BUREAU OF REAL ESTATE
P. O. Box 137007
Sacramento, CA 95813-7007

Telephone: (916) 263-8670

FILED

FEB 05 2014

BUREAU OF REAL ESTATE

By

STATE OF CALIFORNIA

BUREAU OF REAL ESTATE

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To: HE LI	No. H- 11647 SF
	ORDER TO DESIST AND REFRAIN (B&P Code Section 10130)

The Commissioner of the California Bureau of Real Estate (hereinafter the "Bureau") caused an investigation to be made of the activities of HE LI (hereinafter "LI").

Based on the investigation, the Commissioner has determined that LI has engaged in, is engaging in, or is attempting to engage in, acts or practices constituting violations of the California Business and Professions Code (hereinafter the "Code"), including engaging in the business of, acting in the capacity of, and/or advertising or assuming to act as, a real estate licensee in the State of California within the meaning of Section 10130 (real estate license required) of the Code.

Furthermore, based on the investigation, the Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

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Whenever acts referred to below are attributed to LI, those acts are alleged to have been done by LI, acting by himself, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators, and using the name "He Li," or other names or fictitious names unknown at this time.

FINDINGS OF FACT

1. At no time mentioned was LI licensed by the Bureau in any capacity.
2. During the period of time set forth below, LI, on behalf of others, for compensation or in expectation of compensation, leased or rented and offered to lease or rent, and solicited for prospective tenants of real property or improvements thereon, and collected rents from real property or improvements thereon.
3. On or about March 25, 2013, LI solicited a Special Investigator with the Bureau and offered to lease or rent real property located in Palo Alto, California.
4. On or about June 14, 2013, LI solicited a Special Investigator with the Bureau and offered to lease or rent real property located on Barron Avenue, Palo Alto, California.
5. LI, in the course of the property management brokerage activities described above, solicited prospective tenants and property owners via a website, www.sfbay.cragslist.org. The website advertised residential properties for rent. In addition, the website solicited potential home owners interested in property management services.

CONCLUSIONS OF LAW

Based on the findings of fact contained in Paragraphs 1 through 5, LI has performed and/or participated in property management activities which require a real estate license under Sections 10130 and 10131(b) of the Code during a period of time when LI was not licensed by the Bureau in any capacity.

DESIST AND REFRAIN ORDER

Now, therefore, HE LI IS HEREBY ORDERED to immediately Desist and

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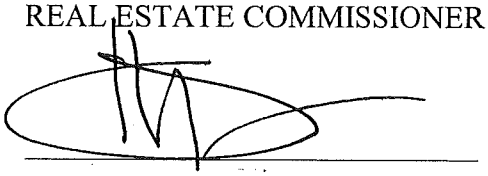
Refrain from:

Performing any and all acts within the State of California for which a real estate license is required, unless and until he obtains a real estate license.

DATED: JAN 22 2014

REAL ESTATE COMMISSIONER



By: JEFFREY MASON
Chief Deputy Commissioner

- NOTICE -

Business and Professions Code Section 10139 provides that "Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a fine not exceeding twenty thousand dollars ($20,000), or by imprisonment in the county jail for a term not to exceed six months, or by both fine and imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars ($60,000)."