

1 Department of Real Estate
320 West 4th Street, Suite 350
2 Los Angeles, CA 90013-1105
3 (213) 576-6982

FILED
FEB 15 2002
DEPARTMENT OF REAL ESTATE

Laura B. Orona

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 TO:) NO. H-29392 LA
12)
13) ORDER TO DESIST
14) AND REFRAIN
15) (B&P Code §10086)

16 The Real Estate Commissioner of the State of
17 California (hereinafter "Commissioner") has determined from the
18 findings set forth below that you have violated Section 10130 of
19 the Business and Professions Code (hereinafter "Code") by
20 engaging in the business of a real estate broker within the
21 State of California without a real estate broker license.

22 I

23 At no time herein mentioned have you been licensed by
24 the Department of Real Estate of the State of California
25 (hereinafter "Department") as a real estate broker.

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II

During the year 2000, for or in expectation of compensation, you, for another or others, solicited borrowers Angela Walker and Icilda Sanford for a loan on real property, as follows:

- a. A loan on 352 & 352½ W. 90th Street, Los Angeles.
- b. A loan on 411 W. 102nd Street, Los Angeles.
- c. A loan on 346 & 348 W. 90th Street, Los Angeles.

III

Your acts as described in Paragraph II, above, are acts requiring a real estate broker license under the provision of Code Section 10131(d).

IV

You have violated Section 10130 by engaging in the activities described in Paragraph II, above, without first obtaining a real estate broker license from the Department.

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1 NOW, THEREFORE, YOU ARE ORDERED TO DESIST AND REFRAIN
2 from performing any and all acts requiring a real estate license
3 in the State of California, (individually and under any
4 fictitious business name) until you obtain the required license
5 from the Department

6 DATED: January 31, 2002

8 PAUL REDDISH ZINNEBANN
9 Real Estate Commissioner

10 Paula Reddish
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26 cc: Ron Cunningham
27 8407 S. Vermont Avenue
Los Angeles, CA 90044

JRP:LF:lbo