

FILED

JUL -2 1987

DEPARTMENT OF REAL ESTATE
BY *[Signature]*

1 Department of Real Estate
2 107 South Broadway, Room 8107
3 Los Angeles, California 90012
4 (213) 620-4790

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8 DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * *

11 TO:)	No. H-641 SA
)	
12 TORELLI REALCORP, a)	<u>ORDER TO DESIST</u>
13 California corporation;)	
14 and GUY ROBERT TORELLI,)	<u>AND REFRAIN</u>
15 individually and as)	
16 designated officer of)	
)	
)	

17 The Real Estate Commissioner of the State of California
18 (hereinafter "Commissioner") has caused an investigation to be
19 made of your activities as real estate brokers and, based on the
20 findings of that investigation, as set forth below, is of the
21 opinion that you have violated Sections 2725(a), 2725(b)(2) and
22 2731 of Title 10, Chapter 6, California Administrative Code
23 (hereinafter the "Regulations").

24 I

25 At all times herein mentioned, you, TORELLI REALCORP
26 (hereinafter "TR"), a California corporation, were and now are
27 licensed by the Department of Real Estate of the State of

1 California (hereinafter "Department") as a corporate real estate
2 broker through GUY ROBERT TORELLI (hereinafter "TORELLI") as
3 designated officer.

4 II

5 At all times herein mentioned, you, TORELLI, were and
6 now are licensed by the Department as a real estate broker,
7 individually and as designated officer of TR.

8 III

9 All further references herein to "you" include the
10 parties identified in Paragraphs I and II, above, and also
11 include the officers, directors, employees, agents, and real
12 estate licensees employed by or associated with said parties and
13 who were acting within the course and scope of their authority and
14 employment.

15 IV

16 At all times herein mentioned, you engaged in the
17 business of, acted in the capacity of, advertised or assumed to
18 act as real estate brokers in the State of California, within the
19 meaning of Section 10131(a) of the Code wherein you sold or
20 offered to sell real property for others in expectation of
21 compensation.

22 V

23 On or about January 21, 1987, the Department completed a
24 one-day office survey of your current activities requiring a real
25 estate license which revealed violations of the Regulations as
26 follows:

27

1 (a) You failed to review, initial and date within five
2 workings days after the preparation or signing by your
3 salespersons, or before the close of escrow, all instruments
4 prepared or signed by your real estate salespersons in connection
5 with transactions for which a real estate license is required,
6 which could have had a material effect upon the rights or
7 obligations of parties to the transactions, in violation of
8 Section 2725(a) of the Regulations.

9 (b) You delegated your responsibility and authority
10 under Section 2725(a) of the Regulations to Valerie Torelli
11 without entering into a written agreement with her with respect to
12 the delegation of said authority as required by Section 2725(b)(2)
13 of the Regulations.

14 (c) You used the fictitious name of "Valerie Torelli
15 Realty, Inc." in the conduct of activities for which a real estate
16 license is required without holding a license bearing the said
17 fictitious name, in violation of Section 2731 of the Regulations.

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1 NOW, THEREFORE, YOU ARE ORDERED TO DESIST AND REFRAIN
2 from all activities for which a real estate license is required
3 unless and until you comply with Sections 2725(a), 2725(b)(2) and
4 2731 of the Regulations.

5 DATED: June 25, 1987.

6 JAMES A. EDMONDS, JR.
7 Real Estate Commissioner

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9 By: John R. Liberator
10 JOHN R. LIBERATOR
11 Chief Deputy Commissioner
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23 cc: Torelli Realcorp
24 c/o Guy Robert Torelli
25 1720 Adams, Suite 200
Costa Mesa, CA 92626

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