


1 Department of Real Estate
2 320 West Fourth Street, Ste. 350
3 Los Angeles, California 90013
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5 (213) 576-6982
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FILED
AUG 13 2004
DEPARTMENT OF REAL ESTATE


8 DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * * *

11 To:) No. H-31177 LA
12)
13) ORDER TO DESIST
14) AND REFRAIN
15) (B&P Code § 10086)

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

22 I

23 At no time herein mentioned were you DAVID VARGAS
24 licensed by the Department of Real Estate of the State of
25 California (hereinafter "Department") as a real estate broker.

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II

On or about August 25, 2001, for or in expectation of compensation, you negotiated a loan on real property located at 16527 E. Lawnwood St., La Puente, California for borrower Ramon Gomez.

III

On or about November 12, 2001, for or in expectation of compensation, you negotiated a loan on real property located at 13249 Kismet St., Sylmar, California for borrower Maria Mestanza.

IV

On or about July 24, 2001, for or in expectation of compensation, you negotiated a loan on real property located at 210 N. Pacific Ave., Santa Ana, California for borrower Willevaldo Quezada.

V

On or about June 15, 2002, for or in expectation of compensation, you negotiated a loan on real property located at 16266 E. Avenida San Miguel, La Mirada, California for borrower Joseph D. Chun

VI

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

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VII

You violated Section 10130 by engaging in the activities described in Paragraphs II, III, IV, and V, 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: David Vargas
2612 Nelson Ave., #B
Redondo Beach, California 90278

JRP:LA