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**FILED**

OCT 26 2015

BUREAU OF REAL ESTATE

BEFORE THE BUREAU OF REAL ESTATE *Dr. [Signature]*

STATE OF CALIFORNIA

\* \* \*

11 In the Matter of the Accusation of )	No. H- 40001 LA
12 )	<u>A C C U S A T I O N</u>
13 )	
13 BOB TAYLOR PROPERTIES, INC.;	)
and CHERYL ANNE	)
14 JOHNSON individually	)
and as designated officer of	)
15 Bob Taylor Properties, Inc.,	)
16 Respondents,	)
17 )	
18 )	

19  
20 The Complainant, Maria Suarez, a Supervising Special  
21 Investigator of the State of California, for cause of accusation  
22 against BOB TAYLOR PROPERTIES, INC. and CHERYL ANNE JOHNSON  
23 individually and as designated officer of Bob Taylor Properties,  
24 Inc., alleges as follows:

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26 ///

27 Accusation of Bob Taylor Properties, Inc.

1           1. The Complainant, Maria Suarez, acting in her  
2 official capacity as a Supervising Special Investigator of the  
3 State of California, makes this Accusation against BOB TAYLOR  
4 PROPERTIES, INC., and CHERYL ANNE JOHNSON.

5           2. BOB TAYLOR PROPERTIES, INC., and CHERYL ANNE  
6 JOHNSON individually and as designated officer of Bob Taylor  
7 Properties, Inc. (hereinafter referred to as "Respondents") are  
8 presently licensed and/or have license rights under the Real  
9 Estate Law (Part 1 of Division 4 of the Business and Professions  
10 Code, hereinafter Code).

11           3. At all times herein mentioned, Respondents BOB  
12 TAYLOR PROPERTIES, INC., and CHERYL ANNE JOHNSON were licensed as  
13 real estate brokers. Respondent JOHNSON was the designated  
14 officer and pursuant to Code Section 10159.2 was responsible for  
15 the supervision and control of the activities conducted on behalf  
16 of the corporation by its officers and employees as necessary to  
17 secure full compliance with the provisions of the real estate law  
18 including supervision of salespersons licensed to the corporation  
19 in the performance of acts for which a real estate license is  
20 required.

21           4. At all times material herein, Respondents engaged  
22 in the business of, acted in the capacity of, advertised or  
23 assumed to act as real estate brokers in the State of California  
24 within the meaning of Section 10131(b) of the Code including  
25 soliciting owners and renters, negotiating the lease and rental  
26 of real property, and collecting rents from real property.

27           Accusation of Bob Taylor Properties, Inc.

1           5. On or about June 30, 2015, the Bureau completed an  
2 examination of Respondent BOB TAYLOR PROPERTIES, INC.'s books and  
3 records, pertaining to the activities described in Paragraph 4  
4 above, covering a period from January 1, 2014, through March 31,  
5 2015, which examination revealed violations of the Code and of  
6 Title 10, Chapter 6, California Code of Regulations (hereinafter  
7 Regulations) as set forth below.

8           6. The examination described in Paragraph 5, above,  
9 determined that, in connection with the activities described in  
10 Paragraph 4 above, Respondents accepted or received funds,  
11 including funds in trust (hereinafter "trust funds") from or on  
12 behalf of principals, and thereafter made deposit or disbursement  
13 of such funds.

14           7. In the course of activities described in Paragraphs  
15 4 through 6 and during the examination period described in  
16 Paragraph 5, Respondents BOB TAYLOR PROPERTIES, INC., and CHERYL  
17 ANNE JOHNSON acted in violation of the Code and the Regulations  
18 as follows, and as more specifically set forth in Audit Report  
19 No. LA 140144 and related exhibits:

20           a. Violated Code Section 10145 by failing to deposit  
21 rents collected into a real estate broker trust account.

22           b. Violated Code Section 10145 and Regulations 2831,  
23 2831.1, and 2831.2 by failing to maintain the required control  
24 record, separate records, and monthly trust account  
25 reconciliations.

26           The Accusation of Bob Taylor Properties, Inc.  
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1 c. Violated Code Section 10176(e) by commingling rents  
2 collected with their own money.

3 d. Violated Code Section 10148 by not providing their  
4 books and records and other records for examination and  
5 inspection by the Bureau.

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7 8. The conduct, acts and/or omissions of Respondents  
8 BOB TAYOR PROPERTIES, INC., and CHERYL ANNE JOHNSON, as alleged  
9 above, subjects their real estate licenses and license rights to  
10 suspension or revocation pursuant to Sections 10176(e), 10177(d)  
11 and 10177(g) of the Code.

12 FAILURE TO SUPERVISE

13 9. The conduct, acts and/or omissions of Respondent  
14 JOHNSON, in failing to ensure full compliance with the Real  
15 Estate Law is in violation of Code Section 10159.2 and subjects  
16 her real estate licenses and license rights to suspension or  
17 revocation pursuant to Sections 10177(d), 10177(g), and 10177(h)  
18 of the Code.

19 COST RECOVERY

20 Code Section 10106 provides, in pertinent part, that in  
21 any order issued in resolution of a disciplinary proceeding  
22 before the bureau, the commissioner may request the  
23 administrative law judge to direct a licensee found to have  
24 committed a violation of this part to pay a sum not to exceed the  
25 reasonable costs of the investigation and enforcement of the  
26 case.

27 The Accusation of Bob Taylor Properties, Inc.

1           WHEREFORE, Complainant prays that a hearing be  
2 conducted on the allegations of this Accusation and that upon  
3 proof thereof, a decision be rendered imposing disciplinary  
4 action against all licenses and license rights of Respondents BOB  
5 TAYLOR PROPERTIES, INC., and CHERYL ANNE TAYLOR individually and  
6 as designated officer of Bob Taylor Properties, Inc. under the  
7 Real Estate Law (Part 1 of Division 4 of the Business and  
8 Professions Code), for the cost of investigation and enforcement  
9 as permitted by law, and for such other and further relief as may  
10 be proper under other applicable provisions of law.

11 Dated at Los Angeles, California

12 this 23<sup>rd</sup> day of October, 2015.

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14   
15 MARIA SUAREZ  
16 Supervising Special Investigator  
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24 cc: Bob Taylor Properties, Inc.  
25 Cheryl Anne Johnson  
26 Maria Suarez  
27 Sacto.

Accusation of Bob Taylor Properties, Inc.