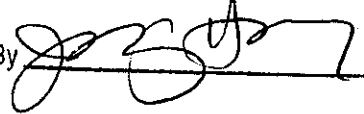


5070  
7296

1 Department of Real Estate  
2 320 West 4<sup>th</sup> Street, Suite 350  
3 Los Angeles, California 90013-1105  
4  
5 Telephone (213) 576-6982  
6  
7  
8

**FILED**  
JAN - 9 2004  
DEPARTMENT OF REAL ESTATE

By 

9 BEFORE THE DEPARTMENT OF REAL ESTATE  
10 STATE OF CALIFORNIA  
11

11 \* \* \*

12 TO: )  
13 FOCALPOINT INVESTMENTS, LLC ) NO. H-30604 LA  
14 ) ORDER TO DESIST AND REFRAIN  
(B & P Code § 10086)

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

22 I

23 At no time herein mentioned, have you been licensed  
24 by the Department of Real Estate of the State of California  
25 (hereinafter "Department") as a corporate real estate broker.  
26

27 II

During a period of time from February 2002 through May  
2002, for or in expectation of compensation, FOCALPOINT

1 INVESTMENTS, LLC acted on behalf of prospective sellers and/or  
2 property owners Adam Freeman and Donna Greer entering into  
3 contracts to represent them in lease-option arrangements and/or  
4 to act as a property manager for real property that they owned.  
5

6 III

7 Your acts, as described in Paragraph II above, are  
8 acts requiring a real estate license under the provision of Code  
9 Sections 10131(a) 10131(b).

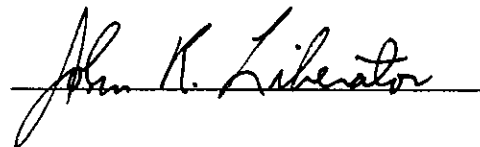
10 IV

11 You violated Code Section 10130 by engaging in the  
12 activities described in Paragraph II without first obtaining a  
13 real estate license from the Department.

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

18 DATED: January 7, 2004  
19

20 JOHN R. LIBERATOR  
21 Chief Deputy Commissioner

22   
23

24 cc: FocalPoint Investments, LLC  
25 Maria Hilman as agent for service of process  
26 10808 Foothill Blvd., Suite 160-439  
27 Rancho Cucamonga, CA 91730