

1 Department of Real Estate  
2 P. O. Box 187007  
3 Sacramento, CA 95818-7007  
4 Telephone: (916) 227-0789

**FILED**  
AUG 17 2012

DEPARTMENT OF REAL ESTATE  
By R. Mas

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11  
12 To: )  
13 EDGARDO LOPEZ SALAZAR. ) NO. H-4399 SD  
14 ) ORDER TO DESIST AND REFRAIN  
15 ) (B & P Code Section 10086)

16  
17 The Commissioner (“the Commissioner”) of the California Department of Real  
18 Estate (“the Department”) caused an investigation to be made of the activities of EDGARDO  
19 LOPEZ SALAZAR (“Respondent”). Based on that investigation, the Commissioner has  
20 determined that Respondent has engaged in, is engaging in, or is attempting to engage in, acts or  
21 practices constituting violation of Section 10130 (real estate broker license requirement) of the  
22 California Business and Professions Code (“the Code”). Furthermore, based on the  
23 investigation, the Commissioner hereby issues the following Findings of Fact, Conclusions of  
24 Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

25 FINDINGS OF FACT

26 1. At all times mentioned, Respondent was and now is licensed by the Department  
27 as a real estate salesperson under the real estate broker license of Gisel Munguia (“Munguia”).

1 At no time has Respondent been licensed by the Department to conduct real estate activity in  
2 California as a real estate broker.

3 2. At all times mentioned, Ricardo Alvarez (“Alvarez”) was licensed by the  
4 Department as a real estate salesperson, which license expired on September 19, 2009.

5 3. On or about June 29, 2009, Respondent and non-licensee Teresa Flores  
6 (“Flores”) showed Miriam G. real property for sale located at 66 East Shasta, Chula Vista,  
7 California.

8 4. On or about July 6, 2009, Miriam G. met with Respondent, Flores and Alvarez,  
9 and made a purchase offer for real property located at 66 East Shasta, Chula Vista, California.  
10 Respondent instructed Miriam G. to give the earnest money deposit of \$5,000 to Alvarez. In  
11 turn, Alvarez told Miriam G. to make the earnest money deposit check payable to “Financial  
12 Center”, an unlicensed corporation and fictitious business name owned and controlled by  
13 Alvarez.

14 5. Although Miriam G.’s purchase offer was presented to the listing agent for the  
15 East Shasta property, the earnest money deposit paid by Miriam G. was not forwarded to  
16 escrow, the property’s listing agent or Munguia. Instead, on or about July 7, 2009, the earnest  
17 money deposit check was cashed by Alvarez. Neither Respondent nor Alvarez has repaid the  
18 earnest money deposit paid by Miriam G.

19 CONCLUSIONS OF LAW

20 6 Based on the Findings of Fact contained in Paragraphs 1 through 5, above,  
21 Respondent performed activities which required a real estate license in violation of Section  
22 10130 of the Code.

23 ///

24 ///

25 ///

26 ///

27 ///

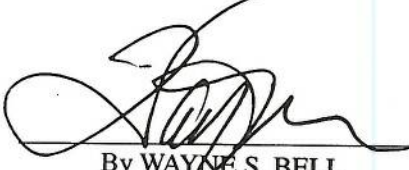
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein,  
EDGARDO LOPEZ SALAZAR, whether doing business under your own name, or any other  
name or fictitious name, IS HEREBY ORDERED to immediately desist and refrain from  
conducting activities in violation of the California Real Estate Law, and activities requiring a  
real estate broker license in the State of California until such time as you are properly licensed  
to perform such activities.

DATED: 8/14/2012

REAL ESTATE COMMISSIONER

  
By WAYNE S. BELL  
Chief Counsel

**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: EDGARDO LOPEZ SALAZAR  
3336 Soldau Drive  
San Diego, CA 92154

ATT JWB/km