

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

4 (213) 576-6982

**FILED**  
JUL 17 2008  
DEPARTMENT OF REAL ESTATE  
*[Signature]*

8 DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \* \* \*

11 To: .	)	No. H-35124 LA
12 GEORGE GARCIA,	)	
13 SOUTHWEST SEASONS CORP.,	)	<u>ORDER TO DESIST</u>
14 Dba Advanced Property	)	<u>AND REFRAIN</u>
Management,	)	(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 GEORGE GARCIA, and SOUTHWEST SEASONS CORP.,  
18 dba Advanced Property Management have violated Section 10130 of  
19 the Business and Professions Code (hereinafter "Code") by  
20 engaging in the business of a real estate broker within the State  
21 of California without a real estate broker license.

22 I

23 At no time herein mentioned have you GEORGE GARCIA, and  
24 SOUTHWEST SEASONS CORP., dba Advanced Property Management been  
25 licensed by the Department of Real Estate of the State of  
26 California (hereinafter "Department") as a real estate broker.  
27

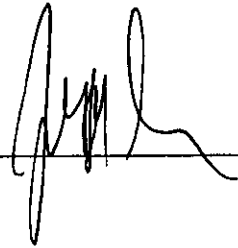


1 NOW, THEREFORE, YOU GEORGE GARCIA, AND SOUTHWEST  
2 SEASONS CORP., DBA ADVANCED PROPERTY MANAGEMENT ARE ORDERED TO  
3 DESIST AND REFRAIN from performing any and all acts requiring a  
4 real estate license in the State of California, individually and  
5 under any fictitious name, until you obtain the required license  
6 from the Department, including a license to do business under a  
7 fictitious name.

8 DATED: \_\_\_\_\_

6-11-08

10 JEFF DAVI  
11 Real Estate Commissioner

12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
  
\_\_\_\_\_

23 cc: George Garcia  
24 Southwest Seasons Corp.  
25 PO Box 4640  
26 Sunland, Cal. 91041

27 JRP:CP