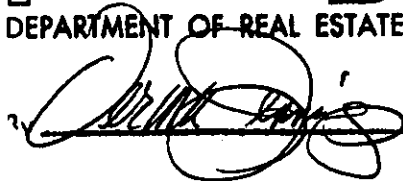


1 Department of Real Estate
320 West Fourth Street, Ste. 350
2 Los Angeles, California 90013

3 (213) 576-6982
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FILED
JUL 17 2008
DEPARTMENT OF REAL ESTATE



8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * * *

11 To:)	No. H-35123 LA
)	
12 LAUREN LADDA)	<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.

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II

In or about August, 2005, for or in expectation of compensation, you solicited and negotiated a rental agreement for property at San Miguel IV, 400 N. Pacific #313, Oceanside, California with renter Denver Latimore.

III

In or about October, 2005, in expectation of compensation, you solicited and negotiated a rental agreement for property at 597 N. Cleveland, Oceanside, California with renter Jimmy Arredondo.

IV

In or around May, 2006, in expectation of compensation, you solicited and negotiated a rental agreement for property at 7080 Whitewater Drive, Carlsbad, California with renter Darcy Kauer.

V

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

VI

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

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