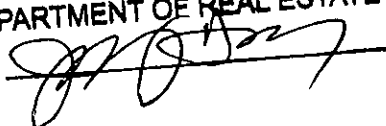


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FILED

APR - 6 2007

DEPARTMENT OF REAL ESTATE
BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of))	NO. H-31847 LA
)	
JASON CHRISTOPHER MOORE,)	
)	
Respondent.)	
)	

ORDER SUSPENDING REAL ESTATE LICENSE

TO: NAME: JASON CHRISTOPHER MOORE

On June 20, 2006, your real estate broker license was suspended for 250 days - stayed for two years on terms, conditions, and restrictions set forth in the Real Estate Commissioner's Decision, in case No. H-31847 LA. Among those terms, conditions, and restrictions, you were required to take and pass the Professional Responsibility Examination administered by the Department within six (6) months from June 20, 2006. The Commissioner has determined that, as of December 20, 2006, you have failed to satisfy this condition.

1 NOW, THEREFORE, IT IS ORDERED under the authority of
2 the Order issued in this matter that the real estate broker
3 license heretofore issued to Respondent JASON CHRISTOPHER
4 MOORE and the exercise of any privileges thereunder is hereby
5 suspended until such time as you provide proof satisfactory to
6 the Department of compliance with the "condition" referred to
7 above, or pending final determination made after hearing (see
8 "Hearing Rights" set forth below).

9 IT IS FURTHER ORDERED that all license certificates
10 and identification cards issued by Department which are in the
11 possession of respondent be immediately surrendered by
12 personal delivery or by mailing in the enclosed, self-
13 addressed envelope to:

14
15 Department of Real Estate
16 Attn: Flag Section
17 P. O. Box 187000
18 Sacramento, CA 95818-7000

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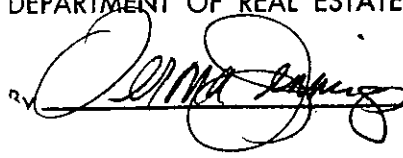
1 Hearing Rights: You have the right to a hearing to
2 contest the Commissioner's determination that you are in
3 violation of the Order issued in this matter. If you desire a
4 hearing, you must submit a written request. The request may
5 be in any form, as long as it is in writing and indicates that
6 you want a hearing. Unless a written request for a hearing,
7 signed by or on behalf of you, is delivered or mailed to the
8 Department at 320 W. Fourth St., Room 350, Los Angeles, CA.
9 90013, within 20 days after the date that this Order was
10 mailed to or served on you, the Department will not be
11 required to provide you a hearing.

12 This Order shall be effective immediately.

13
14 DATED: 3/29 2007

15 JEFF DAVIS
16 Real Estate Commissioner
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1 Department of Real Estate
2 320 W. 4th St., Room 350
3 Los Angeles, California 90013
4 Telephone: (213) 576-6982

FILED
MAY 31 2006
DEPARTMENT OF REAL ESTATE


8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-31847 LA
12)
13 CRE, INC.,)
14 and JASON CHRISTOPHER MOORE,) STIPULATION AND AGREEMENT
15 individually and as)
16 designated officer of)
17 CRE, Inc.,)
18)
19)
20 Respondents.)

18 It is hereby stipulated by and between JASON
19 CHRISTOPHER MOORE (sometimes referred to as Respondent) and his
20 attorney, Mary E. Work, and the Complainant, acting by and
21 through James R. Peel, Counsel for the Department of Real
22 Estate, as follows for the purpose of settling and disposing of
23 the Accusation filed on April 21, 2005, in this matter.

25 1. All issues which were to be contested and all
26 evidence which was to be presented by Complainant and Respondent
27 at a formal hearing on the Accusation, which hearing

1 was to be held in accordance with the provisions of the
2 Administrative Procedure Act ("APA"), shall instead and in place
3 thereof be submitted solely on the basis of the provisions of
4 this Stipulation and Agreement ("Stipulation").

5 2. Respondent has received, read and understands the
6 Statement to Respondent, the Discovery Provisions of the
7 Administrative Procedure Act ("APA") and the Accusation filed by
8 the Department of Real Estate in this proceeding.

9 3. On May 16, 2005, Respondent filed a Notice of
10 Defense pursuant to Section 11506 of the Government Code for the
11 purpose of requesting a hearing on the allegations in the
12 Accusation. Respondent hereby freely and voluntarily withdraws
13 said Notices of Defense. Respondent acknowledges that he
14 understands that by withdrawing said Notices of Defense he will
15 thereby waive his right to require the Commissioner to prove the
16 allegations in the Accusation at a contested hearing held in
17 accordance with the provisions of the APA and that he will waive
18 other rights afforded to him in connection with the hearing,
19 such as the right to present evidence in defense of the
20 allegations in the Accusation and the right to cross-examine
21 witnesses.

22 4. This Stipulation is based on the factual
23 allegations contained in the Accusation filed in this
24 proceeding. In the interest of expedience and economy,
25 Respondent chooses not to contest these factual allegations, but
26 to remain silent and understands that, as a result thereof,
27

1 these factual statements, will serve as a prima facie basis for
2 the disciplinary action stipulated to herein. The Real Estate
3 Commissioner shall not be required to provide further evidence
4 to prove such allegations.

5 5. This Stipulation and Respondent's decision not to
6 contest the Accusation is made for the purpose of reaching an
7 agreed disposition of this proceeding and is expressly limited
8 to this proceeding and any other proceeding or case in which the
9 Department of Real Estate ("Department"), the state or federal
10 government, or an agency of this state, another state or the
11 federal government is involved.

12 6. It is understood by the parties that the Real
13 Estate Commissioner may adopt the Stipulation as his decision
14 in this matter thereby imposing the penalty and sanctions on
15 Respondent's real estate licenses and license rights as set
16 forth in the below "Order". In the event that the Commissioner
17 in his discretion does not adopt the Stipulation, the
18 Stipulation shall be void and of no effect, and Respondent shall
19 retain the right to a hearing on the Accusation under all the
20 provisions of the APA and shall not be bound by any stipulation
21 or waiver made herein.

22 7. The Order or any subsequent Order of the Real
23 Estate Commissioner made pursuant to this Stipulation shall not
24 constitute an estoppel, merger or bar to any further
25 administrative or civil proceedings by the Department of Real
26 Estate with respect to any conduct which was not specifically
27

1 alleged to be causes for accusation in this proceeding.

2 DETERMINATION OF ISSUES

3 By reason of the foregoing stipulations and waivers
4 and solely for the purpose of settlement of the pending
5 Accusation without a hearing, it is stipulated and agreed that
6 the following determination of issues shall be made:

7 The conduct, acts and/or omissions of Respondent
8 JASON CHRISTOPHER MOORE, as set forth in the Accusation,
9 constitute cause for the suspension or revocation of all of the
10 real estate licenses and license rights of Respondent under the
11 provisions of Section 10177(d) of the Business and Professions
12 Code ("Code") for violations of Code Sections 10240 and
13 Regulations 2831.1, 2831.2, 2832, Title 10, Chapter 6,
14 California Code of Regulations.

15 ORDER

16
17 All licenses and licensing rights of Respondent JASON
18 CHRISTOPHER MOORE under the Real Estate Law are suspended for a
19 period of two hundred fifty (250) days from the effective date
20 of this Decision; provided, however, that two hundred (200) days
21 of said suspension shall be stayed for two (2) years upon the
22 following terms and conditions:

23 1. Respondent shall obey all laws, rules and
24 regulations governing the rights, duties and responsibilities of
25 a real estate licensee in the State of California; and

26 2. That no final subsequent determination be made,
27 after hearing or upon stipulation that cause for disciplinary

1 action occurred within two (2) years of the effective date of
2 this Decision. Should such a determination be made, the
3 Commissioner may, in his discretion, vacate and set aside the
4 stay order and reimpose all or a portion of the stayed
5 suspension. Should no such determination be made, the stay
6 imposed herein shall become permanent.

7 3. Provided, however, that if Respondent petitions,
8 the remaining fifty (50) days of said two hundred fifty (250)
9 day suspension shall be stayed upon condition that:

10 a. Respondent pays a monetary penalty pursuant to
11 Section 10175.2 of the Business and Professions Code at the rate
12 of \$100 for each day of the suspension for a total monetary
13 penalty of \$5,000.

14 b. Said payment shall be in the form of a
15 cashier's check or certified check made payable to the Recovery
16 Account of the Real Estate Fund. Said check must be received by
17 the Department prior to the effective date of the Decision in
18 this matter.

19 c. No further cause for disciplinary action
20 against the real estate licenses of Respondent occurs within two
21 (2) years from the effective date of the Decision in this
22 matter.

23 d. If Respondent fails to pay the monetary
24 penalty in accordance with the terms and conditions of the
25 Decision, the Commissioner may, without a hearing, order the
26 immediate execution of all or any part of the stayed suspension
27

1 in which event the Respondent shall not be entitled to any
2 repayment nor credit, prorated or otherwise, for money paid to
3 the Department under the terms of this Decision.

4 e. If Respondent pays the monetary penalty and if
5 no further cause for disciplinary action against the real estate
6 license of Respondent occurs within two (2) years from the
7 effective date of the Decision, the stay hereby granted shall
8 become permanent.

9 4. Respondent shall, within six months from the
10 effective date of this Decision, take and pass the Professional
11 Responsibility Examination administered by the Department
12 including the payment of the appropriate examination fee. If
13 Respondent fails to satisfy this condition, the Commissioner may
14 order suspension of Respondent's license until Respondent passes
15 the examination.

16 5. Pursuant to Section 10148 of the Business and
17 Professions Code, Respondent shall pay the Commissioner's
18 reasonable cost for the audit which led to this disciplinary
19 action. In calculating the amount of the Commissioner's
20 reasonable cost, the Commissioner may use the estimated average
21 hourly salary for all persons performing audits of real estate
22 brokers, and shall include an allocation for travel costs,
23 including mileage, time to and from the auditor's place of work
24 and per diem. Respondent shall pay such cost within 45 days of
25 receiving an invoice from the Commissioner detailing the
26 activities performed during the audit and the amount of time
27

1 spent performing those activities. The Commissioner may, in his
2 discretion, vacate and set aside the stay order, if payment is
3 not timely made as provided for herein, or as provided for in a
4 subsequent agreement between the Respondent and the
5 Commissioner. The vacation and the set aside of the stay shall
6 remain in effect until payment is made in full, or until
7 Respondent enters into an agreement satisfactory to the
8 Commissioner to provide for payment. Should no order vacating
9 the stay be issued, either in accordance with this condition or
10 the conditions set forth above, the stay imposed herein shall
11 become permanent.

12 DATED: April 6, 2006

James R. Peel
13 JAMES R. PEEL, Counsel for the
14 Department of Real Estate

15 * * *

16 I have read the Stipulation and Agreement, have
17 discussed it with my attorney, and its terms are understood by
18 me and are agreeable and acceptable to me. I understand that I
19 am waiving rights given to me by the California Administrative
20 Procedure Act (including but not limited to Sections 11506,
21 11508, 11509 and 11513 of the Government Code), and I willingly,
22 intelligently and voluntarily waive those rights, including the
23 right of requiring the Commissioner to prove the allegations in
24 the Accusation at a hearing at which I would have the right to
25 cross-examine witnesses against me and to present evidence in
26 defense and mitigation of the charges.

27 Respondent can signify acceptance and approval of the
terms and conditions of this Stipulation and Agreement by faxing

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a copy of the signature page, as actually signed by Respondent,
to the Department at the following telephone/fax number:
(213) 576-6917. Respondent agrees, acknowledges and understands
that by electronically sending to the Department a fax copy of
his or her actual signature as it appears on the Stipulation and
Agreement, that receipt of the faxed copy by the Department
shall be as binding on Respondent as if the Department had
received the original signed Stipulation and Agreement.

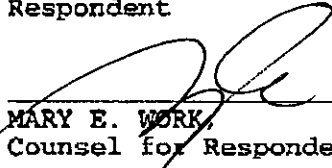
Further, if the Respondent is represented, the
Respondent's representative can signify his or her agreement to
the terms and conditions of the Stipulation and Agreement by
submitting that signature via fax.

DATED: 3/24/06



JASON CHRISTOPHER MOORE
Respondent

DATED: 3/27/06



MARY E. WORK
Counsel for Respondent

* * *

The foregoing Stipulation and Agreement is hereby
adopted as my Decision and Order in this matter, and shall
become effective at 12 o'clock noon on _____.

IT IS SO ORDERED _____

JEFF DAVI
Real Estate Commissioner

1 a copy of the signature page, as actually signed by Respondent,
2 to the Department at the following telephone/fax number:
3 (213) 576-6917. Respondent agrees, acknowledges and understands
4 that by electronically sending to the Department a fax copy of
5 his or her actual signature as it appears on the Stipulation and
6 Agreement, that receipt of the faxed copy by the Department
7 shall be as binding on Respondent as if the Department had
8 received the original signed Stipulation and Agreement.

9 Further, if the Respondent is represented, the
10 Respondent's representative can signify his or her agreement to
11 the terms and conditions of the Stipulation and Agreement by
12 submitting that signature via fax.

13
14 DATED: _____

JASON CHRISTOPHER MOORE
Respondent

15
16 DATED: _____

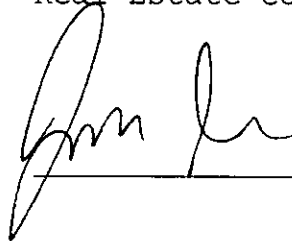
MARY E. WORK,
Counsel for Respondent

17
18 * * *

19 The foregoing Stipulation and Agreement is hereby
20 adopted as my Decision and Order in this matter, and shall
21 become effective at 12 o'clock noon on June 20, 2006.

22 IT IS SO ORDERED 5-9-06
23

24 JEFF DAVI
25 Real Estate Commissioner
26
27



1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, California 90013
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FILED
MAY 31 2006
DEPARTMENT OF REAL ESTATE

By 

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

11 In the Matter of the Accusation of) No. H-31847 LA
12)
13 CRE, INC,)
14 and JASON CHRISTOPHER MOORE,)
15 individually and as)
16 designated officer of)
17 CRE, Inc.,)
18 Respondent.) STIPULATION AND AGREEMENT

17 It is hereby stipulated by and between CRE, INC.
18 (sometimes referred to as Respondent), and its attorney, Frank M.
19 Buda, and the Complainant, acting by and through James R. Peel,
20 Counsel for the Department of Real Estate, as follows for the
21 purpose of settling and disposing of the Accusation filed on
22 April 21, 2005, in this matter.

23 1. All issues which were to be contested and all
24 evidence which was to be presented by Complainant and Respondent
25 at a formal hearing on the Accusation, which hearing was to be
26 held in accordance with the provisions of the Administrative
27 Procedure Act (APA), shall instead and in place thereof be

1 submitted solely on the basis of the provisions of this
2 Stipulation and Agreement.

3 2. Respondent has received, read and understands the
4 Statement to Respondent, the Discovery Provisions of the APA and
5 the Accusation filed by the Department of Real Estate in this
6 proceeding.

7 3. On May 16, 2005, Respondent filed a Notice of
8 Defense pursuant to Section 11506 of the Government Code for the
9 purpose of requesting a hearing on the allegations in the
10 Accusation. Respondent hereby freely and voluntarily withdraws
11 said Notice of Defense. Respondent acknowledges that it
12 understands that by withdrawing said Notice of Defense it will
13 thereby waive its right to require the Commissioner to prove the
14 allegations in the Accusation at a contested hearing held in
15 accordance with the provisions of the APA and that it will waive
16 other rights afforded to it in connection with the hearing such
17 as the right to present evidence in defense of the allegations
18 in the Accusation and the right to cross-examine witnesses.

19 4. This Stipulation is based on the factual
20 allegations contained in the Accusation filed in this
21 proceeding. In the interest of expedience and economy,
22 Respondent chooses not to contest these factual allegations, but
23 to remain silent and understands that, as a result thereof,
24 these factual statements, will serve as a prima facie basis for
25 the disciplinary action stipulated to herein. The Real Estate
26 Commissioner shall not be required to provide further evidence
27 to prove such allegations.

1
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3 5. The Stipulation herein and Respondent's decision
4 not to contest the Accusation, are made solely for the purpose
5 of reaching an agreed disposition of this proceeding and are
6 expressly limited to this proceeding and any other proceeding or
7 case in which the Department of Real Estate ("Department") or
8 another licensing agency of this state, another state or if the
9 federal government is involved, and otherwise shall not be
10 admissible in any other criminal or civil proceedings.

11 6. It is understood by the parties that the Real
12 Estate Commissioner may adopt the Stipulation and Agreement as
13 his Decision in this matter, thereby imposing the penalty and
14 sanctions on Respondent's real estate license and license rights
15 as set forth in the below "Order". In the event that the
16 Commissioner in his discretion does not adopt the Stipulation
17 and Agreement, it shall be void and of no effect, and Respondent
18 shall retain the right to a hearing and proceeding on the
19 Accusation under all the provisions of the APA and shall not be
20 bound by any stipulation or waiver made herein.

21 7. The Order or any subsequent Order of the Real
22 Estate Commissioner made pursuant to this Stipulation and
23 Agreement shall not constitute an estoppel, merger or bar to any
24 further administrative or civil proceedings by the Department of
25 Real Estate with respect to any matters which were not
26 specifically alleged to be causes for accusation in this
27 proceeding.

DETERMINATION OF ISSUES

1 By reason of the foregoing stipulations and waivers
2 and solely for the purpose of settlement of the pending
3 Accusation without a hearing, it is stipulated and agreed that
4 the following determination of issues shall be made:
5

6 The conduct of Respondent, CRE, INC. as described in
7 Paragraph 4, above, is grounds for the suspension or revocation
8 of all of the real estate licenses and license rights of
9 Respondent under the provisions of Section 10177(d) of the
10 Business and Professions Code ("Code") for violation of Code
11 Section 10240 and Regulations 2831.1, 2831.2, and 2832, Title
12 10, Chapter 6, California Code of Regulations.

ORDER

13 All licenses and licensing rights of Respondent CRE,
14 INC. under the Real Estate Law are revoked, provided, however, a
15 restricted real estate broker license shall be issued to
16 Respondent pursuant to Section 10156.5 of the Business and
17 Professions Code if Respondent makes application therefor and
18 pays to the Department of Real Estate the appropriate fee for
19 the restricted license within 90 days from the effective date of
20 this Decision. The restricted license issued to Respondent
21 shall be subject to all of the provisions of Section 10156.7 of
22 the Business and Professions Code and to the following
23 limitations, conditions, and restrictions imposed under
24 authority of Section 10156.6 of that Code:
25

26 1. The restricted license issued to Respondent may be
27 suspended prior to hearing by Order of the Real Estate

1 Commissioner in the event of Respondent's conviction or plea of
2 nolo contendere to a crime which is substantially related to
3 Respondent's fitness or capacity as a real estate licensee.

4 2. The restricted license issued to Respondent may be
5 suspended prior to hearing by Order of the Real Estate
6 Commissioner on evidence satisfactory to the Commissioner that
7 Respondent has violated provisions of the California Real Estate
8 Law, the Subdivided Lands Law, Regulations of the Real Estate
9 Commissioner or conditions attaching to the restricted license.

10 3. Respondent shall not be eligible to apply for the
11 issuance of an unrestricted real estate license nor for the
12 removal of any of the conditions, limitations or restrictions of
13 a restricted license until two years have elapsed from the
14 effective date of this Decision.

15 4. Pursuant to Section 10148 of the Business and
16 Professions Code, Respondent shall pay the Commissioner's
17 reasonable cost for the (a) audit which led to this disciplinary
18 action and (b) shall pay the Commissioner's reasonable cost for
19 a subsequent audit to determine if Respondent CRE, Inc. has
20 corrected the violations found in the Determination of Issues.
21 In calculating the amount of the Commissioner's reasonable cost,
22 the Commissioner may use the estimated average hourly salary for
23 all persons performing audits of real estate brokers, and shall
24 include an allocation for travel costs, including mileage, time
25 to and from the auditor's place of work and per diem.
26 Respondent shall pay such cost within 45 days of receiving an
27 invoice from the Commissioner detailing the activities performed

1 during the audit and the amount of time spent performing those
2 activities. The Commissioner may suspend the restricted license
3 issued to Respondent pending a hearing held in accordance with
4 Section 11500, et seq., of the Government Code, if payment is
5 not timely made as provided for herein, or as provided for in a
6 subsequent agreement between the Respondent and the
7 Commissioner. The suspension shall remain in effect until
8 payment is made in full or until Respondent enters into an
9 agreement satisfactory to the Commissioner to provide for
10 payment, or until a decision providing otherwise is adopted
11 following a hearing held pursuant to this condition.

12
13 DATED: April 6, 2006

14
15 James R. Peel
16 JAMES R. PEEL
17 Counsel for Complainant

18 * * *

19 I have read the Stipulation and Agreement, have
20 discussed it with my attorney, and its terms are understood by
21 me and are agreeable and acceptable to me. I understand that I
22 am waiving rights given to me by the California Administrative
23 Procedure Act (including but not limited to Sections 11506,
24 11508, 11509 and 11513 of the Government Code), and I willingly,
25 intelligently and voluntarily waive those rights, including the
26 right of requiring the Commissioner to prove the allegations in
27 the Accusation at a hearing at which I would have the right to

03/24/2006

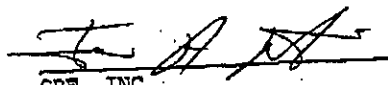

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1 cross-examine witnesses against me and to present evidence in
 2 defense and mitigation of the charges.
 3 Respondent can signify acceptance and approval of the
 4 terms and conditions of this Stipulation and Agreement by faxing
 5 a copy of the signature page, as actually signed by Respondent,
 6 to the Department at the following telephone/fax number: (213)
 7 576-6917. Respondent agrees, acknowledges and understands that
 8 by electronically sending to the Department a fax copy of his
 9 actual signature as it appears on the Stipulation and Agreement
 10 that receipt of the faxed copy by the Department shall be as
 11 binding on Respondent as if the Department had received the
 12 original signed Stipulation and Agreement.

13 Further, if the Respondent is represented in these
 14 proceedings, the Respondent's attorney can signify his agreement
 15 to the terms and conditions of the Stipulation and Agreement by
 16 submitting that signature via fax.

17
 18 DATED: 03-24-06
 19
 20 DATED: 3-24-06


 CRE, INC.,
 Respondent

 FRANK M. BUDA,
 Respondent's Attorney

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 24 ///
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1 cross-examine witnesses against me and to present evidence in
2 defense and mitigation of the charges.

3 Respondent can signify acceptance and approval of the
4 terms and conditions of this Stipulation and Agreement by faxing
5 a copy of the signature page, as actually signed by Respondent,
6 to the Department at the following telephone/fax number: (213)
7 576-6917. Respondent agrees, acknowledges and understands that
8 by electronically sending to the Department a fax copy of his
9 actual signature as it appears on the Stipulation and Agreement
10 that receipt of the faxed copy by the Department shall be as
11 binding on Respondent as if the Department had received the
12 original signed Stipulation and Agreement.

13 Further, if the Respondent is represented in these
14 proceedings, the Respondent's attorney can signify his agreement
15 to the terms and conditions of the Stipulation and Agreement by
16 submitting that signature via fax.

17
18 DATED: _____

CRE, INC.,
Respondent

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20 DATED: _____

FRANK M. BUDA,
Respondent's Attorney

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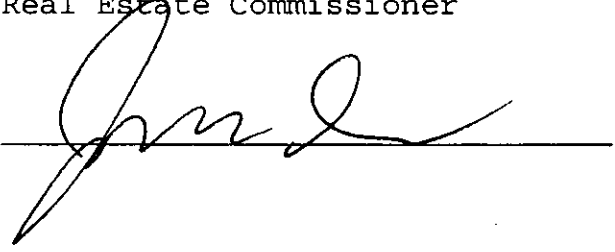
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* * *

The foregoing Stipulation and Agreement is hereby
adopted as my Decision in this matter and shall become effective
at 12 o'clock noon on June 20, 2006.

IT IS SO ORDERED S-9-58

JEFF DAVI
Real Estate Commissioner



5/20/05

1 JAMES R. PEEL, Counsel (SBN 47055)
2 Department of Real Estate
3 320 West Fourth Street, Suite 350
4 Los Angeles, CA 90013-1105
5
6
7
8 Telephone: (213) 576-6982
9 -or- (213) 576-6913 (Direct)

FILED
APR 21 2005
DEPARTMENT OF REAL ESTATE
By *[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11	In the Matter of the Accusation of)	No. H-31847 LA
12)	<u>A C C U S A T I O N</u>
13	CRE, INC.,)	
14	and JASON CHRISTOPHER MOORE,)	
15	individually and as)	
16	designated officer of)	
17	CRE, Inc.)	
18)	
19)	
20)	
21	Respondents.)	

18 The Complainant, Janice A. Waddell, a Deputy Real
19 Estate Commissioner of the State of California, for cause of
20 accusation against CRE, INC. and JASON CHRISTOPHER MOORE,
21 individually and as designated officer of CRE, Inc., alleges as
22 follows:

23 I

24 The Complainant, Janice A. Waddell, acting in her
25 official capacity as a Deputy Real Estate Commissioner of the
26 State of California, makes this Accusation against CRE, INC., and
27 JASON CHRISTOPHER MOORE.

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II

CRE, INC., and JASON CHRISTOPHER MOORE, individually and as designated officer of said corporation (hereinafter referred to as "Respondents"), are presently licensed and/or have license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) (hereinafter Code).

III

Respondent CRE, INC., was originally licensed as a real estate broker on May 16, 2001. The corporate license of Respondent CRE, INC., will expire on May 15, 2005.

IV

At all times material herein, Respondents engaged in the business of, acted in the capacity of, advertised or assumed to act as a real estate broker in the State of California, within the meaning of Section 10131(a) and (d) of the Code. Respondents engaged in escrow activities pursuant to the exemption provided by Financial Code Section 17006(a)(4).

V

On or about August 13, 2003, the Department completed an examination of Respondent's books and records, pertaining to the activities described in Paragraph IV above, covering a period from January 1, 2002, through June 30, 2003, which examination revealed violations of the Code and of Title 10, Chapter 6, California Code of Regulations (hereinafter Regulations) as set forth below.

//
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1 VI

2 The examination described in Paragraph V, above,
3 determined that, in connection with the activities described in
4 Paragraph IV above, Respondents accepted or received funds,
5 including funds in trust (hereinafter "trust funds") from or on
6 behalf of principals, and thereafter made deposit or disbursement
7 of such funds.

8 VII

9 In the course of activities described in Paragraphs IV
10 through VI and during the examination period described in
11 Paragraph V, Respondents acted in violation of the Code and the
12 Regulations as follows, and as more specifically set forth in
13 Audit Report Nos. LA 030019, LA 030051 and LA 030052 and related
14 exhibits:

15 (1) Violated Section 10137 of the Code by employing
16 Rosie Molina, while an unlicensed broker or salesperson, to
17 solicit a listing for 1230 W. 75th St., Los Angeles, California,
18 owned by Maria Martinez, and thereafter to negotiate the sale of
19 the property to Susie Dawson.

20 (2) Violated Regulation 2831.1 by maintaining separate
21 records that were not complete and accurate.

22 (3) Violated Regulation 2831.2 by failing to perform
23 monthly reconciliations.

24 (4) Violated Regulation 2951 by failing to maintain
25 proper books and records for escrow activities.

26 (5) Violated Regulation 2831 by failing to maintain
27 records of earnest money deposits forwarded directly to escrow.

1 (6) Violated Regulation 2832 by failing to forward to
2 escrow earnest money deposits within three days of acceptance of
3 the offer.

4 (7) Violated Section 10240 of the Code in that
5 Mortgage Loan Disclosure Statements were not always signed and
6 dated by broker or broker's representative. Respondent failed to
7 retain on file for a period of three years a true and correct
8 copy of each statement as signed by the borrower.

9 (8) Violated Regulation 2725 by failing to establish
10 policies, rules, procedures and systems to review, oversee,
11 inspect and manage transactions requiring a license, documents,
12 handling of trust funds, etc.

13 VIII

14 The conduct of Respondents, CRE, INC., and JASON
15 CHRISTOPHER MOORE, as alleged above, subjects their real estate
16 licenses and license rights to suspension or revocation pursuant
17 to Section 10177(d) and/or 10177(g) of the Code. The conduct of
18 Respondent JASON CHRISTOPHER MOORE, as alleged above, subjects
19 his real estate licenses and license rights to suspension or
20 revocation pursuant to Section 10177(h) of the Code.

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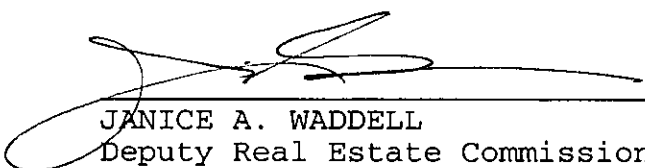
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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all licenses and license rights of Respondents
5 CRE, INC. and JASON CHRISTOPHER MOORE under the Real Estate Law
6 (Part 1 of Division 4 of the Business and Professions Code) and
7 for such other and further relief as may be proper under other
8 applicable provisions of law.

9 Dated at Los Angeles, California
10 this 20 day of April, 2005.

11
12 
13 JANICE A. WADDELL
14 Deputy Real Estate Commissioner

14 cc: CRE, Inc.
15 Jason Christopher Moore
16 Janice A. Waddell
17 Audit Section/Ron Revilla
18 Sacto.
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