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Department of Real Estate
320 West 4th Street, Ste. 350
Los Angeles, California 90013-1105

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FILED

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DEPARTMENT OF REAL ESTATE
BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

CARLSBERG REALTY (MARYLAND) INC.;
CARLSBERG MANAGEMENT COMPANY;
and WILLIAM WARREN GEARY JR.,

Respondents.

No. H-37256 LA

BAR ORDER
(B&P § 10087)

TO: CARLSBERG REALTY (MARYLAND)
CARLSBERG MANAGEMENT COMPANY
and WILLIAM WARREN GEARY, JR.
(sometimes referred to as "Respondents")
200 17th Street Manhattan Beach, California 90266

Pursuant to the provisions of Section 10087 of the California Business and Professions Code ("Code"), you, Respondents CARLSBERG REALTY (MARYLAND), CARLSBERG MANAGEMENT COMPANY and WILLIAM WARREN GEARY, JR. ("Respondents"), are hereby notified that the California Real Estate Commissioner ("Commissioner") makes the following findings:

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FINDINGS OF FACT

1. Respondents are presently licensed and/or have license rights under the Real Estate Law, Part I of Division 4 of the Code as real estate brokers.

CARLSBERG REALTY (MARYLAND) ("CRMI"), CARLSBERG MANAGEMENT COMPANY ("CMC") are licensed by the Department as corporate real estate brokers by and through WILLIAM WARREN GEARY JR. ("GEARY"), as the designated officer and broker responsible, pursuant to Code Sections 10159.2 and 10211 of the Business and Professions Code for supervising the activities requiring a real estate license conducted on behalf of CRMI and CMC by their officers, agents and employees, including GEARY, as set forth.

2. CRMI and CMC are owned by WILLIAM WARREN GEARY JR., who is their president and treasurer.

3. Respondents failed to request a hearing within fifteen (15) days from the mailing of the Notice of Intention to Issue Bar Order on May 6, 2011.

4.1. CARLSBERG REALTY (MARYLAND) INC. At all times mentioned, in the City and County of Los Angeles, Respondents CRMI and GEARY engaged in the business of, acted in the capacity of, advertised or assumed to act as real estate brokers within the meaning of Code Section 10131(A), including the operation and conduct of a commercial and residential resale brokerage with the public wherein, for or in expectation of compensation, for another or others, Respondents engaged in the business of, acted in the capacity of, advertised or assumed to act as a real estate broker, including the solicitation for listings of and the negotiation of the sale of real property as the agent of others.

4.2. CARLSBERG MORTGAGE COMPANY. At all times mentioned, in the City and County of Los Angeles, Respondents CMC and GEARY engaged in the business of, acted in the capacity of, advertised or assumed to act as real estate brokers within the meaning of Code Section 10131(b), including the operation and conduct of a property management brokerage with the public wherein, for or in expectation of compensation, for another or others, Respondents leased or rented or offered to lease or rent, or placed for rent, or solicited listings of

1 places for rent, or solicited for prospective tenants, or collected rents from real property, or
2 improvements thereon; and

3 4.3. In addition, CRMI conducted broker-controlled escrows through its escrow
4 division under the exemption set forth in California Financial Code Section 17006(a)(4) for real
5 estate brokers performing escrows incidental to a real estate transaction where the broker is a
6 party and where the broker is performing acts for which a real estate license is required.

7 CARLSBERG REALTY (MARYLAND) INC.

8 (AUDIT)

9 5. On September 2, 2010, the Department completed an audit examination of the
10 books and records of CRMI pertaining to the real estate resales and broker-controlled escrow
11 activities described in Paragraph 4, that require a real estate license. The audit examination
12 covered a period of time beginning on April 1, 2007 to February 28, 2010. The audit
13 examination revealed violations of the Code and the Regulations as set forth in the following
14 paragraphs, and more fully discussed in Audit Report LA 090208 & LA 090228 and the exhibits
15 and work papers attached to said audit report.

16 6. At all times mentioned, in connection with the activities described in
17 Paragraph 4, above, CRMI accepted or received funds including funds in trust (hereinafter "trust
18 funds") from or on behalf of actual or prospective parties to transactions handled by CRMI
19 including property owners and tenants. CRMI maintained two trust accounts:

20
21 "Carlsberg Realty, Inc.,
22 Town & Country Escrow Division Trust Account
23 xxxx0613"
First Regional Bank
Santa Monica, CA 90405

(T/A #1)

24
25 "Carlsberg Realty, Inc.,
26 Town & Country Escrow Division Trust Account
xxxx 0591"
First Regional Bank
Santa Monica, CA 90405

(T/A #2)

1 7. In the course of activities described in Paragraphs 4 and 6, above, and during
2 the examination period described in Paragraph 5, Respondents CRMI and GEARY, acted in
3 violation of the Code and the Regulations in that Respondents:

4 (a)(1) Permitted, allowed or caused the disbursement of trust funds from T/A #1,
5 where the disbursement of funds reduced the total of aggregate funds in T/A #1, to an amount
6 which, on February 28, 2010, the cutoff date of the audit examination, was \$100,606.22, less
7 than the existing aggregate trust fund liability to every principal who was an owner of said funds,
8 without first obtaining the prior written consent of the owners of said funds, in violation of Code
9 Section 10145 and Regulations 2832.1, 2950(g) and 2951.

10 (a)(2) Permitted, allowed or caused the disbursement of trust funds from T/A #2,
11 where the disbursement of funds reduced the total of aggregate funds in T/A #1, to an amount
12 which, on February 28, 2010, was \$36,596.90, less than the existing aggregate trust fund liability
13 to every principal who was an owner of said funds, without first obtaining the prior written
14 consent of the owners of said funds, in violation of Code Section 10145 and Regulations 2832.1,
15 2950(g) and 2951.

16 (b) Failed to maintain an accurate and complete control record in the form of a
17 columnar record in chronological order of all "Trust Funds Received - Not Placed In Broker's
18 Trust Account, in violation of Code Section 10145 and Regulations 2831, 2950(d) and 2951.

19 (c) Failed to place trust funds, including security deposits and tenant rents,
20 accepted on behalf of another into the hands of the owner of the funds, a neutral escrow
21 depository or into a trust fund account in the name of the trustee at a bank or other financial
22 institution not later than three business days following receipt of the funds by the broker or by the
23 broker's salesperson, in violation of Code Section 10145 and Regulation 2832(d), 2950(d) and
24 2951.

25 (d) Misrepresented to sellers Jones, Luna and Engelhard that CRMI held their
26 earnest money deposits, in violation of Code Section 10176(a).

27 (e) Failed to place trust funds from borrowers into a trust account in the name of

1 the broker as trustee at a bank or other financial institution in connection with CRMI's escrow
2 activities, in violation of Code Section 10145 and Regulations 2832(a), 2950(d) and 2951.

3 (f) Permitted Esther Cordero, an unlicensed and unbonded employee of CRMI, to
4 be an authorized signatory on the trust accounts, into which were deposited trust funds for buyers
5 and sellers, in violation of Code Section 10145 and Regulations 2834(a), 2950(d) and 2951.

6 (g) Failed to maintain a separate record for each beneficiary or transaction,
7 thereby failing to account for all trust funds received, deposited and disbursed for the trust
8 accounts, in violation of Code Section 10145 and Regulations 2831.1, 2950(d) and 2951.

9 (h) While acting in the capacity of an escrow holder in two purchase and sale
10 transactions (escrow Numbers 3055 and 1458), failed to place trust funds, including earnest
11 money deposits, accepted on behalf of another into the hands of the owner of the funds, a neutral
12 escrow depository or into a trust fund account in the name of the broker at a bank or other
13 financial institution not later than the next business day following receipt of the funds by the
14 broker or by the broker's salesperson, in violation of Code Section 10145 and Regulations
15 2832(e), 2950(f) and 2951.

16 (i) CRMI mixed and commingled trust funds and personal funds and made
17 unauthorized disbursements of beneficiary trust funds by transferring trust funds to and from T/A #1
18 and T/A #2, and vice-versa, then transferring said trust funds to CMC's B/A #1, CMC's main
19 bank account for its property management activities issuing checks therefrom GEARY's
20 operating expenses for several entities owned by him, in violation of Code Sections 10145,
21 10176(e), 10176(i) and/or 10177(g) and Regulation 2950(g).

22 (j) CRMI Failed to disclose in writing to all parties of GEARY's financial interest
23 and ownership of CRMI's escrow division, in violation of Code Sections 10145, 10176(g) and
24 Regulation 2950(h).

25 (k) Used the fictitious name of "Town & Country Escrow Division", to conduct
26 licensed activities including realty resales and broker-controlled escrows without holding a
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1 license bearing said fictitious business name, in violation of Code Section 10159.5 and
2 Regulation 2731.

3 8. The conduct of Respondents CRMI and GEARY, as alleged and described in
4 Paragraph 7, above, violated the Code and the Regulations as set forth below:

5 PARAGRAPH

PROVISIONS VIOLATED

6 7(a)

Code Section 10145 and Regulations 2832.1,
7 2950(g) and 2951

8
9 7(b)

Code Section 10145 and Regulations 2831, 2950(d)
10 and 2951

11
12 7(c)

Code Section 10145 and Regulations 2832(d),
13 2950(d) and 2951

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15 7(d)

Code Section 10176(a)

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17 7(e)

Code Section 10145 and Regulation 2832(a),
18 2950(d) and 2951

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20 7(f)

Code Section 10145 and Regulations 2834(a),
21 2950(d) and 2951

22
23 7(g)

Code Section 10145 and Regulation 2831.1,
24 2950(d) and 2951

25
26 7(h)

Code Section 10145 and Regulations 2832(e),
27 2950(f) and 2951

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Code Sections 10145, 10176(e), 10176(i) and/or
10177(g)

Code Section 10145, 10176(g) and Regulation
2950(h)

Code Section 10159.5 and Regulation 2731

The foregoing violations constitute cause for the suspension or revocation of the real estate license and license rights of CRMI and GEARY under the provisions of Code Sections 10176(a), 10176(e), 10176(g), 10176(i), 10177(d) and/or 10177(g).

CARLSBERG MANAGEMENT COMPANY

(Audit)

9. On September 30, 2010, the Department completed an audit examination of the books and records of CMC pertaining to the property management activities described in Paragraph 4, that require a real estate license. The audit examination covered a period of time beginning on July 1, 2007 to April 30, 2010. The audit examination revealed violations of the Code and the Regulations as set forth in the following paragraphs, and more fully discussed in Audit Report LA 090257 and the exhibits and work papers attached to said audit report.

10. At all times mentioned, in connection with the activities described in Paragraph 4, above, CMC accepted or received funds including funds in trust (hereinafter "trust funds") from or on behalf of actual or prospective parties to transactions, handled by CMC including property owners and tenants, buyers and sellers. CMC maintained eight trust accounts of which four are scheduled below:

“CMC Realty Inc.,
xxxx 2115”
First Regional Bank
Santa Monica, CA 90405

(B/A #1)

1 "Carlsberg Management Company
2 CMC-Ocean Walk Shoppes
3 xxxx 2033"
4 First Regional Bank
5 Santa Monica, CA 90405

(B/A #2)

6 "Carlsberg Management Company/
7 AAF Rancho Carlsbad Golf Course
8 xxxx 8398"
9 First Regional Bank
10 Santa Monica, CA 90405

(B/A #3)

11 "Carlsberg Management Company
12 CMC-Price/O'Brien Apartments
13 xxxx 4079"
14 First Regional Bank
15 Santa Monica, CA 90405

(B/A #4)

16 11. In the course of activities described in Paragraphs 4 and 10, above, and during
17 the examination period described in Paragraph 9, Respondents CMC and GEARY, acted in
18 violation of the Code and the Regulations in that Respondents:

19 (a)(1) Permitted, allowed or caused the disbursement of trust funds from B/A #1,
20 where the disbursement of funds reduced the total of aggregate funds in B/A #1, to an amount
21 which, on April 30, 2010, the cutoff date of the audit examination, was \$2,588,107.37, less than
22 the existing aggregate trust fund liability to every principal who was an owner of said funds,
23 without first obtaining the prior written consent of the owners of said funds, in violation of Code
24 Sections 10145, 10176(i) and/or 10177(g) and Regulation 2832.1.

25 (a)(2) Caused a \$1,931,000.00 discrepancy to exist in B/A #2, the CMC-Ocean
26 Walk Shoppes trust account, where such discrepancy was caused by the disbursement of trust
27 funds from B/A #2 to B/A #1, without first obtaining the prior written consent of the owners of
said trust funds in B/A #2, in violation of Code Sections 10145, 10176(i) and/or 10177(g).

(a)(3) Caused a \$11,000.00 discrepancy to exist in B/A #3, the AAF Rancho

1 Carlsbad Gold Course trust account, where such discrepancy was caused by the disbursement of
2 trust funds from B/A #3 to B/A #1, without first obtaining the prior written consent of the owners
3 of said trust funds in B/A #3, in violation of Code Sections 10145, 10176(i) and/or 10177(g) and
4 Regulations 2950(g) and 2951.

5 (a)(4) Caused a \$1,100.00 discrepancy to exist in B/A #3, CMC-Price/O'Brien
6 Apartments trust account, where such discrepancy was caused by the disbursement of trust funds
7 from B/A #3 to B/A #1, without first obtaining the prior written consent of the owners of said
8 trust funds in B/A #4, in violation of Code Sections 10145, 10176(i) and/or 10177(g).

9 (b) Failed to maintain an accurate and complete control record in the form of a
10 columnar record in chronological order of all trust funds received, deposited and disbursed by
11 B/A #1 through B/A #4, in violation of Code Sections 10145, 10176(i) and/or 10177(g) and
12 Regulation 2831.

13 (c) Failed to perform a monthly reconciliation of the balance of all separate
14 beneficiary or transaction records maintained pursuant to Regulation 2831.1 with the record of all
15 trust funds received, deposited and disbursed by B/A #1, in violation of Code Section 10145 and
16 Regulation 2831.2.

17 (d) Failed to maintain a separate record for each beneficiary or transaction,
18 thereby failing to account for all trust funds received, deposited and disbursed for the trust
19 accounts, in violation of Code Section 10145 and Regulation 2831.1.

20 (e) Failed to place trust funds into a trust account in the name of the broker as
21 trustee at a bank or other financial institution in connection with CMC's property management
22 activities, in violation of Code Section 10145 and Regulation 2832(a). B/A #1 through B/A 4
23 were not designated as trust accounts. B/A #1 was not in the name of the broker.

24 (f) Permitted Esther Cordero and Kathryn Schiebel, unlicensed and unbonded
25 employees of CMC, to be an authorized signatory on the trust accounts and permitted Gerald
26 Cockrell, an unlicensed and unbonded person, into which were deposited trust funds for property
27 owners and tenants, in violation of Code Section 10145 and Regulation 2834(a).

(g) Trust funds, including but not limited to rents, that had been deposited into CRMI's T/A #1 and T/A #2, and CMC's B/A #2 through B/A #4, and subsequently transferred to B/A #1, CMC's and GEARY's operating account, it appeared that the banks, American Patriot Bank (Acct. #6623512) and First Community Bank (Acct. #2011294) were located in the states of Tennessee and Kansas respectively and the investors for the corresponding out-of-state banks were not the exempt institutional investors, in violation of the trust fund handling procedures of Code Section 10145(a).

(h) Failed to disclose that CMC charged property owners service fees and charges for which no agreement or authorization existed. CMC charged property owner Price Apt LLC a maintenance fee in the amount of \$350.00 for use of CMC's computer. CMC also charged property owner Ocean Walk Shoppes a \$5,000.00 administration fee for at the end of year where the administration fee was neither authorized nor contained in the management agreement between CMC and Ocean Walk Shoppes, in violation of Code Section 10176(g).

(i) CMC mixed and commingled trust funds and personal funds and made unauthorized disbursements of beneficiary trust funds by transferring trust funds to and from T/A #1 and T/A #2, and vice-versa, then transferring said trust funds to CMC's B/A #1, CMC's main bank account for its property management activities issuing checks therefrom GEARY's operating expenses for several entities owned by him, in violation of Code Sections 10145, 10176(e), 10176(i) and/or 10177(g).

12. The conduct of Respondents CMC and GEARY, as alleged and described in Paragraph 11, above, violated the Code and the Regulations as set forth below:

PARAGRAPH

PROVISIONS VIOLATED

11(a)

Code Sections 10145, 10176(i) and/or 10177(g) and Regulation 2832.1

11(b)

Code Section 10145, 10176(i) and/or 10177(g) and Regulation 2831

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| 11(c) | Code Section 10145, 10176(i) and/or 10177(g) and Regulation 2831.2 |
| 11(d) | Code Sections 10145, 10176(a) and Regulation 2831.1 |
| 11(e) | Code Sections 10145, 10176(i) and/or 10177(g) and Regulation 2832(a) |
| 11(f) | Code Section 10145 and Regulations 2834(a) |
| 11(g) | Code Section 10145(a) |
| 11(h) | Code Section 10176(g) |
| 11(i) | Code Sections 10145, 10176(e), 10176(i) and/or 10177(g) |

The foregoing violations constitute cause for the suspension or revocation of the real estate license and license rights of CMC and GEARY under the provisions of Code Sections 10176(e), 10176(g), 10176(i), 10177(d) and 10177(g).

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1 CARSLBERG REALTY (MARYLAND) INC., CARLSBERG MANAGEMENT COMPANY

2 (Slush Fund)

3 13. The conduct of Respondents CARSLBERG REALTY (MARYLAND) INC.,
4 CARLSBERG MANAGEMENT COMPANY and WILLIAM WARREN GEARY JR., of
5 making unauthorized transfers trust funds from protected beneficiary trust accounts to fund
6 Respondents' personal, business and investment ventures, accompanied by falsification of trust
7 funds records to deceive the trust fund owner-beneficiaries as to the true status of their defalcated
8 trust funds, constitutes the use of client trust funds as a slush fund, is in violation of Code
9 Sections:

10 (a) 10176(a) for substantial misrepresentation.

11 (b) 10176(b) for making false promises of a character likely to influence,
12 persuade or induce buyers and sellers, property owners and renters into believing their escrowed
13 funds, deposits and rents maintained in bona fide trust accounts.

14 (c) 10176(e) for commingling beneficiary trust funds.

15 (d) 10176(i) for fraud and dishonest dealing in connection with the ongoing
16 systematic scheme to convert client-beneficiary trust funds for use as a private banking reserve
17 fund for Respondents' own purposes.

18 (e) 10176(i) for conversion of trust funds.

19 (f) 10176(i) for concealment of trust fund status by falsification of trust fund
20 accounting records.

21 (g) 10176(i) for fraud in concealment the conversion of trust funds owned by
22 Ocean Walk Shoppes by classifying the \$1,931,000.00 unauthorized disbursement as a loan to
23 Respondents.

24 (h) 10177(i) for breach of fiduciary for the slush fund defalcation scheme; and
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1 (i) 10177(g) for negligence or incompetence in exposing client trust funds to
2 seizure for by federal and California tax authorities and general creditors by Respondents,
3 transfer to unprotected non trust fund accounts.

4 (Negligence)

5 14. The overall conduct of Respondents CARLSBERG REALTY
6 (MARYLAND) INC. and CARLSBERG MANAGEMENT COMPANY and WILLIAM
7 WARREN GEARY JR. constitutes negligence and is cause for the suspension or revocation of
8 the real estate license and license rights of said Respondents pursuant to Code Section 10177(g).

9 (Fiduciary Duty)

10 15. The overall conduct of Respondents CARLSBERG REALTY
11 (MARYLAND) INC. and CARLSBERG MANAGEMENT COMPANY and WILLIAM
12 WARREN GEARY JR. constitutes a breach of fiduciary duty with respect to the said
13 Respondent's real estate consumers and clientele. This conduct and violation are cause for the
14 suspension or revocation of the real estate license and license rights of said Respondents pursuant
15 to Code Section 10176(i).

16 (Failure to Supervise)

17 16. The overall conduct of Respondent WILLIAM WARREN GEARY JR.
18 constitutes a failure on his part, as officer designated by a corporate broker licensee, to exercise
19 the reasonable supervision and control over the licensed activities of CARLSBERG REALTY
20 (MARYLAND) INC. and CARLSBERG MANAGEMENT COMPANY, as required by Code
21 Section 10159.2. This conduct is cause for the discipline of the real estate license and license
22 rights of Respondent pursuant to the provisions of Code Sections 10177(d), 10177(g) and
23 10177(h).
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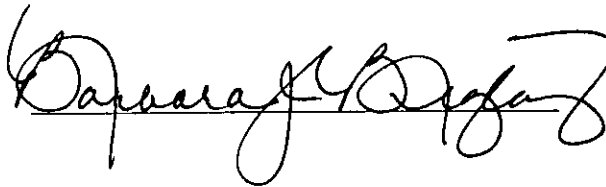
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1 (e) Holding any position of employment, management, control, or ownership, as a
2 real estate broker, a real estate salesperson, or an unlicensed person, in any business involving
3 any of the activities mentioned in paragraphs (a) through (d) above.

4 This Order shall be effective immediately.

5 It is so ordered this 7th day of July, 2011.
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7 BARBARA J. BIGBY
8 Acting Real Estate Commissioner

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