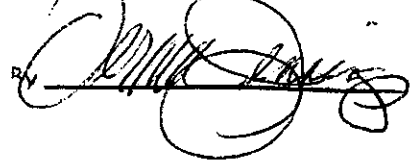


1 Department of Real Estate  
2 320 West Fourth Street, Ste. 350  
3 Los Angeles, California 90013

4 (213) 576-6982

FILED  
MAR 16 2006

DEPARTMENT OF REAL ESTATE



8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \* \*

11 To:	)	No. H-32584 LA
	)	
12 GUSTAVO MONTUFAR	)	<u>ORDER TO DESIST</u>
	)	<u>AND REFRAIN</u>
	)	(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.

21 I

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.

25 II

26 In or about September, 2003, for or in expectation of  
27 compensation, you solicited Reyna Barrera to buy property at

1 1220-1222 W. Rolland Curtis Ave., Los Angeles, California.

2 III

3 On or about April 23, 2004, for or in expectation of  
4 compensation, you solicited Caritina Ponce Leon to buy property  
5 on McKinley St., Los Angeles, California.

6 IV

7 In or around November, 2004, for or in expectation of  
8 compensation, you solicited Abigail Hernandez to buy property at  
9 1218 Leighton Ave., Los Angeles, California.

10 V

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

14 VI

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

19 ///

20 ///

21 ///

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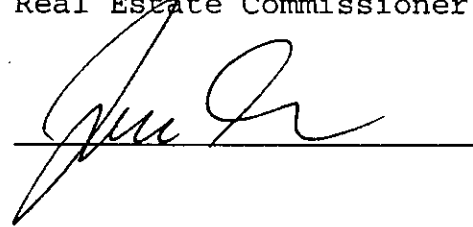
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NOW, THEREFORE, YOU ARE ORDERED TO DESIST AND REFRAIN  
from performing any and all acts requiring a real estate license  
in the State of California, individually and under any fictitious  
name, until you obtain the required license from the Department,  
including a license to do business under a fictitious name.

DATED: 2-21-06

JEFF DAVI  
Real Estate Commissioner



cc: Gustavo Montufar  
1130 N. Hicks  
Los Angeles, Cal. 90063

JRP:AN