

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

**FILED**  
MAY 25 2011  
DEPARTMENT OF REAL ESTATE

By C. J.

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11  
12 In the Matter of the Accusation of ) No. H-36572 LA  
13 ) L-2010090992  
14 STEVE LOVE and )  
15 CARLOS NAVARRETTE, ) STIPULATION AND  
16 ) AGREEMENT  
17 ) Respondents. )

17 It is hereby stipulated by and between STEVE LOVE  
18 ("Respondent") and his attorney of record, John M. Williamson,  
19 Esq., and the Complainant, acting by and through Lissete Garcia,  
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 8, 2010, 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 ("Stipulation").

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 June 21, 2010, 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 he  
12 understands that by withdrawing said Notice of Defense he will  
13 thereby waive his 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 he will waive  
16 other rights afforded to him 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 without a hearing, it is stipulated and agreed that the following  
2 determination of issues shall be made:

3 I

4 The conduct, acts and/or omissions of Respondent STEVE  
5 LOVE as described in Paragraph 4, constitute cause for the  
6 suspension or revocation of all the real estate licenses and  
7 license rights of Respondent STEVE LOVE under the provisions of  
8 Sections 10177(d) and 10177(g) of the Business and Professions  
9 Code ("Code") for violation of Code Section 10137.

10 ORDER

11 WHEREFORE, THE FOLLOWING ORDER is hereby made:

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

24 1. The restricted license issued to Respondent may be  
25 suspended prior to hearing by Order of the Real Estate  
26 Commissioner in the event of Respondent's conviction or plea of  
27

1 nolo contendere to a crime which is substantially related to  
2 Respondent's fitness or capacity as a real estate licensee.

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

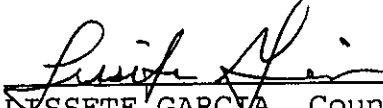
10 3. Respondent shall not be eligible to apply for the  
11 issuance of an unrestricted real estate license nor for the  
12 removal of any of the conditions, limitations or restrictions  
13 of a restricted license until two (2) years have elapsed from  
14 the date of issuance of the restricted license to Respondent.

15 4. Respondent shall, within nine months from the  
16 effective date of this Decision, present evidence satisfactory  
17 to the Real Estate Commissioner that Respondent has, since the  
18 most recent issuance of an original or renewal real estate  
19 license, taken and successfully completed the continuing  
20 education requirements of Article 2.5 of Chapter 3 of the Real  
21 Estate Law for renewal of a real estate license. If Respondent  
22 fails to satisfy this condition, the Commissioner may order the  
23 suspension of the restricted license until the Respondent  
24 presents such evidence. The Commissioner shall afford  
25 Respondent the opportunity for a hearing pursuant to the  
26 Administrative Procedure Act to present such evidence.

27

1                    5. Respondent shall within six (6) months from the  
2 effective date of the Decision herein, take and pass the  
3 Professional Responsibility Examination administered by the  
4 Department including the payment of the appropriate examination  
5 fee. If Respondent fails to satisfy this condition, the  
6 Commissioner may order suspension of Respondent's license until  
7 Respondent passes the examination.

8  
9  
10 DATED: 5/10/11

  
\_\_\_\_\_  
LISSETTE GARCIA, Counsel for the  
Department of Real Estate  
\* \* \*

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

24                    Respondent can signify acceptance and approval of the  
25 terms and conditions of this Stipulation and Agreement by faxing  
26 a copy of the signature page, as actually signed by Respondent,  
27 to the Department at the following fax number: (213) 576-6917.


1 Respondent agrees, acknowledges and understands that by  
2 electronically sending to the Department a fax copy of his  
3 actual signature as it appears on the Stipulation and Agreement,  
4 that receipt of the faxed copy by the Department shall be as  
5 binding on Respondent as if the Department had received the  
6 original signed Stipulation and Agreement.

7 Further, if the Respondent is represented by counsel,  
8 the Respondent's counsel can signify his agreement to the terms  
9 and conditions of the Stipulation and Agreement by submitting  
10 that signature via fax.

11 DATED: 5/10/2011

12   
13 STEVE LOVE

14 DATED: 5/10/2011

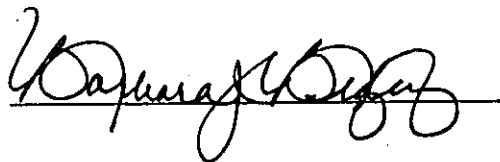
15   
16 JOHN M. WILLIAMSON, ESQ.  
17 Counsel for Respondent  
18 Approved as to Form

19 \* \* \*

20 The foregoing Stipulation and Agreement is hereby  
21 adopted as my Decision and Order in this matter, and shall  
22 become effective at 12 o'clock noon on June 14, 2011.

23 IT IS SO ORDERED 5/19/11, 2011.

24 BARBARA J. BIGBY  
25 Acting Real Estate Commissioner

26   
27

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

**FILED**  
OCT. 21 2010  
DEPARTMENT OF REAL ESTATE

\* \* \* \*

By CS

In the Matter of the Accusation of )  
 ) NO. H-36572 LA  
 STEVE LOVE and )  
 )  
CARLOS NAVARRETTE, )  
 )  
 Respondents. )  
 \_\_\_\_\_ )

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on September 20, 2010, and the findings of fact set forth herein are based on one or more of the following: (1) Respondents' express admissions; (2) affidavits; and (3) other evidence.

FINDINGS OF FACT

1.

On April 8, 2010, Maria Suarez made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, return receipt requested, to Respondent CARLOS NAVARETTE's last known mailing address on file with the Department on April 8, 2010.

On September 20, 2010, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent CARLOS NAVARETTE's default was entered herein.

2.

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (hereinafter "Code") as a real estate salesperson.



3.

At no time mentioned was Latino Investments, LLC licensed in any capacity by the Department to conduct activities requiring a real estate license.

4.

At all times mentioned herein, Respondent CARLOS NAVARRETTE, for or in expectation of compensation, engaged in the business of, acted in the capacity of, advertised or assumed to act as a real estate broker or salesperson acting under the employ of a broker, for others in the State of California within the meaning of Sections 10131 and 10132 of the Code.

5.

On July 14, 2008, the Department received a consumer complaint from Eusebio and Elena Corral against Respondent CARLOS NAVARRETTE and Latino Investments, LLC. The Corrals' complaint alleged that in April, 2007, Respondent CARLOS NAVARRETTE presented himself as an agent of Latino Investments, LLC. Respondent CARLOS NAVARRETTE solicited his services to the Corrals and handled the refinance of a mortgage loan on real property owned by the Corrals which is located at 16808 Wing Lane, La Puente, California 91744 ("Wing Lane property").

6.

Escrow closed on the Wing Lane property transaction on April 12, 2007. Respondent STEVE LOVE received \$1,306.25 as commission from escrow. Latino Investments, LLC received \$5,787.50 as a loan origination fee and \$7,275 in Yield Spread Premiums from escrow. Latino Investments, LLC received \$11,756.25 in funds from escrow for the Wing Lane property transaction.

7.

Respondent CARLOS NAVARRETTE was not licensed as a real estate salesperson or broker in 2007. The Corrals were unaware that Respondent CARLOS NAVARRETTE was not licensed as a real estate salesperson or broker in 2007.

8.

The business address for Latino Investments, LLC is 2910 Inland Empire Blvd., Suite 106, Ontario, California 91764. On December 19, 2005, Respondent LOVE filed with the Department the branch address of 2910 Inland Empire Blvd., Suite 106, Ontario, California 91764. Respondent CARLOS NAVARRETTE's former mailing address listed with the Department was 2910 Inland Empire Blvd., Suite 106, Ontario, California 91764.

9.

In or around July, 2007, following the close of escrow on the Wing Lane property refinance, Respondent CARLOS NAVARRETTE induced the Corrals to purchase two separate real properties. Respondent CARLOS NAVARRETTE represented to the Corrals that the properties were undervalued and their purchase as rental properties was a solid investment. One of the real properties was located at 1835 Parkside Drive, San Bernardino, California 92404 ("Parkside property"). The other property was located at 14131 Piedmont Drive, Victorville, California 92392 ("Piedmont property"). In 2007, Respondent NAVARRETTE was not licensed by the Department to conduct activities that require a real estate license.

10.

In reliance upon the representations of Respondent CARLOS NAVARRETTE, the Corrals provided a cashier's check made out to Respondent CARLOS NAVARRETTE for the amount of \$120,000, to be used as trust funds for the purchase of the Parkside and Piedmont properties. Respondent CARLOS NAVARRETTE promised the Corrals that the funds would be deposited in escrow and used for the purchase of the Parkside and Piedmont properties. Respondent CARLOS NAVARRETTE made representations to the Corrals that he had placed \$30,000 as a deposit for the Parkside property and \$35,000 as a deposit for the Piedmont property for the Corrals. Respondent CARLOS NAVARRETTE handled the purchase of the Parkside and Piedmont properties on behalf of the Corrals. Escrow closed on the sale and purchase of the Parkside property on about August 6, 2007. Escrow closed on the sale and purchase of the Piedmont property on about October 5, 2007.

11.

Subsequent to the close of escrow on the Parkside property, the Corrals discovered that Respondent CARLOS NAVARRETTE had only placed \$3,115.18 in escrow on the Corrals' behalf for the purchase of the Parkside property. Subsequent to the close of escrow on the Piedmont property, the Corrals

discovered that Respondent CARLOS NAVARRETTE only placed \$9,028.88 in escrow on the Corrals' behalf for the purchase of the Piedmont property.

12.

Respondent CARLOS NAVARRETTE failed to return or provide proof of deposits or disbursements to account for the remaining balance of the \$120,000 that had been entrusted to him by the Corrals for the purchase of the Parkside and Piedmont properties. Respondent CARLOS NAVARRETTE claimed \$15,643.75 was earned by him as commission for handling the Corrals' purchase of the Parkside and Piedmont properties.

13.

Respondent CARLOS NAVARRETTE's representations described in paragraphs 9 and 10 were false or misleading and were known by Respondent CARLOS NAVARRETTE to be false or misleading when made or were made by Respondent with no reasonable grounds for believing said representations to be true. In fact, Respondent CARLOS NAVARRETTE induced the Corrals to purchase the Parkside and Piedmont properties with the intent to financially or economically benefit himself without regard to the injury his acts would cause the Corrals. Respondent CARLOS NAVARRETTE received \$120,000 in trust funds that were supposed to be used for the Corrals' purchase of the Parkside and Piedmont properties. Respondent CARLOS NAVARRETTE used part of said money for his own use and purpose and failed to provide proof of any deposit of the funds in a trust account or disbursements for purchase of the Parkside and Piedmont properties on the Corrals' behalf.

#### DETERMINATION OF ISSUES

1.

Cause for disciplinary action against Respondent CARLOS NAVARRETTE exists pursuant to Business and Professions Code Sections 10130, 10177(d) and 10177(j).

2.

The standard of proof applied was clear and convincing proof to a reasonable certainty

ORDER

The license and license rights of Respondent CARLOS NAVARRETTE under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon November 10, 2010.

DATED: 10/19, 2010.

JEFF DAVI  
Real Estate Commissioner



BY: Barbara J. Bigby  
Chief Deputy Commissioner

1 Department of Real Estate  
2 320 West Fourth Street, Suite 350  
3 Los Angeles, California 90013-1105

**FILED**  
SEP 20 2010  
DEPARTMENT OF REAL ESTATE

By *C-7*

4  
5  
6  
7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \* \*

11 In the Matter of the Accusation of )  
12 CARLOS NAVARETTE, ) NO. H-36572 LA  
13 Respondent. ) DEFAULT ORDER  
14 )

15 Respondent, CARLOS NAVARETTE, having failed to file  
16 a Notice of Defense within the time required by Section 11506  
17 of the Government Code, is now in default. It is, therefore,  
18 ordered that a default be entered on the record in this matter.

19 IT IS SO ORDERED September 20, 2010

20 JEFF DAVI  
21 Real Estate Commissioner

22 *Dolores Weeks*  
23 By: DOLORES WEEKS  
24 Regional Manager  
25  
26  
27

1 LISSETE GARCIA, Counsel (SBN 211552)  
2 Department of Real Estate  
3 320 West 4th Street, Suite 350  
4 Los Angeles, California 90013-1105

5 Telephone: (213) 576-6982  
6 (Direct) (213) 576-6914

**FILED**

APR -8 2010

DEPARTMENT OF REAL ESTATE  
BY: C. [Signature]

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of ) NO. H-36572 LA  
12 )  
13 STEVE LOVE and ) A C C U S A T I O N  
14 CARLOS NAVARRETTE, )  
15 Respondents. )

16 The Complainant, Maria Suarez, a Deputy Real Estate  
17 Commissioner of the State of California, for cause of Accusation  
18 against STEVE LOVE and CARLOS NAVARRETTE, is informed and  
19 alleges as follows:

20 1.

21 The Complainant, Maria Suarez, a Deputy Real Estate  
22 Commissioner of the State of California, makes this Accusation  
23 in her official capacity.

24 Licenses

25 2.

26 At all times herein mentioned, Respondent STEVE LOVE  
27 ("LOVE") was and still is licensed and/or has license rights  
28 under the Real Estate Law (Part 1 of Division 4 of the

1 California Business and Professions Code) ("Code") as a real  
2 estate broker. Respondent was first licensed as a real estate  
3 broker on December 19, 1978.

4 Prior Discipline

5 3.

6 The Department of Real Estate ("Department") filed and  
7 ordered prior disciplinary action against Respondent LOVE's  
8 broker license in Department Case Nos. H-26534 LA and H-34229  
9 LA. On or about October 15, 1996, Respondent LOVE's broker  
10 license was revoked; however, a restricted broker license was  
11 issued to him under certain terms and conditions in Department  
12 Case No. H-26534 LA. The restrictions from Respondent LOVE's  
13 broker license were removed on or about December 3, 2002. On or  
14 about May 5, 2008, Respondent LOVE's broker license was  
15 suspended for 90 days and stayed for two years under certain  
16 terms and conditions in Department Case No. H-34229 LA. On or  
17 about October 14, 2008, the disciplinary order in Department  
18 Case No. H-34229 LA was released.

19 4.

20 At all times herein mentioned, Respondent CARLOS  
21 NAVARRETTE ("NAVARRETTE") was and still is licensed and/or has  
22 license rights under the Real Estate Law (Part 1 of Division 4  
23 of the Code) as a real estate salesperson. Respondent  
24 NAVARRETTE was first licensed as a real estate salesperson on  
25 May 14, 2008. From May 14, 2008 to January 4, 2009, Respondent  
26 NAVARRETTE was licensed under the employ of real estate broker  
27 Respondent LOVE.

28

1 5.

2 At no time mentioned was Latino Investments, LLC  
3 licensed in any capacity by the Department to conduct activities  
4 requiring a real estate license.

5 FIRST CAUSE OF ACCUSATION  
6 (Unlicensed Activity)

7 6.

8 At all times mentioned herein, Respondents LOVE and  
9 NAVARRETTE, for or in expectation of compensation, engaged in  
10 the business of, acted in the capacity of, advertised or assumed  
11 to act as a real estate broker or salesperson acting under the  
12 employ of a broker, for others in the State of California within  
13 the meaning of Sections 10131 and 10132 of the Code.

14 7.

15 On July 14, 2008, the Department received a consumer  
16 complaint from Eusebio and Elena Corral against Respondent  
17 NAVARRETTE and Latino Investments, LLC. The Corrals' complaint  
18 alleged that in April of 2007, Respondent NAVARRETTE presented  
19 himself as an agent of Latino Investments, LLC. Respondent  
20 NAVARRETTE solicited his services to the Corrals and handled the  
21 refinance of a mortgage loan on real property owned by the  
22 Corrals which is located at 16808 Wing Lane, La Puente,  
23 California 91744 ("Wing Lane property").

24 8.

25 Escrow closed on the Wing Lane property transaction on  
26 April 12, 2007. Respondent LOVE received \$1,306.25 as  
27 commission from escrow. Latino Investments, LLC received  
28 \$5,787.50 as a loan origination fee and \$7,275 in Yield Spread



1 Premiums from escrow. Latino Investments, LLC received  
2 \$11,756.25 in funds from escrow for the Wing Lane property  
3 transaction.

4 9.

5 Respondent NAVARRETTE was not licensed as a real  
6 estate salesperson or broker in 2007. The Corrals were unaware  
7 that Respondent NAVARRETTE was not licensed as a real estate  
8 salesperson or broker in 2007.

9 10.

10 The business address for Latino Investments, LLC is  
11 2910 Inland Empire Blvd., Suite 106, Ontario, California 91764.  
12 On December 19, 2005, Respondent LOVE filed with the Department  
13 the branch address of 2910 Inland Empire Blvd., Suite 106,  
14 Ontario, California 91764. Respondent NAVARRETTE's former  
15 mailing address listed with the Department was 2910 Inland  
16 Empire Blvd., Suite 106, Ontario, California 91764.

17 11.

18 The acts and conduct of Respondent NAVARRETTE in  
19 engaging in the business and acting or assuming to act in the  
20 capacity of a real estate broker or salesperson by soliciting  
21 and performing services for borrowers Eusebio and Elena Corral,  
22 within the meaning of Code Section 10131(d), at a time when  
23 Respondent NAVARRETTE was not licensed by the Department, is a  
24 violation of Section 10130 of the Code and constitutes cause to  
25 revoke or suspend the licenses and license rights of Respondent  
26 NAVARRETTE pursuant to Section 10177(d) of the Code.

1 12.

2 The acts and conduct of Respondent LOVE in employing  
3 and/or compensating Respondent NAVARRETTE and Latino  
4 Investments, LLC to conduct activities requiring a real estate  
5 license at a time when Respondent NAVARRETTE and Latino  
6 Investments, LLC were not licensed by the Department is a  
7 violation of Section 10137 of the Code and constitutes cause to  
8 revoke or suspend the licenses and license rights of Respondent  
9 LOVE pursuant to Sections 10177(d) and/or 10177(g) of the Code.

10 SECOND CAUSE OF ACCUSATION

11 (Use of Unauthorized Fictitious Business Name)

12 13.

13 There is hereby incorporated in this Second, separate  
14 and distinct Cause of Accusation, all of the allegations  
15 contained in Paragraphs 1 through 12, with the same force and  
16 effect as if herein fully set forth.

17 14.

18 At all times herein mentioned, Respondent LOVE used a  
19 fictitious business name "Latino Investments, LLC" for  
20 activities requiring the issuance of a real estate license  
21 without filing an application for the use of such name with the  
22 Department as required by the provisions of Section 10159.5 of  
23 the Code and Section 2731(a) of Title 10, Chapter 6, California  
24 Code of Regulations ("Regulations").

25 15.

26 The conduct, acts and/or omissions of Respondent LOVE,  
27 as set forth in Paragraph 14 above, violate Section 10159.5 of  
28

1 the Code and Section 2731(a) of the Regulations, and are cause  
2 for the suspension or revocation of the licenses and license  
3 rights of Respondent LOVE pursuant to Sections 10177(d) and/or  
4 10177(g) of the Code.

5 THIRD CAUSE OF ACCUSATION

6 (Unlicensed Activity and Substantial Misrepresentation)

7 16.

8 There is hereby incorporated in this Third, separate  
9 and distinct Cause of Accusation, all of the allegations  
10 contained in Paragraphs 1 through 15, with the same force and  
11 effect as if herein fully set forth.

12 17.

13 In or around July of 2007, following the close of  
14 escrow on the Wing Lane property refinance, Respondent  
15 NAVARRETTE induced the Corrals to purchase two separate real  
16 properties. Respondent NAVARRETTE represented to the Corrals  
17 that the properties were undervalued and their purchase as  
18 rental properties was a solid investment. One of the real  
19 properties was located at 1835 Parkside Drive, San Bernardino,  
20 California 92404 ("Parkside property"). The other property was  
21 located at 14131 Piedmont Drive, Victorville, California 92392  
22 ("Piedmont property"). In 2007, Respondent NAVARRETTE was not  
23 licensed by the Department to conduct activities that require a  
24 real estate license.  
25

26 18.

27 In reliance upon the representations of Respondent  
28 NAVARRETTE, the Corrals provided a cashier's check made out to

1 Respondent NAVARRETTE for the amount of \$120,000, to be used as  
2 trust funds for the purchase of the Parkside and Piedmont  
3 properties. Respondent NAVARRETTE promised the Corrals that the  
4 funds would be deposited in escrow and used for the purchase of  
5 the Parkside and Piedmont properties. Respondent NAVARRETTE  
6 made representations to the Corrals that he had placed \$30,000  
7 as a deposit for the Parkside property and \$35,000 as a deposit  
8 for the Piedmont property for the Corrals. Respondent  
9 NAVARRETTE handled the purchase of the Parkside and Piedmont  
10 properties on behalf of the Corrals. Escrow closed on the sale  
11 and purchase of the Parkside property on about August 6, 2007.  
12 Escrow closed on the sale and purchase of the Piedmont property  
13 on about October 5, 2007.  
14

15 19.

16 Subsequent to the close of escrow on the Parkside  
17 property, the Corrals discovered that Respondent NAVARRETTE had  
18 only placed \$3,115.18 in escrow on the Corrals' behalf for the  
19 purchase of the Parkside property. Subsequent to the close of  
20 escrow on the Piedmont property, the Corrals discovered that  
21 Respondent NAVARRETTE only placed \$9,028.88 in escrow on the  
22 Corrals' behalf for the purchase of the Piedmont property.  
23

24 20.

25 Respondent NAVARRETTE failed to return or provide  
26 proof of deposits or disbursements to account for the remaining  
27 balance of the \$120,000 that had been entrusted to him by the  
28 Corrals for the purchase of the Parkside and Piedmont  
properties. Respondent NAVARRETTE claimed \$15,643.75 was earned

1 by him as commission for handling the Corrals' purchase of the  
2 Parkside and Piedmont properties.

3 21.

4 Respondent NAVARRETTE's representations described in  
5 paragraphs 17 and 18 were false or misleading and were known by  
6 Respondent NAVARRETTE to be false or misleading when made or  
7 were made by Respondent with no reasonable grounds for believing  
8 said representations to be true. In fact, Respondent NAVARRETTE  
9 induced the Corrals to purchase the Parkside and Piedmont  
10 properties with the intent to financially or economically  
11 benefit Respondent NAVARRETTE without regard to the injury his  
12 acts would cause the Corrals. Respondent NAVARRETTE received  
13 \$120,000 in trust funds that were supposed to be used for the  
14 Corrals' purchase of the Parkside and Piedmont properties.  
15 Respondent NAVARRETTE used part of said money for his own use  
16 and purpose and failed to provide proof of any deposits of the  
17 funds in a trust account or disbursements for purchase of the  
18 Parkside and Piedmont properties on the Corrals' behalf.

19 22.

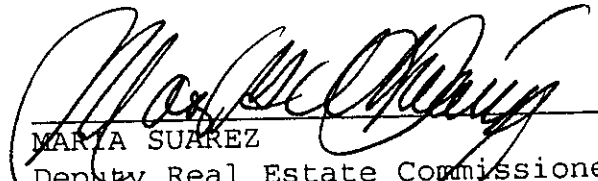
20  
21 The facts alleged above concerning acts committed by  
22 Respondent NAVARRETTE in that he solicited and negotiated the  
23 purchase of real property for Eusebio and Elena Corral, within  
24 the meaning of Code Section 10131(a), at a time when Respondent  
25 NAVARRETTE was not licensed by the Department, is a violation of  
26 Section 10130 of the Code and constitutes cause to revoke or  
27 suspend the license and license rights of Respondent NAVARRETTE  
28 pursuant to Section 10177(d) of the Code.

The facts alleged above concerning substantial misrepresentations made by Respondent NAVARRETTE constitute grounds for the suspension or revocation of the license and license rights of Respondent NAVARRETTE pursuant to Section 10177(j) of the Code.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and/or license rights of Respondents, STEVE LOVE and CARLOS NAVARRETTE, under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California,

this 5th day of April, 2010.

  
MARIA SUAREZ  
Deputy Real Estate Commissioner

cc: Steve Love  
Carlos Navarrette  
Maria Suarez  
Sacto.