

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF CORPORATIONS

TO: Mr. Jeb Edward Boulware	Mr. John Ochalek
Equity & Property Solutions, Inc.	Equity & Property Solutions, Inc.
P.O. Box 660483	P.O. Box 660483
Arcadia CA 91066	Arcadia CA 91066
&	&
440 N. Paulina Ave.	440 N. Paulina Ave.
Redondo Beach, CA 90277	Redondo Beach, CA 90277
&	&
1031 Leandra Lane	1031 Leandra Lane
Arcadia CA 91006-2217	Arcadia CA 91006
Mr. Jeb Edward Boulware	Mr. John Ochalek
233 Wilshire Blvd. Ste. 400	1009 Torrance Blvd.
Santa Monica CA 90401	Redondo Beach CA 90277
&	
3453 Piedmont Lake Rd.	
Pine Mountain, GA 31822	
Equity and Property Solutions, Inc.	
Agent For Service – Sheldon Yeu Howard	
1031 Leandra Lane	
Arcadia CA 91006-2217	
&	
P.O. Box 660483	
Arcadia CA 91006	

DESIST AND REFRAIN ORDER

(For violation of section 25110 of the Corporations Code)

The California Corporations Commissioner finds that:

1. At all relevant times, Mr. Jeb Edward Boulware is an individual who is a licensed real estate broker doing business in California at 233 Wilshire Blvd. Ste. 400 Santa Monica, California.
2. At all relevant times, Mr. Jeb Edward Boulware, is and has been, the chief

1 executive officer and president of Equity and Property Solutions, Inc., a California real estate
2 brokerage corporation with its principal place of business in Arcadia, California and/or Redondo
3 Beach, California.

4 3. At all relevant times, Mr. John Ochalek is an individual who is a licensed real estate
5 salesperson doing business in California, residing in Redondo Beach, California. Mr. John Ochalek is
6 and has been, the sales and marketing representative for Equity and Property Solutions, Inc., a
7 California real estate brokerage corporation with its principal place of business in Arcadia, California
8 and/or Redondo Beach, California.

9 4. Beginning in or about 1990 to 1994 and in 2007, Jeb Boulware offered or sold securities in
10 or in association with Equity and Property Solutions or other such corporation(s) involving funding
11 for real estate investments. These securities were offered or sold in issuer transactions.

12 5. In or about July 2007, Jeb Boulware, John Ochalek, and/or Equity and Property Solutions,
13 Inc. made advertisements in California newspapers soliciting investors in and/or for Equity and
14 Property Solutions, Inc for \$25,000 at minimum.

15 6. The Department of Corporations has not issued a permit or other form of qualification
16 authorizing John Ochalek, Jeb Boulware, Equity and Property Solutions, Inc., or any person to offer
17 or sell these securities in California.

18 7. Based upon the foregoing findings, the California Corporations Commissioner finds the
19 investment interests sold in Equity and Property Solutions, Inc. are securities subject to qualification
20 under the California Corporate Securities Law of 1968 and have been offered or sold without being
21 qualified in violation of Corporations Code section 25110. Pursuant to section 25532 of the Corporate
22 Securities Law of 1968, Jeb Boulware, John Ochalek, and/or Equity and Property Solutions, Inc. are
23 hereby ordered to desist and refrain from the further offer or sale of securities in the State of
24 California, including but not limited to, investment contracts, unless and until qualification has been
25 made under the law or unless exempt.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

The California Corporations Commissioner finds that this Order is necessary or appropriate in the public interest or for the protection of investors and consistent with the purposes fairly intended by the policy and provisions of this law.

Dated: September 14, 2007
Sacramento, California

PRESTON DuFAUCHARD
California Corporations Commissioner

By: _____
SHARON A. LUERAS
Lead Counsel
Enforcement Division