

1 Department of Real Estate  
2 320 West Fourth Street, Suite 350  
3 Los Angeles, CA 90013-1105  
4 Telephone: (213) 576-6982 or  
5 Direct: (213) 576-6910

**FILED**  
NOV 17 2003  
DEPARTMENT OF REAL ESTATE

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7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

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11 TO: ) No. H- 30472 LA  
12 )  
13 LANKA PROPERTY MANAGEMENT ) ORDER TO DESIST  
and REX RUPARATNE. ) AND REFRAIN  
) (B&P Code Section 10086)

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

20 I

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

24 II

25 During a period of time from 2000 to the present, for  
26 or in expectation of compensation, you both engaged in the  
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1 business of a real estate broker in the State of California,  
2 including the operation of a real estate property management  
3 business with the public wherein tenants and owners were  
4 solicited for leases and property management of real property,  
5 wherein such leases and management agreements were arranged,  
6 negotiated, processed, and consummated on behalf of others.  
7 These activities included, but were not limited to, negotiating  
8 and soliciting leases and management agreements for Mary Johnson  
9 and Kevin Gaines.

10 III

11 Your acts as described in Paragraph II, above, are acts  
12 requiring a real estate broker license under the provisions of  
13 Code Section 10131(b).

14 IV

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

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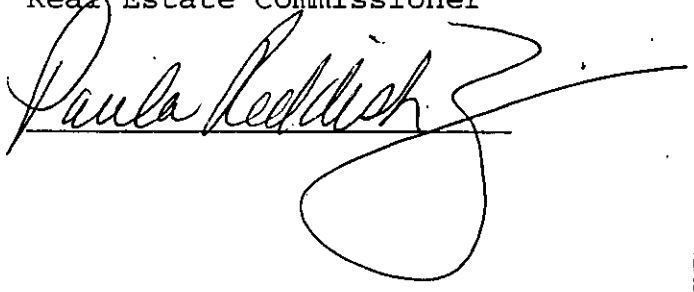
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1 NOW, THEREFORE, YOU ARE ORDERED TO DESIST AND REFRAIN  
2 from performing any and all acts requiring a real estate license  
3 in the State of California, until you obtain the required license  
4 from the Department.

5 DATED: November 12, 2003

6 PAULA REDDISH ZINNEMANN  
7 Real Estate Commissioner

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23 cc: Lanka Property Management  
24 15429 Larch Ave., #B.  
25 Lawndale, CA 90260

26 Rex Ruparatne  
27 18051 Crenshaw Blvd.  
Torrance, CA 90504