

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

3 Telephone: (213) 576-6982

FILED

JUN - 5 2009

DEPARTMENT OF REAL ESTATE
BY: 

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * * *

11 To:) No. H-36032 LA
12)
13 RICHARD PETER MOHR, indivi-) ORDER TO DESIST
14 dually, and doing business) AND REFRAIN
as RPM Real Estate Services,) (B&P Code Section 10086)
Respondent.)

16 The Commissioner ("Commissioner") of the California
17 Department of Real Estate ("Department") caused an investigation
18 to be made of the activities of RICHARD PETER MOHR ("MOHR"),
19 individually, and doing business as RPM Real Estate Services, and
20 has determined that MOHR has engaged in or is engaging in acts or
21 practices constituting violations of the California Business and
22 Professions Code ("Code") and/or Title 10, California Code of
23 Regulations ("Regulations") including employing and/or
24 compensating individuals who were not licensed by the Department
25 to perform activities requiring a real estate license and failing
26 to notify the Department of the employment of a real estate
27 salesperson within five days of such employment. Based on the

1 findings of that investigation, as set forth below, the
2 Commissioner hereby issues the following Findings of Fact,
3 Conclusions of Law and Desist and Refrain Order pursuant to
4 Section 10086 of the Code.

5 FINDINGS OF FACT

6 1. MOHR is presently licensed and/or has license
7 rights under the Real Estate Law (Part 1 of Division 4 of the
8 Code) as a real estate broker.

9 2. On or about March 12, 2009, MOHR engaged in the
10 business of negotiating, or offering to negotiate, loan
11 modifications in connection with loans secured directly or
12 collaterally by liens on real property for compensation or in
13 expectation of compensation.

14 3. MOHR employed and/or compensated Impresa
15 Development Corporation doing business as Loan Fixers and Paul
16 Chiavatta, neither of whom were licensed as a real estate
17 salesperson or as a real estate broker, to perform some or all
18 of the services alleged in Paragraph 2, above.

19 4. MOHR employed Andrew Lugo, an individual licensed
20 by the Department as a real estate salesperson, to perform some
21 or all of the services alleged in Paragraph 2, above, without
22 notifying the Department of the employment within five days of
23 its commencement.

24 CONCLUSIONS OF LAW

25 5. The activities described in Paragraph 2, above,
26 require a real estate license under Sections 10131(d) of the
27 Code.

1 6. Based on the information contained in Paragraphs
2 2 and 3, above, MOHR violated Section 10137 of the Code by
3 employing and/or compensating individuals who were not licensed
4 as a real estate salesperson or as a broker to perform
5 activities requiring a real estate license.

6 7. Based on the information contained in Paragraphs
7 2 and 4, above, MOHR violated Code Section 10161.8(a) and
8 Section 2752 of the Regulations by employing a licensed
9 salesperson without notifying the Department within five days of
10 such employment.

11 DESIST AND REFRAIN ORDER

12 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW
13 stated herein, it is hereby ordered that RICHARD PETER MOHR
14 immediately desist and refrain from performing any acts within
15 the State of California for which a real estate broker license is
16 required until you comply with all provisions of the Real Estate
17 Law as discussed in this Order.

18
19 DATED: 6/3/09, 2009.

20
21 JEFF DAVI
22 Real Estate Commissioner
23 
24 _____
25

26 cc: Richard Peter Mohr
27 305 E. Grove
 Orange, California 92865