

1 Department of Real Estate  
320 West Fourth Street, Ste. 350  
2 Los Angeles, California 90013

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8 DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

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11 To:	)	No. H-38727 LA
	)	
12 CHARVET ASSOCIATES, dba	)	<u>ORDER TO DESIST</u>
13 South Bay Property Management.	)	<u>AND REFRAIN</u>
	)	
14	)	(B&P Code Section 10086)
	)	

15 The Commissioner ("Commissioner") of the California Department of Real Estate  
16 ("Department") caused an investigation to be made of the activities of CHARVET  
17 ASSOCIATES, dba South Bay Property Management. Based on that investigation, the  
18 Commissioner has determined that CHARVET ASSOCIATES, dba South Bay Property  
19 Management, has engaged in, is engaging in, or is attempting to engage in, acts or practices  
20 constituting violations of the California Business and Professions Code ("Code") including  
21 acting in the capacity of, advertising and/or assuming to act as real estate brokers in the State of  
22 California within the meaning of Code Sections 10131(b) (leasing or renting, or soliciting  
23 prospective tenants, or collecting rents on behalf of another or others). Based on the findings of  
24 that investigation, as set forth below, the Commissioner hereby issues the following Findings of  
25 Fact and Desist and Refrain Order pursuant to Code Section 10086.

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1 FINDINGS 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. 25<sup>th</sup>  
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<sup>th</sup> 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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(i) advertising, leasing or renting, or offering to lease or rent property, or soliciting listings of places for rent, or soliciting prospective tenants, or collecting rents on behalf of another or others in expectation of compensation; and

DATED: 1/27, 2013



cc: Charvet Associates  
dba South Bay Property Management  
c/o Rita Alleshouse, Agent for Service  
1536 W. 25<sup>th</sup> St. #A  
San Pedro, CA 90732