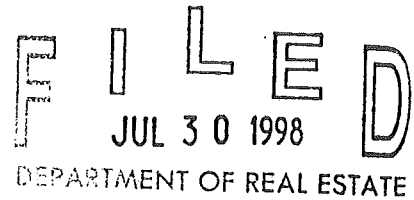


1 DEPARTMENT OF REAL ESTATE  
2 P. O. Box 187000  
3 Sacramento, CA 95818-7000  
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5 Telephone: (916) 227-0789  
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By *Kathleen Contreras*

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

To: )  
 )  
BRUCE GARY HORN, individually ) NO. H-7599 SF  
and doing business as )  
HORN INVESTMENT & REALTY. ) ORDER TO DESIST & REFRAIN  
 ) (B&P §10086)  
 )

The Real Estate Commissioner of the State of California has determined from the findings herein set forth below that you, BRUCE GARY HORN, individually and doing business as HORN INVESTMENT & REALTY, have violated Section 10130 of the California Business and Professions Code (hereafter the Code) by engaging in the business of a real estate broker within the State of California without a real estate broker license.

I

At no time herein mentioned were you, BRUCE GARY HORN, licensed by the Department of Real Estate of the State of California (hereafter the Department) as a real estate broker, either individually or doing business under any fictitious business name.



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II

Effective July 30, 1997, the Real Estate Commissioner revoked the real estate broker license of you, BRUCE GARY HORN, for violation of Section 10145 of the Code and Sections 2830, 2831, 2831.1, 2831.2, 2832.1, and 2834 of Title 10, California Code of Regulations pursuant to Sections 10176(e), 10176(i) and 10177(j) in conjunction with Section 10177(d) of the Code.

III

From approximately July 30, 1997 to the present, you, BRUCE GARY HORN, have engaged in the business and acted in the capacity of a real estate broker in California within the meaning of Section 10131(b) of the Code, for or in expectation of compensation, and leased or rented, offered to lease or rent, solicited prospective tenants, and/or collected rents on, and managed certain real properties in California, including but not limited to:

DATE OF CONTRACT	PROPERTY	OWNER
Prior to 7/30/97	1208-1212 Donnelly Avenue Burlingame, CA	Barbara Day, et al.
Prior to 7/30/97	327-329 Lorton Avenue Burlingame, CA	Barbara Day, et al.

IV

You, BRUCE GARY HORN, have violated Section 10130 of the Code by engaging in the activities described in Paragraph III above without first obtaining a real estate license from the Department.



1 NOW, THEREFORE, YOU, BRUCE GARY HORN, INDIVIDUALLY AND  
2 DOING BUSINESS UNDER ANY FICTITIOUS BUSINESS NAME, YOUR EMPLOYEES,  
3 AGENTS, SUCCESSORS AND ASSIGNS, ARE HEREBY ORDERED TO DESIST AND  
4 REFRAIN from performing any and all acts for which a real estate  
5 license is required until such time as you may obtain the required  
6 license from the Department.

7  
8 DATED: 7/21, 1998.

9 JIM ANTT, JR.  
10 Real Estate Commissioner

11  
12   
13  
14

15  
16 cc: BRUCE GARY HORN  
17 409 Primrose Road  
18 Burlingame, CA 94010  
19  
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27 Atty/DLJ

