



## DIALOG

### The Periodic Bulletin from The Arizona Department of Real Estate Volume 2009– Issue 2



**"Special Edition"**

#### Disciplinary Actions January –June 2009

**Name** 230-231 Limited Partnership  
**License Number** Unlicensed Entity  
**Location** Tucson, Arizona  
**Summary** Public Report violations.  
**Statutes/Rules** A.R.S. §32-2183 (F)  
**Order Date** April 2, 2009  
**Order Type** Consent Order  
**Order Terms** \$1,000 CP, Amend Subdivision Disclosure Report.

**Name** Stacey Lynn Anderson  
**License Number** SA549874000  
**Location** Scottsdale, Arizona  
**Summary** Failed to comply with previous Department Consent Order.  
**Statutes/Rules** A.R.S. §32-2153 (A)(3), (A)(24)  
**Order Date** February 25, 2009  
**Order Type** Consent Order  
**Order Terms** 30 day Suspension, \$1,000 CP, 2 yr Provisional License w/Practice Monitor, 6 hr CE in Comm Standards.

**Name** Alan N Ariav  
**License Number** Unlicensed Applicant  
**Location** Phoenix, Arizona  
**Summary** Prior sanction by the State Bar of Arizona. Denial of license.  
**Statutes/Rules** A.R.S. §32-2153 (B)(5), (B)(7), (B)(10)  
**Order Date** May 4, 2009  
**Order Type** Consent Order  
**Order Terms** License granted, 2 yr Provisional License w/Practice Monitor, \$5,000 Surety Bond

**Name** Arivaca Partners, LLC  
**License Number** Unlicensed Entity  
**Location** Arivaca, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A)(D), 32-2183 (F)  
**Order Date** March 2, 2009  
**Order Type** Consent Order  
**Order Terms** \$5,000 CP jointly and severally, recombine parcels.  
**Order Terms** \$3,000 CP, jointly and severally.

**Name** Asolo Partners, LLC  
**License Number** Unlicensed Entity  
**Location** Scottsdale, Arizona  
**Summary** Conveyed multiple platted parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181, 32-2183 (F), 32-2185.01 (D), 32-2185.06; A.A.C. R4-28-803, R4-23-804, R4-23-805  
**Order Date** June 15, 2009  
**Order Type** Consent Order

**Name** Alexandra N Baldwin  
**License Number** SA570938000  
**Location** Laveen, Arizona  
**Summary** Failed to disclose, within 10 days, April 2007 misdemeanor conviction. Denial of license.  
**Statutes/Rules** A.R.S. §32-2153 (A)(3); A.A.C. R4-28-301 (F)  
**Order Date** April 23, 2009  
**Order Type** Consent Order  
**Order Terms** \$600 CP, 3 hr CE in Comm Standards

**Name** Jeanne K Barr  
**License Number** SA547640000  
**Location** Scottsdale, Arizona  
**Summary** Failed to disclose, within 10 days, February 2009 misdemeanor convictions. Denial of license.  
**Statutes/Rules** A.R.S. §32-2153 (A)(3), (B)(2), (B)(7)  
**Order Date** May 19, 2009  
**Order Type** Consent Order  
**Order Terms** License Granted, 2 yr Provisional License w/Practice Monitor, \$300 CP, \$5,000 Surety Bond, 6 hr CE in Comm Standards.

**Name** Edwardo Barron  
**License Number** Unlicensed Applicant  
**Location** Phoenix, Arizona  
**Summary** Denial of license based on prior adverse civil action.  
**Statutes/Rules** A.R.S. §32-2153 (B)(7), (B)(10)  
**Order Date** March 17, 2009  
**Order Type** Consent Order  
**Order Terms** License granted, 2 yr Provisional License w/Practice Monitor, \$5,000 Surety Bond complying with applicable subdivision statutes and rules.

## Disciplinary Actions January –June 2009

**Name** Harold E Beck  
**License Number** BR011361000  
**Location** Chandler, Arizona  
**Summary** Conveyed multiple platted parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181, 32-2183 (F), 32-2164, 32-2153 (A)(3), (A)(22), (B)(8), (B)(10)  
**Order Date** February 3, 2009  
**Order Type** Consent Order  
**Order Terms** \$1,000 CP, 2 yr Provisional License w/Broker Ack, COE, 6 hr CE in Comm Standards.

**Name** Gary Becko  
**License Number** Unlicensed Individual  
**Location** Lake Montezuma, Arizona  
**Summary** Conveyed multiple platted parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A), 32-2183 (F), 32-2185.01 (D), 32-2185.06; A.A.C. R4-28-803, R4-23-804, R4-23-805  
**Order Date** April 8, 2009  
**Order Type** Consent Order  
**Order Terms** C&D, apply for and receive a Subdivision Disclosure Report, \$6,000 CP, 6 hr CE in Subdivision statutes and rules.

**Name** Mark Belnap  
**License Number** BR012210000  
**Location** Queen Creek, Arizona  
**Summary** While under Consent Order with Department, conducted unlicensed activity for 2 months. Denial of license.  
**Statutes/Rules** A.R.S. §32-2153 (A)(3), (A)(14), (B)(6)  
**Order Date** May 12, 2009  
**Order Type** Consent Order  
**Order Terms** License Granted, \$600 CP, 6 hr CE in Comm Standards.

**Name** Ronald & Elsa Bishop  
**License Number** Unlicensed Individuals  
**Location** Overgaard, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181, 32-2183 (F), 32-2185.01 (D), 32-2185.06; A.A.C. R4-28-803, R4-23-804, R4-23-805  
**Order Date** June 23, 2009  
**Order Type** Consent Order  
**Order Terms** \$4,000 CP, jointly and severally, cooperate with Navajo County, provide Affidavit of Disclosure to potential buyers.

**Name** Sharlenea Bracale  
**License Number** BR104618000  
**Location** Phoenix, Arizona  
**Summary** September 2008 felony convictions for Fraudulent Schemes, Theft and Forgery. Was on Provisional License when convicted.  
**Statutes/Rules** A.R.S. §32-2153 (A)(3), (A)(24), (B)(2), (B)(5), (B)(7), (B)(9), (B)(10)  
**Order Date** May 19, 2009  
**Order Type** Consent Order  
**Order Terms** Revocation of license, not to reapply for 5 years.

**Name** Edward & Bonny Brogdon  
**License Number** Unlicensed Individuals  
**Location** Out of State  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A), 32-2183 (F), 32-2185.01 (D), 32-2185.06; A.A.C. R4-28-803, R4-23-804, R4-23-805  
**Order Date** May 13, 2009  
**Order Type** Consent Order  
**Order Terms** \$6,250 CP, jointly and severally, \$6,250 contribution to ADRE Education Fund, exemption of parcels.

**Name** Kenneth Butters  
**License Number** Unlicensed Applicant  
**Location** Gilbert, Arizona  
**Summary** Prior undesignated felony conviction for theft. Denial of license.  
**Statutes/Rules** A.R.S. §32-2153 (B)(2), (B)(7)  
**Order Date** April 2, 2009  
**Order Type** Consent Order  
**Order Terms** License granted, 2 yr Provisional License w/Practice Monitor, \$5,000 Surety Bond

**Name** C&W National Property, LLC  
**License Number** Unlicensed Entity  
**Location** Tucson, Arizona  
**Summary** Conveyed multiple platted parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A), 32-2183 (F)  
**Order Date** March 18, 2009  
**Order Type** Consent Order  
**Order Terms** \$5,000 CP jointly and severally, cooperate with Pima County, obtain Subdivision Disclosure Report.

## Disciplinary Actions January – June 2009

**Name** Michael E Carlier  
**License Number** BR005280000  
**Location** Tucson, Arizona  
**Summary** Conveyed multiple platted parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A), 32-2183 (F), 32-2153 (A)(3)  
**Order Date** March 18, 2009  
**Order Type** Consent Order  
**Order Terms** \$5,000 CP jointly and severally, cooperate with Pima County, obtain Subdivision Disclosure Report, 3 hr CE in Comm Standards.

**Name** Aaron Carson  
**License Number** Unlicensed Applicant  
**Location** Gilbert, Arizona  
**Summary** Prior misdemeanor and felony convictions. Denial of license.  
**Statutes/Rules** A.R.S. §32-2153 (B)(2), (B)(5), (B)(7), (B)(10)  
**Order Date** April 24, 2009  
**Order Type** Consent Order  
**Order Terms** License granted, 2 yr Provisional License w/Practice Monitor, \$5,000 Surety Bond

**Name** Janet L Casoose  
**License Number** SA582490000  
**Location** Flagstaff, Arizona  
**Summary** Failed to abide by terms of previous Consent Order. Failed to timely notify the Department of July 2008 misdemeanor conviction. Denial of license.  
**Statutes/Rules** A.R.S. §32-2153 (A)(3), (A)(24), (B)(10)  
**Order Date** February 25, 2009  
**Order Type** Consent Order  
**Order Terms** Voluntary revocation of license.

**Name** Robert Dale  
**License Number** Unlicensed Individual  
**Location** Camp Verde, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A), 32-2183 (F)  
**Order Date** March 27, 2009  
**Order Type** Consent Order  
**Order Terms** \$1,500 CP, recombine parcels.

**Name** Jody Dents  
**License Number** SA543145000  
**Location** Chandler, Arizona  
**Summary** Request another licensee to change MLS list price history. Failed to notify the Department of an address change in a timely manner.  
**Statutes/Rules** A.R.S. §32-2153 (A)(3), (B)(3); A.A.C. R4-28-301 (F), R4-28-1102 (H).  
**Order Date** February 3, 2009  
**Order Type** Consent Order  
**Order Terms** 2 yr Provisional License w/Broker Acknowledgment, 6 hr CE in Comm Standards, COE Session

**Name** Desert Gold Construction, LLC  
**License Number** Unlicensed Entity  
**Location** Out of State  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A), 32-2183 (F), 32-2185.01 (D), 32-2185.06; A.A.C. R4-28-803, R4-23-804, R4-23-805  
**Order Date** May 13, 2009  
**Order Type** Consent Order  
**Order Terms** \$6,250 CP, jointly and severally, \$6,250 contribution to ADRE Education Fund, exemption of parcels.

**Name** Desert Hills Gates, LLC  
**License Number** Unlicensed Entity  
**Location** Scottsdale, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A)(D), 32-2183 (F), 32-2185.01 (D), 32-2185.06; A.A.C. R4-28-803, R4-23-804, R4-23-805  
**Order Date** March 11, 2009  
**Order Type** Consent Order  
**Order Terms** \$5,000 CP jointly and severally, recombine parcels.

**Name** Michael J Dickes  
**License Number** Unlicensed Applicant  
**Location** Cave Creek, Arizona  
**Summary** Multiple prior felony convictions, denial of license based on convictions.  
**Statutes/Rules** A.R.S. §32-2153 (B)(2), (B)(7)  
**Order Date** March 5, 2009  
**Order Type** Consent Order  
**Order Terms** License granted, 2 yr Provisional License w/Practice Monitor, \$5,000 Surety Bond

## Disciplinary Actions January –June 2009

**Name** Double Diamond, Inc.  
**License Number** Unlicensed Entity  
**Location** Maricopa, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A), 32-2183 (F)  
**Order Date** July 16, 2008  
**Order Type** Consent Order  
**Order Terms** \$6,000 CP, rescission.

**Name** Tiffany M Drejza  
**License Number** BR036442000  
**Location** Chandler, Arizona  
**Summary** Conveyed multiple platted parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181, 32-2183 (F), 32-2164, 32-2153 (A)(3), (A)(22), (B)(8), (B)(10)  
**Order Date** February 1, 2009  
**Order Type** Consent Order  
**Order Terms** \$1,000 CP, COE, 6 hr CE in Comm Standards.

**Name** Michael W Ellzey  
**License Number** Unlicensed Individual  
**Location** Tucson, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A), 32-2183 (F)  
**Order Date** February 3, 2009  
**Order Type** Consent Order  
**Order Terms** \$3,000 CP, jointly and severally.

**Name** Heather Foerster  
**License Number** SA509562000  
**Location** Phoenix, Arizona  
**Summary** Failed to remit monies to clients per management agreement. Failed to deposit client funds into a trust account.  
**Statutes/Rules** A.R.S. §32-2153 (A)(3), (A)(9), (A)(16), (A)(18), (B)(7), (B)(8).  
**Order Date** April 1, 2009  
**Order Type** Consent Order  
**Order Terms** 2 yr Provisional License w/Practice Monitor, \$3,500 CP, Restitution payment of \$4,800, 3 hr CE in Comm Standards.

**Name** Jackie L Foster  
**License Number** SA032240000  
**Location** Peoria, Arizona  
**Summary** Failed to submit to random BFT under Consent Order with Department, tested positive for substances not prescribed by physician.  
**Statutes/Rules** A.R.S. §32-2153 (A)(3), (A)(24), (B)(2), (B)(7)  
**Order Date** April 8, 2009  
**Order Type** Consent Order  
**Order Terms** Revocation of license.

**Name** Glen O Gaddie  
**License Number** Unlicensed Individual  
**Location** Phoenix, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A), 32-2183 (F)  
**Order Date** March 31, 2009  
**Order Type** Consent Order  
**Order Terms** \$3,000 CP, rescission, recombine parcels, 3 hr CE in Subdivision statutes and rules.

**Name** Jeffrey Gary  
**License Number** SA529033000  
**Location** Phoenix, Arizona  
**Summary** Disclosed January 2009 misdemeanor convictions.  
**Statutes/Rules** A.R.S. §32-2153 (B)(7)  
**Order Date** May 21, 2009  
**Order Type** Consent Order  
**Order Terms** 2 yr Provisional License w/Broker Ack, 2 yr Sobriety Monitor

**Name** GB & Partner, LLC  
**License Number** Unlicensed Entity  
**Location** Lake Montezuma, Arizona  
**Summary** Conveyed multiple platted parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A), 32-2183 (F), 32-2185.01 (D), 32-2185.06; A.A.C. R4-28-803, R4-23-804, R4-23-805  
**Order Date** April 8, 2009  
**Order Type** Consent Order  
**Order Terms** C&D, apply for and receive a Subdivision Disclosure Report, \$6,000 CP, 6 hr CE in Subdivision statutes and rules.

## Disciplinary Actions January –June 2009

**Name** GMAC Model Home Finance, LLC  
**License Number** Unlicensed Entity  
**Location** Out of State  
**Summary** Conveyed multiple platted parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181, 32-2183 (F), 32-2185.01 (D), 32-2185.06; A.A.C. R4-28-803, R4-23-804, R4-23-805  
**Order Date** June 10, 2009  
**Order Type** Consent Order  
**Order Terms** \$4,000 CP, obtain Subdivision Disclosure Report for remaining parcels.

**Name** James A Hewitt  
**License Number** Unlicensed Individual  
**Location** Tempe, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A), 32-2183 (F)  
**Order Date** March 19, 2009  
**Order Type** Consent Order  
**Order Terms** \$2,000 CP, 3 hr CE in Subdivision statutes and rules.

**Name** Francis Hickman  
**License Number** BR007088000  
**Location** Sierra Vista, Arizona  
**Summary** Failed to notify the Department, within 10 days, of a change in a branch office and failed to submit information regarding the branch office to the Department.  
**Statutes/Rules** A.R.S. §32-2153 (A)(3), (A)(21), (B)(6)  
**Order Date** June 30, 2009  
**Order Type** Consent Order  
**Order Terms** \$1,500 CP jointly and severally, 6 hr CE in Comm Standards.

**Name** Home Source, Inc.  
**License Number** Unlicensed Entity  
**Location** Overgaard, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181, 32-2183 (F), 32-2185.01 (D), 32-2185.06; A.A.C. R4-28-803, R4-23-804, R4-23-805  
**Order Date** June 23, 2009  
**Order Type** Consent Order  
**Order Terms** \$4,000 CP, jointly and severally, cooperate with Navajo County, provide Affidavit of Disclosure to potential buyers.

**Name** John Keith Hoover  
**License Number** BR528830000  
**Location** Out of State  
**Summary** Accepted multiple lot reservations without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181.03 (B), 32-2181.03 (B)(4), 32-2153 (A)(3), (A)(22)  
**Order Date** June 1, 2009  
**Order Type** Consent Order  
**Order Terms** \$12,000 CP, jointly and severally, 2 yr Provisional License, 20 hours CE in Comm Standards w/emphasis on Subdivision laws and

**Name** Rick & Tammie Inman  
**License Number** Unlicensed Individuals  
**Location** Surprise, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A), 32-2183 (F)  
**Order Date** March 10, 2009  
**Order Type** Consent Order  
**Order Terms** \$2,000 CP jointly and severally, recombine parcels, 3 hr CE in Subdivision statutes and rules, COE.

**Name** Dennis Jack  
**License Number** Unlicensed Individual  
**Location** Peoria, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §32-2181 (A), 32-2183 (F)  
**Order Date** April 7, 2009  
**Order Type** Consent Order  
**Order Terms** \$2,000 CP jointly and severally.

**Name** Richard P Johnson  
**License Number** Unlicensed Applicant  
**Location** Glendale, Arizona  
**Summary** Misdemeanor conviction, denial of license based on conviction.  
**Statutes/Rules** A.R.S. §32-2153 (B)(2), (B)(5), (B)(7)  
**Order Date** March 6, 2009  
**Order Type** Consent Order  
**Order Terms** License granted, 2 yr Provisional License w/Practice Monitor, \$5,000 Surety Bond

## Disciplinary Actions January –June 2009

**Name** Patricia Jost  
**License Number** SA028545000  
**Location** Out of State  
**Summary** Signed the name of another person on documents without express written consent of the person.

**Statutes/Rules** A.R.S. §32-2153 (A)(3), (A)(22), (A)(25)  
**Order Date** February 20, 2009  
**Order Type** Consent Order  
**Order Terms** \$2,000 CP, 2 yr Provisional License w/Broker Ack, 6 hr CE in Comm Standards.

**Name** Philip Jost  
**License Number** BR011673000  
**Location** Bullhead City, Arizona  
**Summary** Failed to exercise reasonable supervision over salesperson.

**Statutes/Rules** A.R.S. §32-2153 (A)(3), (A)(22), (A)(25)  
**Order Date** February 20, 2009  
**Order Type** Consent Order  
**Order Terms** \$1,000 CP, 6 hr CE in Comm Standards.

**Name** Kevin Kelly  
**License Number** SA541880000  
**Location** Tempe, Arizona  
**Summary** Conveyed multiple platted parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181, 32-2183 (F), 32-2164, 32-2153 (A)(3), (A)(21)  
**Order Date** April 29, 2009  
**Order Type** Consent Order  
**Order Terms** \$7,000 CP jointly and severally, 6 hr CE in Comm Standards.

**Name** Jennifer Kerrigan  
**License Number** Unlicensed Individual  
**Location** Out of State  
**Summary** Conveyed multiple platted parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A), 32-2183 (F)  
**Order Date** March 31, 2009  
**Order Type** Consent Order  
**Order Terms** \$1,500 CP, provide Affidavit of Disclosure, \$500 to ADRE Education Fund.

**Name** Sheila King  
**License Number** BR555351000  
**Location** Tucson, Arizona  
**Summary** Failure to supervise agent's property management activities.  
**Statutes/Rules** A.R.S. §32-2153 (A)(3), (A)(21)  
**Order Date** March 12, 2009  
**Order Type** Consent Order  
**Order Terms** \$500 CP, 3 hr CE in Comm Standards, Attendance at COE

**Name** Kristron Holdings, LLC  
**License Number** Unlicensed Entity  
**Location** Overgaard, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.

**Statutes/Rules** A.R.S. §§32-2181, 32-2183 (F), 32-2185.01 (D), 32-2185.06; A.A.C. R4-28-803, R4-23-804, R4-23-805  
**Order Date** June 23, 2009  
**Order Type** Consent Order  
**Order Terms** \$4,000 CP, jointly and severally, cooperate with Navajo County, provide Affidavit of Disclosure to potential buyers.

**Name** Baron & Kathy Laetzsch  
**License Number** Unlicensed Individuals  
**Location** Show Low, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.

**Statutes/Rules** A.R.S. §§32-2181, 32-2183 (F), 32-2185.01 (D), 32-2185.06; A.A.C. R4-28-803, R4-23-804, R4-23-805  
**Order Date** June 23, 2009  
**Order Type** Consent Order  
**Order Terms** \$4,000 CP, jointly and severally, cooperate with Navajo County, provide Affidavit of Disclosure to potential buyers.

**Name** Kerry Anne Lane  
**License Number** Unlicensed Applicant  
**Location** Out of State  
**Summary** Prior felony conviction, denial of license based on conviction.  
**Statutes/Rules** A.R.S. §32-2153 (B)(2), (B)(7)  
**Order Date** March 18, 2009  
**Order Type** Consent Order  
**Order Terms** License granted, 2 yr Provisional License w/Practice Monitor, \$5,000 Surety Bond

**Name** Margaret Lazos  
**License Number** SA580728000  
**Location** Tucson, Arizona  
**Summary** July 2007 convictions, failed to notify the Department in a timely manner. Denial of license.  
**Statutes/Rules** A.R.S. §32-2153 (A)(3)  
**Order Date** March 3, 2009  
**Order Type** Consent Order  
**Order Terms** License Granted, 2 yr Provisional License w/Broker Ack, \$600 CP, 6 hr CE in Comm Standards, 2 yr Sobriety Monitor.

**Name** Franklin Leedy  
**License Number** SA530794000  
**Location** Scottsdale, Arizona  
**Summary** While under Consent Order with Department, was convicted of misdemeanor Assault, failed to notify the Department in a timely manner. Denial of license.

## Disciplinary Actions January – June 2009

**Name** Karen T Littleton  
**License Number** Unlicensed Individual  
**Location** Scottsdale, Arizona  
**Summary** Conveyed multiple platted parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181, 32-2183 (F)  
**Order Date** June 25, 2009  
**Order Type** Consent Order  
**Order Terms** \$1,500 CP.

**Name** M&J Activities, LLC  
**License Number** Unlicensed Entity  
**Location** Tucson, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A)(D), 32-2183 (F)  
**Order Date** March 10, 2009  
**Order Type** Consent Order  
**Order Terms** \$6,000 CP jointly and severally, Rescission, Obtain Subdivision Disclosure Report.

**Name** David MacDougall  
**License Number** SA577730000  
**Location** Bisbee, Arizona  
**Summary** Failed to submit required information to be licensed as a professional entity.  
**Statutes/Rules** A.R.S. §32-2153 (A)(3), (A)(21), (B)(6)  
**Order Date** June 30, 2009  
**Order Type** Consent Order  
**Order Terms** \$1,500 CP jointly and severally, 6 hr CE in Comm Standards.

**Name** Christopher McCullough  
**License Number** Unlicensed Applicant  
**Location** Sedona, Arizona  
**Summary** Prior misdemeanor convictions. Denial of license.  
**Statutes/Rules** A.R.S. §32-2153 (B)(7)  
**Order Date** February 18, 2009  
**Order Type** Consent Order  
**Order Terms** License granted, 2 yr Provisional License w/Practice Monitor.

**Name** Tomalene McKnight  
**License Number** Unlicensed Applicant  
**Location** Casa Grande, Arizona  
**Summary** Prior misdemeanor convictions. Denial of license.  
**Statutes/Rules** A.R.S. §32-2153 (B)(7)  
**Order Date** April 22, 2009  
**Order Type** Consent Order  
**Order Terms** License granted, 2 yr Provisional License w/Practice Monitor, 2 yr Substance Monitor

**Name** Charles R Meagher  
**License Number** Unlicensed Individual  
**Location** Mesa, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A), 32-2183 (F)  
**Order Date** March 19, 2009  
**Order Type** Consent Order  
**Order Terms** \$3,000 CP, 3 hr CE in Subdivision statutes and rules.

**Name** Joshua Mihaylo  
**License Number** Unlicensed Applicant  
**Location** Phoenix, Arizona  
**Summary** Revocation of AZ appraiser license. Denial of license  
**Statutes/Rules** A.R.S. §32-2153 (B)(9), (B)(10)  
**Order Date** June 22, 2009  
**Order Type** Consent Order  
**Order Terms** License granted, 2 yr Provisional License w/Practice Monitor, \$5,000 Surety Bond

**Name** William Moffitt  
**License Number** SA044735000  
**Location** Tempe, Arizona  
**Summary** Suspension of Appraiser Certificate.  
**Statutes/Rules** A.R.S. §32-2153 (B)(3), (B)(5), (B)(7), (B)(10)  
**Order Date** February 3, 2009  
**Order Type** Consent Order  
**Order Terms** 90 day Suspension (stayed), 2 yr Provisional License w/Practice Monitor, 6 hr CE in Comm Standards, COE Session

**Name** Matthew Monaghan  
**License Number** Unlicensed Individual  
**Location** Scottsdale, Arizona  
**Summary** Conveyed multiple platted parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181, 32-2183 (F), 32-2185.01 (D), 32-2185.06; A.A.C. R4-28-803, R4-23-804, R4-23-805  
**Order Date** June 15, 2009  
**Order Type** Consent Order  
**Order Terms** \$3,000 CP, jointly and severally.

**Name** Doreen Myorski  
**License Number** Unlicensed Individual  
**Location** Out of State  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A), 32-2183 (F)  
**Order Date** April 7, 2009  
**Order Type** Consent Order  
**Order Terms** \$2,000 CP jointly and severally.

## Disciplinary Actions January –June 2009

**Name** Outlaw Enterprises, LLC  
**License Number** Unlicensed Entity  
**Location** Cave Creek, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A), 32-2183 (F), 32-2185.01 (D), 32-2185.06; A.A.C. R4-28-803, R4-23-804, R4-23-805  
**Order Date** March 12, 2009  
**Order Type** Consent Order  
**Order Terms** \$500 CP jointly and severally, recombine

**Name** Pamela J Peck  
**License Number** SA527822000  
**Location** Scottsdale, Arizona  
**Summary** Assisted clients in obtaining temporary funds, misrepresenting client's actual financial situation.  
**Statutes/Rules** A.R.S. §32-2153 (A)(1), (A)(3), (B)(4), (B)(5), (B)(7)  
**Order Date** May 13, 2009  
**Order Type** Consent Order  
**Order Terms** 60 day Suspension (stayed), 2 yr Provisional License w/Practice Monitor, \$1,500 CP, 6 hr CE in Comm Standards

**Name** Gerald A Racicot  
**License Number** Unlicensed Individual  
**Location** Tucson, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A)(D), 32-2183 (F)  
**Order Date** March 10, 2009  
**Order Type** Consent Order  
**Order Terms** \$6,000 CP jointly and severally, Rescission, obtain Subdivision Disclosure Report.

**Name** Aaron J Remer  
**License Number** SA580546000  
**Location** Surprise, Arizona  
**Summary** While under Consent Order with Department, failed to disclose, within 10 days, February 2008 misdemeanor conviction. Denial of license.  
**Statutes/Rules** A.R.S. §32-2153 (A)(3), (B)(7), (B)(9), (B)(10)  
**Order Date** May 5, 2009  
**Order Type** Consent Order  
**Order Terms** License Granted, 2 yr Provisional License w/Practice Monitor, \$600 CP, 6 hr CE in Comm Standards.

**Name** Cynthia Rodriguez  
**License Number** Unlicensed Applicant  
**Location** Tucson, Arizona  
**Summary** Prior felony conviction. Denial of license.  
**Statutes/Rules** A.R.S. §32-2153 (B)(2), (B)(7), (B)(10)  
**Order Date** April 10, 2009  
**Order Type** Consent Order  
**Order Terms** License granted, 2 yr Provisional License w/Practice Monitor

**Name** Kristine J Ryan  
**License Number** Unlicensed Individual  
**Location** Tucson, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A), 32-2183 (F)  
**Order Date** February 3, 2009  
**Order Type** Consent Order  
**Order Terms** \$3,000 CP, jointly and severally.

**Name** Hamid R Salari  
**License Number** Unlicensed Individual  
**Location** Scottsdale, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A)(D), 32-2183 (F), 32-2185.01 (D), 32-2185.06; A.A.C. R4-28-803, R4-23-804, R4-23-805  
**Order Date** March 11, 2009  
**Order Type** Consent Order  
**Order Terms** \$5,000 CP jointly and severally, recombine parcels, 3 hr CE in Subdivision statutes and rules.

**Name** Sean Saeed Sarram  
**License Number** Unlicensed Individual  
**Location** Scottsdale, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A)(D), 32-2183 (F), 32-2185.01 (D), 32-2185.06; A.A.C. R4-28-803, R4-23-804, R4-23-805  
**Order Date** March 11, 2009  
**Order Type** Consent Order  
**Order Terms** \$5,000 CP jointly and severally, recombine parcels, 3 hr CE in Subdivision statutes and rules.

**Name** Roxanne Schumacher  
**License Number** SA549478000  
**Location** Casa Grande, Arizona  
**Summary** Misdemeanor conviction.  
**Statutes/Rules** A.R.S. §32-2153 (A)(3), (B)(7)  
**Order Date** February 3, 2009  
**Order Type** Consent Order  
**Order Terms** \$1,000 CP, 2 yr Provisional License w/Practice Monitor, 6 hr CE in Comm Standards, COE Session

## Disciplinary Actions January – June 2009

**Name** Rachel Shanahan  
**License Number** Unlicensed Applicant  
**Location** Phoenix, Arizona  
**Summary** Prior misdemeanor conviction. Denial of license.  
**Statutes/Rules** A.R.S. §32-2153 (B)(2), (B)(7)  
**Order Date** April 7, 2009  
**Order Type** Consent Order  
**Order Terms** License granted, 2 yr Provisional License w/Practice Monitor, \$5,000 Surety Bond

**Name** Brittany Shulman  
**License Number** SA556380000  
**Location** Chandler, Arizona  
**Summary** February 2007 and May 2008 misdemeanor convictions, failed to notify the Department in a timely manner. Denial of license.  
**Statutes/Rules** A.R.S. §32-2153 (A)(3)  
**Order Date** February 19, 2009  
**Order Type** Consent Order  
**Order Terms** License Granted, 2 yr Provisional License w/Broker Ack, \$600 CP, 6 hr CE in Comm Standards.

**Name** Douglas & Mary Standifird  
**License Number** Unlicensed Individuals  
**Location** Queen Creek, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A)(D), 32-2183 (F)  
**Order Date** April 28, 2009  
**Order Type** Consent Order  
**Order Terms** \$2,000 CP, jointly and severally, recombination of parcels, 3 hr CE in Subdivision statutes and rules.

**Name** Wade & Carolyn Standifird  
**License Number** Unlicensed Individuals  
**Location** Queen Creek, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A)(D), 32-2183 (F)  
**Order Date** April 28, 2009  
**Order Type** Consent Order  
**Order Terms** \$2,000 CP, jointly and severally, recombination of parcels, 3 hr CE in Subdivision statutes and rules.

**Name** John Stokes  
**License Number** Unlicensed Applicant  
**Location** Mesa, Arizona  
**Summary** Prior misdemeanor and felony convictions. Denial of license.  
**Statutes/Rules** A.R.S. §32-2153 (B)(2), (B)(7)  
**Order Date** May 8, 2009  
**Order Type** Consent Order  
**Order Terms** License granted, 2 yr Provisional License w/Practice Monitor, \$5,000 Surety Bond

**Name** David Sygall  
**License Number** Unlicensed Applicant  
**Location** Tucson, Arizona  
**Summary** Failed to comply with all terms of a previous Department Consent Order involving subdivision activity. Denial of license  
**Statutes/Rules** A.R.S. §32-2153 (A)(3), (B)(9)  
**Order Date** February 18, 2009  
**Order Type** Consent Order  
**Order Terms** License granted, 2 yr Provisional License w/Practice Monitor, \$4,000 CP, compliance with previous Department Consent Order.

**Name** The Villas at Desert Horizons, LP  
**License Number** Unlicensed Entity  
**Location** Out of State  
**Summary** Accepted multiple lot reservations without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181.03 (B), 32-2181.03 (B)(4)  
**Order Date** June 1, 2009  
**Order Type** Consent Order  
**Order Terms** \$12,000 CP, jointly and severally.

**Name** Jon Thomas  
**License Number** Unlicensed Individual  
**Location** Tucson, Arizona  
**Summary** Public Report violations.  
**Statutes/Rules** A.R.S. §32-2183 (F)  
**Order Date** April 2, 2009  
**Order Type** Consent Order  
**Order Terms** \$1,000 CP, Amend Subdivision Disclosure Report, 3 hr CE in Comm Standards.

**Name** John M Tomkins  
**License Number** SA553073000  
**Location** Bullhead City, Arizona  
**Summary** Conducted unlicensed property management activities.  
**Statutes/Rules** A.R.S. §32-2153 (A)(3), (A)(7), (A)(10), (B)(6)  
**Order Date** May 6, 2009  
**Order Type** Consent Order  
**Order Terms** \$3,000 CP, 2 yr Provisional License, 6 hr CE in Comm Standards.

**Name** Steven Turner  
**License Number** Unlicensed Individual  
**Location** Arivaca, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A)(D), 32-2183 (F)  
**Order Date** March 2, 2009  
**Order Type** Consent Order  
**Order Terms** \$5,000 CP jointly and severally, recombine parcels, 6 hr CE in Subdivision statutes and rules.

## Disciplinary Actions January – June 2009

**Name** Turner/Dietrick Partnership  
**License Number** Unlicensed Entity  
**Location** Out of State  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A), 32-2183 (F)  
**Order Date** March 2, 2009  
**Order Type** Consent Order  
**Order Terms** \$5,000 CP jointly and severally, recombine parcels.

**Name** US Homes Corporation  
**License Number** CO522341002  
**Location** Tempe, Arizona  
**Summary** Conveyed multiple platted parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181, 32-2183 (F), 32-2164, 32-2153 (A)(3), (A)(21)  
**Order Date** April 29, 2009  
**Order Type** Consent Order  
**Order Terms** \$7,000 CP jointly and severally.

**Name** Leo Vozel  
**License Number** SA578968000  
**Location** Scottsdale, Arizona  
**Summary** While under Consent Order with Department, failed to disclose, within 10 days, March 2007 misdemeanor conviction. Denial of license.  
**Statutes/Rules** A.R.S. §32-2153 (A)(3), (A)(24), (B)(7)  
**Order Date** April 23, 2009  
**Order Type** Consent Order  
**Order Terms** 2 yr Provisional License w/Broker Ack, \$600 CP, 6 hr CE in Comm Standards.

**Name** Ryan J Wampler  
**License Number** Unlicensed Applicant  
**Location** Scottsdale, Arizona  
**Summary** Prior actions by Registrar of Contractors. Denial of license.  
**Statutes/Rules** A.R.S. §32-2153 (B)(7), (B)(10)  
**Order Date** March 18, 2009  
**Order Type** Consent Order  
**Order Terms** License granted, 2 yr Provisional License w/Practice Monitor, \$5,000 Surety Bond

**Name** Toby Willets  
**License Number** Unlicensed Applicant  
**Location** Phoenix, Arizona  
**Summary** Prior revocation of AZ teachers license, denial of teachers license in CA and OR, misdemeanor conviction. Denial of license.  
**Statutes/Rules** A.R.S. §32-2153 (A)(3), (B)(7)  
**Order Date** June 22, 2009  
**Order Type** Consent Order  
**Order Terms** License granted, 2 yr Provisional License w/Practice Monitor

**Name** Wayne E Wood, Jr.  
**License Number** Unlicensed Individual  
**Location** Cave Creek, Arizona  
**Summary** Divided and conveyed land parcels without complying with applicable subdivision statutes and rules.  
**Statutes/Rules** A.R.S. §§32-2181 (A), 32-2183 (F), 32-2185.01 (D), 32-2185.06; A.A.C. R4-28-803, R4-23-804, R4-23-805  
**Order Date** March 12, 2009  
**Order Type** Consent Order  
**Order Terms** \$500 CP jointly and severally, recombine parcels, 3 hr CE in Subdivision statutes and rules.

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An official publication of the State of Arizona  
JANICE K. BREWER  
Governor

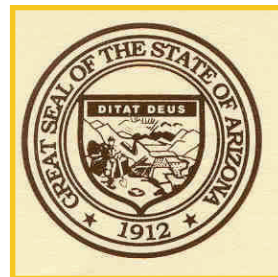
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Volume 2009--Issue 2



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