

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. MAR

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

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12 To:)
13 RICARDO ALVAREZ.) NO. H-4400 SD
14) ORDER TO DESIST AND REFRAIN
15) (B & P Code Section 10086)

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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 RICARDO
19 ALVAREZ ("Respondent"). Based on that investigation, the Commissioner has determined that
20 Respondent has engaged in, is engaging in, or is attempting to engage in, acts or practices
21 constituting violation of Section 10130 (real estate license requirement) of the California
22 Business and Professions Code ("the Code"). Furthermore, based on the investigation, the
23 Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and
24 Refrain Order under the authority of Section 10086 of the Code.

25 FINDINGS OF FACT

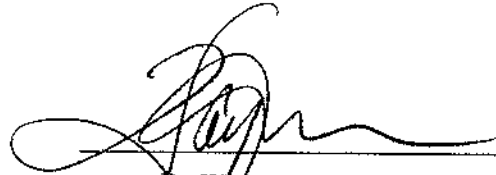
26 1. At all times mentioned, Respondent held a real estate salesperson license issued
27 by the Department, which license expired on September 19, 2009.

1 DESIST AND REFRAIN ORDER

2 Based on the Findings of Fact and Conclusions of Law stated herein, RICARDO
3 ALVAREZ, whether doing business under your own name, or any other name or fictitious
4 name, IS HEREBY ORDERED to immediately desist and refrain from conducting activities
5 requiring a real estate license in the State of California until such time as you are properly
6 licensed to perform such activities.

7 DATED: 8/13/2012

8 REAL ESTATE COMMISSIONER

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11 By WAYNE S. BELL
12 Chief Counsel

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14 **Notice:** Business and Professions Code Section 10139 provides that, "Any
15 person acting as a real estate broker or real estate salesperson without a license or who advertises
16 using words indicating that he or she is a real estate broker without being so licensed shall be
17 guilty of a public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000),
18 or by imprisonment in the county jail for a term not to exceed six months, or by both fine and
19 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
20 (\$60,000)...."

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23 cc: RICARDO ALVAREZ
24 999 East Division Street, Space #C-7
25 National City, CA 91950

26
27 ATT JWB/km