

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

March 20, 2006

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 July 1, 2005, through December 31, 2005.

Joanne Gierer, Legal Administrative Officer for the Real Estate Division, has compiled the reports and should you need additional information, you may contact her directly. Ms. Gierer can be contacted at (702) 486-4033 ext. 222 or by e-mail at jegierer@red.state.nv.us

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

Sincerely,

A handwritten signature in cursive script, reading "Gail J. Anderson".

Gail J. Anderson
Administrator

GJA/jg

enclosures as indicated

Cc: Sydney Wickliffe, Director of Department of Business & Industry
Senator Maggie Carlton, Nevada State Senate

Quarterly Summary of Disciplinary Actions Reporting for 3rd Quarter of calendar year 2005

Reporting for 3rd Quarter of calendar year 2005

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ROGERS, MARTHA S04-02-28-218	LAS VEGAS	4/13/2004	\$ 500.00	5/22/2004	8/15/2005	\$ 500.00	\$0	NONE			NRS 645.660 (3)
RUIZ, BRENDA S04-04-19-275	LAS VEGAS	7/6/2004	\$ 500.00	8/11/2004	9/2/2005	\$ 500.00	\$0	CE	8/11/2004		NRS 645.633(1)(h) & NRS 645.252(2)
RYAN, DAVID J S04-06-28-332	LAS VEGAS	8/12/2004	\$ 500.00	9/8/2004	9/14/2005	\$ 500.00	\$0	NONE			NRS 645.252 (2)
SCANNELL, JEREMIAH J.	RENO	10/14/2004	\$ 500.00	11/21/2004	9/18/2005	\$ 500.00	\$0	NONE			NRS 645.660 (3)
SCHLAPF, ERIN T. 905-03-30-530		10/13/2005	\$ 500.00	11/17/2005	9/28/2005	\$ 500.00	\$0	NONE			NRS 645.630
SHELTON, CHRISTOPHER S05-03-10-301	LAS VEGAS	4/8/2005		6/8/2005	9/28/2005	\$ 500.00	\$0	6 HRS CONTRACTS	8/28/2005		NRS 645.633(1)(h)
SHOENBERGER, GEORGE N04-04-06-104	RENO	6/15/2004	\$ 1,500.00	9/21/2004	9/29/2005	\$ 1,500.00	\$0	24 HR PROP MGMT	9/21/2004		NRS 645.633(1)(h), NRS 645.252(2) & NRS 645.660 (3)

NEVADA COMMISSION OF APPRAISERS OF REAL ESTATE DISCIPLINARY ACTIONS 7/1/05-9/30/05

NAME	LIC #	CASE #	HEARING DATE	FINE	COSTS	EDUCATION	EFF DATE	DUE DATE	DATE PAID	AMOUNT PAID	VIOLATION	OTHER
HATCH, RAYMOND	03564 CG	03.038.S, 03.047.S AND 04.059.S	6/21/2005 Amended 9/13/2005	\$8,000	N/A	15 hr National USPAP course (take and pass exam)	8/5/2005	fine = 8/4/06 c/e=2/1/06 The order was amended 9/13/05 to reflect the due date of the fine to be paid in one year, not 1 month. Fine is due 8/4/06	9/7/2005		USPAP violations	Required to provide a set of fingerprint cards along with money order payable to NHP by 9/4/05. Rec'd cards and money order on 9/7/05. Education must be taken via live instruction.
GHAJARIAN, ROMEO	01852 R	04.016.S & 03.005.S		\$6,000	N/A	15 hr National USPAP course (take and pass exam) One week Appraisal Practice Course	11/15/2005	Fine and education due = 5/12/06	(payment plan, per Tami) PD \$1,000 - 9/26/05			Education must be obtained through live instruction. Both must be by live education.
GOLDMAN, JUDY	A.0003128-CR	03.022.S	9/13/2005	\$1,500	N/A	36 Hr Residential Case Study within 1 year	11/15/2005	Fine and education due = 11/14/06				Education will not count towards c/e and must be live education.
SHEREIR, MICHAEL	A.0003528-CG	03.003.S	9/13/2005	N/A	N/A		9/13/2005	N/A	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 COMPLET ED	AMOUNT PAID	VIOLATION
DELAHAY, ANN	2515	03.061.N	9/22/2005	N/A	N/A	Complete 36 hour Highest and Best Use Course, in a classroom setting and pass the exam which will not count towards the renewal of her license. The course must be completed within twelve months of the approval of the stipulation.		12/5/2005	12/16/2006			The Committee determined that in the case of the appraisal of a vacant commercial building located at 301 W Third Street, Reno, NV, Respondent violated the Uniform Standards of Professional Appraisal Practice. Specifically, the Competency Rule, Standards Rule 1-1(a)(b) & (c), Standards Rule 1-4(a), Standards Rule 2-1(a) and (c) and Standards Rule 2-2(c)(viii). Respondent was found to have prepared an assignment in an area that she was not competent to prepare, failed to identify the limiting conditions and failed to use the appropriate comparable sales. Further, Respondent failed to address the fact that the comparable sales did
MORROW, CLAIRE I.	585	02.067.N	9/22/2005	N/A	N/A	15 Hour of education in adjustments/case studies in a classroom setting. The course may be used towards the renewal of her license. The course must be completed within twelve months of the approved stipulation.		12/6/2005	12/16/2006			The committee determined that the Respondent violated the Uniform Standards of Professional Appraisal Practice. Specifically, Standards Rule 2-1(a) and (b). Respondent was found to have prepared a misleading report in that the adjustments were not supported and or not explained and a fenced yard area was reported as a patio.
MADSEN, ERIC	3263	03.063.N	9/23/2005	N/A	N/A	Attend Principles and procedures class and successfully pass the exam within 12 months. The course may not be taken through distance education. Respondent does not have an active license in Nevada at this time.		12/6/2005	12/16/2006			The committee determined that the Respondent violated the Uniform Standards of Professional Appraisal Practice as follows: Standards Rule 1-1(a) and (b) and Standards Rule 2-1(a).

TOMASINI, DAVID	1818	03.088.N	9/23/2005	N/A	N/A	45 Hours of residential courses in the subject of small income properties, successfully passes the exam within 12 months. The course may not be taken through distance education. The education may be used to renew his license.		12/6/2005	12/16/2005		Respondent violated the USPAP as follows: Competency Rule; Record Keeping; Standards Rule 1-1(a)(b) and (c); Standards Rule 1-4(a) and (c) and Standards Rule 2-1(a) and (b).
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