

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
MAY 13 2003
DEPARTMENT OF REAL ESTATE

Ana B. Olvera

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

10 * * * *

11 To:) No. H-30109 LA
12)
13 OCTAVIO ALVAREZ) 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 1.

22 At no time mentioned were you, OCTAVIO ALVAREZ,
23 licensed by the Department of Real Estate of the State of
24 California ("Department") as a real estate broker or as a real
25 estate salesperson employed by a real estate broker.

26 2.

27 Beginning on or around October 5, 2002 and continuing
through on or about December 3, 2002, you represented that you

1 were licensed to sell real estate. You offered to represent
2 another individual in the purchase of real property and accepted
3 funds as downpayment. Specifically, you represented to Nuria
4 Figueroa that you were a real estate agent and would represent
5 her in locating and purchasing residential real property. On or
6 about October 13, 2002 and continuing through October 22, 2002,
7 you requested \$1,500 purportedly to get paperwork started and for
8 loan qualification, and Ms. Figueroa gave you \$1,500 in cash.
9 You then proceeded to show Ms. Figueroa several properties.

10 3.

11 On or about November 14, 2002, you met with Ms.
12 Figueroa and completed a Residential Purchase Agreement and
13 Receipt for Deposit to submit as an offer for the purchase of
14 property located at 5770 Bay Hill Lane in North Fontana,
15 California. Pursuant to your instructions, Ms. Figueroa
16 purchased and delivered to you a cashier's check in the amount of
17 \$1,400 for downpayment.

18 4.

19 Your conduct and acts, as described in Paragraphs 2 and
20 3 above is that of a real estate broker as set forth in Section
21 10131(a) of the Code.

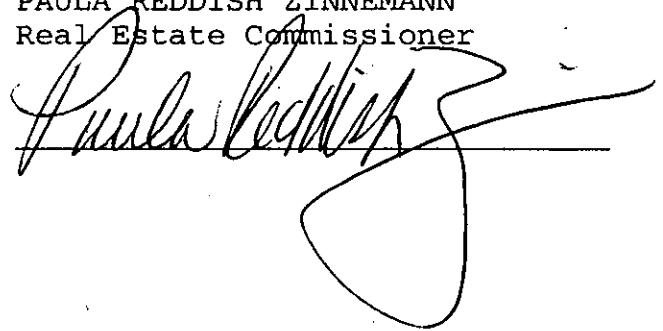
22 5.

23 You violated Section 10130 of the Code by advertising
24 and acting in the capacity of a broker when you were neither
25 licensed as a real estate broker nor were you licensed as a real
26 estate salesperson employed by a real estate broker.
27

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

5 DATED: May 7 2003

6 PAULA REDDISH ZINNEMANN
7 Real Estate Commissioner

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21 cc: Octavio Alvarez
22 938 Guinea Drive
23 Whittier, CA 90601
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