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**FILED**  
OCT 19 2011  
DEPARTMENT OF REAL ESTATE

By C. \_\_\_\_\_

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	No. H-37036 LA
GEORGE NICK STAVROS, doing	)	OAH No. L-2011030496
business as Pyramid Realty and	)	
Pyramid Rlty Commercial &	)	
Invstmnts,	)	
Respondent.	)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On March 8, 2011, a First Amended Accusation was filed in this matter against Respondent GEORGE NICK STAVROS.

On September 20, 2011, Respondent petitioned the Commissioner to voluntarily surrender his real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent GEORGE NICK STAVROS' petition for voluntary surrender of his real estate broker license is accepted as of the effective date of this


1 Order as set forth below, based upon the understanding and  
2 agreement expressed in Respondent's Declaration dated  
3 September 20, 2011 (attached as Exhibit "A" hereto).  
4 Respondent's license certificate, pocket card and any branch  
5 office license certificates shall be sent to the below listed  
6 address so that they reach the Department on or before the  
7 effective date of this Order:

8 Department of Real Estate  
9 Atten: Licensing Flag Section  
10 P.O. Box 187000  
11 Sacramento, CA 95818-7000

12 This Order shall become effective at 12 o'clock noon  
13 on November 8, 2011.

14 DATED: 10/7/11

15 BARBARA J. BIGBY  
16 Acting Real Estate Commissioner

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	No. H-37036 LA
GEORGE NICK STAVROS, doing	)	OAH No. L-2011030496
business as Pyramid Realty and	)	
Pyramid Rlty Commercial &	)	
Invstmnts,	)	
	)	
Respondent.	)	

DECLARATION

My name is GEORGE NICK STAVROS, and I am currently licensed as a real estate broker and/or have license rights with respect to said license. I am representing myself in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Government Code), I wish to voluntarily surrender my real estate license issued by the Department of Real Estate ("Department"), pursuant to Business and Professions Code Section 10100.2.

1 I understand that by so voluntarily surrendering my  
2 license, I may be relicensed as a broker or as a salesperson  
3 only by petitioning for reinstatement pursuant to Section 11522  
4 of the Government Code. I also understand that by so  
5 voluntarily surrendering my license, I agree to the following:

6 1. The filing of this Declaration shall be deemed as  
7 my petition for voluntary surrender.

8 2. It shall also be deemed to be an understanding  
9 and agreement by me that I waive all rights I have to require  
10 the Commissioner to prove the allegations contained in the First  
11 Amended Accusation filed in this matter at a hearing held in  
12 accordance with the provisions of the Administrative Procedure  
13 Act (Government Code Sections 11400 et seq.), and that I also  
14 waive other rights afforded to me in connection with the hearing  
15 such as the right to discovery, the right to present evidence in  
16 defense of the allegations in the First Amended Accusation and  
17 the right to cross-examine witnesses.

18 3. I further agree that upon acceptance by the  
19 Commissioner, as evidenced by an appropriate order, all  
20 affidavits and all relevant evidence obtained by the Department  
21 in this matter prior to the Commissioner's acceptance, and all  
22 allegations contained in the Accusation filed in the Department  
23 Case No. H-37036 LA, may be considered by the Department to be  
24 true and correct for the purpose of deciding whether to grant  
25 relicensure or reinstatement pursuant to Government Code Section  
26 11522.

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4. I freely and voluntarily surrender all my licenses and license rights under the Real Estate Law.

5. A copy of the Commissioner's Criteria of Rehabilitation is attached hereto. If and when a petition application is made for reinstatement of a surrendered license, the Real Estate Commissioner will consider as one of the criteria of rehabilitation, whether or not restitution has been made to any person who has suffered monetary losses through "substantially related" acts or omissions of Respondent, whether or not such persons are named in the Accusation filed in this case.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct and that this declaration was executed on SEPT 20, 2011, at Los Angeles, California.

  
GEORGE NICK STAVROS

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LISSETE GARCIA, Counsel (SBN 211552)  
Department of Real Estate  
320 West 4th Street, Suite 350  
Los Angeles, California 90013-1105  
Telephone: (213) 576-6982  
(Direct) (213) 576-6914

**FILED**  
MAR - 8 2011  
DEPARTMENT OF REAL ESTATE

By [Signature]

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	No. H-37036 LA
GEORGE NICK STAVROS, doing	)	<u>FIRST AMENDED</u>
business as Pyramid Realty and	)	<u>ACCUSATION</u>
Pyramid Rlty Commercial &	)	
Invstmnts,	)	
Respondent.	)	

This First Amended Accusation amends the Accusation filed on January 27, 2011. The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against GEORGE NICK STAVROS, doing business as Pyramid Realty and Pyramid Rlty Commercial & Invstmnts, alleges as follows:

1.

The Complainant, Robin Trujillo, acting in her official capacity as a Deputy Real Estate Commissioner of the State of California, makes this Accusation against GEORGE NICK STAVROS.

2.

1 All references to the "Code" are to the California  
2 Business and Professions Code and all references to "Regulations"  
3 are to Title 10, Chapter 6, California Code of Regulations.

4 3.

5 A. At all times mentioned, GEORGE NICK STAVROS.  
6 ("STAVROS") was licensed or had license rights issued by the  
7 Department of Real Estate ("Department") as a real estate broker.  
8 On January 15, 1970, STAVROS was originally licensed as a real  
9 estate broker. STAVROS is licensed to do business as Pyramid  
10 Realty and Pyramid Rlty Commercial & Investmnts, among other  
11 fictitious business names. On February 22, 2010, STAVROS' real  
12 estate broker license expired. On May 20, 2010, STAVROS' real  
13 estate broker license was renewed.

14 BROKERAGE

15 4.

16 At all times mentioned, in California, STAVROS acted as  
17 a real estate broker and conducted licensed activities within the  
18 meaning of:

19 A. Code Section 10131(a). STAVROS operated a  
20 residential resale brokerage.

21 B. Code Section 10131(d). STAVROS operated a mortgage  
22 and loan brokerage; and

23 C. In addition, STAVROS conducted broker-controlled  
24 escrows through its escrow division, under the exemption set  
25 forth in California Financial Code Section 17006(a)(4) for real  
26 estate brokers performing escrows incidental to a real estate  
27 transaction where the broker was a party and where the broker was

1 performing acts for which a real estate license is required.

2 FIRST CAUSE OF ACCUSATION  
3 (Audit)

4 5.

5 On July 7, 2010, the Department completed an audit  
6 examination of the books and records of STAVROS, Pyramid Realty  
7 and Pyramid Rlty Commercial & Invstmnts pertaining to the (1)  
8 residential resale (2) mortgage loan and (3) broker-escrow  
9 activities described in Paragraph 4, which require a real estate  
10 license. The audit examination covered a period of time  
11 beginning on July 1, 2007 to March 31, 2010. The audit  
12 examination revealed violations of the Code and the Regulations  
13 as set forth in the following paragraphs, and more fully  
14 discussed in Audit Report LA 090204 and the exhibits and work  
15 papers attached to said Audit Report.

16 TRUST ACCOUNT

17 6.

18 At all times mentioned, in connection with the  
19 activities described in Paragraph 4, above, STAVROS accepted or  
20 received funds including funds in trust ("trust funds") from or  
21 on behalf of actual or prospective parties to transactions  
22 including buyers, sellers, lenders and borrowers handled by  
23 STAVROS and thereafter made deposits and or disbursements of such  
24 funds. From time to time herein mentioned during the audit  
25 period, said trust funds were deposited and/or maintained by  
26 STAVROS in the bank accounts as follow:  
27



1 "George N. Stavros dba Pyramid Realty Trust Account  
("escrow trust account") 5180033795"  
Union Bank  
2 Los Angeles, California  
3 ("B/A #1")

4 "George N. Stavros dba Pyramid Realty  
("business checking account") 09424-61490"  
5 Bank of America  
San Francisco, California  
6 ("B/A #2")

7 VIOLATIONS OF THE REAL ESTATE LAW

8 7.

9 In the course of activities described in Paragraphs 4  
10 and 6, above, and during the examination period described in  
11 Paragraph 5, Respondent STAVROS, acted in violation of the Code  
12 and the Regulations in that he:

13 (a) Permitted, allowed or caused the disbursement of  
14 trust funds from the escrow trust account, where the disbursement  
15 of funds reduced the total of aggregate funds in the escrow trust  
16 account, to an amount which, on March 31, 2010, was \$110.41, less  
17 than the existing aggregate trust fund liability of STAVROS to  
18 every principal who was an owner of said funds, without first  
19 obtaining the prior written consent of the owners of said funds,  
20 as required by Code Section 10145 and Regulations 2832.1 and  
21 2951. The shortage was caused by a bank auto debit.

22 (b) Failed to deposit escrow funds into a trust fund  
23 account as required by Code Section 10145 Regulation 2832 and  
24 refund a deposit balance of \$2,005 to borrower Michelle Duran  
25 upon cancellation of escrow on or about May 14, 2008, regarding  
26 the purchase of real property located at 8638 Grand Avenue,  
27 Rosemead, California 91770.

1 (c) Failed to maintain an accurate and complete  
2 control record in the form of a columnar record in chronological  
3 order of all trust funds received, deposited and disbursed by the  
4 escrow trust account, in violation of Code Section 10145 and  
5 Regulations 2831 and 2951.

6 (d) Failed to maintain a separate record for each  
7 beneficiary or transaction, thereby failing to account for all  
8 advance fees collected, in violation of Code Section 10145 and  
9 Regulations 2831.1 and 2951.

10 (e) Failed to maintain the original license of some of  
11 his real estate salespersons at his main office, in violation of  
12 Code Section 10160 and Regulation 2753.

13 (f) Failed to maintain broker-salesperson relationship  
14 agreements with some real estate salespersons licensed under his  
15 employment or supervision, as required by Regulation 2726.

16 (g) Conducted unlicensed real estate activities from  
17 February 23, 2010 through May 19, 2010, in violation of Code  
18 Section 10130.

19 (h) Failed to retain all records of activities  
20 requiring a real estate broker license during the past three  
21 years including sales, escrow and loan transaction files for  
22 STAVROS' real estate clients, in violation of Code Section 10148.

23 (i) Failed to exercise reasonable supervision and  
24 control over the escrow activities of Pyramid Realty to keep in  
25 compliance with the Real Estate Law, in violation of Regulation  
26 2725.

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8.

The conduct of Respondent STAVROS, described in Paragraph 7, above, violated the Code and the Regulations as set forth below:

<u>PARAGRAPH</u>	<u>PROVISIONS VIOLATED</u>
7(a)	Code Section 10145 and Regulations 2832.1 and 2951
7(b)	Code Section 10145 and Regulation 2832
7(c)	Code Section 10145 and Regulations 2831 and 2951
7(d)	Code Section 10145 and Regulations 2831.1 and 2951
7(e)	Code Section 10160 and Regulation 2753
7(f)	Regulation 2726
7(g)	Code Section 10130
7(h)	Code Section 10148
7(i)	Regulation 2725

The foregoing violations constitute cause for the suspension or revocation of the real estate licenses and license rights of Respondent STAVROS under the provisions of Code Sections 10177(d) and/or 10177(g).

9.

The overall conduct of Respondent STAVROS constitutes negligence or incompetence. This conduct and violations are cause for the suspension or revocation of the real estate

1 licenses and license rights of Respondent STAVROS pursuant to  
2 Code Section 10177(g).

3 SECOND CAUSE OF ACCUSATION  
4 (Trust Fund Handling/Commingling/Dishonest Dealing)

5 10.

6 There is hereby incorporated in this Second, separate  
7 Cause of Accusation, all of the allegations contained in  
8 Paragraphs 1 through 9, above, with the same force and effect as  
9 if herein fully set forth.

10 11.

11 In May, 2009, Pyramid Realty represented both the  
12 purchaser and seller for the sale of real property located at  
13 1220 North Hidalgo Avenue, Alhambra, California 91801 ("North  
14 Hidalgo Avenue property"). Pyramid Realty Escrow Division  
15 handled the escrow for the sale transaction of the North Hidalgo  
16 Avenue Property. Pyramid Realty Escrow Division was owned and  
17 operated by Respondent. The sellers of the Hidalgo Avenue  
18 property, Armando De La Torre and Claudia De La Torre, were in  
19 the process of dissolution of their marriage.

20 12.

21 On May 18, 2009, Claudia De La Torre received a letter  
22 from Pyramid Realty acknowledging that escrow closed on the sale  
23 of the North Hidalgo Avenue property on May 14, 2009 (Escrow No.  
24 090001-TP) and that Pyramid Realty Escrow Division would maintain  
25 the sale proceeds of the North Hidalgo Avenue property in a trust  
26 fund account for a period of up to five years or until written  
27 instructions for disbursement were provided by the sellers or

1 their attorneys.

2 13.

3 On September 8, 2010, Claudia De La Torre's attorney  
4 provided written notification to Pyramid Realty Escrow Division  
5 that a settlement had been reached between Claudia and Armando De  
6 La Torre and pursuant to that settlement Pyramid Realty Escrow  
7 Division needed to disburse the sum of \$57,225.48 to Claudia De  
8 La Torre.

9 14.

10 On September 10, 2010, Respondent signed a statement  
11 noting that Respondent, as owner of Pyramid Realty Escrow  
12 Division, failed to disburse the trust funds in the amount of  
13 \$57,225.48 to Claudia De La Torre due to insufficient funds in  
14 the escrow account. Respondent agreed to pay \$57,225.38 plus  
15 interest of \$1,536.46 to Claudia De La Torre by September 17,  
16 2010. In addition, Respondent agreed to pay an additional \$350  
17 for Claudia De La Torre's attorney's fee. The total sum of  
18 \$59,111.94 was owed by Respondent and due on or before September  
19 17, 2010.

20 15.

21 Respondent failed to pay the \$59,111.94 to Claudia De  
22 La Torre by September 17, 2010. On November 8, 2010, Respondent  
23 executed a note secured by a deed of trust on his own real  
24 property located at 1217 North Hidalgo Avenue, Alhambra,  
25 California, whereby Respondent promised to pay \$59,111.34 to  
26 Claudia De La Torre by November 8, 2010. Respondent never paid  
27 Claudia De La Torre any of the trust funds owed to her from the

1 sale of the North Hidalgo Avenue property.


2 16.

3 The conduct, acts and/or omissions of Respondent as set  
4 forth in Paragraphs 11 through 15, above, of misappropriating and  
5 commingling trust funds, failing to maintain trust funds  
6 belonging to another in connection with a real estate transaction  
7 and failing to disburse the funds in accordance to instructions  
8 from the person entitled to the funds, is in violation of Code  
9 Section 10145(a) and constitutes cause for the suspension or  
10 revocation of the licenses and license rights of Respondent  
11 pursuant to Code Sections 10176(e) and/or 10176(i).

12 WHEREFORE, Complainant prays that a hearing be  
13 conducted on the allegations of this Accusation and that upon  
14 proof thereof, a decision be rendered imposing disciplinary  
15 action against the license and license rights of Respondent  
16 GEORGE NICK STAVROS, under the Real Estate Law (Part 1 of  
17 Division 4 of the Business and Professions Code) and for such  
18 other and further relief as may be proper under other applicable  
19 provisions of law.

20 Dated at Los Angeles, California

21 this 7 day of March, 2011.

22   
23 ROBIN TRUJILLO  
24 Deputy Real Estate Commissioner

25 cc: George Nick Stavros  
26 Robin Trujillo  
27 Justin Park, L.A. Audits  
Sacto

SAC

1 LISSETE GARCIA, Counsel (SBN 211552)  
2 Department of Real Estate  
3 320 West 4th Street, Suite 350  
4 Los Angeles, California 90013-1105  
5 Telephone: (213) 576-6982  
6 (Direct) (213) 576-6914

FILED  
JAN 27 2011  
DEPARTMENT OF REAL ESTATE

By [signature]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

11	In the Matter of the Accusation of )	No. H-37036 LA
12	GEORGE NICK STAVROS, doing )	<u>A</u> <u>C</u> <u>C</u> <u>U</u> <u>S</u> <u>A</u> <u>T</u> <u>I</u> <u>O</u> <u>N</u>
13	business as Pyramid Realty and )	
14	Pyramid Rlty Commercial & )	
15	Invstmnts, )	
	Respondent. )	

17 The Complainant, Robin Trujillo, a Deputy Real Estate  
18 Commissioner of the State of California, for cause of Accusation  
19 against GEORGE NICK STAVROS, doing business as Pyramid Realty and  
20 Pyramid Rlty Commercial & Invstmnts, alleges as follows:

21 1.

22 The Complainant, Robin Trujillo, acting in her official  
23 capacity as a Deputy Real Estate Commissioner of the State of  
24 California, makes this Accusation against GEORGE NICK STAVROS.

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27

1 2.

2 All references to the "Code" are to the California  
3 Business and Professions Code and all references to "Regulations"  
4 are to Title 10, Chapter 6, California Code of Regulations.

5 3.

6 A. At all times mentioned, GEORGE NICK STAVROS.  
7 ("STAVROS") was licensed or had license rights issued by the  
8 Department of Real Estate ("Department") as a real estate broker.  
9 On January 15, 1970, STAVROS was originally licensed as a real  
10 estate broker. STAVROS is licensed to do business as Pyramid  
11 Realty and Pyramid Rlty Commercial & Investmnts, among other  
12 fictitious business names. On February 22, 2010, STAVROS' real  
13 estate broker license expired. On May 20, 2010, STAVROS' real  
14 estate broker license was renewed.

15 BROKERAGE

16 4.

17 At all times mentioned, in California, STAVROS acted as  
18 a real estate broker and conducted licensed activities within the  
19 meaning of:

20 A. Code Section 10131(a). STAVROS operated a  
21 residential resale brokerage.

22 B. Code Section 10131(d). STAVROS operated a mortgage  
23 and loan brokerage; and

24 C. In addition, STAVROS conducted broker-controlled  
25 escrows through its escrow division, under the exemption set  
26 forth in California Financial Code Section 17006(a)(4) for real  
27 estate brokers performing escrows incidental to a real estate



1 transaction where the broker was a party and where the broker was  
2 performing acts for which a real estate license is required.

3 FIRST CAUSE OF ACTION  
4 (Audit)

5 5.

6 On July 7, 2010, the Department completed an audit  
7 examination of the books and records of STAVROS, Pyramid Realty  
8 and Pyramid Rlty Commercial & Invstmnts pertaining to the (1)  
9 residential resale (2) mortgage loan and (3) broker-escrow  
10 activities described in Paragraph 4, which require a real estate  
11 license. The audit examination covered a period of time  
12 beginning on July 1, 2007 to March 31, 2010. The audit  
13 examination revealed violations of the Code and the Regulations  
14 as set forth in the following paragraphs, and more fully  
15 discussed in Audit Report LA 090204 and the exhibits and work  
16 papers attached to said Audit Report.

17 TRUST ACCOUNT

18 6.

19 At all times mentioned, in connection with the  
20 activities described in Paragraph 4, above, STAVROS accepted or  
21 received funds including funds in trust ("trust funds") from or  
22 on behalf of actual or prospective parties to transactions  
23 including buyers, sellers, lenders and borrowers handled by  
24 STAVROS and thereafter made deposits and or disbursements of such  
25 funds. From time to time herein mentioned during the audit  
26 period, said trust funds were deposited and/or maintained by  
27 STAVROS in the bank accounts as follow:

1 "George N. Stavros dba Pyramid Realty Trust Account  
2 ("escrow trust account") 5180033795"  
3 Union Bank  
4 Los Angeles, California  
5 ("B/A #1")

4 "George N. Stavros dba Pyramid Realty  
5 ("business checking account") 09424-61490"  
6 Bank of America  
7 San Francisco, California  
8 ("B/A #2")

7 VIOLATIONS OF THE REAL ESTATE LAW

8 7.

9 In the course of activities described in Paragraphs 4  
10 and 6, above, and during the examination period described in  
11 Paragraph 5, Respondent STAVROS, acted in violation of the Code  
12 and the Regulations in that he:

13 (a) Permitted, allowed or caused the disbursement of  
14 trust funds from the escrow trust account, where the disbursement  
15 of funds reduced the total of aggregate funds in the escrow trust  
16 account, to an amount which, on March 31, 2010, was \$110.41, less  
17 than the existing aggregate trust fund liability of STAVROS to  
18 every principal who was an owner of said funds, without first  
19 obtaining the prior written consent of the owners of said funds,  
20 as required by Code Section 10145 and Regulations 2832.1 and  
21 2951. The shortage was caused by a bank auto debit.

22 (b) Failed to deposit escrow funds into a trust fund  
23 account as required by Code Section 10145 Regulation 2832 and  
24 refund a deposit balance of \$2,005 to borrower Michelle Duran  
25 upon cancellation of escrow on or about May 14, 2008, regarding  
26 the purchase of real property located at 8638 Grand Avenue,  
27 Rosemead, California 91770.

1 (c) Failed to maintain an accurate and complete  
2 control record in the form of a columnar record in chronological  
3 order of all trust funds received, deposited and disbursed by the  
4 escrow trust account, in violation of Code Section 10145 and  
5 Regulations 2831 and 2951.

6 (d) Failed to maintain a separate record for each  
7 beneficiary or transaction, thereby failing to account for all  
8 advance fees collected, in violation of Code Section 10145 and  
9 Regulations 2831.1 and 2951.

10 (e) Failed to maintain the original license of some of  
11 his real estate salespersons at his main office, in violation of  
12 Code Section 10160 and Regulation 2753.

13 (f) Failed to maintain broker-salesperson relationship  
14 agreements with some real estate salespersons licensed under his  
15 employment or supervision, as required by Regulation 2726.

16 (g) Conducted unlicensed real estate activities from  
17 February 23, 2010 through May 19, 2010, in violation of Code  
18 Section 10130.

19 (h) Failed to retain all records of activities  
20 requiring a real estate broker license during the past three  
21 years including sales, escrow and loan transaction files for  
22 STAVROS' real estate clients, in violation of Code Section 10148.

23 (i) Failed to exercise reasonable supervision and  
24 control over the escrow activities of Pyramid Realty to keep in  
25 compliance with the Real Estate Law, in violation of Regulation  
26 2725.

1 The conduct of Respondent STAVROS, described in  
2 Paragraph 7, above, violated the Code and the Regulations as set  
3 forth below:

4	<u>PARAGRAPH</u>	<u>PROVISIONS VIOLATED</u>
5	7(a)	Code Section 10145 and Regulations 2832.1 and 2951
6		
7	7(b)	Code Section 10145 and Regulation 2832
8		
9	7(c)	Code Section 10145 and Regulations 2831 and 2951
10		
11	7(d)	Code Section 10145 and Regulations 2831.1 and 2951
12		
13	7(e)	Code Section 10160 and Regulation 2753
14		
15	7(f)	Regulation 2726
16		
17	7(g)	Code Section 10130
18		
19	7(h)	Code Section 10148
20		
21	7(i)	Regulation 2725

22 The foregoing violations constitute cause for the  
23 suspension or revocation of the real estate licenses and license  
24 rights of Respondent STAVROS under the provisions of Code  
25 Sections 10177(d) and/or 10177(g).

26 9.

27 The overall conduct of Respondent STAVROS constitutes  
negligence or incompetence. This conduct and violations are  
cause for the suspension or revocation of the real estate  
licenses and license rights of Respondent STAVROS pursuant to

1 Code Section 10177(g).

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

10 Dated at Los Angeles, California

11 this 20 day of January, 2011.

12  
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14 ROBIN TRUJILLO  
15 Deputy Real Estate Commissioner  
16  
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23 cc: George Nick Stavros  
24 Robin Trujillo  
25 Justin Park, L.A. Audits  
26 Sacto  
27