

FILED
MAY 28 2009
DEPARTMENT OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) No. H-34229 LA
RAUL MARTIN VITERI,)
Respondent.)

ORDER SUSPENDING REAL ESTATE LICENSE

To: RAUL MARTIN VITERI

On August 4, 2008, Respondent's real estate salesperson license was suspended for 120 days on terms and conditions by the Department of Real Estate as set forth in the Real Estate Commissioner's Decision of June 18, 2008, in Case No. H-34229 LA, effective August 4, 2008. Among those terms, conditions and restrictions, Respondent was required to submit, within six months from the aforementioned effective date, evidence of having taken and passed the Professional Responsibility Examination administered by the Department. The Commissioner has determined that as of February 4, 2009, Respondent has failed to satisfy this condition.

1 NOW, THEREFORE, IT IS ORDERED that Respondent's real
2 estate salesperson license and the exercise of any privileges
3 thereunder is hereby suspended until such time as Respondent
4 provides proof satisfactory to the Department of having taken and
5 passed the Professional Responsibility Examination, or pending
6 final determination made after hearing (see "Hearing Rights" set
7 forth below).

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

13 DEPARTMENT OF REAL ESTATE
14 Attention: Flag Section
15 Post Office Box 187000
 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 be in
5 any form, as long as it is in writing and indicates that you want
6 a hearing. Unless a written request for a hearing, signed by or
7 on behalf of you, is delivered or mailed to the Department at 320
8 West 4th Street, Suite 350, Los Angeles, California 90013-1105,
9 within 20 days after the date that this Order was mailed to or
10 served on you, the Department will not be obligated or required
11 to provide you with a hearing.

12
13 This Order shall be effective immediately.

14
15 DATED: _____

5/15/09

16
17 JEFF DAVI
18 Real Estate Commissioner

19
20 
21 _____

1 Department of Real Estate
2 320 W. 4th St., Room 350
3 Los Angeles, California 90013

4 Telephone: (213) 576-6982

FILED
JUL 15 2008
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-34229 LA
12 HOME BANCORP INTERNATIONAL,) L-2007120697
13 and STEVE LOVE,) STIPULATION AND AGREEMENT
14 individually and as)
15 designated officer of)
16 Home Bancorp International,)
17 and RAUL MARTIN VITERI,)
18 Respondents.)

18 It is hereby stipulated by and between RAUL MARTIN
19 VITERI (sometimes referred to as Respondent) and his attorney,
20 John M. Williamson, and the Complainant, acting by and through
21 James R. Peel, Counsel for the Department of Real Estate, as
22 follows for the purpose of settling and disposing of the
23 Accusation filed on August 27, 2007, in this matter.

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

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 April 14, 2008, 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 Notice of Defense. Respondent acknowledges that he
14 understands that by withdrawing said Notice 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

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

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 license and license rights as set forth
16 in the below "Order". In the event that the Commissioner in his
17 discretion does not adopt the Stipulation, the Stipulation shall
18 be void and of no effect, and Respondent shall retain the right
19 to a hearing on the Accusation under all the provisions of the
20 APA and shall not be bound by any stipulation or waiver made
21 herein.
22

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

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 RAUL MARTIN VITERI, as set forth in the Accusation, constitute
9 cause for the suspension or revocation of all of the real estate
10 licenses and license rights of Respondent under the provisions
11 of Section 10177(d) of the Business and Professions Code
12 ("Code") for violation of Code Section 10130.

13 ORDER

14 I

15 The license and licensing rights of Respondent RAUL
16 MARTIN VITERI under the Real Estate Law are suspended for a
17 period of one hundred days (120) days from the effective date of
18 this Decision; provided, however, that ninety (90) days of said
19 suspension shall be stayed for two (2) years upon the following
20 terms and conditions:

- 21
- 22 1. Respondent shall obey all laws, rules and
23 regulations governing the rights, duties and responsibilities of
24 a real estate licensee in the State of California; and
 - 25 2. That no final subsequent determination be made,
26 after hearing or upon stipulation that cause for disciplinary
27 action occurred within two (2) years of the effective date of

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

6 3. Provided, however, the remaining thirty (30) days
7 of said one hundred twenty (120) day suspension shall be stayed
8 upon condition that:

9 a. Respondent pays a monetary penalty pursuant to
10 Section 10175.2 of the Business and Professions Code at the rate
11 of \$75 for each day of the suspension for a total monetary
12 penalty of \$2,250.

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

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

22 d. If Respondent fails to pay the monetary penalty
23 in accordance with the terms and conditions of the Decision, the
24 Commissioner may, without a hearing, order the immediate
25 execution of all or any part of the stayed suspension in which
26 event the Respondent shall not be entitled to any repayment nor
27

1 credit, prorated or otherwise, for money paid to the Department
2 under the terms of this Decision.

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

8 II

9 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 required 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

17
18
19 DATED: May 8, 2008

James R. Peel
20 JAMES R. PEEL, Counsel for the
21 Department of Real Estate

22 * * *

23
24 I have read the Stipulation and Agreement, have
25 discussed it with my attorney, and its terms are understood by
26 us and are agreeable and acceptable to me. I understand that I
27 are waiving rights given to me by the California Administrative

1 Procedure Act (including but not limited to Sections 11506,
2 11508, 11509 and 11513 of the Government Code), and I willingly,
3 intelligently and voluntarily waive those rights, including the
4 right of requiring the Commissioner to prove the allegations in
5 the Accusation at a hearing at which I would have the right to
6 cross-examine witnesses against me and to present evidence in
7 defense and mitigation of the charges.

8 Respondent can signify acceptance and approval of the
9 terms and conditions of this Stipulation and Agreement by faxing
10 a copy of the signature page, as actually signed by Respondent,
11 to the Department at the following telephone/fax number:
12 (213) 576-6917. Respondent agrees, acknowledges and understands
13 that by electronically sending to the Department a fax copy of
14 his or her actual signature as it appears on the Stipulation and
15 Agreement, that receipt of the faxed copy by the Department
16 shall be as binding on Respondent as if the Department had
17 received the original signed Stipulation and Agreement.
18

19 Further, if the Respondent is represented, the
20 Respondent's Counsel can signify his or her agreement to the
21 terms and conditions of the Stipulation and Agreement by
22 submitting that signature via fax.
23

24 DATED: _____

RAUL MARTIN VITERI
Respondent

25
26 DATED: _____

JOHN M. WILLIAMSON,
Counsel for Respondent

May. 6. 2008. 12:15 PM 8058138167

JOHN

7964

P. 23 88

MAY-01-08 THU 09:2

FAX NO.

P. 07/08

1 Procedure Act (including but not limited to sections 11506,
 2 11508, 11509 and 11513 of the Government Code), and I willingly,
 3 intelligently and voluntarily waive those rights, including the
 4 right of requiring the Commissioner to prove the allegations in
 5 the Accusation at a hearing at which I would have the right to
 6 cross-examine witnesses against me and to present evidence in
 7 defense and mitigation of the charges.

8 Respondent can signify acceptance and approval of the
 9 terms and conditions of this Stipulation and Agreement by faxing
 10 a copy of the signature page, as actually signed by Respondent,
 11 to the Department at the following telephone/fax number:


12 (213) 576 8917. Respondent agrees, acknowledges and understands
 13 that by electronically sending to the Department a fax copy of
 14 his or her actual signature as it appears on the Stipulation and
 15 Agreement, that receipt of the faxed copy by the Department
 16 shall be as binding on Respondent as if the Department had
 17 received the original signed Stipulation and Agreement.

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

22 DATED: 05/05/08

23 
 24 PAUL MARTIN VITARI
 25 Respondent

26 DATED: 05/06/08

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 JOHN M. WILLIAMSON,
 Counsel for Respondent


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* * *

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 August 4, 2008

IT IS SO ORDERED 6-18-08

JEFF DAVI
Real Estate Commissioner



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

FILED
APR 15 2008
DEPARTMENT OF REAL ESTATE
[Signature]

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-34229 LA
12) L-2007120697
13 HOME BANCORP INTERNATIONAL,)
14 and STEVE LOVE,) STIPULATION AND AGREEMENT
15 individually and as)
16 designated officer of)
17 Home Bancorp International,)
and RAUL MARTIN VITERI,)
Respondents.)

18 It is hereby stipulated by and between HOME BANCORP
19 INTERNATIONAL, and STEVE LOVE (sometimes referred to as
20 Respondents) and their attorney, John M. Williamson, and the
21 Complainant, acting by and through James R. Peel, Counsel for
22 the Department of Real Estate, as follows for the purpose of
23 settling and disposing of the Accusation filed on August 27,
24 2007, in this matter.

26 1. All issues which were to be contested and all
27 evidence which was to be presented by Complainant and

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

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

10 3. On September 24, 2007, Respondents filed a Notice
11 of Defense pursuant to Section 11506 of the Government Code for
12 the purpose of requesting a hearing on the allegations in the
13 Accusation. Respondents hereby freely and voluntarily withdraw
14 said Notices of Defense. Respondents acknowledge that they
15 understand that by withdrawing said Notices of Defense they will
16 thereby waive their right to require the Commissioner to prove
17 the allegations in the Accusation at a contested hearing held in
18 accordance with the provisions of the APA and that they will
19 waive other rights afforded to them in connection with the
20 hearing, such as the right to present evidence in defense of the
21 allegations in the Accusation and the right to cross-examine
22 witnesses.
23

24 4. This Stipulation is based on the factual
25 allegations contained in the Accusation filed in this
26 proceeding. In the interest of expedience and economy,
27 Respondents choose not to contest these factual allegations, but

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

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

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

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

1 Estate with respect to any conduct which was not specifically
2 alleged to be causes for accusation in this proceeding.

3 DETERMINATION OF ISSUES

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

8 The conduct, acts and/or omissions of Respondents
9 HOME BANCORP INTERNATIONAL, and STEVE LOVE, as set forth in the
10 Accusation, constitute cause for the suspension or revocation of
11 all of the real estate licenses and license rights of
12 Respondents under the provisions of Section 10177(d) of the
13 Business and Professions Code ("Code") for violation of Code
14 Section 10137.

15 ORDER

16 I

17 All licenses and licensing rights of Respondents HOME
18 BANCORP INTERNATIONAL, and STEVE LOVE under the Real Estate Law
19 are suspended for a period of one hundred days (120) days from
20 the effective date of this Decision; provided, however, that
21 ninety (90) days of said suspension shall be stayed for two (2)
22 years upon the 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
27

1 2. That no final subsequent determination be made,
2 after hearing or upon stipulation that cause for disciplinary
3 action occurred within two (2) years of the effective date of
4 this Decision. Should such a determination be made, the
5 Commissioner may, in his discretion, vacate and set aside the
6 stay order and reimpose all or a portion of the stayed
7 suspension. Should no such determination be made, the stay
8 imposed herein shall become permanent.

9 3. Provided, however, the remaining thirty (30) days
10 of said one hundred twenty (120) day suspension shall be stayed
11 upon condition that:

12 a. Respondent pays a monetary penalty pursuant to
13 Section 10175.2 of the Business and Professions Code at the rate
14 of \$75 for each day of the suspension for a total monetary
15 penalty of \$2,250 (\$4,500 for both Respondents).

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

21 c. No further cause for disciplinary action
22 against the real estate licenses of Respondent occurs within two
23 (2) years from the effective date of the Decision in this
24 matter.
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1 d. If Respondent fails to pay the monetary
2 penalty in accordance with the terms and conditions of the
3 Decision, the Commissioner may, without a hearing, order the
4 immediate execution of all or any part of the stayed suspension
5 in which event the Respondent shall not be entitled to any
6 repayment nor credit, prorated or otherwise, for money paid to
7 the Department under the terms of this Decision.

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

13 II

14 Respondent STEVE LOVE shall, within six months
15 from the effective date of this Decision, take and pass the
16 Professional Responsibility Examination administered by the
17 Department including the payment of the required examination
18 fee. If Respondent fails to satisfy this condition, the
19 Commissioner may order suspension of Respondent's license until
20 Respondent passes the examination.
21

22
23
24 DATED: Feb 22, 2008

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

* * *

1 We have read the Stipulation and Agreement, have
2 discussed it with our attorney, and its terms are understood by
3 us and are agreeable and acceptable to us. We understand that
4 we are waiving rights given to us by the California
5 Administrative Procedure Act (including but not limited to
6 Sections 11506, 11508, 11509 and 11513 of the Government Code),
7 and we willingly, intelligently and voluntarily waive those
8 rights, including the right of requiring the Commissioner to
9 prove the allegations in the Accusation at a hearing at which we
10 would have the right to cross-examine witnesses against us and
11 to present evidence in defense and mitigation of the charges.
12

13 Respondents can signify acceptance and approval of the
14 terms and conditions of this Stipulation and Agreement by faxing
15 a copy of the signature page, as actually signed by Respondents,
16 to the Department at the following telephone/fax number:
17 (213) 576-6917. Respondents agree, acknowledge and understand
18 that by electronically sending to the Department a fax copy of
19 his or her actual signature as it appears on the Stipulation and
20 Agreement, that receipt of the faxed copy by the Department
21 shall be as binding on Respondent as if the Department had
22 received the original signed Stipulation and Agreement.
23

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27

Further, if the Respondents are represented, the Respondents' Counsel can signify his or her agreement to the terms and conditions of the Stipulation and Agreement by submitting that signature via fax.

DATED: _____

HOME BANCORP INTERNATIONAL
Respondent

DATED: 2/6/08



STEVE LOVE,
Respondent

DATED: 2/6/08



JOHN M. WILLIAMSON,
Counsel for Respondents

* * *

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 DAVIS
Real Estate Commissioner

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PAGE 03
P. 13 '08

Further, if the Respondents are represented, the Respondents' Counsel can signify his or her agreement to the terms and conditions of the Stipulation and Agreement by submitting that signature via Fax.

DATED: 02-06-08

~~HOME BANKING INTERNATIONAL,
Respondent~~

DATED: _____

STEVE LOVE,
Respondent

DATED: _____

JOHN M. WILLIAMS, III,
Counsel for Respondents

* * *

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 Further, if the Respondents are represented, the
2 Respondents' Counsel can signify his or her agreement to the
3 terms and conditions of the Stipulation and Agreement by
4 submitting that signature via fax.

5
6 DATED: _____
7 HOME BANCORP INTERNATIONAL,
8 Respondent

9 DATED: _____
10 STEVE LOVE,
11 Respondent


12 DATED: _____
13 JOHN M. WILLIAMSON,
14 Counsel for Respondents

15 * * *

16 The foregoing Stipulation and Agreement is hereby
17 adopted as my Decision and Order in this matter, and shall
18 become effective at 12 o'clock noon on May 5, 2008.

19 IT IS SO ORDERED 4-8-08

20 JEFF DAVI
21 Real Estate Commissioner

22 
23 _____

SANTO
Flag

FILED
AUG 27 2007
DEPARTMENT OF REAL ESTATE
[Signature]

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 Telephone: (213) 576-6982
6 -or- (213) 576-6913 (Direct)

7
8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11	In the Matter of the Accusation of)	No. H-34229 'LA
12)	<u>A C C U S A T I O N</u>
13	HOME BANCORP INTERNATIONAL,)	
14	and STEVE LOVE,)	
15	individually and as)	
16	designated officer of)	
17	Home Bancorp International,)	
18	and RAUL MARTIN VITERI,)	
19)	
20	Respondents.)	

21 The Complainant, Janice A. Waddell, a Deputy Real
22 Estate Commissioner of the State of California, for cause of
23 accusation against HOME BANCORP INTERNATIONAL, and STEVE LOVE,
24 individually and as designated officer of Home Bancorp
25 International, and RAUL MARTIN VITERI, alleges as follows:

26 I

27 The Complainant, Janice A. Waddell, acting in her
official capacity as a Deputy Real Estate Commissioner of the
State of California, makes this Accusation against HOME BANCORP
INTERNATIONAL, STEVE LOVE, and RAUL MARTIN VITERI.

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II

HOME BANCORP INTERNATIONAL, and STEVE LOVE,
individually and as designated officer of said corporation, and
RAUL MARTIN VITERI (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 HOME BANCORP INTERNATIONAL, was originally
licensed as a real estate broker on February 25, 2005. The
corporate license of Respondent HOME BANCORP INTERNATIONAL, will
expire on February 24, 2009. Pursuant to Code Section 10159.2,
Respondent STEVE LOVE 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 provisions of the real estate law, including
the supervision of salespersons licensed to the corporation in
the performance of acts for which a real estate license is
required.

IV

Respondent RAUL MARTIN VITERI was licensed as a real
estate salesperson by the Department of Real Estate effective
June 19, 2006.

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VIII

The conduct, acts and/or omissions of Respondent STEVE LOVE, in failing to ensure full compliance with the Real Estate Law is in violation of Section 10159.2 of the Code and subjects his real estate licenses and license rights to suspension or revocation pursuant to Sections 10177(d), 10177(g) and/or 10177(h) of the Code.

IX

The conduct, acts and/or omissions of Respondent RAUL MARTIN VITERI, is in violation of Code Section 10130 and subjects his real estate license and license rights to suspension or revocation pursuant to Sections 10177(j), and 10177(d) and/or 10177(g) of the Code.

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