

1 the investigation, the Commissioner hereby issues the following Findings of Fact, Conclusions of
2 Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

3 Whenever acts referred to below are attributed to TREADWAY, those acts are
4 alleged to have been done by TREADWAY, acting by himself, or by and/or through one or more
5 agents, associates, affiliates, and/or co-conspirators, and using the name Treadway Real Estate
6 Group, or other names or fictitious names unknown at this time.
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8 FINDINGS OF FACT

9 1. On or about February 19, 2005, TREADWAY was licensed as a restricted
10 real estate salesperson by the Department (License No. 01417591).

11 2. At no time herein mentioned has Treadway Real Estate Group been licensed
12 by the Department in any capacity.

13 3. During the period of time set out below, TREADWAY solicited borrowers
14 and negotiated to do one or more of the following acts for another or others, for or in
15 expectation of compensation: solicit prospective sellers or purchasers of, solicit or obtain
16 listings of, or negotiate the purchase, sale or exchange of real property.

17 4. For an unknown period of time prior to April 5, 2009, until and including
18 August 24, 2010, TREADWAY advertised, and continues to advertise, his services under one
19 or more business names including Treadway Real Estate Group on a website located at
20 **<http://treadwayreg.com>**. Those advertisements solicited, and continue to solicit,
21 prospective sellers and purchasers of residential and commercial property, brokerage services
22 and financing services for borrowers.

23 5. On or about April 5, 2008, TREADWAY while using the name Treadway
24 Real Estate Group entered into a written "Residential Purchase Agreement" as the selling agent
25 for Steve G. concerning real property located in the city of Dana Point, California, whereby
26 TREADWAY, as his fee for services, would receive a broker commission of three percent
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1 (3%) of the transaction price of the property at close of escrow, in violation of Section 10131(a)
2 of the Code.

3 CONCLUSIONS OF LAW

4 6. Based on the findings of fact contained in paragraphs 1 through 4,
5 TREADWAY, acting by himself, or by and/or through one or more agents, associates,
6 affiliates, and/or co-conspirators, and using the name Treadway Real Estate Group, or other
7 names or fictitious names unknown at this time, solicited prospective sellers and purchasers of
8 real property, solicited or obtained listing of, or negotiated the sale or purchase of real property,
9 which requires a real estate license under Section 10131(a) of the Code, during a period of time
10 when TREADWAY was not licensed by the Department as a real estate broker, in violation of
11 Section 10130 of the Code.

12 DESIST AND REFRAIN ORDER

13 Based on the Findings of Fact and Conclusions of Law stated herein, you
14 MICHAEL DEAN TREADWAY, whether doing business under your own name, or using
15 the name Treadway Real Estate Group, or any other names or fictitious names, ARE HEREBY
16 ORDERED to immediately desist and refrain from performing any acts within the State of
17 California for which a real estate broker license is required, and in particular, soliciting
18 borrowers and/or performing services for borrowers or lenders in connection with loans secured
19 directly or collaterally by one or more liens on real property, unless and until you obtain a real
20 estate broker license issued by the Department.

21 DATED: 8/19, 2011

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23 Barbara J. Bigby
24 Acting Real Estate Commissioner

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

8 cc: Michael Dean Treadway
9 PO Box 3811
10 Dana Point, CA 92629

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