SYDNEY H. WICKLIFFE, C.P.A. Director



DEPARTMENT OF BUSINESS AND INDUSTRY **REAL ESTATE DIVISION**

www.red.state.nv.us

October 3, 2005

Lorne Malkiewich Director of Legislative Council Bureau Legislative Building 401 S. Carson Street Carson City, Nevada 89701

Quarterly Report of Disciplinary Action Re:

underson

Dear Mr. Malkiewich:

Enclosed you will find the quarterly reports of the disciplinary actions that were assessed by the Nevada Real Estate Commission, Nevada Commission of Appraisers of Real Estate and the Administrator of the Real Estate Division for the period covering the 2nd, 3rd and 4th quarters of calendar year 2004 and the 1st and 2nd quarters of calendar year 2005) We anticipate that we will have the 3rd quarter of calendar year 2005 sent to you next month as required.

Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely,

Gail J. Anderson Administrator

GJA/td

enclosures as indicated

Cc: Sydney Wickliffe, Director of Department of Business & Industry

Telephone: (702) 486-4033 Telephone: (775) 687-4280 Fax: (775) 687-4868

Fax: (702) 486-4275

State of Nevada, Department of Business & Industry REAL ESTATE DIVISION

Quarterly Summary of Disciplinary Actions Reporting for 1st Quarter of calendar year 2005

REAL ESTATE COM	MISSION DISCI	PLINARY ACTION			OI IUU Q	: ३५५ ग.५	THE WAY WITH THE PARTY OF THE P	ur y cur z				
NAME	LICENSE	CASE #	HEARING DATE	CASE/STIP	FINE	DIV COSTS	EDUCATION	DUE DATE	DATE PAID	AMOUNT PAID	VIOLATION	OTHER
REAL ESTATE ADM	IINISTRATOR O	N BEHALF OF THI	E NEVADĂ RI	EAL ESTATE	COMMISSION P	ALC: Sala	NAC 645.695		k Ta P	Table Co.		
LICENSE #	NAME	CITY	DATE ISSUED	FINE \$ AMT.	DATE FINE DUE	DATE FINE PAID	AMOUNT PAID	BAL DUE	C/E	DATE CIE	DATE CIE COMPLETED	REASON FOR STIPULATION
	PHEBUS, JUDYE 205-11-22-177 COCCHIPATO, KAREN S05-12-	LAS VEGAS	1/3/2005	NONE					3 HOURS	3/10/2005	1/25/2005	NRS 645.252(2)
44261	03-184 DENINET; MICHAEL C S05- 08-15-055	LAS VEGAS	1/4/2005	\$ 500.00	2/11/2005	2/10/2005	\$ 500.00	\$0	3 HRS 3 HRS CE	3/11/2005	1/17/2004	NRS 645.252(2) NRS 645.252(2)
27017 S	HERNANDEZ, AL S05-10-44-143	LAS VEGAS	1/4/2005	\$ 500.00	2/11/2005	2/11/2005	\$ 500.00	\$0	3 HRS CE	3/11/2005	3/14/2005	NRS 645.630(1) & NRS 645.252(2)(3)
54180 S	DOUGLAS, N04- 06-03-138 TRAVOIVE, GREGORY S05-	RENO	1/5/2005	\$ 500.00	2/11/2005	2/4/2005	\$ 500.00	\$0	NONE			NRS 645.633(1h)
25938	11-07-162 1 VVIIVING, MICHAEL E S05-	HENDERSON	1/18/2005	\$ -					3 HRS	2/28/2005	2/3/2005	NRS 645,660(3)
50165 S 47732	12-21-202 KIVOVVLES, MARJORIE S05- 01-08-229	LAS VEGAS	1/18/2005	\$ 500.00 \$ 500.00	2/28/2005	2/28/2005 3/4/2005	\$ 500.00 \$ 500.00	\$0 \$0	NONE			NRS 645.633 NRS 645.252(2)(3)
	BUCKEL, DUSTY S05-12-18-199	LAS VEGAS	2/11/2005	\$ 500.00	3/18/2005	4/29/2005	\$ 500.00	\$0	NONE			NRS 645.252 (3)
21890 BI	GREGORY S05- 12-32-214	MESQUITE	2/11/2005	\$ 500.00	3/15/2005	2/25/2005	\$ 500.00	\$0	NONE			NRS 645.252(3)
	06013-317 PENTON,	LAS VEGAS	2/11/2005	\$ 750.00	3/21/2005	3/22/2005	\$ 750.00	\$0	3 HRS CONTR	4/18/2005	4/12/2005	NRS 645.633 1(f), (h)
22515 BL	ROBERT S05-12- 18-199	LAS VEGAS	2/11/2005	\$ 500.00	3/18/2005	3/8/2005	\$ 500.00	\$0	NONE			NRS 645.633 1 (h)
41012 S	VAN, SOKPHYA S05-12-21-208 BROWN,	LAS VEGAS	2/11/2005	\$ 500.00	3/15/2005	3/3/2005	\$ 500.00		NONE			NRS 645.640(1)(b)
	JEFFREY A S05- 10-29-128 SMITH, ALBERT	LAS VEGAS	2/14/2005	\$ 500.00		4/11/2005	\$ 500.00	\$0	LAW/ETHICS		4/11/2005	NRS 645.633 (1H)
00607 BI	S05-10-43-142 FRANKEL, ADAM	LAS VEGAS	2/18/2005	\$ 500.00	2/18/2005	2/28/2005	\$ 500.00	\$0	NONE			NRS 645.633
	S05-02-10-269 WEINCHEL, RICHARD, N05-02- 02-078	LAS VEGAS RENO	3/14/2005	\$ 250.00 \$ 500.00	4/22/2005 4/22/2005	4/12/2005	\$ 250.00 \$ 500.00	\$0 \$0	NONE			NRS 645.580 (2)
	JOHNSON, CARL S05-02-20-238	LAS VEGAS	3/23/2005	\$ 1,000.00	5/25/2005	5/4/2005	\$ 1,000.00	\$ -	NONE			NRS 645.252 / NRS 645.635 1
NEVADA COMMISS	ION OF APPRAI	SERS OF REAL E		PLINARY AC	TIONS 1/1/05-3/3	1/05						
NAME	LIC#	CASE#	HEARING DATE	FINE	costs	EDUCATION	EFF DATE	DUE DATE	DATE PAID	PAID	VIOLATION	OTHER

	VIOLATION	determined that in the case of the appraisal of a condominum with located at Regency Towers, Las Vegas, NV, Respondents violated the Unitum Standards of Proteins Sportfically, Record Keeping, Sandards Rule 1, 144,(2), (c), Sandards Flue 1, 144,(2), (c), Sandards Flue 1, 144,(2), (c), Sandards Flue 1, 15(a), Sandards Flue 1, 15(a), Sandards Flue 2,14a, (b), Respondents were found to have tailed to found to have tailed to Stond keep a signed copy of	The Committee definition of a condominate unit located at Regiency Toests. Las Vegas. Wr. Respondents violated the Uniform Standards of Professional Appraisal Practices. Specifically, Recent Versping, Standards Rule 1-50, Standards Interferent In
20 10 10 10 10 10 10 10 10 10 10 10 10 10	AMOUNT PAID	84 000 000 000 000 000 000 000 000 000 0	日 日 日 日 日 日 日 日 日 日 日 日 日 日 日 日 日 日 日
STATE OF THE PARTY OF	OATE PAID or COMPLET ED	9027520	
	bue bate	Extension granted for 30 hour Residential case studies course until 2/28/06, but all other items are due on Systacoos.	POPULATION II
Y REPORT	EFF DATE	Extension 30 hour R 30 hour R case shold will 2/280 will 2/280	
APPRAISAL ADVISORY REVIEW COMMITTEE DISCIPLINARY REPORT	OTHER		eventions for 30 days
SVIEW COMMI	ЕБИСАТОЙ	15 hour National USPAP and 30 hr case studies	take and pass 15 in National USPAP course of which cannot be courted foward centeral
ADVISORY RI	COSTS	MA	
APPRAISAL	PINE	0988	
	Conference Date	14/2005	5442000
1000年の日本	CASE	2194 (02 078 S	344 02 078 5.
	ne,	2.194	73845
No. of Parties and	NAME	Skapps Ricky L	Wood, Patricia

			take and p 15 hr Natio USPAP, 30	nel M		The Committee determined that in the case of the appraisal of a single family residence located at 3020 N. Liberty Cr., Las Vegas, NV. Respondent violated the Uniform Standards of Professional Appraisal Practice. Specifically, Standards Rule 1-1(c), Standards Rule 1-2(e)(f), Standards Rule 1-2(e)(f), Standards Rule 1-2(e)(f), Standards Rule 1-4(a), 1-5(a), (b) and (c) and 2 2(iii), Respondent was found to have committed a series of errors when preparing the report that affected the results of the report, failed to identify the characteristics of the property that were relevant to the purpose and intended use of the report, including it's
Potter, Richard J.	3476 03.029.6	1/4/2005 N/A	basic princip and pass ex 15 hr c N/A approx	m, ost	5 8/29/2005 8/12/2005	location and physical attributes, failed to analyze comparable sales data which was The Committee
						determined that in the case of the appraisal of a single family residence located at 7521 Brittlehom Avenue, Las Vegas, NV, Respondent violated the Uniform Standards of Professional Appraisal
Haeborie, Alilla	1545 02.085.S	1/5/2005 NVA	take and p 15 hr Natio USPAP cou of which can be coun N/A lowerd renew		8/29/2005 8/4/2005	Practice. Specifically, the Record Keeping rule and Standards Rule 1-2(c). Standards Rule 1-4(a). Standards Rule 2-1(a). Respondent was found to have failed to keep a complete work file and failed to address exposure time as

Page 3 of 7

					The Committee determined that in the case of the appraised of a single family residence loosted at 8814 88 954/f Avenue, Les Veges, NV, ispependent violated the Uniform Standards of Professional Appraised Practice. Specificatly, Record (seping, Standards rule 1-10), Standards rule 1-10), Standards inule 1-10), Standards inule 2-1 and Standards inule 2-2. Respondent was found to have committed a substantial error of omission which significantly affected ine appraised, failed to innellys all available
Chelimsky, Steven C. 3846 02.061.8	1/5/2000 N/A	take and pas 15 hr Nations USPAP cours of which canno be counted N/A toward renewal		514/24/2000	naise, prepared a misleading report, and falled to prominently state or correctly state article reporting option is used. Further, lesspondent balled to keep a complete. The committee intermined that in the case of the appraisal of a single family residence located at
		take and pan 16 ir Nations USPAP course and complete 7 hour co	v.)		iddé Spencer St., Respondent violated USPAP Standards Ruide I-4(a) talted to analyze remperatric sales data as are evaluable to indicate a value conclusion, Standards i Ruide 1-5 felled to analyze the current Agreement of Sale; and Standard Ruide 2-1(a) i staled to clearly and

Page 4 of 7

of the appraisal. Standards Rule 1-5	12/19/2005	4/26/2005	Suspension for 30 days	N/A toward renewal.	NA	\$500	3/15/2005	176 02.079.S	1	Berry, Mark
results				case studies						
by making a series of errors that affected the				week coure in						
Standards Rule 1-1(c)				USPAP and one						
the results of the report.				take and pass						
significantly affected										
committed a substantial							_			
Standards Rule 1-1(b)										
credible report										
techniques to produce a										
failed to use recognized										
Standards Rule 1-1(a)										-
workfile.										
report in his										
copy of the appraisal										
failed to keep a signed										
Record Keeping Rule					•					
Professional Appraisal										
Standards of										
violated the Uniform										
Towers, Las Vegas, NV Respondents										
located at Regency	-									
a condominium unit										
case of the appraisal of										
The Committee										
failed to analyze the	10/24/2005	4/26/2005	п/а		N/A	N/A	3/15/2005	348 03.017.S	8	Whang, Donald (Jr.)
of the appraisal.				may not be by						
results				count toward						
errors that affected the				course. Cannot						
Standards Rule 1-1(c)				case studies						
the results of the report.				pass the exam						
significantly affected				successfully						
committed a substantial				Complete and						
Standards Rule 1-1(b)				15 hr National						_
Professional Appraisal Practice as follows:				take and pass						
Standards of										
violated the Uniform										
Pines Cr, Las Vegas,										
located at 2781 Tloga										
residence										
a single family										
determined that in the										
- Dammingo										

take and pass /
USPAP; a 7 hr
cost appracaca
complex
broperty
appraisal course
and a 7 hr
Comparison
approach
course. Can
noo
N/A renewal.
Will not renew license in
Nevada. Will terminate
N/A N/A

The Committee determined that in the case of the appraisal of a single family residence located at residence located at Vegas, NV. Respondents Vegas the Uniform Standards of	Professional Appraisal Practice as follows: Standards Rule 1-1(a) failed to use recognized methods and rechniques to produce a credible produce a credible report	Operations Nation 1-1(4) Principles Nation 1-1(4) Principles National Reports of the appraisa. Standards Rule 1-2(c) failed to identify the purpose of the assignment. Standards Rule 1-4 (s) Standards Rule 1-4 (s) Standards Rule 1-4 (s) Standards assignment operations of the comparable safes data	available to indicate a Same case as Ronald Limneou, refer to row
		-91876 - Jan - 14 - 14 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	
			ed = 1/20/06 term Intern = 5/26/05
			4729/2006 Intern = 5/20/06
		Will reduce the number or interns registered	2 within 30 days. Anathave any and all populate assignments fromed reviewed and signed by a Certified Residential. Will ferminate her interm within 30 days.
			Complete and successfully pass earns in a createstally pass earns in a createstally care fudies course. A Cannot course is toward tense per taken by distance education, education.
			W W
			3/16/2006
			00.094.8
			3000
•			Linneos, Ronald Bernett, Debotah