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Bureau of Real Estate 320 West Fourth Street, Ste. 350 Los Angeles, California 90013

(213) 576-6982

DEC - 4 2015
BUREAU OF REAL ESTATE
By

BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

To: No. H-04758 SD

ROUTE BROKERS, INC.

KENNETH SUSSMAN) ORDER TO DESIST)
AND REFRAIN

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The Commissioner (Commissioner) of the California

Bureau of Real Estate (Bureau) caused an investigation to be made
of the activities of ROUTE BROKERS, INC. and KENNETH SUSSMAN.

Based on that investigation, the Commissioner has determined that
ROUTE BROKERS, INC. and KENNETH SUSSMAN have engaged in or are
engaging in acts, or attempting to engage 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 within the
meaning of Business and Professions Code Section 10131(a)
(solicits for prospective sellers and buyers of business
opportunities).

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In addition, based on that investigation, the

Commissioner has determined that ROUTE BROKERS, INC. and KENNETH

SUSSMAN have engaged in acts or attempting to engage in practices

constituting violations of the California Business and

Professions Code ("Code") and/or Title 10, California Code of

Regulations ("Regulations"). Based on the findings of that

investigation, set forth below, 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.

FINDINGS OF FACT

- 1. At no time herein mentioned have ROUTE BROKERS, INC. and KENNETH SUSSMAN been licensed by the Bureau as a real estate broker.
- 2. At the time set forth below, ROUTE BROKERS, INC. and KENNETH SUSSMAN solicited buyers and sellers of business opportunities for compensation or in expectation of compensation and fees. ROUTE BROKERS, INC. website -www route broker.com-solicits business opportunities including distribution route businesses for sale.
- 3. On or about April 1, 2015, ROUTE BROKERS, INC. and KENNETH SUSSMAN solicited in California buyers and sellers of business opportunities. ROUTE BROKERS offers to introduce buyers and sellers of distribution routes for an expected commission.

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CONCLUSIONS OF LAW

4. Based on the information contained in Paragraphs 1 through 3, above, ROUTE BROKERS, INC. and KENNETH SUSSMAN violated Section 10130 of the Code by engaging in the activities of a real estate broker without first obtaining a broker license from the Bureau.

DESIST AND REFRAN ORDER

Based on the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, it is hereby ordered that:

(A) ROUTE BROKERS, INC. and KENNETH SUSSMAN shall immediately desist and refrain from: performing any acts within the State of California for which a real estate broker license is required, unless you are so licensed.

DATED: DECEMBEL 1 , 7015

WAYNE S. BELL REAL ESTATE COMMISSIONER

By: JEFFREY MASON Chief Deputy 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 the 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: Route Brokers, Inc.
Kenneth Sussman
107 Northern Blvd.
Great Neck, New York 11021

JRP: