

KENNY C. GUINN  
*Governor*

STATE OF NEVADA

GAIL J. ANDERSON  
*Administrator*

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



DEPARTMENT OF BUSINESS AND INDUSTRY  
REAL ESTATE DIVISION  
[www.red.state.nv.us](http://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

Re: Quarterly Report of Disciplinary Action

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 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> quarters of calendar year 2004 and the 1<sup>st</sup> and 2<sup>nd</sup> quarters of calendar year 2005. We anticipate that we will have the 3<sup>rd</sup> 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,

A handwritten signature in cursive script, appearing to read "Gail J. Anderson".

Gail J. Anderson  
Administrator

GJA/td

enclosures as indicated

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

**State of Nevada, Department of Business & Industry**  
**REAL ESTATE DIVISION**  
**Quarterly Summary of Disciplinary Actions**  
**Reporting for 2nd Quarter of calendar year 2005**

REAL ESTATE COMMISSION DISCIPLINARY ACTIONS 4/1/05-6/30/05

NAME	LICENSE #	CASE #	HEARING DATE	CASE/STIP	FINE	DIV COSTS	EDUCATION	DUE DATE	DATE PAID	AMOUNT PAID	VIOLATION	OTHER
											NRS 645.252(3); NRS 645.633(1)(h)(N AC 645.605(6)); NRS 645.633(1)(h) [NAC 645.606(10)]; NRS 645.252(2); NRS 645.630(1)(a); NRS 645.633(1)(h) [NAC 645.605(6)]; NRS 645.633(1)(h) [NAC 645.605(7)]; NRS 645.630(1)(a); NRS 645.633(1)(h) [NAC 645.605(11)]; NRS 645.635(6);	License downgraded effective 8/17/05 for a period of two years. JUDICIAL REVIEW FILED W/ NO STAY ISSUED.
		S04-01-06-158			\$10,000	4641.67	45 hr pre-licensing real estate law and pass providers exam; and 3 hrs contracts	fine/cost = 8/17/06 c/e=2/13/05				
											NRS 645.630(1)(a); NRS 645.633(1)(h) [NAC 645.605(6)]; NRS 645.633(1)(b) [NRS 645.252(2)];	c/e not to count toward renewal requirements. Education must be taken via live education.
PHAM, JIMMY		S04-10-18-116	5/24/2005	S	\$1,500	N/A	9 hrs total to include 6 hrs on law/ethics and 3 hrs contracts	1/18/2006			21 COUNTS OF NRS 645.235	
ROSS, BRIAN		S0306-09-281	5/24/2005	C	\$105,000	1810.75		9/30/2005				
	34340 S	S04-03-19-238		C	\$9,000	5200.2	TOTAL 12 hrs to include 6 hrs WELSK; 3 hrs contracts and 3 hrs ethics				3 counts of NRS 645.633(1)(h) [NAC 645.605(1) and (6)]	c/e not to count toward renewal. Education must be taken by live education.
RELYEA, JONATHAN R.	22948 S 62783 S	S05-06-22-062	6/13/2005	C	\$5,000	N/A	18 Hr Nevada Law by live instruction	3/6/2006			NRS 645.235	c/e not to count toward renewal requirements and must be taken via live instruction

SHULL, HARRY	55401 BI	S04-09-10-066	6/13/2005	S	\$2,500	N/A	6 hrs WEBSK and 6 hrs broker management	2/6/2006		NRS 645.633(1)(h); [NAC 645.605(4)]; NRS 645.640; NRS 645.633(1)(h); [NAC 645.605(6); NRS 645.633(1)(h); [NAC 645.605(8)]; NRS 645.660(3)	c/e not to count toward renewal requirements; must be taken via live instruction.
SMITH, CHERYL F.	47961 B	S05-11-19-174	6/13/2005	S	\$2,500	N/A	6 hrs WEBSK	2/6/2006		NRS 645.633(1)(c); NRS 645.660(3); NAC 645.600(2)	c/e not to count toward renewal requirements; must be taken via live instruction.
MOORE, CHARLES JEFF	22965 B	S05-11-18-173	6/13/2005	S	\$2,500	N/A	6 hrs WEBSK	2/6/2006		NRS 645.633(1)(c); NRS 645.660(3); NAC 645.600(2)	c/e not to count toward renewal requirements; must be taken via live instruction.

**REAL ESTATE ADMINISTRATOR ON BEHALF OF THE NEVADA REAL ESTATE COMMISSION PURSUANT TO NAC 645.695**

LICENSE #	NAME	CITY	DATE ISSUED	FINE \$ AMT.	DATE FINE DUE	DATE FINE PAID	AMOUNT PAID	BAL. DUE	C/E	DATE C/E DUE	DATE C/E COMPLETED	REASON FOR STIPULATION
	HUANG, YONG SHENG S05-03-06-297			\$ 500.00	5/4/2005	4/12/2005	\$ 500.00	\$0	NONE			
	DAKINS, JOHN	RENO	4/20/2005	\$ 1,000.00	8/22/2005	8/22/2005	\$ 1,000.00	\$ -	NONE			
	MUSTAFA, NEMID S05-02-31-281		4/22/2005	\$ 500.00	5/25/2005	5/5/2005	\$ 500.00	\$ -	NONE			
	REINFORD, KARA BETH S05-02-31-281			\$ 500.00	5/25/2005	5/13/2005	\$ 500.00		NONE			NR 645.633(1)(f)
	BRILEY, CURTIS - S05-03-35-326	LAS VEGAS	4/28/2005	\$ -					GENERAL	7/18/2005	4/20/2005	NRS 645.283 (2)
	BARBERINI, BON NIE B. S05-10-01-100				10/4/2006	3/31/2006	\$ 800.00	\$0	PROPERTY MANAGEMENT	11/4/2005	8/22/2005	645.630 (1)(f)
	CHOATE, STEPHEN L. S05-06-08-402					8/15/2006	\$ 800.00	\$0				

						DUE DATE	DATE PAID	AMOUNT PAID	VIOLATION	OTHER
BASARICH, MICHAEL	35704.024.S		4/25/2005	\$3,000	N/A	a pre-licensing course	7/15/2005	not specified	USPAP VIOLATIONS	Education must be obtained through live instruction. He shall not receive credit for his previous experience as an intern. Prior to registering for an internship he must appear before the Commission. Prior to becoming licensed as an appraiser he must appear before the Commission.

BAYNE, WILLIAM	2195	05.005.S & 03.062.S	4/25/2005	\$2,500	N/A	15 hr National USPAP course and a 3 hr NV law course	6/17/2005	12/14/2005		USPAP violations	do not to count toward renewal and cannot be taken by distance education.
HUIZENGA, SCOTT	00783 CR	03.020.S	4/25/2005	\$2,400	N/A	15 hr National USPAP	7/15/2005	7/15/2005		USPAP VIOLATIONS	Education may not count toward renewal requirements and must be take by live instruction.
QUINTO, GEORGINA	INTERN #04812	05.011.S	4/25/2005	\$5,000	\$1,750	N/A	7/15/2005	1/11/2005		USPAP VIOLATIONS	MAY NEVER BE REGISTERED AS AN INTERN OR LICENSED AS AN APPRAISER IN THE STATE OF NEVADA.
SPRINGER, RICHARD	110	03.048.S	4/25/2005	N/A	N/A	N/A	4/25/2005	N/A	N/A	USPAP violations	Voluntary Surrender in Lieu of Disciplinary Action entered.

#### APPRAISAL ADVISORY REVIEW COMMITTEE DISCIPLINARY REPORT

NAME	LIC #	CASE #	Conference Date	FINE	COSTS	EDUCATION	OTHER	EFF DATE	DUE DATE	DATE PAID or COMPLETED	AMOUNT PAID	VIOLATION
Dickerson, Conrad	340	0.046.S	5/10/2005	N/A	N/A	take and pass one week course in Appraisal Principles and one week course in Appraisal practices. Cannot be used toward renewal and may not be taken by distance education.	Downgrade certificate to license residential appraiser	6/21/2005	ed= 12/18/05 dwngnd = 6/21/05			The Committee determined that in the case of the appraisal of a single family residence located at 11358 Opal Valley Street, Henderson, NV, Respondent violated the Uniform Standards of Professional Appraisal Practice. Specifically, the Competency Rule, Record Keeping, Standards Rule 1-1(a), Standards Rule 1-2(e), Standards Rule 1-4(a),(b), Standards Rule 1-5(a) and Standards Rule 2-1(a), and (b). Respondent was found to have failed to understand and correctly employ recognized methods and techniques necessary to produce a reliable report, failed to analyze comparable data available to indicate a value conclusion, failed to



						take and pass exam for 15 hr National USPAP, attend min. of 15 hr residential case studies and attend the 3 hr NV law course. Cannot be used toward renewal and may not be taken by distance education.						The Committee determined that in the case of the appraisal of a single family residence located at 31 Gold Crest Court, Henderson, NV, and 408 Dutchess Avenue, North Las Vegas, NV. Respondent violated the Uniform Standards of Professional Appraisal Practice. Specifically, Record Keeping, Standards Rule 1-1(a), (b), (c) Standards Rule 1-2(c), (h), Standards Rule 2-1(a), (b), (c) Standards Rule 2-2 (a)(i),(v). Respondent was found to have committed a substantial error of omission which significantly affected the appraisal, failed to analyze all available sales, prepared a misleading report, and failed to keep a complete workfile
Dillard, Reginald	3437	03.045.S & 03.048.S	5/11/2005	N/A	N/A		n/a	6/21/2005	12/18/2005			
						take and pass exam for a 15 hr National USPAP, attend 3 hr NV law. These courses cannot be used toward renewal and cannot be taken by distance education. Take and pass exam for 1 day course in residential case studies and an income property course. These courses may be counted toward renewal but cannot be taken by distance education.						In case no: 05.007.S, the Committee determined RESPONDENT had an individual working for him in the capacity of an intern, for a period of six months, without being properly registered with the Real Estate Division which is a violation of NRS 645C.260.  In case 03.057.S, the appraisal of a four-plex located at 3610 Alta Drive, Las Vegas, NV. Respondent violated the Uniform Standards of Professional Appraisal Practice. Specifically, The Competency Rule, Standards Rule 1-1(a), (c), Standards Rule 2-12(a), (b), (c). Respondent was found to have completed the report in an incompetent manner.
Johnson, Paul	3854	03.057.S & 05.007.S	5/11/2005	N/A	N/A		Suspension for 21 days.	6/21/2005	12/18/2005			