

1 Department of Real Estate
2 P. O. Box 187007
3 Sacramento, CA 95818-7007

4 Telephone: (916) 227-1126

FILED

OCT 14 2008

DEPARTMENT OF REAL ESTATE

By *[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 TO:) NO. H-5080 SAC
12)
13 PROPERTY LINE INVESTMENTS, LLC,) ORDER TO DESIST AND REFRAIN
14 and PETER J. WOODARD) (B&P Code Section 10086)
15)

15 The Real Estate Commissioner of the State of California has caused an
16 investigation to be conducted of the real estate resale brokerage activities of you, PROPERTY
17 LINE INVESTMENTS, LLC, and PETER J. WOODARD (hereinafter collectively referred to
18 as "you"), and is of the opinion that you, PROPERTY LINE INVESTMENTS, LLC, and
19 PETER J. WOODARD have violated Section 10130 of the California Business and Professions
20 Code (hereinafter "the Code"). This opinion is based on the findings set forth below.

21 I

22 At all times herein mentioned, you, PROPERTY LINE INVESTMENTS, LLC,
23 and PETER J. WOODARD, were not licensed by the Department of Real Estate of the State of
24 California (hereinafter "the Department") as a real estate broker or as a real estate salesperson.

25 II

26 At all times herein mentioned, you engaged in the business of, acted in the
27 capacity of, advertised and assumed to act as real a estate broker in the State of California within

1 the meaning of Section 10131(a) of the Code, including the business of engaging in selling or
2 offering to sell, buying or offering to buy, soliciting prospective sellers or purchasers of,
3 soliciting or obtaining listings of, or negotiating the purchase, sale, or exchange of real property
4 on behalf of others for or in expectation of compensation in Placer County, California, in or
5 about 2006 through 2007.

6 III

7 Between on or about October 2006 and on or about or through January 2007, in
8 the course of the activities described in Paragraph II, above, you, PROPERTY LINE
9 INVESTMENTS, LLC, and PETER J. WOODARD, solicited and/or negotiated the sale and/or
10 purchase of real property in California, for or in expectation of compensation in various such
11 transactions, including, but not limited to, the following:

<u>Buyers</u>	<u>Sellers</u>	<u>Property</u>	<u>Offer Date</u>
Rodrigo Diaz & Anna M. Diaz	Freddie Nixon & Kathleen Green	4425 Star Way Stockton, CA	11/9/06

14 IV

15 At all times herein mentioned, beginning on or about December 2006, and
16 continuing, an/or at other times well known to you but unknown to the Department, you
17 engaged in the business of, acted in the capacity of, advertised, or assumed to act as a real estate
18 broker with the State of California within the meaning of Section 10131(b) of the Code,
19 including the operation and conduct of a property management business with the public
20 wherein, on behalf of others, for compensation or in expectation of compensation, you leased or
21 rented and offered to lease or rent, and placed for rent, solicited listings of real property for rent,
22 and solicited for prospective tenants of real property or improvements thereon, and collected
23 rents from real property or improvements thereon.

24 V

25 The aforesaid acts recited in Paragraph IV, above, include, but are not limited to,
26 the operation and conduct of a property management business with the public wherein, on behalf
27 of others, for compensation or in expectation of compensation, you leased or rented and offered

1 to lease or rent, and placed for rent, solicited listings of real property for rent, and solicited for
2 prospective tenants of real property or improvements thereon, and collected rents from real
3 property or improvements thereon including,, but not limited to, the following real property:

<u>Landlords</u>	<u>Tenants</u>	<u>Property</u>	<u>Lease Date</u>
Rodrigo Diaz & Anna M. Diaz	Freddie Nixon & Kathleen Green	4425 Star Way Stockton, CA	11/28/06

6 VI

7 In acting as described in Paragraphs II, III, IV, and V, above, you, PROPERTY
8 LINE INVESTMENTS, LLC, and PETER J. WOODARD, violated Section 10130 of the Code.

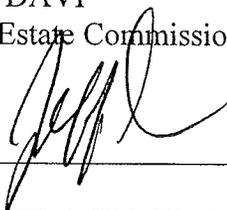
9 NOW, THEREFORE, YOU, PROPERTY LINE INVESTMENTS, LLC, and
10 PETER J. WOODARD, AND YOUR AGENTS AND EMPLOYEES, ARE HEREBY
11 ORDERED TO DESIST AND REFRAIN from performing any and all acts within the State of
12 California for which a real estate broker license is required, unless and until you obtain such
13 license.

14 NOW, THEREFORE, YOU, PROPERTY LINE INVESTMENTS, LLC, and
15 PETER J. WOODARD, AND YOUR AGENTS AND EMPLOYEES, ARE HEREBY
16 ORDERED TO DESIST AND REFRAIN from employing or compensating any person for
17 performing acts for which a real estate license is required unless such person has a current real
18 estate license.

19 DATED: _____

10-6-08

20 JEFF DAVI
21 Real Estate Commissioner



22
23
24 cc: PROPERTY LINE INVESTMENTS, LLC
25 4600 S. Tracy Blvd., Suite 102
Tracy, CA 95376

PETER J. WOODARD
4600 S. Tracy Blvd., Suite 102
Tracy, CA 95376

26 MARTIN DEUTSCH, Agent for Service of Process
27 PROPERTY LINE INVESTMENTS, LLC
440 N. First Street, Suite 200
San Jose, CA 95112