

1 ELLIOTT MACLENNAN, SBN 66674  
2 Department of Real Estate  
3 320 West 4th Street, Ste. 350  
4 Los Angeles, California 90013-1105

5 Telephone: (213) 576-6911 (direct)  
6 -or- (213) 576-6982 (office)

**FILED**

AUG 24 2011

DEPARTMENT OF REAL ESTATE  
BY: 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of )  
12 )  
13 LDT INVESTMENTS INC., doing business as )  
14 LDT Escrow Division a Non-Independent )  
15 Escrow Division; and ADRIAN HERNANDEZ, )  
16 individually and as designated officer )  
17 of LDT Investments Inc., )  
18 )  
19 Respondents. )

No. H- 37473 LA

ACCUSATION

18 The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State  
19 of California, for cause of Accusation against LDT INVESTMENTS INC., and ADRIAN  
20 HERNANDEZ aka Adrian Jesus HERNANDEZ, alleges as follows:

21 1. The Complainant, Robin Trujillo, acting in her official capacity as a Deputy  
22 Real Estate Commissioner of the State of California, makes this Accusation.

23 2. All references to the "Code" are to the California Business and Professions  
24 Code and all references to "Regulations" are to Title 10, Chapter 6, California Code of  
25 Regulations unless otherwise set forth.

26 ///

27 ///

1. License Status

2. 3. LDT INVESTMENTS INC. (LDT). At all times mentioned, LDT was licensed  
3 or had license rights issued by the Department of Real Estate (Department) as a real estate  
4 broker. On June 13, 2009, LDT was originally licensed as a corporate real estate broker. LDT  
5 was authorized to act by and through ADRIAN HERNANDEZ, as LDT's designated broker  
6 pursuant to Code Sections 10159.2 and 10211 responsible for ensuring compliance with the Real  
7 Estate Law. On March 11, 2011, LDT's corporate status was suspended by the California  
8 Secretary of State pursuant to Revenue and Taxation Code Section 23302, although LDT  
9 continued to conduct operations.

10. 4. ADRIAN HERNANDEZ (HERNANDEZ). At all times mentioned,  
11 HERNANDEZ was licensed or had license rights issued by the Department as a real estate  
12 broker. On November 13, 2007, HERNANDEZ was originally licensed as a real estate broker.  
13 On June 13, 2009, HERNANDEZ became the designated officer of LDT. HERNANDEZ was  
14 responsible for supervising LDT's broker-controlled in-house escrow, to wit, LDT Escrow  
15 Division a Non Independent Broker Escrow. On February 25, 2011, HERNANDEZ was  
16 cancelled as designated officer of LDT.

17. 5. Diana Lopez (Lopez) is an unlicensed person and LDT's owner and president.

18. 6. At all times mentioned, in the City of Granada Hills, County of Los Angeles,  
19 LDT and HERNANDEZ acted as real estate brokers conducting licensed activities within the  
20 meaning of:

21. A. Code Section 10131(a). Respondents engaged in the business of, acted in the  
22 capacity of, advertised or assumed to act as real estate brokers including the operation and  
23 conduct of a residential resale brokerage and a short sale brokerage with the public wherein, for  
24 or in expectation of compensation, for another or others, including the solicitation for listings of  
25 and the negotiation of the sale of real property as the agent of others.

26. B. Code Section 10131(d). Respondents engaged in activities with the public  
27 wherein lenders and borrowers were solicited for loans secured directly or collaterally by liens on

1 real property, wherein such loans were arranged, negotiated, processed and consummated on  
2 behalf of others for compensation or in expectation of compensation and for fees often collected  
3 in advance including but not limited to short sales, short sale-repurchase and flash funder  
4 financing.

5 C. In addition, Respondents conducted broker-controlled in-house escrows  
6 through LDT's escrow division, to wit, LDT Escrow Division A Non-Independent Broker  
7 Escrow, (escrow division) under the exemption set forth in California Financial Code Section  
8 17006(a)(4) for real estate brokers performing escrows incidental to a real estate transaction  
9 where the broker is a party.

10 FIRST CAUSE OF ACCUSATION

11 (Conversion of Escrow Funds, Fraud, and Dishonest Dealing)

12 7. On July 1, 2011, the Department completed an investigation of LDT pertaining  
13 to the (1) residential resale and purchase, mortgage loan brokerage; short sales and broker-  
14 controlled activities described in Paragraph 6, which require a real estate license; and, completed  
15 an investigation into LDT's (2) principal transactions, whereby LDT acting for itself, buying real  
16 properties then resells them to cash buyers for profit. The investigation examination covered a  
17 period of time beginning on January 1, 2011 and ending on July 1, 2011.

18 8. At all times mentioned, in connection with the activities described in  
19 Paragraph 7, LDT; acting in its principal capacity, accepted or received funds including  
20 (hereinafter "escrowed funds") in the form of (1) earnest money deposits from buyers for the  
21 purchase LDT's inventory of properties; (2) net proceeds to sellers from their sales of properties  
22 to LDT; and (3) fees charged to defaulting homeowners to effect a short sale purchase, rental and  
23 subsequent resale. All these transactions were escrowed by LDT's escrow division as tabled  
24 below in Paragraph 15. From time to time herein mentioned during the investigative period, said  
25  
26  
27

1 escrowed funds were deposited and/or maintained by LDT in the bank accounts as follows:

2 "LDT Investments Inc./and/or Diane J. Lopez (sic) Account

3 No. xxxxxx3605

4 Citibank

(G/A #1)

5 "LDT Investments Inc./and/or Diane J. Lopez (sic) Account

6 No. xxxxxx8920

7 Citibank

(G/A #2)

8 9. Acting in its principal capacity, LDT bought and inventoried properties for  
9 itself and then sold them, as directed by its owner and president, LOPEZ, using its in-house  
10 escrow supervised by HERNANDEZ to facilitate the closing of these transactions.

11 10. Typically, LDT bought properties directly from sellers, including but not  
12 limited to distressed sellers facing foreclosure due to default on their home loans to institutional  
13 lenders. LDT bought these properties through the instrumentality of a short term lender, known  
14 as a "flash funder", who financed LDT's acquisitions. As such, LDT took title to a property in  
15 exchange for an obligation to pay off the outstanding lien owed by the seller to the lien holder.  
16 LDT, using its in-house escrow then subsequently paid over to the seller the remaining net sale  
17 proceeds.

18 11. Once acquired into its inventory, LDT "flipped" or quickly resold its  
19 properties to buyers. LDT profited on the difference between the discount price paid by LDT to  
20 pay off the institutional lender's lien on the short sale and the resale price to a new buyer paying  
21 cash for the "flipped" property. LDT was then obligated to pay off the lien placed on the  
22 property by the flash funder.

23 12. LDT neither fulfilled the promise to resell the homes back to the defaulting  
24 homeowners, nor recorded a deed of trust securing the flash funders security interest in the short  
25 term loan to LDT used to acquire the distressed property, nor, after reselling the property to a  
26 new cash buyer, deed over the property to the buyer free and clear of liens.

27

13. The table below reflects the purchases from two sellers and the sales to five buyers and recites the purchase dates, addresses and resale prices and their losses to the five buyers.

14. Lopez directed LDT to systematically convert buyer deposits and seller net proceeds channeled into LDT's broker-controlled escrow. \$1,749,537.68 was embezzled and converted by this scheme for LDT's and Lopez' personal purposes that were unrelated to any legitimate escrow concern.

15. TABLE: ESCROW FRAUD VICTIMS

Victim	Party	Date	Price	Paid	Status
<b>Mercado</b>					
1 Pierce St.	Buyer	1/27/11	\$200,000	\$200,000	Converted; Title conveyed on 2/11/11, but existing \$150,000 lien not paid off
2 Van Ness	Buyer	1/28/11; 1/28/11	\$250,000	\$150,000; \$100,000	Converted
Sub-Total				\$450,000	
<b>Mukesh</b>					
1 Van Ness	Buyer	1/27/11	\$225,000	\$47,250	Converted
<b>Lin</b>					
1 Rinaldi/Saticoy	Buyer	12/2/10; 1/31/11	\$215,000	\$100,000; \$115,000	Converted
2 Friar/Cohasset	Buyer	1/12/11; 1/21/11; 1/25/11	\$235,000	\$100,000; \$50,000; \$85,000	Converted; LDT never held title to Cohasset property
3 Tampa	Buyer	3/25/11	\$215,000	\$100,000	Converted
4 Bleeker	Buyer	11/5/10; 11/19/10; 12/2/10; 12/2/10; 12/7/10; 12/20/10	\$260,000	\$50,000; \$55,000; \$22,000; \$38,000; \$50,000; \$45,000	Converted; Title conveyed on 2/11/11, but existing \$252,000 lien not paid off
Sub-Total				\$550,000	
<b>Ulrich</b>					
1 Canby/Quartz	Buyer	2/17/11	\$171,000; \$306,000	\$120,000	Converted
2 Snow/Cantara	Buyer	2/24/11	\$306,000; \$283,000	\$150,000	Converted; LDT never held title to Snow property
3 Canyon Ridge	Buyer	3/4/11	\$414,000	\$100,000	Converted
4 Weidner St.	Seller	3/16/11	\$207,000	<\$54,250>	Converted; Title conveyed to LDT

1						on 3/24/11 and Seller's existing loan paid off, but proceeds from sale not received
2						
3	<b>Sub-Total</b>				\$424,250	
4	<b>Ll</b>					
	1 Van Ness	Buyer	4/25/11 4/29/11	\$270,000	\$67,500; \$205,537.68	Converted
5	<b>Sub-Total</b>				\$273,037.68	
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7						
	<b>Gomez</b>					
8	1 Pierce St.	Seller	7/10	\$135,000	No proceeds	Short Sale; LDT purchased and acquired title to Pierce St
9						
10	2 Pierce St	Buyer	7/10	\$265,000	\$5,000	LDT failed to resell property back to Gomez; rented property back instead
11						
12	<b>Sub-Total</b>				\$5,000	
13						
	<b>Total</b>				\$1,749,537.68	

Violations of the Real Estate Law

16. The conduct of Respondents LDT, as alleged and described in Paragraphs 9 through 15, above, violated the Code and the Regulations hereunder, under the provisions as set forth below:

A. 10177(j) for conversion of escrowed funds from LDT's broker-controlled in-house escrow for engaging in a fraudulent and deceptive scheme employing dishonest dealing that resulted in the embezzlement and conversion of \$1,749,537.68 in escrowed funds.

B. 10177(g) for negligence.

These violations in Paragraph 16, constitute cause for the suspension or revocation of the real estate license and license rights of LDT under the provisions of Code Sections 10177(g) and 10177(j).

**SECOND CAUSE OF ACCUSATION**  
(Corporate License Suspension)

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2  
3           17. After LDT's corporate status was suspended by the California  
4 Franchise Tax Board on March 11, 2011, LDT continued to conduct operations while not  
5 registered with the California Secretary of State, in violation of Code Section 10177(f) and  
6 Regulation 2742(c). This conduct is cause for the suspension or revocation of the real estate  
7 license and license rights of LDT pursuant to the provisions of Code Section 10177(f).

**THIRD CAUSE OF ACCUSATION**  
(Negligence)

8  
9           18. The overall conduct of Respondent LDT and HERNANDEZ constitutes  
10 negligence and is cause for the suspension or revocation of the real estate license and license  
11 rights of said Respondents pursuant to the provisions of Code Section 10177(g).

**FOURTH CAUSE OF ACCUSATION**  
(Breach of Fiduciary Duty)

12  
13           19. The overall conduct of Respondents LDT and HERNANDEZ constitutes a  
14 breach of fiduciary duty with respect to the said Respondents' real estate clientele and is cause for  
15 the suspension or revocation of the real estate license and license rights of said Respondents  
16 pursuant to the provisions of Code Section 10177(g).

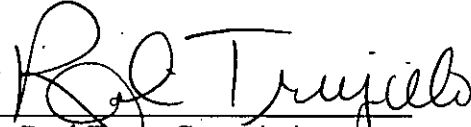
**FIFTH CAUSE OF ACCUSATION**  
(Supervision and Compliance)

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18           20. The overall conduct of Respondent HERNANDEZ constitutes a failure on  
19 said Respondent's part, as former officer designated by a corporate broker licensee, to exercise  
20 reasonable supervision and control over the activities conducted by the corporation by its officers  
21 and employees of LDT, including but not limited to Lopez, as required by Code Section 10159.2,  
22 and to keep LDT in compliance with the Real Estate Law, and is cause for discipline of the real  
23 estate license and license rights of Respondent HERNANDEZ pursuant to the provisions of  
24 Code Sections 10177(d), 10177(g) and 10177(h).

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WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against the license and license rights of Respondents LDT INVESTMENTS INC. and ADRIAN HERNANDEZ, under the Real Estate Law (Part 1 of vision 4 of the Business and Professions Code) and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California

this 23 day of August 2011.   
Deputy Real Estate Commissioner

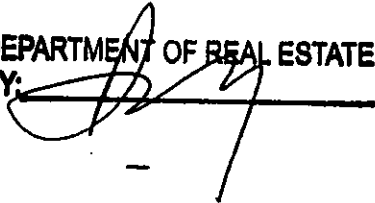
cc: LDT Investments Inc.  
c/o Diana J. Lopez  
Adrian Hernandez, former D.O.  
Robin Trujillo  
Sacto  
Enforcement - Summer Bakotich  
Audits - Manijeh Khazrai  
David Katz, Esq.  
Mary E. Work, Esq.



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2 320 West 4th Street, Ste. 350  
3 Los Angeles, California 90013-1105  
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5 (213) 576-6982  
6  
7

**FILED**

SEP 13 2011

DEPARTMENT OF REAL ESTATE  
BY: 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of

No. H-37473 LA

12 LDT INVESTMENTS INC., doing business as  
13 LDT Escrow Division a Non-Independent  
14 Escrow Division; and ADRIAN HERNANDEZ,  
15 individually and as designated officer  
16 of LDT Investments Inc.,

Respondents,


17 DEFAULT ORDER

18 Respondent LDT INVESTMENTS INC., having failed to file a Notice of Defense  
19 within the time required by Section 11506 of the Government Code, is now in default. It is,  
20 therefore, ordered that a default be entered on the record in this matter.

21 IT IS SO ORDERED September 13, 2011

22 BARBARA J. BIGBY

Acting Real Estate Commissioner

23  
24   
25 By: DOLORES WEEKS  
26 Regional Manager  
27

*P. C. Dr.*

**FILED**

SEP 16 2011

DEPARTMENT OF REAL ESTATE  
BY: *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\*\*\*

In the Matter of the Accusation of	)	No. H-37473 LA
	)	
<u>LDT INVESTMENTS INC.</u> , doing business as	)	
LDT Escrow Division a Non-Independent	)	
Escrow Division; and ADRIAN HERNANDEZ,	)	
individually and as designated officer	)	
of LDT Investments Inc.,	)	
	)	
Respondents,	)	

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on September 13, 2011, and the findings of fact set forth herein are based on one or more of the following: (1) Respondent LDT INVESTMENTS INC. express admissions; (2) affidavits; and (3) other evidence.

FACTUAL FINDINGS

1.

On August 23, 2011, Robin Trujillo made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The

Accusation, Statement to Respondent, and Notice of Defense were mailed by certified mail, to Respondent's last known mailing addresses on file with the Department on August 24, 2011. All references to the "Code" are to the California Business and Professions Code and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

2.

On September 13, 2011, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent LDT INVESTMENTS INC's default was entered herein.

3.

LDT INVESTMENTS INC. (LDT). At all times mentioned, LDT was licensed or had license rights issued by the Department of Real Estate (Department) as a real estate broker. On June 13, 2009, LDT was originally licensed as a corporate real estate broker. LDT was authorized to act by and through ADRIAN HERNANDEZ, as LDT's designated broker pursuant to Code Sections 10159.2 and 10211 responsible for ensuring compliance with the Real Estate Law. On March 11, 2011, LDT's corporate status was suspended by the California Secretary of State pursuant to Revenue and Taxation Code Section 23302, although LDT continued to conduct operations.

4.

ADRIAN HERNANDEZ (HERNANDEZ). At all times mentioned, HERNANDEZ was licensed or had license rights issued by the Department as a real estate broker. On November 13, 2007, HERNANDEZ was originally licensed as a real estate broker. On June 13, 2009, HERNANDEZ became the designated officer of LDT. HERNANDEZ was responsible for supervising LDT's broker-controlled in-house escrow, to wit, LDT Escrow Division a Non Independent Broker Escrow. On February 25, 2011, HERNANDEZ was cancelled as designated officer of LDT.

5.

Diana Lopez (Lopez) is an unlicensed person and LDT's owner and president.

6.

At all times mentioned, in the City of Granada Hills, County of Los Angeles, LDT and HERNANDEZ acted as real estate brokers conducting licensed activities within the meaning of:

A. Code Section 10131(a). Respondents engaged in the business of, acted in the capacity of, advertised or assumed to act as real estate brokers including the operation and conduct of a residential resale brokerage and a short sale brokerage with the public wherein, for or in expectation of compensation, for another or others, including the solicitation for listings of and the negotiation of the sale of real property as the agent of others.

B. Code Section 10131(d). Respondents engaged in activities with the public wherein lenders and borrowers were solicited for loans secured directly or collaterally by liens on real property, wherein such loans were arranged, negotiated, processed and consummated on behalf of others for compensation or in expectation of compensation and for fees often collected in advance including but not limited to short sales, short sale-repurchase and flash funder financing.

C. In addition, Respondents conducted broker-controlled in-house escrows through LDT's escrow division, to wit, LDT Escrow Division A Non-Independent Broker Escrow, (escrow division) under the exemption set forth in California Financial Code Section 17006(a)(4) for real estate brokers performing escrows incidental to a real estate transaction where the broker is a party.

#### FIRST CAUSE OF ACCUSATION

(Conversion of Escrow Funds, Fraud, and Dishonest Dealing)

7.

On July 1, 2011, the Department completed an investigation of LDT pertaining to the (1) residential resale and purchase, mortgage loan brokerage, short sales and broker-controlled activities described in Finding 6, which require a real estate license; and, completed an investigation into LDT's (2) principal transactions, whereby LDT acting for itself, buying real properties then resells them to cash buyers for profit. The investigation examination covered a period of time beginning on January 1, 2011 and ending on July 1, 2011.

8.

At all times mentioned, in connection with the activities described in Finding 7, LDT, acting in its principal capacity, accepted or received funds including (hereinafter "escrowed funds") in the form of (1) earnest money deposits from buyers for the purchase of LDT's inventory of properties; (2) net proceeds to sellers from their sales of properties to LDT; and (3) fees charged to defaulting homeowners to effect a short sale purchase, rental and subsequent resale. All these transactions were escrowed by LDT's escrow division as tabled below in Finding 15. From time to time herein mentioned during the investigative period, said escrowed funds were deposited and/or maintained by LDT in the bank accounts as follows:

"LDT Investments Inc./and/or Diane J. Lopez (sic) Account  
No. xxxxxx3605  
Citibank

(G/A #1)

"LDT Investments Inc./and/or Diane J. Lopez (sic) Account  
No. xxxxxx8920  
Citibank

(G/A #2)

9.

Acting in its principal capacity, LDT bought and inventoried properties for itself and then sold them, as directed by its owner and president, LOPEZ, using its in-house escrow supervised by HERNANDEZ to facilitate the closing of these transactions.

10.

Typically, LDT bought properties directly from sellers, including but not limited to distressed sellers facing foreclosure due to default on their home loans to institutional lenders. LDT bought these properties through the instrumentality of a short term lender, known as a "flash funder", who financed LDT's acquisitions. As such, LDT took title to a property in exchange for an obligation to pay off the outstanding lien owed by the seller to the lien holder. LDT, using its in-house escrow then subsequently paid over to the seller the remaining net sale proceeds.

11.

Once acquired into its inventory, LDT "flipped" or quickly resold its properties to buyers. LDT profited on the difference between the discount price paid by LDT to pay off the institutional lender's lien on the short sale and the resale price to a new buyer paying cash for the "flipped" property. LDT was then obligated to pay off the lien placed on the property by the flash funder.

12.

LDT neither fulfilled the promise to resell the homes back to the defaulting homeowners, nor recorded a deed of trust securing the flash funders security interest in the short term loan to LDT used to acquire the distressed property, nor, after reselling the property to a new cash buyer, deed over the property to the buyer free and clear of liens.

13.

The table below reflects the purchases from two sellers and the sales to five buyers and recites the purchase dates, addresses and resale prices and their losses to the five buyers.

14.

Lopez directed LDT to systematically convert buyer deposits and seller net proceeds channeled into LDT's broker-controlled escrow. \$1,749,537.68 was embezzled and converted by this scheme for LDT's and Lopez' personal purposes that were unrelated to any legitimate escrow concern.

15. TABLE: ESCROW FRAUD VICTIMS

Victim	Party	Date	Price	Paid	Status
<b>Mercado</b>					
1 Pierce St.	Buyer	1/27/11	\$200,000	\$200,000	Converted; Title conveyed on 2/11/11, but existing \$150,000 lien not paid off
2 Van Ness	Buyer	1/28/11; 1/28/11	\$250,000	\$150,00; \$100,000	Converted
Sub-Total				\$450,000	
<b>Mukesh</b>					
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3 Tampa	Buyer	3/25/11	\$215,000	\$100,000	Converted
4 Bleeker	Buyer	11/5/10; 11/19/10; 12/2/10; 12/2/10;	\$260,000	\$50,000; \$55,000; \$22,000; \$38,000;	Converted; Title conveyed on 2/11/11, but

		12/7/10; 12/20/10		\$50,000; \$45,000	existing \$252,000 lien not paid off
<b>Sub-Total</b>				\$550,000	
<b>Ulrich</b>					
1 Canby/Quartz	Buyer	2/17/11	\$171,000; \$306,000	\$120,000	Converted
2 Snow/Cantara	Buyer	2/24/11	\$306,000; \$283,000	\$150,000	Converted; LDT never held title to Snow property
3 Canyon Ridge	Buyer	3/4/11	\$414,000	\$100,000	Converted
4 Weidner St.	Seller	3/16/11	\$207,000	<\$54,250>	Converted; Title conveyed to LDT on 3/24/11 and Seller's existing loan paid off, but proceeds from sale not received
<b>Sub-Total</b>				\$424,250	
<b>Li</b>					
1 Van Ness	Buyer	4/25/11 4/29/11	\$270,000	\$67,500; \$205,537.68	Converted
<b>Sub-Total</b>				\$273,037.68	
<b>Gomez</b>					
1 Pierce St.	Seller	7/10	\$135,000	No proceeds	Short Sale; LDT purchased and acquired title to Pierce St
2 Pierce St	Buyer	7/10	\$265,000	\$5,000	LDT failed to resell property back to Gomez;

					rented property back instead
Sub-Total				\$5,000	
Total				\$1,749,537.68	

SECOND CAUSE OF ACCUSATION  
(Corporate License Suspension)

16.

After LDT's corporate status was suspended by the California Franchise Tax Board on March 11, 2011, LDT continued to conduct operations while not registered with the California Secretary of State, in violation of Code Section 10177(f) and Regulation 2742(c). This conduct is cause for the suspension or revocation of the real estate license and license rights of LDT pursuant to the provisions of Code Section 10177(f).

THIRD CAUSE OF ACCUSATION  
(Negligence)

17.

The overall conduct of Respondent LDT constitutes negligence and is cause for the suspension or revocation of the real estate license and license rights of said Respondents pursuant to the provisions of Code Section 10177(g).

FOURTH CAUSE OF ACCUSATION  
(Breach of Fiduciary Duty)

18.

The overall conduct of Respondent LDT constitutes a breach of fiduciary duty with respect to the said Respondents' real estate clientele and is cause for the suspension or revocation of the real estate license and license rights of said Respondents pursuant to the provisions of Code Section 10177(g).



DETERMINATION OF ISSUES

1.

The conduct, acts and/or omissions of Respondent LDT INVESTMENTS INC., as described in Findings 7 through 15, herein above, is in violation of Code Sections 10177(g) and 10177(j) and is cause for disciplinary action pursuant to Code Sections 10177(g) and 10177(j).

2.

The conduct, acts and/or omissions of Respondents LDT INVESTMENTS INC., as described in Finding 16, herein above, is in violation of Code Section 10177(f) and Regulation 2742(c) and is cause for disciplinary action pursuant to Code Section 10177(f).

3.

The conduct, acts and/or omissions of Respondents LDT INVESTMENTS INC., as described in Findings 17 and 18, herein above, is in violation of Code Section 10177(g) and is cause for disciplinary action pursuant to Code Section 10177(g).

4.

The standard of proof applied was clear and convincing proof to a reasonable certainty.

ORDER

The real estate broker license and license rights of Respondent LDT INVESTMENTS INC., under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on October 6, 2011

DATED: 9/16, 2011

BARBARA J. BIGBY  
Acting Real Estate Commissioner

