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

FILED
JUN 11 2002
DEPARTMENT OF REAL ESTATE
Laura B. Clow

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

To:)	NO. H-29541 LA
)	
HUGO RICO.)	<u>ORDER TO DESIST</u>
)	<u>AND REFRAIN</u>
)	(B & P Code § 10086)
)	
)	

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

I

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

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II

On or about June 27, 2001, for or in expectation of compensation, you, for another or others, negotiated a loan on real property located at 15312 Crossdale Avenue, Norwalk, California for borrowers Alberto Torres and Teresa Torres Diaz.

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).

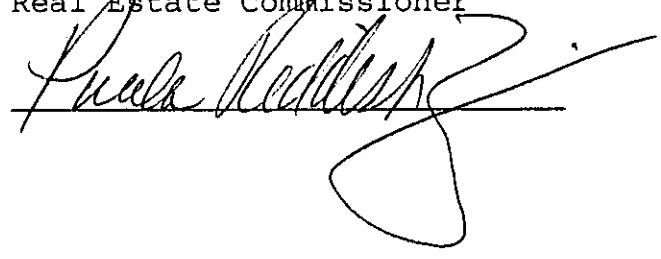
IV

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

NOW, THEREFORE, YOU ARE ORDERED TO DESIST AND REFRAIN from performing any and all acts requiring a real estate license in the State of California, until you obtain the required license from the Department.

DATED: May 28, 2002.

PAULA REDDISH ZINNE MANN
Real Estate Commissioner



cc: Hugo Rico
3642 W. Savanna Street
Anaheim, CA 92804

JRP:RLJ:lbo