

1 Department of Real Estate
2 320 West Fourth Street, Ste. 350
3 Los Angeles, California 90013

4 (213) 576-6982

FILED

JUN 24 2021

DEPT. OF REAL ESTATE

By *[Signature]*

8 STATE OF CALIFORNIA

10 DEPARTMENT OF REAL ESTATE

11 To:

12 MEGAWORLD CORPORATION;

) No. H-05227 SD

13 SUNTRUST PROPERTIES, INC.;

) **ORDER TO**

) **DESIST AND REFRAIN**

14 INTERNATIONAL LUXURY
15 PROPERTIES, INC.;

) (Business & Professions Code §10249.93)

16 KATRINA GAFFUD BENFER;

17 PAUL F. BENFER;

18 JESSICA VILLANUEVA; and

19 ANGELITA CONTRERAS

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21
22 The Commissioner ("Commissioner") of the California Department of Real
23 Estate ("Department" or "DRE") caused an investigation to be made of the activities of
24 MEGAWORLD CORPORATION ("MEGAWORLD"); SUNTRUST PROPERTIES INC.
25 ("SUNTRUST"); INTERNATIONAL LUXURY PROPERTIES, INC. ("ILPI"); KATRINA GAFFUD
26

27 DRE DESIST & REFRAIN ORDER: MEGAWORLD CORPORATION ET AL.

1 BENFER ("K.B."); PAUL F. BENFER ("P.B."); JESSICA VILLANUEVA ("VILLANUEVA"); and
2 ANGELITA CONTRERAS ("CONTRERAS"). Based on that investigation, the Commissioner
3 has determined that MEGAWORLD, SUNTRUST, ILPI, K.B., P.B., VILLANUEVA, and
4 CONTRERAS and/or any other fictitious business name(s) used by them, have engaged
5 in, are engaging in, or are attempting to engage in, acts or practices constituting
6 violations of the California Business and Professions ("Code"), including selling or
7 leasing or offering for sale or lease a lot, parcel, or interest in a subdivision, located
8 outside the United States, without inclusion on their printed material, literature,
9 advertising, or invitation in this state relating to said sale, lease, or offer a clearly and
10 conspicuously printed disclaimer in at least 10-point capital type, in violation of Code
11 Section 10249.9

12 Based on the findings of that investigation, as set forth below, the
13 Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and
14 Desist and Refrain Order under the authority of Section 10249.93 of the Code.

15 Whenever acts referred to below are attributed to **MEGAWORLD**, those
16 acts are alleged to have been done by MEGAWORLD, acting by itself or by and/or
17 through one or more agents, associates, affiliates, and/or co-conspirators, including, but
18 not limited to SUNTRUST, ILPI, K.B., P.B., VILLANUEVA, and CONTRERAS and other
19 entities or individuals whose name(s) or fictitious name(s) are unknown at this time.

20 Whenever acts referred to below are attributed to **SUNTRUST**, those acts
21 are alleged to have been done by SUNTRUST acting by itself or by and/or through one
22 or more agents, associates, affiliates, and/or co-conspirators, including, but not limited
23 to MEGAWORLD, ILPI, K.B., P.B., VILLANUEVA, and CONTRERAS and other entities or
24 individuals whose name(s) or fictitious name(s) are unknown at this time.

1 Whenever acts referred to below are attributed to **ILPI**, those acts are
2 alleged to have been done by ILPI acting by itself or by and/or through one or more
3 agents, associates, affiliates, and/or co-conspirators, including, but not limited to
4 MEGAWORLD, SUNTRUST, K.B., P.B., VILLANUEVA, and CONTRERAS and other entities
5 or individuals whose name(s) or fictitious name(s) are unknown at this time.

6 Whenever acts referred to below are attributed to **K.B.**, those acts are
7 alleged to have been done by K.B. acting by herself or by and/or through one or more
8 agents, associates, affiliates, and/or co-conspirators, including, but not limited to
9 MEGAWORLD, SUNTRUST, ILPI, P.B., VILLANUEVA, and CONTRERAS and other entities
10 or individuals whose name(s) or fictitious name(s) are unknown at this time.

11 Whenever acts referred to below are attributed to **P.B.**, those acts are
12 alleged to have been done by P.B. acting by himself or by and/or through one or more
13 agents, associates, affiliates, and/or co-conspirators, including, but not limited to
14 MEGAWORLD, SUNTRUST, ILPI, K.B., VILLANUEVA, and CONTRERAS and other entities
15 or individuals whose name(s) or fictitious name(s) are unknown at this time.

16 Whenever acts referred to below are attributed to **VILLANUEVA** those acts
17 are alleged to have been done by VILLANUEVA acting by herself or by and/or through
18 one or more agents, associates, affiliates, and/or co-conspirators, including, but not
19 limited to MEGAWORLD, SUNTRUST, ILPI, K.B., P.B., and CONTRERAS and other entities
20 or individuals whose name(s) or fictitious name(s) are unknown at this time.

21 Whenever acts referred to below are attributed to **CONTRERAS** those acts
22 are alleged to have been done by CONTRERAS acting by herself or by and/or through
23 one or more agents, associates, affiliates, and/or co-conspirators, including, but not
24 limited to MEGAWORLD, SUNTRUST, ILPI, K.B., P.B., and VILLANUEVA and other entities
25 or individuals whose name(s) or fictitious name(s) are unknown at this time.

1 **FINDINGS OF FACT**

2 **MEGAWORLD CORPORATION**

3 1. According to DRE records to date, MEGAWORLD is not now, and has
4 never been licensed by the Department in any capacity.

5 2. According to <https://www.megaworldcorp.cm/investors/gis-2019>,
6 MEGAWORLD is a Republic of the Philippines ("Philippines") stock corporation with a
7 General Information Sheet ("GIS") of the Corporation filed with the Philippines Securities
8 and Exchange Commission ("PSEC"), SEC Accreditation Number 1363-AR-1, on or about
9 June 27, 2019 listing its primary purpose/activity/industry as real estate and bearing a
10 principal office and business address of: 30th Floor, Alliance Global Tower, 36th Street
11 cor., 11th Avenue, Uptown Bonifacio, Taguig City, 1634, Metro Manila, Philippines ("AGT
12 address").

13 3. There is a Facebook page at
14 [https://www.facebook.com/pages/category/Real-Estate/Megaworld-International-9420-](https://www.facebook.com/pages/category/Real-Estate/Megaworld-International-9420-Activity-Rd-Suite-C-San-Diego-837235339682725)
15 [Activity-Rd-Suite-C-San-Diego-837235339682725](https://www.facebook.com/pages/category/Real-Estate/Megaworld-International-9420-Activity-Rd-Suite-C-San-Diego-837235339682725) that advertises Megaworld
16 International in San Diego (9420 Activity Road, Ste. C), California as "the #1 real estate
17 developer in the Philippines" and offers "an array of world-class property investments,"
18 with K.B. (kbenfer59@hotmail.com) and P.B. listed among the "contact us" individuals.

19 **SUNTRUST PROPERTIES, INC.**

20 4. According to DRE records to date, SUNTRUST is not now, and has never
21 been licensed by the Department in any capacity.

22 5. According to MEGAWORLD's GIS, SUNTRUST is a registered subsidiary,
23 subsidiary registration number A1997-20806, located at G/F One World Square Bldg., 2
24 Upper McKinley Road, Fort Bonifacio, Taguig City, which, according to MEGAWORLD's
25 principal office AGT address, is located in Metro Manila in the Philippines.

1 6. According to
2 <https://www.megaworldinternational.com/subsidiaries/suntrust-properties/>,
3 SUNTRUST is a wholly-owned subsidiary of MEGAWORLD; was incepted on November
4 14, 1997; and develops condominiums in Manila.

5 **INTERNATIONAL LUXURY PROPERTIES, INC.**

6 7. ILPI is not now, and has never been licensed by the Department in any
7 capacity.

8 8. According to <https://www.megaworldinternational.com>, ILPI is a
9 California subsidiary/regional office of MEGAWORLD and is located at 9240 Activity Rd.,
10 Suite C, San Diego, CA 92126 ("Activity Rd. premises").

11 9. According to a lease application dated December 1, 2017 and the Air
12 Commercial Real Estate Association Standard Industrial/Commercial Multi-Tenant Lease
13 dated December 7, 2017, both of which were executed by VILLANUEVA as Director of
14 ILPI, ILPI is the tenant ("lessee") of the Activity Rd. premises.

15 10. According to copies of rent checks received by Black Mountain
16 Commerce, L.P. ("lessor") for the Activity Rd. premises, K.B. and P.B. and/or ILPI made
17 rent payments to the lessor on January 2, 2019 and October 1, 2019, respectively.

18 11. ILPI has Articles of Incorporation (Corporate Number 3572364) on file
19 with the California Secretary of State ("SOS"), filed May 31, 2013, with CONTRERAS listed
20 as its agent for service of process.

21 12. According to ILPI's Statement of Information filed with the SOS on
22 October 19, 2015, its principal executive office address, principal California business
23 office address and mailing address were the same: 4515 Eagle Rock Blvd., Los Angeles,
24 CA 90041 and CONTRERAS was its agent for service of process. According to ILPI's
25 Statement of Information filed with the SOS on February 29, 2020, its principal executive
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1 office address, principal California business office address and mailing address are the
2 same: 3435 Wilshire Blvd., #580, Los Angeles, CA 91331 ("Wilshire address"; VILLANUEVA
3 is its CEO, Secretary and Director, located at the same AGT address as MEGAWORLD;
4 and K.B. is its agent for service of process at the Wilshire address. The business type
5 listed on ILPI's Statement of Information is "Real Estate – Administrative/Consultancy."

6 13. On March 6, 2020, a DRE special investigator arrived to the Activity Rd.
7 premises and observed that the office appeared to be occupied. Through the window
8 of said occupied office, the DRE special investigator observed a sign for Megaworld
9 International on display with a model of Kasara Urban Resort Residences.

10 **K.B., P.B., VILLANUEVA & CONTRERAS**

11 14. K.B. is not now, and has never been licensed by the Department in any
12 capacity.

13 15. P.B. is not now, and has never been licensed by the Department in any
14 capacity.

15 16. VILLANUEVA is not now, and has never been licensed by the
16 Department in any capacity.

17 17. CONTRERAS is not now, and has never been licensed by the
18 Department in any capacity.

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1 **GUADALUPE I.'S PURCHASE OF A CONDO OUTSIDE THE UNITED STATES**

2 18. On or about August 3, 2012, in San Diego, California, Guadalupe I.
3 purchased a condominium located at Suntrust Treetop Villas, Tower/Cluster 3,
4 Level/Floor 11, Unit C ("Suntrust condo") in the Philippines from MEGAWORLD
5 representatives K.B. and P.B. Guadalupe I. signed a Buyer's Information Sheet bearing
6 on MEGAWORLD/Megaworld International letterhead; signed a Group Mortgage
7 Redemption Insurance Application; paid a \$500.00 reservation fee (Wells Fargo Check
8 No. 1001 payable to "MEGAWORLD CORPORATION"); submitted a Request for
9 Reservation and Offer to Purchase (Prop) on MEGAWORLD/Megaworld International
10 letterhead; and provided a series of post-dated Wells Fargo checks payable to
11 MEGAWORLD in the amount of \$300.00 monthly payments toward her Suntrust condo.

12 19. K.B. and P.B. provided Guadalupe I. with: a list of Requirements for
13 Reservation on Megaworld International letterhead; a list of Official Bank Accounts on
14 Megaworld International letterhead; a floorplan map of the Suntrust Treetop Villas; and
15 a floorplan/specifications sheet for the specific Suntrust Treetop Villas condo that she
16 was purchasing. Guadalupe I. made monthly payments to MEGAWORLD, which were
17 collected by K.B. and P.B. in the aforementioned post-dated checks drawn on
18 Guadalupe's Wells Fargo bank account.

19 20. The MEGAWORLD/Megaworld International documents relating to
20 Guadalupe I.'s purchase of the Suntrust Treetop Villas condominium, as described in
21 Paragraphs 18 and 19, above, did not contain any DRE disclaimers compliant with the
22 requirements of Code Section 10249.9.

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CONCLUSIONS OF LAW

21. Based on the findings of fact contained in paragraphs 1 through 20, MEGAWORLD CORPORATION, acting by itself or by and/or through one or more agents, associates, representatives, and/or co-conspirators, including, but not limited to SUNTRUST, ILPI, K.B., P.B., VILLANUEVA, and CONTRERAS and other entities or individuals whose name(s) or fictitious name(s) are unknown at this time, sold or leased or offered for sale or lease a lot, parcel, or interest in a subdivision, located outside the United States, without including on their printed material, literature, advertising, or invitation in this state relating to said sale, lease, or offer a clearly and conspicuously printed disclaimer in at least 10-point capital type, in violation of Code Section 10249.9.¹

¹ Pursuant to Code Section 10249.9 *Disclaimer – Subdivisions Located Outside the U.S.*: "(a) Notwithstanding any provision to the contrary in Section 10249 or 11000, it is unlawful for a person, in this state, to sell or lease or offer for sale or lease a lot, parcel, or interest in a subdivision, located outside the United States, unless the printed material, literature, advertising, or invitation in this state relating to that sale, lease, or offer clearly and conspicuously contains the following disclaimer in at least 10-point capital type:

WARNING: THE CALIFORNIA BUREAU OF REAL ESTATE HAS NOT EXAMINED THIS OFFERING, INCLUDING, BUT NOT LIMITED TO, THE CONDITION OF TITLE, THE STATUS OF BLANKET LIENS ON THE PROJECT (IF ANY), ARRANGEMENTS TO ASSURE PROJECT COMPLETION, ESCROW PRACTICES, CONTROL OVER PROJECT MANAGEMENT, RACIALLY DISCRIMINATORY PRACTICES (IF ANY), TERMS, CONDITIONS, AND PRICE OF THE OFFER, CONTROL OVER ANNUAL ASSESSMENTS (IF ANY), OR THE AVAILABILITY OF WATER, SERVICES, UTILITIES, OR IMPROVEMENTS. IT MAY BE ADVISABLE FOR YOU TO CONSULT AN ATTORNEY OR OTHER KNOWLEDGEABLE PROFESSIONAL WHO IS FAMILIAR WITH REAL ESTATE AND DEVELOPMENT LAW IN THE COUNTRY WHERE THIS SUBDIVISION IS SITUATED.

(b) If an offer on property described in subdivision (a) is not initially made in writing, the foregoing disclaimer shall be received by the offeree in writing prior to a visit to a location, sales presentation, or contact with a person representing the offeror, when the visit or contact was scheduled or arranged by the offeror or its representative. The deposit of the disclaimer in the United States mail, addressed to the offeree and with first-class postage prepaid, at least five days prior to the scheduled or arranged visit or contact, shall be deemed to constitute delivery for purposes of this section.

(c) If any California resident is presented with an agreement or contract to lease or purchase a property described in subdivision (a), where an offer to lease or purchase that property was made to that resident in California, a copy of the disclaimer set forth in subdivision (a) shall be inserted in at least 10-point type at the top of the first page of that agreement or contract and shall be initialed by that California resident."

1 22. Based on the findings of fact contained in paragraphs 1 through 20,
2 SUNTRUST PROPERTIES, INC., acting by itself or by and/or through one or more agents,
3 associates, representatives, and/or co-conspirators, including, but not limited to
4 MEGAWORLD, ILPI, K.B., P.B., VILLANUEVA, and CONTRERAS and other entities or
5 individuals whose name(s) or fictitious name(s) are unknown at this time, sold or leased
6 or offered for sale or lease a lot, parcel, or interest in a subdivision, located outside the
7 United States, without including on their printed material, literature, advertising, or
8 invitation in this state relating to said sale, lease, or offer a clearly and conspicuously
9 printed disclaimer in at least 10-point capital type, in violation of Code Section 10249.9.

10 23. Based on the findings of fact contained in paragraphs 1 through 20,
11 INTERNATIONAL LUXURY PROPERTIES, INC., acting by itself or by and/or through one
12 or more agents, associates, representatives, and/or co-conspirators, including, but not
13 limited to MEGAWORLD, SUNTRUST, K.B., P.B., VILLANUEVA, and CONTRERAS and other
14 entities or individuals whose name(s) or fictitious name(s) are unknown at this time, sold
15 or leased or offered for sale or lease a lot, parcel, or interest in a subdivision, located
16 outside the United States, without including on their printed material, literature,
17 advertising, or invitation in this state relating to said sale, lease, or offer a clearly and
18 conspicuously printed disclaimer in at least 10-point capital type, in violation of Code
19 Section 10249.9.

20 24. Based on the findings of fact contained in paragraphs 1 through 20,
21 KATRINA GAFFUD BENFER acting by herself or by and/or through one or more agents,
22 associates, representatives, and/or co-conspirators, including, but not limited to
23 MEGAWORLD, SUNTRUST, ILPI, P.B., VILLANUEVA, and CONTRERAS and other entities
24 or individuals whose name(s) or fictitious name(s) are unknown at this time, sold or
25 leased or offered for sale or lease a lot, parcel, or interest in a subdivision, located
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1 outside the United States, without including on their printed material, literature,
2 advertising, or invitation in this state relating to said sale, lease, or offer a clearly and
3 conspicuously printed disclaimer in at least 10-point capital type, in violation of Code
4 Section 10249.9.

5 25. Based on the findings of fact contained in paragraphs 1 through 20,
6 PAUL F. BENFER acting by himself or by and/or through one or more agents, associates,
7 representatives, and/or co-conspirators, including, but not limited to MEGAWORLD,
8 SUNTRUST, ILPI, K.B., VILLANUEVA, and CONTRERAS and other entities or individuals
9 whose name(s) or fictitious name(s) are unknown at this time, sold or leased or offered
10 for sale or lease a lot, parcel, or interest in a subdivision, located outside the United
11 States, without including on their printed material, literature, advertising, or invitation in
12 this state relating to said sale, lease, or offer a clearly and conspicuously printed
13 disclaimer in at least 10-point capital type, in violation of Code Section 10249.9.

14 26. Based on the findings of fact contained in paragraphs 1 through 20,
15 JESSICA VILLANUEVA acting by herself or by and/or through one or more agents,
16 associates, representatives, and/or co-conspirators, including, but not limited to
17 MEGAWORLD, SUNTRUST, ILPI, K.B., P.B., and CONTRERAS and other entities or
18 individuals whose name(s) or fictitious name(s) are unknown at this time, sold or leased
19 or offered for sale or lease a lot, parcel, or interest in a subdivision, located outside the
20 United States, without including on their printed material, literature, advertising, or
21 invitation in this state relating to said sale, lease, or offer a clearly and conspicuously
22 printed disclaimer in at least 10-point capital type, in violation of Code Section 10249.9.

23 27. Based on the findings of fact contained in paragraphs 1 through 20,
24 ANGELITA CONTRERAS acting by herself or by and/or through one or more agents,
25 associates, representatives, and/or co-conspirators, including, but not limited to
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1 MEGAWORLD, SUNTRUST, ILPI, K.B., P.B., and VILLANUEVA and other entities or
2 individuals whose name(s) or fictitious name(s) are unknown at this time, sold or leased
3 or offered for sale or lease a lot, parcel, or interest in a subdivision, located outside the
4 United States, without including on their printed material, literature, advertising, or
5 invitation in this state relating to said sale, lease, or offer a clearly and conspicuously
6 printed disclaimer in at least 10-point capital type, in violation of Code Section 10249.9.

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8 **DESIST AND REFRAIN ORDER**

9 Based upon the Findings of Fact and Conclusions of Law stated herein,
10 **MEGAWORD CORPORATION, SUNTRUST PROPERTIES, INC., INTERNATIONAL**
11 **LUXURY PROPERTIES, INC., KATRINA GAFFUD BENFER, PAUL F. BENFER, JESSICA**
12 **VILLANUEVA, and ANGELIETA CONTRERAS**, whether doing business under their own
13 name or any other name(s) or fictitious name(s), ARE HEREBY ORDERED to immediately
14 desist and refrain from engaging in, or attempting to engage in, acts or practices
15 constituting violations of the Code, including selling or leasing or offering for sale or
16 lease a lot, parcel, or interest in a subdivision, located outside the United States, for
17 which a clearly and conspicuously printed disclaimer in at least 10-point capital type is
18 required on any printed material, literature, advertising, or invitation in this state
19 pertaining to said sale, lease, or offer for sale or lease, pursuant to Code Section
20 10249.9.

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DRE DESIST & REFRAIN ORDER: MEGAWORLD CORPORATION ET AL.

1 In particular, **MEGAWORLD CORPORATION, SUNTRUST PROPERTIES,**
2 **INC., INTERNATIONAL LUXURY PROPERTIES, INC., KATRINA GAFFUD BENFER,**
3 **PAUL F. BENFER, JESSICA VILLANUEVA, and ANGELIETA CONTRERAS** are, pursuant
4 to Code Section 10249.93, ORDERED TO DESIST AND REFRAIN from:

- 5
6 a. selling or leasing or offering for sale or lease a lot, parcel, or
7 interest in a subdivision, located outside the United States,
8 unless and until a clearly and conspicuously printed
9 disclaimer in at least 10-point capital type is contained in the
10 printed materials, literature, advertising or invitation in this
11 state pertaining to said sale, lease or offer for sale or lease of
12 a lot, parcel or interest, and the parties are in compliance
13 with the requirements of Business and Professions Code
14 Section 10249.9.

15 DATED: 5.13.21 2021

16
17 REAL ESTATE COMMISSIONER

18
19 
20 DOUGLAS R. McCAULEY

21 cc: MEGAWORLD CORPORATION
22 9420 Activity Rd., Suite C
23 San Diego, CA 92126

24 INTERNATIONAL LUXURY PROPERTIES, INC.
25 c/o Katrina Gaffud Benfer
26 3435 Wilshire Blvd., #580
27 Los Angeles, CA 90010

DRE DESIST & REFRAIN ORDER: MEGAWORLD CORPORATION ET AL

1 INTERNATIONAL LUXURY PROPERTIES, INC.
2 9420 Activity Rd., Suite C
3 San Diego, CA 92126

4 KATRINA GAFFUD BENFER
5 1195 La Moree Rd. SPC 112
6 San Marcos, CA 92078-4531

7 KATRINA GAFFUD BENFER
8 921 Inspiration Lane
9 Escondido, CA 92025

10 PAUL F. BENFER
11 1195 La Moree Rd. SPC 112
12 San Marcos, CA 92078-4531

13 PAUL F. BENFER
14 921 Inspiration Lane
15 Escondido, CA 92025

16 JESSICA VILLANUEVA
17 3435 Wilshire Blvd., #580
18 Los Angeles, CA 90010

19 ANGELITA CONTRERAS
20 3435 Wilshire Blvd., #580
21 Los Angeles, CA 90010

STATE OF CALIFORNIA
DEPARTMENT OF REAL ESTATE

SERVICE NOTICE

RE 576 (Rev. 7/18)

LEGAL

This notice is required by California Civil Procedure (C.C.P.) §412.30.

TO THE PERSON SERVED:

KATRINA GAFFUD BENFER; JESSICA VILLANUEVA

(Name of individual being served)

MEGA WORLD CORPORATION

(Name of corporation or unincorporated association)

You are hereby served the attached Order on behalf of the corporation or unincorporated association named above as a person upon whom a copy of the Order may be delivered to effect service on said party under the provisions of:

☐ C.C.P. §416.10 (*Corporation*)

☒ C.C.P. §416.40 (*Unincorporated association, including partnership*)

☐ C.C.P. §

☒ Service is being made on you as an individual *as well* as on behalf of the corporation or the unincorporated association.

☐ Service is being made on you on behalf of the corporation or the unincorporated association, *not* as an individual.

STATE OF CALIFORNIA
DEPARTMENT OF REAL ESTATE

SERVICE NOTICE

RE 576 (Rev. 7/18)

LEGAL

This notice is required by California Civil Procedure (C.C.P.) §412.30.

TO THE PERSON SERVED:

c/o KATRINA GAFFUD BENFER

(Name of individual being served)

INTERNATIONAL LUXURY PROPERTIES, INC.

(Name of corporation or unincorporated association)

You are hereby served the attached Order on behalf of the corporation or unincorporated association named above as a person upon whom a copy of the Order may be delivered to effect service on said party under the provisions of:

☒ C.C.P. §416.10 *(Corporation)*

☐ C.C.P. §416.40 *(Unincorporated association, including partnership)*

☐ C.C.P. §

☒ Service is being made on you as an individual *as well* as on behalf of the corporation or the unincorporated association.

☐ Service is being made on you on behalf of the corporation or the unincorporated association, *not* as an individual.

DEPARTMENT OF REAL ESTATE

State of California

To:

MEGAWORLD CORPORATION
9420 ACTIVITY RD., SUITE C
SAN DIEGO, CA 92126

MEGAWORLD CORPORATION
C/O KATRINA GAFFUD BENFER
3435 WILSHIRE BLVD., #580
LOS ANGELES, CA 90010

MEGAWORLD CORPORATION
C/O JESSICA VILLANUEVA
3435 WILSHIRE BLVD., #580
LOS ANGELES, CA 90010

} DRE Case No. H-05227 SD

} NOTICE OF SERVICE

This DESIST AND REFRAIN ORDER NO. H-05227 SD is served pursuant to Section 415.30 of the California Code of Civil Procedure. Failure to complete this form and return it to the sender within 20 days may subject you (or the party on whose behalf you are being served) to liability for the payment of any expenses incurred in effecting service upon you in any other manner permitted by law. If you are served on behalf of a corporation, unincorporated association (including a partnership), or other entity, this form must be signed in the name of such entity by you or by a person authorized to receive service of process on behalf of such entity. In all other cases, this form must be signed by you personally or by a person authorized by you to acknowledge receipt of this Order. Section 415.30 provides that this Order is deemed served on the date of execution of an acknowledgment of receipt.

Dated: May 24, 2021

for Julie To
Julie To
Counsel

ACKNOWLEDGMENT OF RECEIPT

This acknowledges receipt on the _____ day of _____, _____, of a copy of the DESIST

AND REFRAIN ORDER NO. H-05227 SD at _____

(Street Address, City, State, and Zip Code)

Signature

Date

Title

Printed Name

DEPARTMENT OF REAL ESTATE

State of California

To:

INTERNATIONAL LUXURY PROPERTIES INC.
C/O KATRINA GAFFUD BENFER
3435 WILSHIRE BLVD., #580
LOS ANGELES, CA 90010

INTERNATIONAL LUXURY PROPERTIES INC.
9420 ACTIVITY RD., SUITE C
SAN DIEGO, CA 92126

DRE Case No. H-05227 SD

NOTICE OF SERVICE

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Dated: May 24, 2021


FOR Julie To
Counsel

ACKNOWLEDGMENT OF RECEIPT

This acknowledges receipt on the _____ day of _____, _____, of a copy of the DESIST
AND REFRAIN ORDER NO. H-05227 SD at _____

(Street Address, City, State, and Zip Code)

Signature

Date

Title

Printed Name

DEPARTMENT OF REAL ESTATE

State of California

To:

KATRINA GAFFUD BENFER
1195 LA MOREE RD SPC 112
SAN MARCOS, CA 92078-4524

KATRINA GAFFUD BENFER
921 INSPIRATIONLANE
ESCONDIDO, CA 92025


DRE Case No. H-05227 SD

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Dated: May 24, 2021

FOR


Julie To
Counsel

ACKNOWLEDGMENT OF RECEIPT

This acknowledges receipt on the _____ day of _____, _____, of a copy of the DESIST

AND REFRAIN ORDER NO. H-05227 SD at _____

(Street Address, City, State, and Zip Code)

Signature

Date

Title

Printed Name

DEPARTMENT OF REAL ESTATE

State of California

To:

PAUL F. BENFER
1195 LA MOREE RD SPC 112
SAN MARCOS, CA 92078-4524


PAUL F. BENFER
921 INSPIRATION LANE
ESCONDIDO, CA 92025

DRE Case No. H-05227 SD

NOTICE OF SERVICE

This DESIST AND REFRAIN ORDER NO. H-05227 SD is served pursuant to Section 415.30 of the California Code of Civil Procedure. Failure to complete this form and return it to the sender within 20 days may subject you (or the party on whose behalf you are being served) to liability for the payment of any expenses incurred in effecting service upon you in any other manner permitted by law. If you are served on behalf of a corporation, unincorporated association (including a partnership), or other entity, this form must be signed in the name of such entity by you or by a person authorized to receive service of process on behalf of such entity. In all other cases, this form must be signed by you personally or by a person authorized by you to acknowledge receipt of this Order. Section 415.30 provides that this Order is deemed served on the date of execution of an acknowledgment of receipt.

Dated: May 24, 2021


FOR Julie To
Counsel

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DEPARTMENT OF REAL ESTATE

State of California

To:

JESSICA VILLANUEVA
3435 WILSHIRE BLVD.
#580
LOS ANGELES, CA 90010

DRE Case No. H-05227 SD

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State of California

To:

ANGELITA P CONTRERAS
3435 WILSHIRE BLVD., #580
LOS ANGELES, CA 90010


ANGELITA P CONTRERAS
4515 EAGLE ROCK BLVD.
LOS ANGELES, CA 90041

DRE Case No. H-05227 SD

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