


1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, California 90013-1105
4 Telephone: (213) 576-6982

FILED

APR 04 2022

DEPT. OF REAL ESTATE
By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

11 * * * *

12 To:)
13)
14)
15)
16)
17)
18)

No. H-42298 LA

ORDER TO
DESIST AND REFRAIN
(B&P 10086)

15 To:)
16)
17)
18)
19)

ORDER TO NOTIFY

20 The Real Estate Commissioner of the State of California (hereinafter
21 "Commissioner") has caused an investigation to be made of DIVIDENDS XIII CAPITAL's
22 activities as a real estate broker and is of the opinion that DIVIDENDS XIII CAPITAL is in
23 violation of Section 10177(f) of the Business and Professions Code of the State of California
24 (hereinafter "Code") and Section 2742, Title 10, Chapter 6, California Code of Regulations
25 (hereinafter "Regulations").

26 ///

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

I

DIVIDENDS XIII CAPITAL is currently licensed as a corporate real estate broker, Department of Real Estate (“DRE”) license ID 01962875.

II

The rights and privileges of DIVIDENDS XIII CAPITAL (California Secretary of State ID C3661481) are currently suspended by the California Secretary of State pursuant to the provisions of the California Revenue and Taxation Code. Said suspension is a violation of Section 10177(f) of the Code in that it would have constituted grounds for the denial of DIVIDENDS XIII CAPITAL’s corporate real estate broker license under Section 2742(c) of the Regulations. According to California Secretary of State Certificate of Status dated January 15, 2022, DIVIDENDS XIII CAPITAL has been suspended since April 1, 2021.

III

TRACIE CAROLYN LOVE (DRE license ID 01291515) is currently licensed as the designated officer of record of DIVIDENDS XIII CAPITAL. As such, pursuant to Code Section 10159.2, TRACIE CAROLYN LOVE was and/or is responsible for the supervision and control of the activities conducted on behalf of the corporation by its officers and employees as necessary to secure full compliance with the Real Estate Law (Section 10000, et seq., of the Code), including the supervision of salespersons licensed to the corporation in the performance of their acts for which a license is required.

V

NOW, THEREFORE, DIVIDENDS XIII CAPITAL AND ITS SUCCESSORS IN INTEREST ARE HEREBY ORDERED TO DESIST AND REFRAIN from performing any acts for which a real estate license is required until DIVIDENDS XIII CAPITAL has presented evidence satisfactory to the Commissioner that DIVIDENDS XIII CAPITAL is no longer subject to the suspension described in Paragraph II.

///
///

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

FURTHER, TRACIE CAROLYN LOVE IS HEREBY ORDERED TO NOTIFY each real estate salesperson employed under the real estate license of DIVIDENDS XIII CAPITAL of the contents of this Order if, within ten (10) days of your receipt of this Order, the suspension described in Paragraph II is not removed.

This Order shall be effective immediately.

DATED: 3.22.22

REAL ESTATE COMMISSIONER


DOUGLAS R. McCAULEY

cc: Dividends XIII Capital
11325 Glenoaks Blvd.
Pacoima, CA 91331

Tracie Carolyn Love
11325 Glenoaks Blvd.
Pacoima, CA 91331