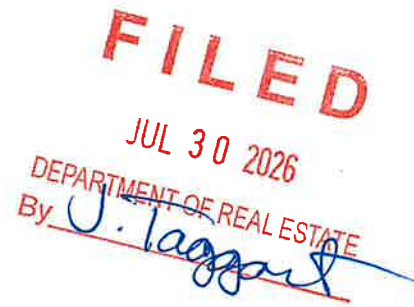


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7
8 BEFORE THE STATE OF CALIFORNIA
9 DEPARTMENT OF REAL ESTATE

10
11 To:) NO. H-12823 SF
12)
13 THE HLW GROUP, INC.)
14) ORDER TO DESIST AND REFRAIN
15) (B&P Code Section 10086)

16 The Real Estate Commissioner ("Commissioner") of the California Department of
17 Real Estate ("Department") caused an investigation to be made of the activities of THE HLW
18 GROUP, INC. for engaging in the business of, acting in the capacity of, advertising, or assuming
19 to act as a real estate broker in the State of California within the meaning of Sections 10130 and
20 10131(b) of the California Business and Professions Code ("Code"), including the operation and
21 conduct of a property management business with the public wherein, on behalf of others, for
22 compensation or in expectation of compensation, THE HLW GROUP, INC. leased or rented
23 and/or offered to lease or rent, and solicited for prospective tenants of real property or
24 improvements thereon, and collected rents from real property or improvements thereon. Based
25 upon the findings of that investigation as set forth below, the Commissioner has determined and
26 is of the opinion that:

27 THE HLW GROUP, INC. violated Section 10130 of the Code by engaging in the
business of and/or acting as a real estate broker, within the meaning of Section 10131(b) of the

1 Code without first having obtained a real estate broker license from the Department.

2 Furthermore, based on the investigation, the Commissioner hereby issues the following Findings
3 of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086
4 of the Code.

5 FINDINGS OF FACT

6 1

7 At no time mentioned herein was THE HLW GROUP, INC. licensed by the
8 Department as a real estate broker.

9 2

10 During the period of time set out below, THE HLW GROUP, INC. performed one
11 or more of the following acts for another or others, for compensation or in expectation of
12 compensation, within the meaning of Section 10131(b) of the Code, including leasing or renting
13 and/or offering to lease or rent, and solicited for prospective tenants of real property or
14 improvements thereon, and collected rents from real property or improvements thereon,
15 including but not limited to:

16

Transaction Dates	Property Owner	Property Location
17 Lease: 12/15/2019 18 through at least 2023.	Darreld E.	6100 Foothill Blvd, Oakland, CA 94605
20 Lease: In or around 21 2022 through at least 22 2025.	Lawrence W.	405 Castilian Way, San Mateo, CA 94402
24 Lease: 05/19/2021 25 through at least 2025.	Wai L. & Jin R.	22566 Mission Blvd, Hayward, CA 94541

26
27

1 CONCLUSIONS OF LAW

2 Based on the Findings of Fact contained in Paragraphs 1 through 2 above, THE
3 HLW GROUP, INC. has engaged and/or is engaging in the business of and/or acted/are acting as
4 real estate brokers. As a result, THE HLW GROUP, INC. have been, and now are, required to
5 obtain a real estate broker license consistent with Sections 10130 and 10131(b) of the Code.
6 Because of the foregoing, THE HLW GROUP, INC. violated Section 10130 of the Code.

7 DESIST AND REFRAIN ORDER

8 Based on the Findings of Fact and Conclusions of Law stated herein, THE HLW
9 GROUP, INC. IS HEREBY ORDERED to immediately Desist and Refrain from performing any
10 and all acts within the State of California for which a real estate broker license is required, in
11 particular, to immediately Desist and Refrain from leasing or renting and/or offering to lease or
12 rent, soliciting for prospective tenants of real property or improvements thereon, and collecting
13 rents from real property or improvements thereon for others and for, or in expectation of,
14 compensation, unless and until a real estate broker license is obtained.

15 DATED: July 13, 2026

16
17 CHIKA SUNQUIST
18 REAL ESTATE COMMISSIONER

19 

20 -NOTICE-

21 Business and Professions Code Section 10139 provides that "Any person acting as a real
22 estate broker or real estate salesperson without a license or who advertises using words
23 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
24 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
25 imprisonment in the county jail for a term not to exceed six months, or by both fine and
26 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
27 (\$60,000)...."