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1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, California 90013-1105

DEPARTMENT OF REAL ESTATE

BY: Jana B. Olson

4 Telephone: (213) 576-6982
5 (213) 620-6430 (Direct)

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 To:)	NO. H-34110 LA
)	
12 VICTOR ARCEO)	<u>ORDER TO DESIST</u>
)	<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.

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II

During a period of time from approximately August 31, 2004 and October 1, 2004, you, VICTOR ARCEO, 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. Said activities included representing Fisher Guerrero in the purchase of real property located in Moreno Valley, California, negotiating on his behalf, and submitting an offer on his behalf to the sellers on or about August 31, 2004.

III

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

IV

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

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1 NOW, THEREFORE, YOU, VICTOR ARCEO, ARE ORDERED TO
2 DESIST AND REFRAIN from performing any and all acts within the
3 State of California for which a real estate broker license is
4 required, unless and until you obtain a real estate broker
5 license or a real estate salesperson license and are employed
6 by a real estate broker.

7 DATED: _____

7-5-07

8 JEFF DAVI
9 Real Estate Commissioner

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23 cc: Victor Arceo
24 1089 San Jose Circle
25 Santa Ana, CA 92701
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