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DEPARTMENT OF REAL ESTATE
P. O. Box 187000
Sacramento, CA 95818-7000
Telephone: (916) 227-0789

FILED
OCT 29 1998
DEPARTMENT OF REAL ESTATE

By *Jean Brunob*

BEFORE THE
DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

TO:)
)
)
ROBERT ALAN IRVING, and)
SILVIA RODRIGUEZ.)
)
)
_____)

NO. H-2449 SD
ORDER TO DESIST AND REFRAIN
(B&P Code Section 10086)

The Real Estate Commissioner of the State of California (hereinafter "Commissioner") has determined through an investigation that you, ROBERT ALAN IRVING ("IRVING"), have violated Section 10137 of the Business and Professions Code (hereinafter "Code") by employing and compensating an unlicensed person to perform acts for which a real estate license is required.

The Commissioner has determined through an investigation that you, SILVIA RODRIGUEZ ("RODRIGUEZ"), have engaged in the

1 business of or acted as a real estate salesperson or broker,
2 within the meaning of Section 10131(b) of the Code, without first
3 having obtained a real estate license, in violation of Section
4 10130 of the Code.

5 I

6 At no time have you RODRIGUEZ been licensed by the
7 Department of Real Estate ("Department") as a real estate broker
8 or salesperson.

9 II

10 During 1997, you RODRIGUEZ, while in the employ
11 of IRVING, engaged in the business and acted in the
12 capacity of a real estate broker within the meaning of
13 Section 10131(b) of the Code. Prior to doing so, you
14 RODRIGUEZ failed to obtain a real estate broker license from
15 the Department of Real Estate in violation of Section 10130 of
16 the Code.

17 III

18 During 1997, you IRVING employed and compensated
19 RODRIGUEZ, an unlicensed person, to perform acts for which a
20 license is required including, but not limited to the acts
21 described in Paragraph II above.

22 NOW, THEREFORE, YOU IRVING ARE ORDERED TO DESIST AND
23 REFRAIN from employing and compensating unlicensed persons from
24 performing acts for which a real estate salesperson or real estate
25 broker license is required.

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NOW, THEREFORE, YOU RODRIGUEZ ARE ORDERED TO DESIST AND
REFRAIN from performing any and all acts for which a real estate
license is required until such time as you obtain the required
license from the Department.

DATED: 10/7, 1998.

JIM ANTT, JR.
Real Estate Commissioner



cc: SILVIA RODRIGUEZ
1213 Rosas Street
Calexico, CA 92231

ROBERT ALAN IRVING
137 South 8th Street
El Centro, CA 92231

Atty/TCL

