DEPARTMENT OF REAL ESTATE
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FILED

MAR 26 2012

DEPARTMENT OF REAL ESTATE
BY: [signature]

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

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To: CV HOMES; CV CORPORATE HOMES; and ALEX URUETA, Respondents.	NO. H- 37998 LA 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 CV HOMES ("CVH"), CV CORPORATE HOMES ("CVCH"), and ALEX URUETA aka Alex Urueta, Sr. ("URUETA"). Based on the investigation, the Commissioner has determined that CVH, CVCH, and URUETA 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") and/or Title 10, Chapter 6, California Code of Regulations ("Regulations"), including the business of, acting in the capacity of, and/or advertising or assuming to act as, a real

estate broker in the State of California within the meaning of Code Sections 10131(a)(soliciting and obtaining listings, and negotiating the purchase, sale, or exchange of real property) and 10131(b)(leases or offers to lease or rent and collects rent regarding real property). 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.

Whenever acts referred to below are attributed to CVH, CVCH, or URUETA, those acts are alleged to have been done by CVH, CVCH, or URUETA, acting by themselves, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators.

FINDINGS OF FACT

1. At no time herein mentioned has CVH, CVCH, or URUETA been licensed by the Department in any capacity.

2. During the period of time set out below, CVH, CVCH, and/or URUETA solicited real property listings and proceeded to do one or more of the following acts for another or others, for or in expectation of compensation: offer to list for sale, and negotiate the purchase, sale or exchange of interests in real property, and lease or offer to lease or rent and collects rent regarding real property.

3. For an unknown period of time prior to January, 2010, through and including the present time, CVH, CVCH, and/or URUETA advertised, and continue to advertise, their services under the business names CV HOMES, or CV CORPORATE HOMES, and on a website located at http://www.corporatehv.biz. Those

advertisements solicited, and continue to solicit for sale, lease or rental listings and offer to arrange purchases, leases, sales or exchanges of real properties on behalf of others in exchange for the payment of a fee.

4. On or about January 12, 2010, the Department of Real Estate received notification that CVH, CVCH, and URUETA were engaged in the business of acting in the capacity of, and/or advertising or assuming to act as, a real estate broker in the State of California without having obtained a license from the Department of Real Estate, in violation of Code Sections 10130, 10131(a) and 10131(b).

CONCLUSIONS OF LAW

5. Based on the findings of fact contained in paragraphs 1 through 4, CVH, CVCH, and URUETA, acting by themselves, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators solicited real property listings and collected a fee to do one or more of the following acts for another or others, for or in expectation of compensation: offer to list for sale, and/or negotiate the purchase, sale or exchange of interests in real property, which requires a real estate license under Code Sections 10131(a) and lease or offer to lease or rent and collect rent regarding real property which requires a real estate license under 10131(b), during a period of time when neither CVH, CVCH, nor URUETA were licensed by the Department in any capacity, in violation of Code Section 10130.

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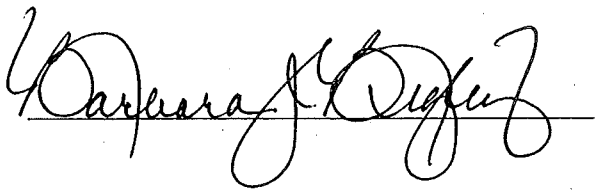
DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein, CV HOMES, CV CORPORATE HOMES, and ALEX URUETA aka Alex Urueta, Sr., 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, doing one or more of the following acts for another or others, for or in expectation of compensation: offer to list for sale, and/or negotiate the purchase, sale or exchange of interests in real property, and lease or offer to lease or rent and collect rent regarding real property, unless and until CV HOMES, CV CORPORATE HOMES, and ALEX URUETA aka Alex Urueta, Sr. obtain a real estate broker license issued by the Department.

DATED: 3/12, 2012.

BARBARA J. BIGBY
Acting Real Estate Commissioner



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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)."

cc: CV HOMES
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