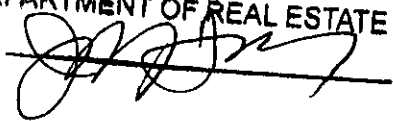


1 Department of Real Estate  
320 West Fourth Street, Ste. 350  
2 Los Angeles, California 90013

3 Telephone: (213) 576-6982

**FILED**

JUN 29 2010

DEPARTMENT OF REAL ESTATE  
BY: 

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \* \*

11 To: ) No. H-36702 LA  
12 )  
13 CHRIS JAMESON WATERS, indivi- ) ORDER TO DESIST  
dually, and doing business ) AND REFRAIN  
14 as Waterfalls Property ) (B&P Code Section 10086)  
Management )  
15 )  
16 )

17 The Commissioner ("Commissioner") of the California  
18 Department of Real Estate ("Department") caused an investigation  
19 to be made of the activities of CHRIS JAMESON WATERS ("WATERS"),  
20 individually, and doing business as Waterfalls Property  
21 Management, and has determined that WATERS has engaged in or is  
22 engaging in acts or practices constituting violations of the  
23 California Business and Professions Code ("Code") and/or Title  
24 10, California Code of Regulations ("Regulations") including  
25 engaging in the business of, acting in the capacity of,  
26 advertising, or assuming to act, as real estate broker in the  
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1 State of California within the meaning of Section 10131(b)  
2 (renting or offering to rent real property). Based on the  
3 findings of that investigation, as set forth below, the  
4 Commissioner hereby issues the following Findings of Fact and  
5 Desist and Refrain Order pursuant to Section 10086 of the Code.

6 FINDINGS OF FACT

7 1. At no time herein mentioned has WATERS been  
8 licensed by the Department in any capacity.

9 2. At the time set forth below WATERS engaged in the  
10 business of, acted in the capacity of, or advertised a property  
11 management service offering to perform and performing the rental  
12 of real property on behalf of others for compensation or in  
13 expectation of compensation.

14 a. At all times relevant herein, Frank Montoya  
15 ("Montoya") owned the real property located at 800 Rio Del Sol  
16 Avenue, Montebello, California 90640 (the "Property"). On or  
17 about March 27, 2008, Montoya entered into a property management  
18 contract with WATERS. Under the terms of the agreement WATERS  
19 agreed to rent out the Property on Montoya's behalf in exchange  
20 for payment of a leasing fee of \$350. Thereafter, acting as  
21 agent for Montoya, WATERS entered into a lease agreement with a  
22 tenant for the Property, collected a security deposit of \$2,500  
23 as well as the monthly rental in the amount of \$2,150 from the  
24 tenant, and otherwise undertook to provide rental management  
25 services with respect to the Property. With the rental payment  
26 which came due in or around December, 2008, WATERS failed to  
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1 transmit the rental payment made by the tenant of the Property  
2 to Montoya, which failure continues to the present.

3 b. At all times relevant herein, Juan Garcia ("Garcia")  
4 owned the real property located at 9 Carmel Court, Laguna Beach,  
5 California 92651 (the "Property"). In or around October, 2008,  
6 Garcia entered into a property management contract with WATERS.  
7 Under the terms of the agreement WATERS agreed to rent out the  
8 Property on Garcia's behalf in exchange for payment of a monthly  
9 management fee of \$150. Thereafter, acting as agent for Garcia,  
10 in or around January, 2009, WATERS entered into a lease  
11 agreement with a tenant for the Property, collected a \$3,000  
12 security deposit as well as the monthly rental of \$2,500 from  
13 the tenant and otherwise undertook to provide property  
14 management services with respect to the Property. WATERS failed  
15 to transmit the \$3,000 security deposit to Garcia as well as the  
16 rental payments which came due for the months of January and  
17 February, 2009. Further, WATERS failed to timely pay the  
18 homeowner's association fees due for the Property, and WATERS  
19 failed to transmit to Garcia the total amount of the rent  
20 payment made by the tenant of the Property for the month of  
21 March, 2009.

23 c. In or around 2008, and continuing to the present,  
24 WATERS advertised the availability of property management  
25 services on the internet at "www.waterfallsmanagement.com" under  
26 the name "Waterfalls Property Management."

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CONCLUSIONS OF LAW

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3. Based on the information contained in Paragraph 2, above, WATERS performed and/or participated in real property management activities, including renting or offering to rent real property and collecting rental payments thereon, activities requiring a real estate broker license under the provisions of Code Sections 10131(b), during a period of time when WATERS was not licensed by the Department as a real estate broker, nor employed as a real estate salesperson by a broker on whose behalf the activities were performed, all in violation of Section 10130 of the Code.

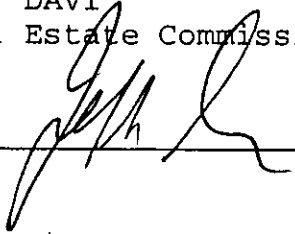
DESIST AND REFRAIN ORDER

Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, it is hereby ordered that CHRIS JAMESON WATERS, doing business as Waterfalls Property Management, whether doing business under his own name, or any other name, or any fictitious name, IS HEREBY ORDERED to immediately desist and refrain from performing any acts within the State of California for which a real estate broker license is required.

DATED: \_\_\_\_\_

6/23/2010

JEFF DAVI  
Real Estate Commissioner

  
\_\_\_\_\_

1 **Notice:** Business and Professions Code Section 10139 provides  
2 that "Any person acting as a real estate broker or real estate  
3 salesperson without a license or who advertises using words  
4 indicating that he or she is a real estate broker without being  
5 so licensed shall be guilty of a public offense punishable by a  
6 fine not exceeding twenty thousand dollars (\$20,000), or by  
7 imprisonment in the county jail for a term not to exceed six  
8 months, or by both fine and imprisonment; or if a corporation, be  
9 punished by a fine not exceeding sixty thousand dollars  
10 (\$60,000)."

11 cc: Chris Jameson Waters  
12 5244 Baltimore Street  
13 Los Angeles, California 90042

14 Chris Jameson Waters  
15 10630 Fern Street  
16 Stanton, California 90680

17 Chris Jameson Waters  
18 7761 Liberty Avenue, Suite I  
19 Huntington Beach, California 92647

20 Waterfalls Property Management  
21 10630 Fern Street  
22 Stanton, California 90680

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