21 attorney, Thomas Saltarelli, Esq., and the Complainant, acting
22 by and through Cheryl Keily, Counsel for the Department of Real
23 Estate, as follows for the purpose of settling and disposing of
24 the Accusation filed on January 25, 2010, in this matter.
25

26 1. All issues which were to be contested and all
27 evidence which was to be presented by Complainant and Respondent

1 at a formal hearing on the Accusation, which hearing was to be
2 held in accordance with the provisions of the Administrative
3 Procedure Act (APA), shall instead and in place thereof be
4 submitted solely on the basis of the provisions of this
5 Stipulation and Agreement.
6

7 2. Respondent has received, read and understood the
8 Statement to Respondent, the Discovery Provisions of the APA and
9 the Accusation filed by the Department of Real Estate
10 ("Department") in this proceeding.

11 3. On February 9, 2010, Respondent filed a Notice of
12 Defense, pursuant to Section 11506 of the Government Code for
13 the purpose of requesting a hearing on the allegations in the
14 Accusation. Respondent hereby freely and voluntarily withdraws
15 said Notice of Defense. Respondent acknowledges that he
16 understands that by withdrawing said Notice of Defense he will
17 thereby waive his right to require the Commissioner to prove the
18 allegations in the Accusation at a contested hearing held in
19 accordance with the provisions of the APA and that he will waive
20 other rights afforded to him in connection with the hearing,
21 such as the right to present evidence in defense of the
22 allegations in the Accusation and the right to cross-examine
23 witnesses.
24
25

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

1 expedience and economy, Respondent chooses not to contest these
2 allegations, but to remain silent and understands that, as a
3 result thereof, these factual allegations, without being
4 admitted or denied, will serve as a prima facie basis for the
5 disciplinary action stipulated to herein. The Real Estate
6 Commissioner shall not be required to provide further evidence
7 to prove said factual allegations.
8

9 5. This Stipulation is made for the purpose of
10 reaching an agreed disposition of this proceeding and is
11 expressly limited to this proceeding and any other proceeding
12 or case in which the Department of Real Estate ("Department"),
13 the state or federal government, or any agency of this state,
14 another state or federal government is involved, and otherwise
15 shall not be admissible in any other criminal or civil
16 proceedings.
17

18 6. The Order or any subsequent Order of the Real
19 Estate Commissioner made pursuant to this Stipulation and
20 Agreement shall not constitute an estoppel, merger or bar to any
21 further administrative or civil proceedings by the Department of
22 Real Estate with respect to any matters which were not
23 specifically alleged to be causes for accusation in this
24 proceeding.
25

26 ///

27 ///

1 DETERMINATION OF ISSUES

2 By reason of the foregoing stipulations, admissions
3 and waivers and solely for the purpose of settlement of the
4 pending Accusation without a hearing, it is stipulated and
5 agreed that the following determination of issues shall be made:
6

7 The conduct, acts or omissions of Respondent WILLIAM
8 DAVID ROBIN, as set forth in the Accusation, constitute cause
9 to suspend or revoke the real estate license and license rights
10 of Respondent WILLIAM DAVID ROBIN under the provisions of Code
11 Section 10176(b).
12

13 ORDER

14 WHEREFORE, THE FOLLOWING ORDER is hereby made:

15 I. All licenses and license rights of Respondent
16 WILLIAM DAVID ROBIN under the Real Estate Law are suspended for
17 a period of ninety (90) days from the effective date of this
18 Decision.

19 A. Provided, however, that if Respondent requests, the
20 initial thirty (30) days of said suspension (or a portion
21 thereof) shall be stayed upon condition that:

22 1. Respondent pays a monetary penalty pursuant to
23 Section 10175.2 of the Code at the rate of \$166.00 per day for
24 each day of the suspension for a total monetary penalty of
25 \$5,000.
26
27

1 2. Said payment shall be in the form of a cashier's
2 check or certified check made payable to the Recovery Account of
3 the Real Estate Fund. Said check must be received by the
4 Department prior to the effective date of the Decision in this
5 matter.
6

7 3. No further cause for disciplinary action against
8 the real estate license of Respondent occurs within two (2)
9 years from the effective date of the Decision in this matter.
10

11 4. If Respondent fails to pay the monetary penalty in
12 accordance with the terms of the Decision, the Commissioner may,
13 without a hearing, order the immediate execution of all or any
14 part of the stayed suspension, in which event the Respondent
15 shall not be entitled to any repayment or credit, prorated or
16 otherwise, for money paid to the Department under the terms of
17 this Decision.
18

19 5. If Respondent pays the monetary penalty and if no
20 further cause for disciplinary action against the real estate
21 license of Respondent occurs within two (2) years from the
22 effective date of the Decision, the stay hereby granted shall
23 become permanent.
24

25 B. The remaining sixty (60) days of the ninety (90)
26 day suspension shall be stayed for two (2) years upon the
27 following terms and conditions:

1 1. Respondent WILLIAM DAVID ROBIN shall obey all laws,
2 rules and regulations governing the rights, duties and
3 responsibilities of a real estate licensee in the State of
4 California;
5

6 2. No final subsequent determination is made, after
7 hearing or upon stipulation, that cause for disciplinary action
8 occurred within two (2) years of the effective date of this
9 Decision. Should such a determination be made, the Commissioner
10 may, in his discretion, vacate and set aside the stay order and
11 reimpose all or a portion of the stayed suspension. Should no
12 such determination be made, the stay imposed herein shall
13 become permanent.
14

15 DATED: Sept 21, 2010

Cheryl D. Keily
16 CHERYL D. KEILY, Counsel
17 DEPARTMENT OF REAL ESTATE
18

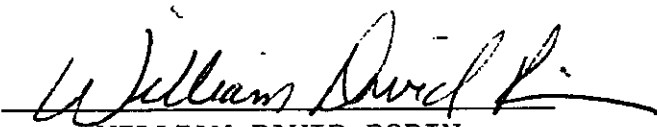
19 * * *

20 I have read the Stipulation and Agreement, and its
21 terms are understood by me and are agreeable and acceptable to
22 me. I understand that I am waiving rights given to me by the
23 California Administrative Procedure Act (including but not
24 limited to Sections 11506, 11508, 11509 and 11513 of the
25 Government Code), and I willingly, intelligently and
26 voluntarily waive those rights, including the right of
27 requiring the Commissioner to prove the allegations in the
Accusation at a hearing at which I would have the right to

1 cross-examine witnesses against me and to present evidence in
2 defense and mitigation of the charges.

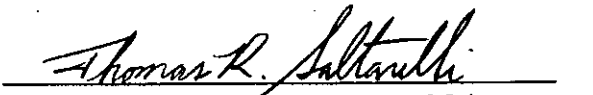
3 Respondent can signify acceptance and approval of the
4 terms and conditions of this Stipulation and Agreement by
5 faxing a copy of its signature page, as actually signed by
6 Respondent, to the Department at the following telephone/fax
7 number (213) 576-6917. Respondent agrees, acknowledges, and
8 understands that by electronically sending to the Department a
9 fax copy of his actual signature as it appears on the
10 Stipulation and Agreement, that receipt of the faxed copy by
11 the Department shall be as binding on Respondent as if the
12 Department had received the original signed Stipulation and
13 Agreement.
14

15
16 DATED: 7/22/10


WILLIAM DAVID ROBIN,
Respondent

17
18
19 I have reviewed the Stipulation and Agreement as to
20 form and content and have advised my client accordingly.

21 DATED: 7/19/2010


Thomas R. Saltarelli, Esq.
Attorney for Respondent
WILLIAM DAVID ROBIN

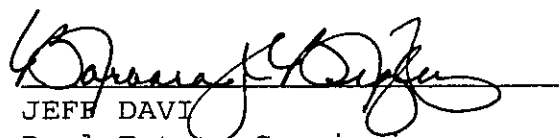
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The foregoing Stipulation and Agreement is hereby
adopted as my Decision in this matter and shall become
effective at 12 o'clock noon on NOV 16 2010, 2010.

IT IS SO ORDERED 10/19, 2010.

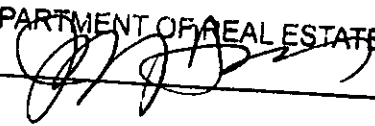

JEFF DAVI
Real Estate Commissioner

FL-013

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FILED

OCT 27 2010

DEPARTMENT OF REAL ESTATE
BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-36438 LA
)	
<u>PACIFIC VANTAGE REAL ESTATE INC.</u> ;)	L-2010030188
and WILLIAM DAVID ROBIN,)	
Individually, and as designated)	
Officer for Pacific Vantage Real)	
Estate Inc.,)	
)	
Respondent.		

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On January 25, 2010, an Accusation was filed in this matter against Respondent PACIFIC VANTAGE REAL ESTATE INC.

On July 22, 2010, Respondent petitioned the Commissioner to voluntarily surrender its real estate officer license(s) pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent PACIFIC VANTAGE REAL ESTATE INC.'s petition for voluntary surrender of its real estate officer license(s) is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent's Declaration dated July 22,

1 2010 (attached as Exhibit "A" hereto). Respondent's license
2 certificate(s), pocket card(s) and any branch office license
3 certificate(s) shall be sent to the below listed address so that
4 they reach the Department on or before the effective date of this

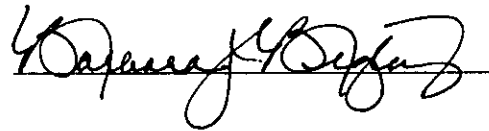
5 Order:

6 DEPARTMENT OF REAL ESTATE
7 Attn: Licensing Flag Section
8 P. O. Box 187000
9 Sacramento, CA 95818-7000

10 This Order shall become effective at 12 o'clock noon
11 on NOV 16 2010, 2010.

12 DATED: 10/19, 2010

13 JEFF DAVI
14 Real Estate Commissioner

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Exhibit "A"

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of) No. H-36438 LA
)
PACIFIC VANTAGE REAL)
ESTATE INC.; and WILLIAM)
DAVID ROBIN, individually,)
and as designated officer)
for Pacific Vantage Real)
Estate Inc.,)
)
Respondents.)
_____)

DECLARATION

My name is William David Robin. PACIFIC VANTAGE REAL ESTATE INC. is licensed as a real estate corporation and/or has license rights with respect to said license. I am currently an officer of PACIFIC VANTAGE REAL ESTATE INC., and am authorized and empowered to sign this declaration on behalf of PACIFIC VANTAGE REAL ESTATE INC.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections

1 11400 et seq., of the Government Code) PACIFIC VANTAGE REAL
2 ESTATE INC. wishes to voluntarily surrender its real estate
3 license issued by the Department of Real Estate ("Department"),
4 pursuant to the provisions of Business and Professions Code
5 Section 10100.2.

6 I understand that PACIFIC VANTAGE REAL ESTATE INC., by
7 so voluntarily surrendering its license, may be relicensed as a
8 broker only by petitioning for reinstatement pursuant to Section
9 11522 of the Government Code. I also understand that by so
10 voluntarily surrendering its license, PACIFIC VANTAGE REAL ESTATE
11 INC. agrees to the following:

12 1. The filing of this Declaration shall be deemed as
13 the petition of PACIFIC VANTAGE REAL ESTATE INC. for voluntary
14 surrender.

15 2. It shall also be deemed to be an understanding and
16 agreement by PACIFIC VANTAGE REAL ESTATE INC. that it waives all
17 rights it has to require the Commissioner to prove the
18 allegations contained in the Accusation filed in this matter at a
19 hearing held in accordance with the provisions of the
20 Administrative Procedure Act (Government Code Sections 11400 et
21 seq.), and that PACIFIC VANTAGE REAL ESTATE INC. also waives
22 other rights afforded to it in connection with the hearing such
23 as the right to discovery, the right to present evidence in
24 defense of the allegations in the Accusation and the right to
25 cross-examine witnesses.

26 3. PACIFIC VANTAGE REAL ESTATE INC. further agrees
27 that upon acceptance by the Commissioner, as evidenced by an

1 appropriate order, all affidavits and all relevant evidence
2 obtained by the Department in this matter prior to the
3 Commissioner's acceptance, and all allegations contained in the
4 Accusation filed by the Department in Case No. H-36438 LA, may be
5 considered by the Department to be true and correct for the
6 purpose of deciding whether to grant relicensure or reinstatement
7 of PACIFIC VANTAGE REAL ESTATE INC.'s license pursuant to
8 Government Code Section 11522.

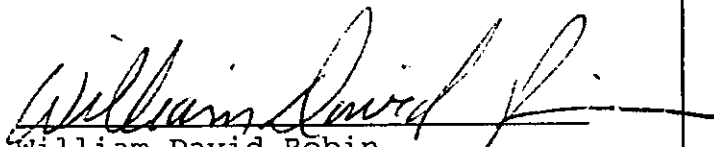
9 4. I am acting freely and voluntarily on behalf of
10 PACIFIC VANTAGE REAL ESTATE INC. to surrender its license and all
11 license rights attached thereto.

12 I declare under penalty of perjury under the laws of
13 the State of California that the above is true and correct.

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Date and Place

7-22-10 (In company)
CA.

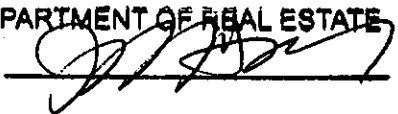

William David Robin

1 CHERYL D. KEILY, SNB# 94008
2 Department of Real Estate
3 320 West Fourth Street, Ste. 350
4 Los Angeles, California 90013

5 Telephone: (213) 576-6982
6 (Direct) (213) 576-6905

FILED

JAN 25 2010

DEPARTMENT OF REAL ESTATE
BY: 

7
8
9 DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * * * *

12 In the Matter of the Accusation

No.H-36438 LA

13 PACIFIC VANTAGE REAL) A C C U S A T I O N
14 ESTATE INC.; and WILLIAM)
15 DAVID ROBIN, individually,)
16 and as designated officer)
17 for Pacific Vantage Real)
18 Estate Inc.,)
19 Respondents.)
20)

21 The Complainant, Robin Trujillo, a Deputy Real Estate
22 Commissioner of the State of California, for cause of Accusation
23 against PACIFIC VANTAGE REAL ESTATE INC. ("PACIFIC") and WILLIAM
24 DAVID ROBIN ("ROBIN"), individually, and as designated officer
25 for Pacific Vantage Real Estate Inc., is informed and alleges as
26 follows:

27 1.

The Complainant, Robin Trujillo, a Deputy Real Estate

1 Commissioner of the State of California, makes this Accusation in
2 her official capacity.

3 2.

4 Respondent PACIFIC is presently licensed and/or has
5 license rights under the Real Estate Law (Part 1 of Division 4 of
6 the Business and Professions Code, hereinafter "Code"), as a real
7 estate corporation acting by and through Respondent ROBIN as its
8 designated broker-officer.

9 3.

10 Respondent ROBIN is presently licensed and/or has
11 license rights under the Real Estate Law as a real estate broker
12 and as designated broker-officer of Respondent PACIFIC.

13 4.

14 All further references to respondents herein include
15 Respondents PACIFIC and ROBIN, and also include officers,
16 directors, employees, agents and real estate licensees employed
17 by or associated with PACIFIC and ROBIN, and who at all times
18 herein mentioned were engaged in the furtherance of the business
19 or operations of Respondents PACIFIC and ROBIN, and who were
20 acting within the course and scope of their authority and
21 employment.

22 5.

23 At all times relevant herein Respondent ROBIN, as the
24 officer designated by Respondent PACIFIC pursuant to Section
25 10211 of the Code, was responsible for the supervision and
26 control of the activities conducted on behalf of Respondent
27 PACIFIC by its officers and employees as necessary to secure full

1 compliance with the Real Estate Law as set forth in Section
2 10159.2 of the Code.

3 6.

4 Respondent ROBIN ordered, caused, authorized or
5 participated in the conduct of Respondent PACIFIC, as is alleged
6 in this Accusation.

7 7.

8 At all times material herein, Respondents were engaged
9 in the business of, acted in the capacity of, advertised or
10 assumed to act as real estate brokers and/or real estate
11 corporations in the State of California, within the meaning of
12 Code Section 10131(a) and 10131(d) of the Code. Said activity
13 included soliciting sellers and buyers for the listing, sale and
14 purchase of real property and negotiating the sale and purchase
15 of real property on behalf of buyers and sellers, as well as
16 soliciting borrowers and lenders and negotiating the terms of
17 loans secured by real property between borrowers and third party
18 lenders for or in expectation of compensation.

19 FIRST CAUSE OF ACCUSATION

20 (Code Section 10176(a), 10176(b), 10176(i) and/or 10177(j))

21 8.

22 In 2007 Respondents engaged in a course of conduct to
23 fraudulently induce buyers to enter into agreements for the
24 purchase of real property with the false promise that Respondents
25 would provide financial assistance to permit the buyers to
26 consummate their purchases. Respondents presented either one of
27 two programs to potential buyers based on the individual buyer's

1 circumstances. Respondents represented to buyers that the two
2 programs would operate as follows:

3 a. The equity share program ("Equity Share Program")
4 was represented to potential buyers as an agreement between the
5 buyer and Respondents under which Respondents would for a period
6 of three years pay half the payments due under the terms of a
7 mortgage loan obtained by the buyer to purchase the property.
8 The prospective buyer was not obligated to provide a down payment
9 or to pay any closing costs on the transaction as Respondents
10 took a promissory note from the buyer for costs advanced by
11 Respondents. Once the buyer obtained title to the property he or
12 she would be required to transfer title to 50% of the property to
13 Respondents. Respondents represented to potential buyers that
14 the buyer was obligated to send his or her one-half share of the
15 mortgage payment to Respondents each month. Respondents would
16 then transmit the buyer's payment along with Respondents' own
17 one-half share of the payment to the lender. As represented to
18 buyers by Respondents at the end of the initial three-year period
19 the buyer could buy out Respondents' share in the property or the
20 property could be sold and the proceeds shared between the buyer
21 and Respondents.
22

23 b. The guaranteed sale program ("Guaranteed Sale
24 Program") was represented to potential buyers as one where buyers
25 who needed to sell their existing home prior to purchasing a new
26 home would be guaranteed a sale of their existing home by
27 Respondents. Respondents represented that if Respondents could

1 not sell the buyer's existing home within thirty days of the
2 buyer's close of escrow on the new property, Respondents would
3 take over payment of the mortgage on the existing property. If
4 Respondents could not sell the existing property within ninety
5 days, then Respondents would purchase the existing property at
6 the listed sales price.

7 9.

8 Respondents knew their financial ability to perform
9 their obligations to participant buyers under both the Equity
10 Sharing Program and the Guaranteed Sale Program was dependent
11 upon Respondents' continuous and ongoing receipt of commissions
12 arising both from the sale of properties and from Respondents'
13 brokering of mortgage loans, the proceeds of which were used to
14 purchase the properties.

15 10.

16 Respondents also knew that they would be unable to
17 fulfill their obligations to participant buyers in either program
18 in the event of a decline in the availability of what was at the
19 time plentiful mortgage financing on highly attractive terms.
20 Despite this knowledge Respondents failed to disclose the
21 existence of this significant risk to potential buyers, and
22 instead assured them there was little or no risk associated with
23 the buyers' becoming obligated on mortgage loans which were
24 unaffordable without Respondents' participation.

25 11.

26 In or around October, 2007, the availability of
27

1 mortgage financing dramatically declined, and as a consequence
2 Respondents were unable to continue to sell real property so as
3 to generate the commission income necessary to fulfill their
4 obligations to buyers participating in either the Equity Sharing
5 Program or the Guaranteed Sale Program.

6 12.

7 In reliance on the representations made by Respondents
8 as alleged in Paragraph 8, above, the following individuals were
9 induced to enter into transactions with Respondents as follows:

10 a. In July, 2007, Lee Lynch ("Lynch") purchased the
11 property at 5577 Sugar Maple Way, Fontana, California 92336 with
12 the understanding that Respondents would fulfill the obligations
13 described in their Equity Sharing Program. In accordance with
14 his agreement with Respondents, Lynch sent his portion of the
15 mortgage payment to Respondents. In or around November, 2007,
16 Lynch learned that Respondents had not paid his lender the amount
17 of the October, 2007, payment. Thereafter, on or about December
18 17, 2007, Respondents advised Lynch that they would make no
19 further payments toward payment of the mortgage. As a result of
20 Lynch's inability to make the entirety of the mortgage payments
21 without Respondents' agreed upon participation, the property was
22 lost when the lender foreclosed.

24 b. In or around September, 2007, Ann Furr ("Furr")
25 purchased the property at 40347 Amesbury Lane, Temecula,
26 California 92591 with the understanding that Respondents would
27 fulfill the obligations described in their Guaranteed Sale

1 Program. In or around October, 2007, on the date scheduled for
2 the sale of Furr's existing home to Respondents, Respondent ROBIN
3 advised Furr that Respondents could not purchase her existing
4 property as they did not have the funds to do so.

5 c. On or about November 8, 2007, Dennis and Estella
6 Gavin (the "Gavins") purchased the property at 7863 Dalen Street,
7 Downey, California 90242 with the understanding that Respondents
8 would fulfill the obligations described in the Equity Share
9 Program. In accordance with their agreement with Respondents, the
10 Gavins sent their portion of the mortgage payment to Respondents.
11 Other than the payment due for November 30, 2007, Respondents
12 made no contributions to the payment of the Gavins' mortgage
13 loan.

14 d. In or around November, 2007, Diane Petrucci
15 ("Petrucci") purchased the property at 43485 Corte Benavente,
16 Temecula, California 92592 with the understanding that
17 Respondents would fulfill the obligations described in the Equity
18 Share Program. In accordance with their agreement with
19 Respondents, Petrucci sent her portion of the mortgage payment to
20 Respondents for the first mortgage payment which was to come due
21 on January 1, 2008. Respondents made no contributions toward the
22 payment of Petrucci's mortgage loan.

24 e. On or about December 28, 2007, Aaron and Kristie
25 Burchit (the "Burchits") purchased the property at 8737 Kentville
26 Street, Riverside, California 92508 with the understanding that
27 Respondents would fulfill the obligations described in the Equity

1 Share Program. Respondent made no contributions toward the
2 payment of the Burchits' mortgage loan, announcing that it had no
3 funds to do so.

4 f. On or about May 1, 2007, David and Michelle Bosson
5 (the "Bossons") purchased the property at 28308 Parkdale Lane,
6 Menifee, California 92584 with the understanding that Respondents
7 would fulfill the obligations described in the Equity Share
8 Program. In accordance with their agreement with Respondents, the
9 Bossons sent their portion of the mortgage payment to
10 Respondents. In or around November, 2007, the Bossons learned
11 that Respondents had not timely paid their lender the amount of
12 the October and November, 2007, payments. Thereafter, on or about
13 December 17, 2007, Respondents advised the Bossons that they
14 would make no further contribution toward payment of the Bossons'
15 mortgage loan.

16
17 13.

18 The conduct, acts and/or omissions of Respondents as
19 described herein above, constitute making a substantial
20 misrepresentation, the making of false promise(s)
21 of a character likely to influence, persuade or induce, and/or
22 fraud or dishonest dealing, and is cause for the suspension or
23 revocation of all real estate licenses and license rights of
24 of Respondents under the provisions of Code Sections 10176(a),
25 10176(b), 10176(i), and/or 10177(j).

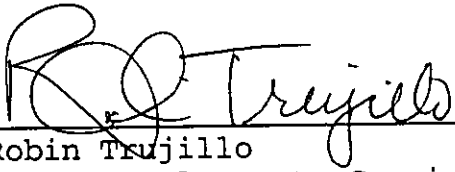
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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all the licenses and license rights of Respondent
5 PACIFIC VANTAGE REAL ESTATE INC. and WILLIAM DAVID ROBIN, under
6 the Real Estate Law (Part 1 of Division 4 of the Business and
7 Professions Code), and for such other and further relief as may
8 be proper under other applicable provisions of law.

9 Dated at Los Angeles, California

10 this 19 day of January, 2010.
11

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13 _____
14 Robin Trujillo
15 Deputy Real Estate Commissioner
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26 cc: Pacific Vantage Real Estate Inc.
27 William David Robin Trujillo
Robin Trujillo
Sacto.