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DEPARTMENT OF REAL ESTATE
BY: [signature]

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320 West Fourth Street, Ste. 350
Los Angeles, California 90013

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DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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To:	No. H-36740 LA
PLATINUM CONSULTING, EDWIN MARTINEZ and NATALIE SUE RODRIGUEZ.	ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Commissioner ("Commissioner") of the California Department of Real Estate ("Department") caused an investigation to be made of the activities of PLATINUM CONSULTING, EDWIN MARTINEZ and NATALIE SUE RODRIGUEZ and has determined that each of them engaged in or is engaging in acts or practices constituting violations of the California Business and Professions Code ("Code") and/or Title 10, California Code of Regulations ("Regulations") including engaging in the business of a prepaid rental listing service in the State of California within the meaning of Code Section 10167.2 (unlawful to engage in prepaid rental listing service unless licensed in that capacity or a real estate broker). Based on the findings of that investigation, as set forth below, the Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order pursuant to Code Section 10086.

FINDINGS OF FACT

1. At no time herein mentioned have PLATINUM CONSULTING, EDWIN MARTINEZ or NATALIE SUE RODRIGUEZ been licensed by the Department in any

capacity.

2. From October 28, 2009 to March 8, 2010, EDWIN MARTINEZ had a fictitious business name statement on file with the Los Angeles County Recorder's Office for the name "PLATINUM CONSULTING".

3. From March 8, 2010 to the present NATALIE SUE RODRIGUEZ has had a fictitious business name statement on file with the Los Angeles County Recorder's Office for the name "PLATINUM CONSULTING".

4. Whenever acts referred to below are attributed to PLATINUM CONSULTING, those acts are alleged to have been done by PLATINUM CONSULTING, acting by itself, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators including, but not limited to, EDWIN MARTINEZ and NATALIE SUE RODRIGUEZ and using the names PLATINUM CONSULTING, or any fictitious name unknown at this time.

5. PLATINUM CONSULTING supplied prospective tenants with listings of residential real property for tenancy (by publication or otherwise), pursuant to an arrangement under which the prospective tenants were required to pay a fee in advance of, or contemporaneously with, the supplying of the listings.

6. On or about December 4, 2009, Wai Z. paid an advance fee of $180 to PLATINUM CONSULTING for listings of residential real properties for tenancy. The advance fee was collected pursuant to provisions of a contract between Wai Z. and PLATINUM CONSULTING in exchange for PLATINUM CONSULTING'S listings of available real properties for tenancy for Wai Z. PLATINUM CONSULTING failed to provide Wai Z. with a listing of suitable real properties for tenancy.

7. On or about January 27, 2010, Alisa B. and Aldo S. paid an advance fee of $180 to PLATINUM CONSULTING for listings of residential real properties for tenancy. The advance fee was collected pursuant to provisions of a contract between Alisa B., Aldo S. and PLATINUM CONSULTING in exchange for PLATINUM CONSULTING'S listings of

available real properties for tenancy. PLATINUM CONSULTING failed to provide Alisa B. and Aldo S. with a listing of suitable real properties for tenancy.

8. On or about February 13, 2010, Tatiana P. paid an advance fee of $180 to PLATINUM CONSULTING for listings of residential real properties for tenancy. The advance fee was collected pursuant to provisions of a contract between Tatiana P. and PLATINUM CONSULTING in exchange for PLATINUM CONSULTING'S listings of available real properties for tenancy for Tatiana P. PLATINUM CONSULTING failed to provide Tatiana P. with a listing of suitable real properties for tenancy.

9. On or about February 15, 2010, Javier O. and Lorena M. paid an advance fee of $180 to PLATINUM CONSULTING for listings of residential real properties for tenancy. The advance fee was collected pursuant to provisions of a contract between Javier O. and Lorena M. and PLATINUM CONSULTING in exchange for PLATINUM CONSULTING'S listings of available real properties for tenancy. PLATINUM CONSULTING failed to provide Javier O. and Lorena M. with a listing of suitable real properties for tenancy.

10. On or about March 22, 2010, Tomoaki K. paid an advance fee of $180 to PLATINUM CONSULTING for listings of residential real properties for tenancy. The advance fee was collected pursuant to provisions of a contract between Tomoaki K. and PLATINUM CONSULTING in exchange for PLATINUM CONSULTING'S listings of available real properties for tenancy. PLATINUM CONSULTING failed to provide Tomoaki K. with a listing of suitable real properties for tenancy.

CONCLUSIONS OF LAW

11. The supplying of prospective tenants with listings of residential real properties for tenancy, for a fee in advance of or contemporaneously with the supplying of the listings, is an act for which a Prepaid Rental Listing Service license is required as set forth in Code Section 10167.2 (unlawful to engage in prepaid rental listing service unless licensed in that capacity or a real estate broker).

12. Based on the information contained in Paragraphs 1 through 10, above,

PLATINUM CONSULTING, EDWIN MARTINEZ and NATALIE SUE RODRIGUEZ performed and/or participated in prepaid rental listing services which require a prepaid rental listing service license or real estate broker license under the provisions of Code Section 10167.2 (unlawful to engage in prepaid rental listing service unless licensed in that capacity or a real estate broker) during a period of time when neither of them were licensed by the Department as a real estate broker or prepaid rental listing service in violation of Code Section 10167.2 (unlawful to engage in prepaid rental listing service unless licensed in that capacity or a real estate broker).

DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein:

1. IT IS HEREBY ORDERED that PLATINUM CONSULTING, EDWIN MARTINEZ and NATALIE SUE RODRIGUEZ , whether doing business under their own names, or any other names, or any fictitious name:

(i) Immediately desist and refrain from engaging in business as a prepaid rental listing service, individually and under any fictitious business name, unless and until you obtain the required license from the Department and are in compliance with Business and Professions Code Section 10167.2.

DATED: 7/28, 2010.

JEFF DAVI
Real Estate Commissioner

BY: Barbara J. Bigby
Chief Deputy Commissioner

cc: PLATINUM CONSULTING
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