

FILED

7/24/18

DEPARTMENT OF REAL ESTATE

By AR Salvo

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	DRE No. H-40998 LA
)	
BOB TAYLOR PROPERTIES INC,)	
)	
Respondent.)	

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on July 10, 2018, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) Respondent, BOB TAYLOR PROPERTIES INC'S (herein Respondent) express admissions; (2) affidavits; and (3) other evidence.

This Decision revokes one or more real estate license and/or license rights pursuant to the Real Estate Law, Part I of Division 4, of the Business and Professions Code ("the Code") Sections 10148, 10177(d), and 10177(g), of the Code.

Pursuant to Government Code section 11521, the California Department of Real Estate ("the Department") may order reconsideration of this Decision on petition of any party. The party seeking reconsideration shall set forth new facts, circumstances, and evidence, or errors in law or analysis, that show(s) grounds and good cause for the Commissioner to reconsider the Decision. If new evidence is presented, the party shall specifically identify the new evidence and explain why it was not previously presented. The Department's power to order reconsideration of this Decision shall expire 30 days after mailing of this Decision, or on the effective date of this Decision, whichever occurs first. The right to reinstatement of a revoked real estate license, or to the reduction of a penalty, is controlled by Section 11522 of the Government Code. A copy of Sections 11521 and 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of respondent.

FINDINGS OF FACT

1.

On May 29, 2018, Veronica Kilpatrick made the Accusation in her official capacity as a Supervising Special Investigator of the Department. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, return receipt requested, to Respondent's last known mailing address on file with the Department on June 06, 2018.

On July 10, 2018, no Notice of Defense having been received or filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

2.

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Code as a corporate real estate broker.

3.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on June 06, 2018, which is incorporated herein as part of this Decision.

DETERMINATION OF ISSUES

1.

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

2.

Respondent acted in violation of the Code and the Regulations in that a subpoena was served to BOB TAYLOR PROPERTIES for the production of books and records related to the property management activities conducted by BOB TAYLOR PROPERTIES. BOB TAYLOR PROPERTIES failed to retain and make available for examination, copying, and inspection the books, accounts, and records related to BOB TAYLOR PROPERTIES'S property management activities for the period May 2016 to February 2017, in violation of Code section 10148, which constitutes cause for the suspension or revocation of all the licenses, license endorsements, and license rights of Respondent under the provisions of Code sections 10177(d) and 10177(g).

3.

The standard of proof applied was clear and convincing evidence to a reasonable certainty.

ORDER

All licenses and licensing rights of Respondent BOB TAYLOR PROPERTIES INC, under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on 8/9/18.

DATED: July 18, 2018.

DANIEL J. SANDRI
ACTING REAL ESTATE COMMISSIONER




1 Department of Real Estate
2 1651 Exposition, Blvd.
3 Sacramento, CA, 95815

FILED

July 10, 2018

DEPARTMENT OF REAL ESTATE

By 

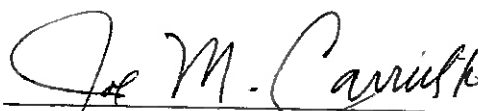
BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

11 In the Matter of the Accusation of) DRE NO. H-40998 LA
12)
13 BOB TAYLOR PROPERTIES INC.,) DEFAULT ORDER
14 Respondent.)

15 Respondent BOB TAYLOR PROPERTIES INC., having failed to file a
16 Notice of Defense within the time required by Section 11506 of the Government Code, is
17 now in default. It is, therefore, ordered that a default be entered on the record in this matter.

18 IT IS SO ORDERED July 10, 2018

19 DANIEL J. SANDRI
20 ACTING REAL ESTATE COMMISSIONER

21
22 By: 
23 JOSEPH M. CARRILLO
24 Regional Manager
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