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Los Angeles, California 90013-1105
Telephone: (213) 576-6982

FILED
JUN 18 2020
DEPT. OF REAL ESTATE
By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

<p>To:</p> <p>PACIFIC WEST HOMES & INVESTMENTS, INC., DEREK GEORGE HAYMOND, and WALTER STEVEN NEVAREZ.</p>	<p>DRE No. H-41699 LA</p> <p><u>ORDER TO DESIST & REFRAIN</u> (B&P Code § 10086)</p>
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The Commissioner ("Commissioner") of the California Department of Real Estate ("Department") caused an investigation to be made of the activities of PACIFIC WEST HOMES & INVESTMENTS, INC. ("PWHII") ("Respondent") as a real estate broker and is of the opinion that PWHII is in violation of Section 10177, subdivision (f), of the Business and Professions Code of the State of California ("Code") and Section 2742, subdivision (c), Title 10, Chapter 6, of the California Code of Regulations ("Regulations"). 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 Section 10086 of the Code.

All references to the "Code" are to the California Business and Professions Code, all references to the "Real Estate Law" are to Part 1 of Division 4 of the Code, and all references to

1 "Regulations" are to the Regulations of the Real Estate Commissioner, Title 10, Chapter 6,
2 California Code of Regulations.

3 FINDINGS OF FACT

4 1. PWHII is currently licensed as a corporate real estate broker, License ID
5 02007518. PWHII's license is scheduled to expire on or about May 15, 2020. Respondent has
6 renewal rights under Code section 10201. The Department retains jurisdiction pursuant to Code
7 section 10103.

8 2. PWHII is a California corporation, Entity Number C3884355. On or February 25,
9 2020, the rights and privileges of PWHII were, and still currently are, suspended by the
10 California Secretary of State pursuant to the provisions of the California Revenue and Taxation
11 Code. Said suspension is a violation of Code section 10177, subdivision (f), in that it would have
12 constituted grounds for the denial of PWHII's corporate real estate broker license under
13 Regulation 2742, subdivision (c).

14 3. DEREK GEORGE HAYMOND ("HAYMOND") is currently licensed as the
15 designated officer of PWHII. As such, pursuant to Code Section 10159.2, HAYMOND is
16 responsible for the supervision and control of the activities conducted on behalf of the
17 corporations by its officers and employees as necessary to secure full compliance with the Real
18 Estate Law (Section 10000, et seq., of the Code), including the supervision of salespersons
19 licensed to the corporation in the performance of their acts for which a license is required.

20 4. WALTER STEVEN NEVAREZ ("NEVAREZ") aka Walter S. Nevarez, W.
21 Steven Nevarez, and Steven Nevarez, has never been individually licensed in any capacity by
22 the Department. NEVAREZ is an officer, director, and owner of PWHII.

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