



1 II

2 During a period of time, in or about the last three  
3 years, you engaged in the business of, acted in the capacity  
4 of, advertised or assumed to act as a real estate broker in the  
5 State of California, for another or others, including but not  
6 necessarily limited to, Jose Arredondo and Guadalupe Aldoma,  
7 within the meaning of Code Section 10131 for or in expectation  
8 of compensation. Your activities included, but were not  
9 necessarily limited to, holding yourself out to the public or  
10 otherwise representing that you were a licensed real estate  
11 broker, wherein you engaged in the conduct of selling, offering  
12 to sell, soliciting prospective purchasers of, obtain listings  
13 of, or negotiating the purchase, sale or exchange of real  
14 property or a business opportunity.

15 III

16 Your acts as described in Paragraph II, above, are  
17 acts requiring a real estate license under the provisions of  
18 Code Section 10131(a).

19 IV

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

23 ///

24 ///

25 ///

26 ///

27 ///

1 NOW, THEREFORE, YOU, SILVANO MORALES, ARE ORDERED TO  
2 DESIST AND REFRAIN from performing any and all acts requiring a  
3 real estate license in the State of California (individually  
4 and under any fictitious business name) until you obtain the  
5 required license from the Department.  
6

7 DATED: \_\_\_\_\_

8 JEFF DAVI  
9 Real Estate Commissioner  
10  
11  
12  
13  
14

15 **Notice:** Business and Professions Code Section 10139 provides  
16 that "Any person acting as a real estate broker or real estate  
17 salesperson without a license or who advertises using words  
18 indicating that he or she is a real estate broker without being  
19 so licensed shall be guilty of a public offense punishable by a  
20 fine not exceeding twenty thousand dollars (\$20,000), or by  
imprisonment in the county jail for a term not to exceed six  
months, or by both fine and imprisonment; or if a corporation,  
be punished by a fine not exceeding sixty thousand dollars  
(\$60,000)."

21  
22  
23  
24 cc: Silvano Morales  
25 400 Citadel Drive #115  
26 Los Angeles, CA 90040  
27