Department of Real Estate 320 West Fourth Street, Ste. 350 Los Angeles, California 90013 Telephone: (213) 576-6982		FEB 2 1 2013 DEPARTMENT OF REAL ESTATE
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DEPARTMENT OF REAL ESTATE		
STATE OF CALIFORNIA		
* *	* * *	
To:)	No. H-38727 LA
CHARVET ASSOCIATES, dba)	ORDER TO DESIST
South Bay Property Management.)	AND REFRAIN
)	(B&P Code Section 10086)
The Commissioner ("Commissioner") of the California Department of Real Estate		
("Department") caused an investigation to be made of the activities of CHARVET		
ASSOCIATES, dba South Bay Property Management. Based on that investigation, the		
Commissioner has determined that CHARVET ASSOCIATES, dba South Bay Property		
Management, has engaged in, is engaging in, or is attempting to engage in, acts or practices		
constituting violations of the California Business and Professions Code ("Code") including		
acting in the capacity of, advertising and/or assuming to act as real estate brokers in the State of		
California within the meaning of Code Sections 10131(b) (leasing or renting, or soliciting		
prospective tenants, or collecting rents on behal	f of another of	or others). Based on the findings of
that investigation, as set forth below, the Commissioner hereby issues the following Findings of		
Fact and Desist and Refrain Order pursuant to Code Section 10086.		
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	320 West Fourth Street, Ste. 350 Los Angeles, California 90013 Telephone: (213) 576-6982 DEPARTMENT STATE OF * * To: CHARVET ASSOCIATES, dba South Bay Property Management. The Commissioner ("Commissio ("Department") caused an investigation to be m ASSOCIATES, dba South Bay Property Manage Commissioner has determined that CHARVET Management, has engaged in, is engaging in, or constituting violations of the California Busines acting in the capacity of, advertising and/or asso California within the meaning of Code Sections prospective tenants, or collecting rents on behal that investigation, as set forth below, the Comm Fact and Desist and Refrain Order pursuant to C ///	320 West Fourth Street, Ste. 350 Los Angeles, California 90013 Telephone: (213) 576-6982 DEPARTMENT OF REAL EX STATE OF CALIFORN: ***** To:) CHARVET ASSOCIATES, dba) South Bay Property Management.) The Commissioner ("Commissioner") of the ("Department") caused an investigation to be made of the ac ASSOCIATES, dba South Bay Property Management. Base Commissioner has determined that CHARVET ASSOCIAT Management, has engaged in, is engaging in, or is attemptin constituting violations of the California Business and Profes acting in the capacity of, advertising and/or assuming to act California within the meaning of Code Sections 10131(b) (de prospective tenants, or collecting rents on behalf of another of that investigation, as set forth below, the Commissioner here Fact and Desist and Refrain Order pursuant to Code Section ///

FINDINGS OF FACT

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1	TINDINGS OF FACT		
2	1. CHARVET ASSOCIATES, dba South Bay Property Management		
3	("CHARVET") is a California corporation. CHARVET is not currently licensed by the		
4	Department as a real estate broker. CHARVET was licensed by the Department as a corporate		
5	real estate broker beginning on or about September 24, 1987, and continuing through on or about		
6	September 23, 1995. CHARVET's corporate broker license expired on September 23, 1995,		
7	and has never been renewed.		
8	2. Rita Alleshouse ("Alleshouse") is not currently licensed by the Department in		
9	any capacity. At all times relevant herein, Alleshouse is and was the CEO of CHARVET.		
10	3. On or about December 5, 2000, CHARVET filed a fictitious business name		
11	statement with the Los Angeles County Recorder's office indicating that it was using the		
12	fictitious business name South Bay Property Management to conduct business at 1536 W. 25th		
13	St., #A, San Pedro, CA 90732. On or about December 27, 2010, Alleshouse, as owner of		
14	CHARVET, filed a new fictitious business name statement indicating that CHARVET was still		
15	operating a business using the name South Bay Property Management, with offices located at		
16	1536 W. 25 th St., #A, San Pedro, CA 90732.		
17	4. Beginning at a time on or before December 27, 2010, and continuing through		
18	the present time, CHARVET, doing business as South Bay Property Management, advertised		
19	and solicited prospective tenants of rental properties on behalf of the owners of the properties		
20	and engaged in property management activities.		
21	CONCLUSIONS OF LAW		
22	The conduct, acts and/or omissions of CHARVET ASSOCIATES, doing business as		
23	South Bay Property Management, as set forth in the Findings of Fact above, when not licensed		
24	by the Department as a real estate broker or as a salesperson employed by a real estate broker		
25	licensed by the Department, was in violation of Code Section 10130.		
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1	DESIST AND REFRAIN ORDER		
2	Based on the Findings of Fact and Conclusions of Law stated herein, CHARVET		
3	ASSOCIATES, doing business as South Bay Property Management, whether doing business		
4	under its own name, or any other names, or fictitious names, IS HEREBY ORDERED to		
5	immediately desist and refrain from performing any acts which require a real estate broker		
6	license until CHARVET ASSOCIATES is properly licensed. Such acts include, but are not		
7	limited to:		
8	(i) advertisting, leasing or renting, or offering to lease or rent property, or		
9	soliciting listings of places for rent, or soliciting prospective tenants, or collecting rents on		
10	behalf of another or others in expectation of compensation; and		
11	(ii) charging, demanding, or collecting a fee for any of the services offered to		
12	others, unless and until CHARVET ASSOCIATES obtains a real estate broker license issued by		
13	the Department, and until CHARVET ASSOCIATES demonstrates and provides evidence		
14	satisfactory to the Commissioner that CHARVET ASSOCIATES is in full compliance with all		
15	of the requirements of the Code and Commissioner's Regulations relating to charging,		
16	collecting, and accounting for fees.		
17	DATED:, 2013		
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19	Real Estate Commissioner		
20	a the		
21	By: AWET P. KIDANE		
22	Chief Deputy Commissioner		
23			
24	cc: Charvet Associates		
25	dba South Bay Property Management c/o Rita Alleshouse, Agent for Service		
26	1536 W. 25 th St. #A San Pedro, CA 90732		
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