

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

**FILED**  
OCT 22 2004  
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-31408 LA  
12 HOI YUEN. ) ORDER TO DESIST  
13 ) 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 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 February, 2001 to the  
26 present, for or in expectation of compensation, you engaged in  
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1 the business of a real estate broker in the State of California,  
2 including the operation of a real estate mortgage loan, and real  
3 property sales business, for another or others. Borrowers and  
4 lenders were solicited for loans secured by interest in real  
5 property, wherein such loan agreements were solicited and  
6 negotiated, on behalf of others. Sellers and buyers were  
7 solicited for the purchase and sale of real property, wherein  
8 such sales and purchase agreements were arranged, negotiated,  
9 processed, and consummated on behalf of others.

10 These activities included, but were not limited to,  
11 negotiating and soliciting the purchase and sale of real property  
12 and mortgage loan for Qin Li Yu.

13 III

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

17 IV

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

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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: Oct. 15, 2004.

6 JOHN R. LIBERATOR  
7 Acting Real Estate Commissioner

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25 cc: Hoi Yuen  
26 221 West Alhambra Road, #B  
27 Alhambra, CA 91801