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**FILED**

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AUG 17 2011

DEPARTMENT OF REAL ESTATE  
BY: *Sharon Nelson*

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

To:	)	
	)	NO. H-37313 LA
	)	
LOUCINDA E. ABLIN and	)	ORDER TO DESIST AND
PRECISION PROPERTY	)	REFRAIN
	)	(B&P Code Section 10086)
_____	)	

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17           The Commissioner (Commissioner) of the California Department of Real Estate  
18 (Department) caused an investigation to be made of the activities of LOUCINDA E. ABLIN  
19 ("ABLIN") and PRECISION PROPERTY. Based on that investigation, the Commissioner has  
20 determined that ABLIN and PRECISION have engaged in, are engaging in, or are attempting to  
21 engage in, acts or practices constituting violations of the California Business and Professions  
22 Code (Code), including the business of, acting in the capacity of, and/or advertising or assuming  
23 to act as, real estate brokers in the State of California within the meaning of Section 10131(a)  
24 (soliciting the purchase of real property) and Section 10131(b) (soliciting listings of places for  
25 rent ) of the Code. Furthermore, based on the investigation, the Commissioner hereby issues the  
26 following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the  
27 authority of Section 10086 of the Code.

1 Whenever acts referred to below are attributed to ABLIN or PRECISION, those  
2 acts are alleged to have been done by ABLIN or PRECISION, acting by themselves, or by and/or  
3 through one or more agents, associates, affiliates, and/or co-conspirators.

4 FINDINGS OF FACT

5 1. ABLIN has been licensed by the Department as a salesperson since June 25,  
6 1997. From November 20, 2010 through the present, ABLIN has not been licensed with the  
7 Department as employed under any real estate broker.

8 2. PRECISION was licensed by the Department as a fictitious business name for  
9 broker Gary Peter Derosier from May 19, 2009 to November 22, 2009. PRECISION has not  
10 been licensed with the Department in any capacity since November 22, 2009.

11 3. Beginning at an unknown time and continuing from February 2, 2011 through  
12 the present, a website located at [http:// www.precisionprop.us](http://www.precisionprop.us) listed ABLIN as the broker for  
13 PRECISION and offered real estate sales and property management services.

14 CONCLUSIONS OF LAW

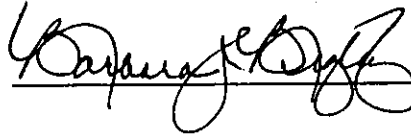
15 4. Based on the findings of fact contained in paragraphs 1 through 3, ABLIN,  
16 and PRECISION acting by themselves, or by and/or through one or more agents, associates,  
17 affiliates, and/or co-conspirators, solicited purchasers of real property and property  
18 management services, which acts require a real estate broker license under Sections 10131(a)  
19 and 10131(b) of the Code, during a period of time when ABLIN and PRECISION were not  
20 licensed by the Department as real estate brokers, in violation of Section 10130 of the Code.

21 DESIST AND REFRAIN ORDER

22 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated  
23 herein, it is hereby ordered that LOUCINDA E. ABLIN and PRECISION PROPERTY, whether  
24 doing business under their own names, or any other names, ARE HEREBY ORDERED to  
25 immediately desist and refrain from performing any acts within the State of California for which  
26 a real estate broker license is required, unless or until they are properly licensed by the  
27 Department.

1 DATED: 5/17/11

2  
3 Real Estate Commissioner

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6 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a  
7 real estate broker or real estate salesperson without a license or who advertises using words  
8 indicating that he or she is a real estate broker without being so licensed shall be guilty of a  
9 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by  
10 imprisonment in the county jail for a term not to exceed six months, or by both fine and  
11 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars  
12 (\$60,000)."

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24 cc: LOUCINDA E. ABLIN  
PRECISION PROPERTY

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