1	Department of Real Estate 320 West 4th Street, Suite 350
2	Los Angeles, California 90013-1105
3	Telephone: (213) 576-6982
4	(213) 576-6914 (Direct) DEPARTMENT OF REAL ESTATE
5	
6	By
7	
. 8	BEFORE THE DEPARTMENT OF REAL ESTATE
9	STATE OF CALIFORNIA
10	* * *
11	To:) NO. H-33344 LA
12	LEON HAYES.
13) <u>AND REFRAIN</u>)
14)
15	The Real Estate Commissioner of the State of
16	California ("Commissioner") has caused an investigation to be
17	made of your activities requiring a real estate license and,
18	based on the findings of that investigation, as set forth
19	below, is of the opinion that you have violated Section 10130
20	of the Business and Professions Code ("Code").
21	I
22	You are not now and have never been licensed by
23	the Department of Real Estate of the State of California
24	("Department") as a real estate broker.
25	111
26	///
27	

- 1 -

During the past year, you, LEON HAYES, engaged in the business of, acted in the capacity of, advertised or assumed to act as a real estate broker in the State of California, within the meaning of Code Section 10131(a), for or in expectation of compensation. Your activities included the operation of or conduct of a real property sales business with the public wherein you engaged in the sale or offer to sell, the buying or offering to buy, solicitation of prospective sellers or purchasers of, and/or the negotiation of the purchase, sale or exchange of real property or a business opportunity, for another or others, including, but not necessarily limited to, James Hasty. III

Your acts as described in Paragraph II, above, are 15 acts requiring a real estate broker license under the provisions 16 of Code Section 10130. 17

IV

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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. 21 /// 22 /// 23

111. 24 /// 25 ///

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II

NOW, THEREFORE, YOU, LEON HAYES, ARE ORDERED TO DESIST AND REFRAIN from performing any and all acts within the State of California for which a real estate broker license is required, unless and until you obtain a real estate broker license or a real estate salesperson license and are employed by a real estate broker. 9-21-21 DATED: JEFF DAVI Real Estate Commissioner w cc: Leon Hayes 1306 Bridlewood Circle Corona, CA 92882