

FILED

JUN 06 2018

BUREAU OF REAL ESTATE
By 

STEVE CHU, Counsel (SBN 238155)
Bureau of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 620-6430
Fax: (213) 576-6917

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of)	No. H-40998 LA
)	
BOB TAYLOR PROPERTIES INC,)	<u>A C C U S A T I O N</u>
)	
Respondent.)	
)	

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, for cause of Accusation against BOB TAYLOR PROPERTIES INC ("Respondent") is informed and alleges as follows:

1.

The Complainant, Veronica Kilpatrick, acting in her official capacity as a Supervising Special Investigator of the State of California, makes this Accusation against BOB TAYLOR PROPERTIES INC.

2.

All references to the "Code" are to the California Business and Professions Code and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

///

///

Accusation of Bob Taylor Properties Inc

1 LICENSE HISTORY

2 3.

3 3(a) At all times mentioned, Respondent BOB TAYLOR PROPERTIES INC
4 ("BOB TAYLOR PROPERTIES") was licensed and/or had license rights issued by the Bureau
5 of Real Estate ("Bureau") as a corporate real estate broker.

6 3(b) From February 28, 2001, until April 27, 2018, BOB TAYLOR
7 PROPERTIES was licensed by the Bureau as a corporate real estate broker by and through
8 Cheryl Anne Johnson, as the designated officer and broker responsible, pursuant to Code
9 section 10159.2, for supervising the activities requiring a real estate license conducted on behalf
10 of BOB TAYLOR PROPERTIES, or by BOB TAYLOR PROPERTIES'S officers, agents and
11 employees. On April 27, 2018, Cheryl Anne Johnson surrendered all of her real estate licenses.
12 From April 27, 2018, to the present, BOB TAYLOR PROPERTIES has no broker affiliation
13 and cannot perform any licensed activity.

14 BROKERAGE

15 BOB TAYLOR PROPERTIES INC

16 4.

17 At all times mentioned, in the City of Los Angeles, County of Los Angeles,
18 Respondent BOB TAYLOR PROPERTIES acted as a real estate broker, conducting licensed
19 activities within the meaning of Code section 10131(b) (leases or rents real property for others).

20 VIOLATIONS OF THE REAL ESTATE LAW

21 5.

22 Respondent BOB TAYLOR PROPERTIES acted in violation of the Code and
23 the Regulations in that a subpoena was served to BOB TAYLOR PROPERTIES for the
24 production of books and records related to the property management activities conducted by
25 BOB TAYLOR PROPERTIES. BOB TAYLOR PROPERTIES failed to retain and make
26 available for examination, copying, and inspection the books, accounts, and records related to
27 BOB TAYLOR PROPERTIES'S property management activities for the period May 2016 to

Accusation of Bob Taylor Properties Inc

1 February 2017, in violation of Code section 10148, which constitutes cause for the suspension
2 or revocation of all the real estate licenses and license rights of BOB TAYLOR PROPERTIES
3 pursuant to the provisions of Code sections 10177(d) and 10177(g).

4 6.

5 Code section 10106 provides, in pertinent part, that in any order issued in
6 resolution of a disciplinary proceeding before the Bureau of Real Estate, the Commissioner may
7 request the administrative law judge to direct a licensee found to have committed a violation of
8 this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of
9 the case.

10 WHEREFORE, Complainant prays that a hearing be conducted on the
11 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
12 disciplinary action against all the real estate licenses and license rights of Respondent BOB
13 TAYLOR PROPERTIES INC under the Real Estate Law, for the cost of audit, investigation,
14 and enforcement as permitted by law, and for such other and further relief as may be proper
15 under other applicable provisions of law.

16
17 Dated at San Diego, California

18 this 29 day of May, 2018

19
20 
21 Veronica Kilpatrick
22 Supervising Special Investigator

23 cc: BOB TAYLOR PROPERTIES INC
24 Veronica Kilpatrick
25 Sacto.
26
27