

1 Department of Real Estate
2 107 South Broadway, Room 8107
3 Los Angeles, CA 90012
4 (213) 620-4790
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FILED
DEPARTMENT OF REAL ESTATE

By [Signature]

9 DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * * *

12 To:	)	No. H-27983 LA
	)	
13 LOU BERMUDEZ,	)	<u>ORDER TO DESIST</u>
doing business as	)	
14 Practice Sales and Appraisals	)	<u>AND REFRAIN</u>
	)	

15
16 The Real Estate Commissioner of the State of California
17 ("Commissioner") has caused an investigation to be conducted of
18 your activities as a real estate broker, and based upon the
19 findings of that investigation, as set forth below, is of the
20 opinion that have violated Section 10176(f) of the California
21 Business and Professions Code.

22 I

23 At all times mentioned herein, you, LOU BERMUDEZ were
24 and still are licensed by the Department of Real Estate of the
25 State of California ("Department") as a real estate broker.
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II

On or about February 17, 1997, for or in expectation of compensation, you engaged in the business of, acted in the capacity of, advertised or assumed to act as a real estate broker in the State of California, within the meaning of Section 10131(a) of the Code wherein you solicited for and obtained a listing to sell a business opportunity (hereinafter "listing") for David Landsman located at 5300 Beach Blvd., Suite 109, Buena Park, California.

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The listing you negotiated gave you the exclusive right to sell Landsman's dental practice for a period of time expiring on June 13, 1997. However, this listing was automatically renewed for a like period after June 13, 1997, unless you received written notification from Landsman, via certified mail, 30 days prior to the term expiration. Since this listing did not contain a definite, specified date of final and complete termination, your conduct in negotiating this agreement was in violation of Section 10176(f) of the Code.

NOW, THEREFORE, YOU, LOU BERMUDEZ, AND YOUR AGENTS AND EMPLOYEES, ARE ORDERED TO DESIST AND REFRAIN from any negotiating any exclusive agreement to perform acts set forth in Section 10131

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1 of the Code that does not contain a definite, specified date of
2 final and complete termination.

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4 DATED: January 29, 1999

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6 JOHN R. LIBERATOR
7 Acting Commissioner

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9 John R. Liberator

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17 cc: LOU BERMUDEZ
18 7355 Topanga Blvd., Suite 101
19 Canoga Park, California 91303
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