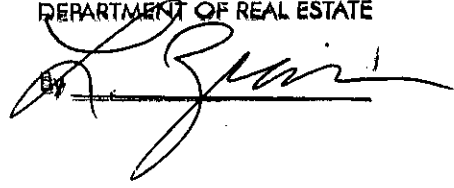


1 DEPARTMENT OF REAL ESTATE  
2 P. O. Box 187007  
3 Sacramento, CA 95818-7007  
4  
5 Telephone: (916) 227-0789  
6  
7

FILED  
JAN - 3 2007

DEPARTMENT OF REAL ESTATE

By 

8 BEFORE THE  
9 DEPARTMENT OF REAL ESTATE  
10 STATE OF CALIFORNIA

11 \* \* \*

12 TO: )  
13 THOR KAMAKA'ALA, ) NO. H-9826 SF  
14 ALLIANCE PARTNERS ) ORDER TO DESIST AND REFRAIN  
15 INTERNATIONAL LLC, AND ) (B&P Code Section 10086)  
16 LAKESHORE PROPERTIES, )  
\_\_\_\_\_ )

17 The Real Estate Commissioner of the State of  
18 California (hereinafter "Commissioner") has caused an  
19 investigation to be made of your activities and based upon the  
20 findings herein below set forth, is of the opinion that you,  
21 THOR KAMAKA'ALA (hereinafter "THOR"), ALLIANCE PARTNERS  
22 INTERNATIONAL LLC, and LAKESHORE PROPERTIES (names under which  
23 you have been doing business) have violated Section 10130 of the  
24 California Business and Professions Code (hereinafter Code) by  
25 engaging in the business of or acting as a real estate  
26 salesperson or broker, within the meaning of Sections 10130 and  
27 10131(b) of the Code without first having obtained a real estate

1 license from the California Department of Real Estate  
2 (hereinafter Department).

3 I

4 At no time herein mentioned were you licensed by the  
5 Department as a real estate broker or salesperson.

6 II

7 Beginning on or about November 9, 2004 and continuing  
8 you, THOR, in your individual capacity or with ALLIANCE PARTNERS  
9 INTERNATIONAL LLC, and LAKESHORE PROPERTIES, performed various  
10 services, including but not limited to soliciting and showing  
11 apartments to prospective tenants, negotiating rental terms, and  
12 preparing rental agreements on behalf of Steven and Beverly  
13 Barad for four (4) of their rental properties and on behalf of  
14 the California State Department of Transportation.

15 III

16 The acts you, THOR, in your individual capacity or  
17 with ALLIANCE PARTNERS INTERNATIONAL LLC, and LAKESHORE  
18 PROPERTIES, performed described in Paragraph II above are acts  
19 requiring a real estate salesperson or broker license under the  
20 provisions of Sections 10130 and 10131(b) of the Code.

21 IV

22 You, THOR and ALLIANCE PARTNERS INTERNATIONAL LLC, and  
23 LAKESHORE PROPERTIES, violated Section 10130 of the Code by  
24 engaging in the activities described above in Paragraph III  
25 without first obtaining a real estate salesperson or broker  
26 license from the Department.

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NOW THEREFORE, YOU, THOR and ALLIANCE PARTNERS  
INTERNATIONAL LLC, and LAKESHORE PROPERTIES, ARE HEREBY 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: 12/20/06

JEFF DAVI  
Real Estate Commissioner



cc: THOR KAMAKA'ALA  
ALLIANCE PROPERTIES INTERNATIONAL  
LAKESHORE PROPERTIES  
1128 LINCOLN AVENUE  
ALAMEDA, CA 94501

THOR KAMAKA'ALA  
ALLIANCE PROPERTIES INTERNATIONAL  
LAKESHORE PROPERTIES  
220 ATHOL AVENUE #401  
OAKLAND, CA 94606