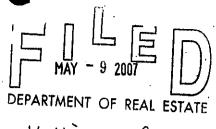
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Department of Real Estate 320 West 4th Street, Ste. 350 Los Angeles, California 90013-1105



, K. Wiederhelt

BEFORE THE DEPARTMENT OF REAL ESTATE STATE OF CALIFORNIA

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10.

LILIANA P. ALVARADO dba Portillo Realty and Magnet Realty No. H-33963 LA

ORDER TO DESIST

AND REFRAIN

The Real Estate Commissioner of the State of California (Commissioner) has caused an investigation to be conducted of your activities, as described herein, and based upon the findings of that investigation, is of the opinion that you, LILIANA P. ALVARADO aka Liliana Margarita Alvarado dba Portillo Realty and Magnet Realty, have violated Section 17006(a)(4) of the California Financial Code (Code).

1.

At all times mentioned, you, LILIANA P. ALVARADO ("ALVARADO"), were licensed or had license rights issued by the Department of Real Estate ("Department") as a real estate broker.

On August 21, 1989, you, ALVARADO were originally licensed as a real estate salesperson. On July 27, 1993, you, ALVARADO, were originally licensed as a real estate broker.

2.

At all times mentioned, in the City of Downey, County of Los Angeles, you, ALVARADO acted as real estate broker and conducted licensed activities within the meaning of:

- A. Code Section 10131(a). You operated a residential resale brokerage dba Portillo Realty and Magnet Realty; and you
- B. Conducted broker-controlled escrows through his escrow division, under the exemption set forth in California Financial Code Section 17006(a)(4) for real estate brokers performing escrows incidental to a real estate transaction where the broker is a party and where the broker is performing acts for which a real estate license is required.

AUDIT

3.

On December 29, 2006, the Department completed an audit examination of the books and records of you, ALVARADO, pertaining to the residential resales and broker-controlled escrow activities described in Paragraph 2, that require a real estate license. The audit examination covered a period of time beginning on July 31, 2005 through August 1, 2006. The audit examination revealed violations of the Code and the Regulations as set forth below, and more fully discussed in Audit Report LA

060013 and LA 060091 and the exhibits and workpapers attached to said audit report.

4.

You, ALVARADO, conducted a third party sales escrow for the below said borrowers wherein you were not performing acts in the course of or incidental to a real estate transaction, in which you were an agent or party to the transaction and in which you were performing acts for which a real estate license is required:

Borrower	<u>Date</u>	Escrow Number
Ernest Echevirria	05-15-06	3887-LA
Francisco Rodriguez	09-22-05	3872 LA
Maria De Lourdes Lara	06-05-06	3884 LA
Luis/Socorro Aguirre	06-15-06	3886 LA

5.

Your conduct, ALVARADO, as described in Paragraph 4, is in violation of California Financial Code Section 17006(a)(4).

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NOW, THEREFORE, YOU, LILIANA P. ALVARADO aka Liliana Margarita Alvarado dba Portillo Realty and Magnet Realty, ARE ORDERED TO DESIST AND REFRAIN from performing any and all acts requiring a real estate license in California unless and until you are in compliance with California Financial Code Section 17006(a)(4).

DATED	2007.

JEFF DAVI Real Estate Commissioner

cc: Liliana P. Alvarado aka Liliana Margarita Alvarado 4170 Tweety Blvd. Downey, Ca 90280

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