FILED

March 13, 2014

BUREAU OF REAL ESTATE

By

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STATE OF CALIFORNIA

BUREAU OF REAL ESTATE

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TO:	
KAL INVESTMENT LLC, and	NO. H-11664 SF
ALI A. KALBALI	ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Commissioner of the California Bureau of Real Estate (hereinafter the "Bureau") caused an investigation to be made of the activities of KAL INVESTMENT LLC (hereinafter "KAL") and ALI A. KALBALI (hereinafter "KALBALI").

Based on that investigation, the Commissioner has determined that KAL and KALBALI have engaged in, are engaging in, or are attempting to engage in, acts or practices constituting violations of the California Business and Professions Code (Code) including acting in the capacity of, advertising, or assuming to act as real estate brokers in the State of California within the meaning of Code Section 10131(b) (property management services). Furthermore, based on the investigation, the Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order under the authority of Code Section 10086.

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FINDINGS OF FACT

1. At no time herein mentioned has KAL been licensed by the Bureau in any capacity.

2. At no time herein mentioned has KALBALI been licensed by the Bureau in any capacity.

3. During the periods of time set out below, KAL and KALBALI negotiated to do one or more of the following acts for another or others, for or in expectation of compensation: lease or rent or offer to lease or rent; place for rent; solicit listings of places for rent; solicit for prospective tenants; negotiate the sale, purchase or exchange of leases on real property, or on a business opportunity; collect rents from real property, or improvements thereon, or from business opportunities.

4. Between about January 30, 2008 to present and ongoing, KAL and KALBALI have been providing property management services described in Paragraph 3, above, to commercial residents at the RUMI Group LLC located on Reed Street.

CONCLUSIONS OF LAW

5. Based on the Findings of Fact contained in Paragraphs 1 through 4, KAL and KALBALI have performed and/or participated in property management activities which require a real estate license under Code Sections 10130 and 10131(b) during a period of time when KAL and KALBALI were not licensed by the Bureau in any capacity.

DESIST AND REFRAIN ORDER

Based upon the Findings of Fact and Conclusions of Law stated herein, KAL and KALBALI ARE HEREBY ORDERED to immediately Desist and Refrain from performing any acts within the State of California for which a real estate broker license is required, and in particular, that they immediately Desist and Refrain from providing or participating in property

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management services for others and for compensation unless and until they, individually, obtain an appropriate license issued by the Bureau.

DATED: MAR 13 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)."