1	Department of Real Estate
2	320 West 4th Street, Suite 350 Los Angeles, California 90013-1105
3	Telephone: (213) 576-6982 APR 19 2010
4	DEPARTMENT OF REAL ESTATE BY:
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7	
8	BEFORE THE DEPARTMENT OF REAL ESTATE
9	STATE OF CALIFORNIA
10	* * *
11	To:) NO. H-36584 LA)
12	SILVANO MORALES.) ORDER TO DESIST AND REFRAIN
13) (B&P Code §10086)
14	
15	The Real Estate Commissioner of the State of
16	California (hereinafter "Commissioner") has determined from the
17 18	findings set forth below that you have violated Section 10130
18	of the Business and Professions Code (hereinafter "Code") by
20	engaging in the business of a real estate broker within the
20	State of California without a real estate broker license.
21	I
22	At no time herein mentioned, have you been licensed
24	by the Department of Real Estate of the State of California
25	(hereinafter "Department") as a real estate broker or
26	salesperson.
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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	VI
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	111
24	///
25	///
26	111
27	111
	- 2 -

NOW, THEREFORE, YOU, SILVANO MORALES, ARE ORDERED TO 1 DESIST AND REFRAIN from performing any and all acts requiring a 2 real estate license in the State of California (individually 3 and under any fictitious business name) until you obtain the 4 5 required license from the Department. 6 . 3/29/201 7 DATED: 8 JEFF DAVI Real #state Commissioner 9 10 11 12 13 14 Business and Professions Code Section 10139 provides Notice: that "Any person acting as a real estate broker or real estate 15 salesperson without a license or who advertises using words 16 indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a 17 fine not exceeding twenty thousand dollars (\$20,000), or by imprisonment in the county jail for a term not to exceed six 18 months, or by both fine and imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars 19 (\$60,000)." 20 21 22 23 Silvano Morales cc: 24 400 Citadel Drive #115 Los Angeles, CA 90040 25 26 27 - 3 -