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FILED

AUG 18 2021

DEPT. OF REAL ESTATE

By *al Selou*

1 DEPARTMENT OF REAL ESTATE
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013

4 Telephone: (213) 576-6982

8 STATE OF CALIFORNIA
9 DEPARTMENT OF REAL ESTATE

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11 To:

12 ALEX MAGANA,
13 IRONWOOD VELVET
14 dba Ironwood Management,
15 DEBRA MCNEIL,
16 KELSEY RODRIGUEZ,
17 NATALI HERNANDEZ,
18 ASHLEY LAKAY TOWNSEND

19 Respondents,

NO. H-41828 LA

ORDER TO DESIST AND
REFRAIN

(B&P Code Section 10086)

20 The Commissioner ("Commissioner") of the California Department of Real Estate
21 ("Department") caused an investigation to be made into the activities of ALEX MAGANA,
22 IRONWOOD VELVET dba Ironwood Management, DEBRA MCNEIL, KELSEY
23 RODRIGUEZ, NATALI HERNANDEZ, and ASHLEY LAKAY TOWNSEND
24 ("Respondents"). Based on the investigation, the Commissioner has determined that
25 Respondents have engaged in, are engaging in, or are attempting to engage in, acts or practices
26 constituting violations of the California Business and Professions Code ("Code") and/or Title 10,
27 Chapter 6, California Code of Regulations ("Regulations"), including the business of, acting in
the capacity of, and/or advertising or assuming to act as, a real estate broker in the State of
California within the meaning of Code Section 10131(b) (Leases or rents or offers to lease or

1 rent, or places for rent, or solicits listings of places for rent, or solicits for prospective tenants, or
2 collects rents from real property, or improvements thereon), also known as property management
3 activities. Furthermore, based on the investigation, the Commissioner hereby issues the
4 following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the
5 authority of Section 10086 of the Code.

6 Whenever acts referred to below are attributed to Respondents, those acts are
7 alleged to have been done by Respondents acting by themselves, or by and/or through one or
8 more agents, associates, affiliates, and/or co-conspirators.

9 FINDINGS OF FACT

10 1. At no time herein mentioned have ALEX MAGANA, IRONWOOD
11 VELVET dba Ironwood Management, DEBRA MCNEIL, KELSEY RODRIGUEZ, and
12 NATALI HERNANDEZ been licensed by the Department in any capacity.

13 2. ASHLEY LAKAY TOWNSEND ("TOWNSEND") is presently licensed
14 and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Code as a real
15 estate salesperson, Department of Real Estate License ID 02067540. TOWNSEND was first
16 licensed by the Department as a real estate salesperson on or about June 14, 2018.
17 TOWNSEND's real estate salesperson license will expire on June 13, 2022. TOWNSEND's
18 current responsible broker is JW Enterprises.

19 3. For an unknown period of time prior to July 2019, and continuing to the
20 present, said Respondents solicited rental property management contracts and proceeded to do
21 one or more of the following acts for another or others, for or in expectation of compensation:
22 lease or rent or offer to lease or rent, or place for rent, or solicit listings of places for rent, or
23 solicit for prospective tenants, or collect rents from real property, or improvements thereon.

24 4. On or about July 25, 2019, S. Ehrlich ("Ehrlich"), Office Manager for
25 Ironwood Properties, emailed Department Special Investigator Crawford that ALEX
26 MAGANA worked as a Property Manager at the property "Arbor Fields," located at "530 West
27 Jackman Street, Lancaster;" that IRONWOOD VELVET LLC engaged in property

1 improvements thereon, all of which requires a real estate broker license under Code Section
2 10131(b), when ALEX MAGANA, IRONWOOD VELVET dba Ironwood Management,
3 DEBRA MCNEIL, KELSEY RODRIGUEZ, NATALI HERNANDEZ, and ASHLEY
4 TOWNSEND have never been licensed by the Department to conduct such activities, in
5 violation of Code Section 10130.

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DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein, ALEX MAGANA, IRONWOOD VELVET dba Ironwood Management, DEBRA MCNEIL, KELSEY RODRIGUEZ, NATALI HERNANDEZ, and ASHLEY LAKAY TOWNSEND whether under their own names or under any other names, ARE HEREBY ORDERED to immediately desist and refrain from performing any acts within the State of California for which a real estate broker license is required, and in particular, doing one or more of the following acts for another or others, for or in expectation of compensation: lease or rent or offer to lease or rent, or place for rent, or solicit listings of places for rent, or solicit for prospective tenants, or collect rents from real property, or improvements thereon, or engage in rental property management activities of any kind whatsoever unless and until they obtain a real estate broker license issued by the Department.

DATED: 5-13-21

DOUGLAS R. McCAULEY
Real Estate Commissioner

Douglas R. McCauley

Notice: Business and Professions Code Section 10139 provides that "Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a 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)."

cc: ALEX MAGANA
IRONWOOD VELVET LLC dba Ironwood Management
DEBRA MCNEIL
KELSEY RODRIGUEZ
NATALI HERNANDEZ
ASHLEY LAKAY TOWNSEND
6330 Variel Avenue, Suite 201
Woodland Hills, CA 91367