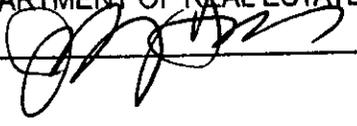


*RMB*

1 Department of Real Estate  
320 West Fourth Street, Ste. 350  
2 Los Angeles, California 90013  
3 Telephone: (213) 576-6982

**FILED**

JUN - 5 2009

DEPARTMENT OF REAL ESTATE  
BY: 

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \* \*

11 To:	)	No. H-36032 LA
	)	
12 RICHARD PETER MOHR, indivi-	)	<u>ORDER TO DESIST</u>
13 dually, and doing business	)	<u>AND REFRAIN</u>
14 as RPM Real Estate Services,	)	(B&P Code Section 10086)
	)	
15 Respondent.	)	
	)	

16 The Commissioner ("Commissioner") of the California  
 17 Department of Real Estate ("Department") caused an investigation  
 18 to be made of the activities of RICHARD PETER MOHR ("MOHR"),  
 19 individually, and doing business as RPM Real Estate Services, and  
 20 has determined that MOHR has engaged in or is engaging in acts or  
 21 practices constituting violations of the California Business and  
 22 Professions Code ("Code") and/or Title 10, California Code of  
 23 Regulations ("Regulations") including employing and/or  
 24 compensating individuals who were not licensed by the Department  
 25 to perform activities requiring a real estate license and failing  
 26 to notify the Department of the employment of a real estate  
 27 salesperson within five days of such employment. Based on the

1 findings of that investigation, as set forth below, the  
2 Commissioner hereby issues the following Findings of Fact,  
3 Conclusions of Law and Desist and Refrain Order pursuant to  
4 Section 10086 of the Code.

5 FINDINGS OF FACT

6 1. MOHR is presently licensed and/or has license  
7 rights under the Real Estate Law (Part 1 of Division 4 of the  
8 Code) as a real estate broker.

9 2. On or about March 12, 2009, MOHR engaged in the  
10 business of negotiating, or offering to negotiate, loan  
11 modifications in connection with loans secured directly or  
12 collaterally by liens on real property for compensation or in  
13 expectation of compensation.

14 3. MOHR employed and/or compensated Impresa  
15 Development Corporation doing business as Loan Fixers and Paul  
16 Chiavatta, neither of whom were licensed as a real estate  
17 salesperson or as a real estate broker, to perform some or all  
18 of the services alleged in Paragraph 2, above.

19 4. MOHR employed Andrew Lugo, an individual licensed  
20 by the Department as a real estate salesperson, to perform some  
21 or all of the services alleged in Paragraph 2, above, without  
22 notifying the Department of the employment within five days of  
23 its commencement.

24 CONCLUSIONS OF LAW

25 5. The activities described in Paragraph 2, above,  
26 require a real estate license under Sections 10131(d) of the  
27 Code.

