

1 Department of Real Estate  
2 320 West Fourth Street, #350  
3 Los Angeles, California 90013

4 (213) 576-6982  
5 (213) 576-6914

**FILED**  
APR 29 2002  
DEPARTMENT OF REAL ESTATE

By         

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \* \*

11 To: ) No. H-29465 LA  
12 )  
13 DERRIC ROBINSON. ) ORDER TO DESIST  
14 ) AND REFRAIN  
15 )

16 The Real Estate Commissioner of the State of California  
17 has caused an investigation to be conducted of your activities as  
18 described herein, and based upon the findings of that  
19 investigation, is of the opinion that you have violated Section  
20 10130 of the Business and Professions Code ("Code").

21 I

22 At no time mentioned were you, DERRIC ROBINSON,  
23 licensed by the Department of Real Estate of the State of  
24 California ("Department") as a real estate broker.

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II

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2 On or about August 10, 2001, you, for or in expectation  
3 of compensation, negotiated a Residential Purchase Agreement on  
4 behalf of Monique Karganlou for the purchase of property known as  
5 2634 Purdue Avenue, Los Angeles, California. On August 11, 2001,  
6 you presented a counter offer to Karganlou. On August 15, 2001,  
7 you collected a check from Ms. Karganlou in the amount of \$12,420  
8 and forwarded it to escrow for use as her down payment on the  
9 purchase. In addition, on August 16, 2001, you signed a property  
10 inspection statement pertaining to the subject property as the  
11 agent/broker receiving the offer.

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13 III

14 For a period of time including but not limited to the  
15 month of August, 2001, you distributed business cards to members  
16 of the public which indicated that you were a real estate agent  
17 working for Presidential Properties. At no time were you  
18 licensed to conduct activities requiring a real estate license.

19 IV

20 Your conduct and acts, as described in Paragraphs II  
21 and III, is that of a real estate broker as set forth in Section  
22 10131(a) of the Code.

23  
24 V

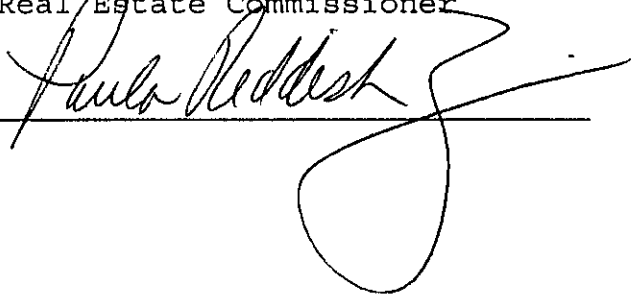
25 You violated Section 10130 of the Code by advertising  
26 and acting in the capacity of a broker when you were neither  
27

1 licensed as a real estate broker nor were you licensed as a real  
2 estate salesperson and employed by a real estate broker.

3 NOW, THEREFORE, YOU, DERRIC ROBINSON, ARE ORDERED TO  
4 DESIST AND REFRAIN from performing any and all acts requiring a  
5 real estate license in California unless and until such time as  
6 you obtain the required license from the Department.

7 DATED: April 27, 2002

8 PAULA REDDISH ZINNEBANN  
9 Real Estate Commissioner

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21 cc: Derric Robinson  
22 4785 Don Miguel Drive, #22  
23 Los Angeles, CA 90008  
24  
25

26 MJR:LF  
27 mjr