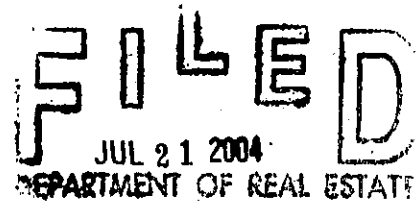


1 Department of Real Estate
2 320 West Fourth Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone: (213) 576-6982 or
5 Direct: (213) 576-6910



6
7
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 TO:) No. H-31092 LA
12)
13 KANDI STEPHENS;) ORDER TO DESIST
14 HAKEEM WALLACE;) AND REFRAIN
15 LAURENCE FIELDS;) (B&P Code Section 10086)
16 URBAN REAL ESTATE MANAGEMENT.)

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

23 I

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

27 II

During a period of time from 2001 to the present, for
or in expectation of compensation, you all engaged in the

1 business of a real estate broker in the State of California,
2 including the operation of a real estate leasing, mortgage loan,
3 and real property sales business for another or others. Tenants
4 and owners were solicited for leases of real property and such
5 leases were solicited and negotiated on behalf of others.

6 Borrowers and lenders were solicited for loans secured by
7 interest in real property, wherein such loan agreements were
8 solicited and negotiated, on behalf of others. Sellers and
9 buyers were solicited for purchase and sales of real property,
10 wherein such sales and purchase agreements were arranged,
11 negotiated, processed, and consummated on behalf of others.

12 These activities included, but were not limited to,
13 negotiating and soliciting leases and management agreements for
14 Jeff Tillman, Henry Washington, Andre Bassett, Thelma Morgan,
15 Kimberly Davis and Andrian McGee. These activities also
16 included, but were not limited to, negotiating and soliciting
17 purchase and loan agreements for Deborah Bowling, Conching
18 Matthews, Kristal Williams and Elaine Anderson.

19 III

20 Your acts as described in Paragraph II, above, are acts
21 requiring a real estate broker license under the provisions of
22 Code Section 10131(a), (b) and (d).

23 ///

24 ///

25 ///

26 ///

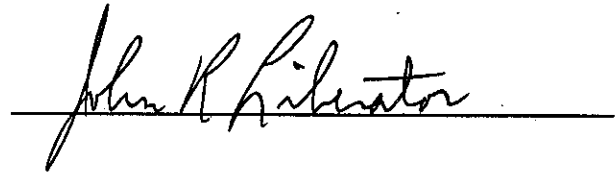
IV

You violated Code 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: July 16, 2004.

JOHN R. LIBERATOR
Acting Real Estate Commissioner



cc: Kandi Stephens
Hakeem Wallace
6710 Bedford Ave.
Los Angeles, CA 90056

Laurence Fields
Urban Real Estate Management
5010 S. La Brea Ave., Suite 4
Los Angeles, CA 90056