

1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, California 90013-1105

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FILED
MAY - 6 2010
DEPARTMENT OF REAL ESTATE

By C. J.

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 To:) NO. H-36628 LA
12)
12 LATINO INVESTMENTS, LLC,) ORDER TO DESIST
13) AND REFRAIN
14) (B&P Code §10086)

15 The Real Estate Commissioner of the State of California ("Commissioner")
16 caused an investigation to be made of the activities of LATINO INVESTMENTS, LLC.

17 Whenever acts referred to below are attributed to LATINO INVESTMENTS,
18 LLC, those acts are alleged to have been done by LATINO INVESTMENTS, LLC, by or
19 through its officers, directors, agents, associates, affiliates, employees, and/or co-conspirators,
20 including, but not limited to, Steve Love and Carlos Navarrette.

21 The Commissioner has determined from the findings set forth below that
22 LATINO INVESTMENTS, LLC, has violated Section 10130 of the Business and Professions
23 Code ("Code") by engaging in the business of a real estate broker within the State of California
24 without a real estate broker license. Furthermore, based on the investigation, the
25 Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist
26 and Refrain Order under the authority of Section 10086 of the Code.

1 FINDINGS OF FACT

2 1. At no time herein mentioned, has LATINO INVESTMENTS, LLC been
3 licensed by the Department of Real Estate of the State of California ("Department") as a real
4 estate broker or salesperson.

5 2. A limited liability company may not perform acts which require a real estate
6 license.

7 3. The Department does not issue real estate broker licenses to limited liability
8 companies.

9 4. During a period of time from the last three years to the present, LATINO
10 INVESTMENTS, LLC engaged in the business of, acted in the capacity of, advertised or
11 assumed to act as a real estate broker in the State of California, for another or others,
12 including, but not necessarily limited to, Eusebio and Elena Corral, within the meaning of
13 Code Section 10131 for or in expectation of compensation. LATINO INVESTMENTS,
14 LLC's activities included, but were not necessarily limited to, soliciting borrowers or
15 negotiating loans or performing services for borrowers in connection with loans secured by
16 liens on real property. In or around April of 2007, LATINO INVESTMENTS, LLC
17 performed services for borrowers Eusebio and Elena Corral in connection with a loan secured
18 directly by liens on real property located at 16808 Wing Lane, La Puente, California 91744
19 ("Wing Lane property").

20 5. Escrow closed on the Wing Lane property transaction on April 12, 2007.
21 LATINO INVESTMENTS, LLC received \$5,787.50 as a loan origination fee and \$7,275 in
22 Yield Spread Premiums from escrow. LATINO INVESTMENTS, LLC received \$11,756.25 in
23 funds from escrow for the Wing Lane property transaction.

24 6. LATINO INVESTMENTS, LLC's acts as described in Paragraphs 4 and 5,
25 above, are acts requiring a real estate license under the provisions of Code Section 10131(d).

26 CONCLUSIONS OF LAW

27 1. Based on the findings of fact contained in Paragraphs 1 through 6, above,

1 LATINO INVESTMENTS, LLC, acting by or through one or more officers, directors, agents,
2 associates, affiliates, employees, and/or co-conspirators, including, but not limited to, Steve
3 Love and Carlos Navarrete, performed acts requiring a real estate license under the provisions
4 of Code Section 10131(d).

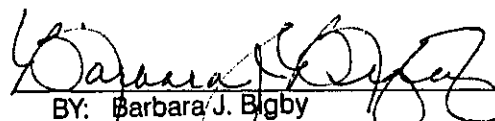
5 2. LATINO INVESTMENTS, LLC violated Code Section 10130 by engaging
6 in the activities described in Paragraphs 1 through 6, above, without first obtaining a real estate
7 license from the Department.

8 DESIST AND REFRAIN ORDER

9 Based upon the findings of fact and conclusions of law stated herein, it is
10 hereby ordered that LATINO INVESTMENTS, LLC immediately desist and refrain from
11 performing any and all acts requiring a real estate license in the State of California
12 (individually and under any fictitious business name) until you obtain the required license from
13 the Department.

14
15 DATED: 4/24/10

16
17 JEFF DAVI
18 Real Estate Commissioner

19 
20 BY: Barbara J. Bigby
21 Chief Deputy Commissioner

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

cc: Latino Investments, LLC
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