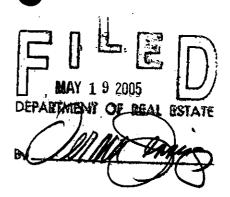
Department of Real Estate 320 West Fourth Street, Ste. 350 Los Angeles, California 90013

(213) 576-6982



DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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To:

JORGE AUGUSTO VILLARINO

No. H-31932 LA

ORDER TO DESIST AND REFRAIN

)

The Real Estate Commissioner of the State of California has caused an investigation to be made of your activities as a real estate broker, and based on the findings of that investigation is of the opinion that JORGE AUGUSTO VILLARINO has violated Sections 17006(a)(4) and 17403.4 of the Financial Code.

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At all times herein mentioned, you, JORGE AUGUSTO VILLARINO, were licensed by the Department of Real Estate of the State of California (hereinafter Department) as a real estate broker.

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At all times herein mentioned, you, JORGE AUGUSTO VILLARINO, operated pursuant to the exemption set forth in Financial Code Section 17006(a)(4).

## III

During 2002 and 2003, in connection with the aforesaid activities as a real estate broker, as described above, you, acted in violation of the Real Estate Law as follows:

- Violated Section 17006(a)(4) of the Financial Code (1) by acting in the capacity of an escrow holder in the Ayoub, Ponce, Penate and Roderick transactions in which you did not perform acts for which a real estate license is required.
- Violated Section 17403.4 of the Financial Code by failing to disclose in writing the license name and the name of the department issuing the license or authority under which you were operating in all the transactions.

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NOW, THEREFORE, YOU, JORGE AUGUSTO VILLARINO, ARE ORDERED TO DESIST AND REFRAIN from performing any and all activities for which a real estate broker license is required until you comply with all provisions of the Real Estate Law as discussed in this Order. DATED: April 14. JEFF DAVI Real Estate Commissioner cc: Jorge Augusto Villarino 201 S. Lakeview, Suite A Placentia, California JRP (jrp) . 21