1	BUREAU OF REAL ESTATE
2	P. O. Box 137007 Sacramento, CA 95813-7007
3	
4	FEB 0 5 2014 Telephone: (916) 263-8670
5	BUREAU OF REAL ESTATE By Aurob
6	By Factor
7	
8	STATE OF CALIFORNIA
9	
10	BUREAU OF REAL ESTATE
10	* * *
11	To: No. H- 11647 SF
12	HE LI
	(B&P Code Section 10130)
14	
15	The Commissioner of the California Bureau of Real Estate (hereinafter the
16	"Bureau") caused an investigation to be made of the activities of HE LI (hereinafter "LI").
17	Based on the investigation, the Commissioner has determined that LI has
18	engaged in, is engaging in, or is attempting to engage in, acts or practices constituting violations
19	of the California Business and Professions Code (hereinafter the "Code"), including engaging in
20	the business of, acting in the capacity of, and/or advertising or assuming to act as, a real estate
21	licensee in the State of California within the meaning of Section 10130 (real estate license
22	required) of the Code.
23	Furthermore, based on the investigation, the Commissioner hereby issues the
24	following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the
25	authority of Section 10086 of the Code.
26	
27	

- 1 -

1	Whenever acts referred to below are attributed to LI, those acts are alleged to
2	have been done by LI, acting by himself, or by and/or through one or more agents, associates,
3	affiliates, and/or co-conspirators, and using the name "He Li," or other names or fictitious
4	names unknown at this time.
5	FINDINGS OF FACT
6	1. At no time mentioned was LI licensed by the Bureau in any capacity.
7	2. During the period of time set forth below, LI, on behalf of others, for compensation or in
8	expectation of compensation, leased or rented and offered to lease or rent, and solicited
9	for prospective tenants of real property or improvements thereon, and collected rents from
10	real property or improvements thereon.
11	3. On or about March 25, 2013, LI solicited a Special Investigator with the Bureau and
12	offered to lease or rent real property located in Palo Alto, California.
13	4. On or about June 14, 2013, LI solicited a Special Investigator with the Bureau and offered
14	to lease or rent real property located on Barron Avenue, Palo Alto, California.
15	5. LI, in the course of the property management brokerage activities described above,
16	solicited prospective tenants and property owners via a website, www.sfbay.cragslist.org.
17	The website advertised residential properties for rent. In addition, the website solicited
18	potential home owners interested in property management services.
19	CONCLUSIONS OF LAW
20	Based on the findings of fact contained in Paragraphs 1 through 5, LI has
21	performed and/or participated in property management activities which require a real estate
22	license under Sections 10130 and 10131(b) of the Code during a period of time when LI was not
23	licensed by the Bureau in any capacity.
24	DESIST AND REFRAIN ORDER
25	Now, therefore, HE LI IS HEREBY ORDERED to immediately Desist and
26	
27	//
	- 2 -
	- 2 -

.

1	
·	
1	Definin forme
1	Refrain from:
2	Performing any and all acts within the State of California for which a real estate
3	license is required, unless and until he obtains a real estate license.
4	DATED:JAN 2 2 2014
5	REAL ESTATE COMMISSIONER
6	
7	
8	By: JEFFREY MASON
9	- <u>NOTICE</u> – Chief Deputy Commissioner
10	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
11	he or she is a real estate broker without being so licensed shall be guilty of a public offense
12	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
13	corporation, be punished by a fine not exceeding sixty thousand dollars (\$60,000)."
14	
15	
16	
17	
18	
. 19	
20	
21	
22	
23	
24	
25	
26	
27	
	- 3 -