

1 Department of Real Estate
2 320 West Fourth Street, Ste. 350
3 Los Angeles, California 90013
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11 (213) 576-6982

FILED
JUN 18 2004
DEPARTMENT OF REAL ESTATE
[Signature]

8 DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * * *

11 To:)	No. H-31007 LA
)	
12 JAMES ROJAS)	<u>ORDER TO DESIST</u>
13 Dba Integra Mortgage and)	<u>AND REFRAIN</u>
14 Artisan Financial)	(B&P Code § 10086)

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

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

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II

In or about March, 2001, for or in expectation of compensation, you solicited borrower Leonard Barnett for a loan on real property located at 38512 10th Street East, Palmdale, California.

III

In or about August, 2001, for or in expectation of compensation, you solicited Debbie Helton for a loan on real property located at 30511 Briggs Road, Saugus, California.

IV

Your acts as described in Paragraphs II and III, above, are acts requiring a real estate broker license under the provisions of Code Section 10131(d).

IV

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

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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 14, 2004.

JOHN R. LIBERATOR
Acting Real Estate Commissioner



cc: James Rojas
11278 Telfair Avenue
San Fernando, California 91340

JRP:AS