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2 I have considered the petition of Respondent and the
3 evidence and arguments in support thereof, including
4 Respondent's record as a restricted licensee. Respondent has
5 demonstrated to my satisfaction that Respondent meets the
6 requirements of law for the issuance to Respondent of an
7 unrestricted real estate salesperson license and that it would
8 not be against the public interest to issue said license to
9 Respondent NELSON M. GRANADOS.

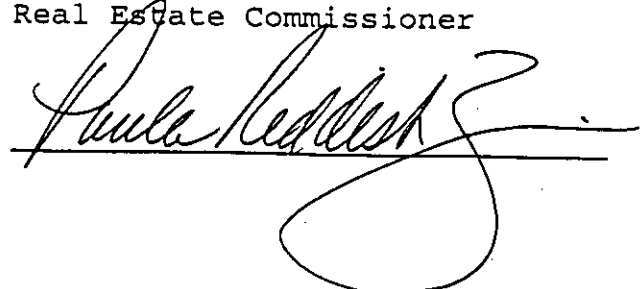
10 NOW, THEREFORE, IT IS ORDERED that Respondent's
11 petition for reinstatement is granted and that a real estate
12 salesperson license be issued to Respondent if Respondent
13 satisfies the following conditions within nine (9) months from
14 the date of this Order:

- 15 1. Submittal of a completed application and payment
16 of the fee for a real estate salesperson license.
- 17 2. Submittal of evidence of having, since the most
18 recent issuance of an original or renewal real estate license,
19 taken and successfully completed the continuing education
20 requirements of Article 2.5 of Chapter 3 of the Real Estate
21 Law for renewal of a real estate license.

22 This Order shall be effective immediately.

23 Dated: March 9, 2001.

24 PAULA REDDISH ZINNEMANN
25 Real Estate Commissioner

26 

27 cc: Nelson M. Granados
5944 Los Encinos St.
Buena Park, CA 90620

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FILED
JUL 24 1995
DEPARTMENT OF REAL ESTATE

By *C. Bay*

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * * *

In the Matter of the Accusation of) No. H-25857 LA
)
12 GRAN-PRI FINANCIAL CORP.,)
13 a corporation; and NASH LOYA,)
14 individually and as designated)
14 officer of Gran-Pri Financial Corp.,)
and NELSON M. GRANADOS,)
15 Respondent.)
_____)

DISMISSAL

The Accusation herein filed on June 22, 1994, against
18 Respondent, GRAN-PRI FINANCIAL CORP., only, is DISMISSED.

IT IS SO ORDERED this 17TH day of JULY, 1995.

JIM ANTT, JR.
Real Estate Commissioner

Jim Antt Jr.

1 Department of Real Estate
107 South Broadway, Room 8107
2 Los Angeles, California 90012
3 Telephone: (213) 897-3937
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6
7

FILED
FEB 27 1995
DEPARTMENT OF REAL ESTATE

By C. Berg

8 DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * * *

11 In the Matter of the Accusation of)
12 GRAN-PRI FINANCIAL CORP.,) No. H-25857 LA
a corporation; and)
13 NASH LOYA, individually and as)
designated officer of)
14 Gran-Pri Financial Corp., and)
NELSON M. GRANADOS,)
15 Respondents.)
16

17 STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER

18 I

19 It is hereby stipulated by and between Respondent NASH
20 LOYA, individually and as designated officer of Gran-Pri Financial
21 Corp. (hereinafter "Respondent") representing himself, and the
22 Complainant acting by and through Christopher K.D. Leong, Counsel
23 for the Department of Real Estate, as follows for the purpose of
24 settling and disposing of the Accusation filed on June 22, 1994, in
25 this matter (hereinafter "the Accusation"):

26 A. All issues which were to be contested and all
27 evidence which was to be presented by Complainant and Respondent at

1 formal hearing on the Accusation, which hearing was to be held in
2 accordance with the provisions of the Administrative Procedure Act
3 (APA), shall instead and in place thereof be submitted solely on
4 the basis of the provisions of this Stipulation.

5 B. Respondent has received, read and understands the
6 Statement to Respondent, the Discovery Provisions of the APA and
7 the Accusation, filed by the Department of Real Estate in this
8 proceeding.

9 C. On July 1, 1994, Respondent filed a Notice of Defense
10 pursuant to Section 11505 of the Government Code for the purpose of
11 requesting a hearing on the allegations in the Accusation.
12 Respondent hereby freely and voluntarily withdraws said Notice of
13 Defense. Respondent acknowledges that he understands that by
14 withdrawing said Notice of Defense, Respondent will thereby waive
15 his right to require the Commissioner to prove the allegations in
16 the Accusation at a contested hearing held in accordance with the
17 provisions of the APA and that Respondent will waive other rights
18 afforded to him in connection with the hearing, such as the right
19 to present evidence in defense of the allegations in the Accusation
20 and the right to cross-examine witnesses.

21 D. Respondent admits that the allegations in Paragraphs
22 1 through 22, inclusive, of the Accusation are true and correct and
23 that the Real Estate Commissioner shall not be required to provide
24 further evidence of such allegations.

25 E. It is understood by the parties that the Real Estate
26 Commissioner may adopt the Stipulation and Agreement in Settlement
27 and Order as his decision in this matter thereby imposing the

1 penalty and sanctions on Respondent's real estate license and
2 license rights as set forth in the "Order" below. In the event
3 that the Commissioner in his discretion does not adopt the
4 Stipulation and Agreement in Settlement and Order, the Stipulation
5 and Agreement in Settlement and Order shall be void and of no
6 effect, and Respondent shall retain the right to a hearing and
7 proceeding on the Accusation under all the provisions of the APA
8 and shall not be bound by any admission or waiver made herein.

9 II

10 DETERMINATION OF ISSUES

11 By reason of the foregoing stipulations, admissions and
12 waivers and solely for the purpose of settlement of the pending
13 Accusation without a hearing, it is stipulated and agreed that the
14 following determination of Issues shall be made: The acts and
15 omissions of Respondent, described in Paragraphs 1 through 22, of
16 the Accusation, are cause for the suspension or revocation of all
17 real estate licenses and license rights of Respondent under the
18 provisions of Sections 10137, 10148, 10145 and 10177(d) of the Code
19 and Section 2834 of the Regulations.

20 III

21 ORDER

22 WHEREFORE, THE FOLLOWING ORDER is hereby made:

23 A. The license and license rights of Respondent LOYA
24 under the provisions of Part 1 of Division 4 of the Business and
25 Professions Code are hereby revoked commencing on the effective
26 date of the Decision entered herein.
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1. However, Respondent shall be entitled to apply for
and be issued a restricted real estate broker license pursuant to
Section 10156.5 of the Code if Respondent makes application
therefore and pays to the Department the appropriate fee for said
license within one year from the effective date of the Decision
herein.

2. The restricted license issued to Respondent shall be
subject to all of the provisions of Section 10156.7 of the Business
and Professions Code and to the following limitations, conditions,
and restrictions imposed under authority of Section 10156.6 of the
Code.

3. The restricted license may be suspended prior to
hearing by Order of the Real Estate Commissioner in the event of
Respondent's conviction or plea of nolo contendere to a crime which
bears a significant relationship to Respondent's fitness or
capacity as a real estate licensee.

4. The restricted license may be suspended, prior to and
pending final determination after formal hearing by Order of the
Real Estate Commissioner based upon evidence satisfactory to the
Commissioner that Respondent has, subsequent to the date hereof,
violated provisions of the California Real Estate Law, the
Subdivided Lands Law, Regulations of the Real Estate Commissioner
or conditions attaching to this restricted license.

5. Respondent shall not be eligible to apply for the
issuance of an unrestricted real estate license nor the removal of
any of the conditions, limitations or restrictions of the

1 rights, including the right of requiring the Commissioner to prove
2 the allegations in the Accusation at a hearing at which I would have
3 the right to cross-examine witnesses against me and to present
4 evidence in defense and mitigation of the charges.

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DATED: 1-31-95

Nash Loya
NASH LOYA, individually and as
designated officer of Gran-Pri
Financial Corp., Respondent

DATED: 2/3/95

Christopher K.D. Leong
CHRISTOPHER K.D. LEONG
Counsel for Complainant

v

ORDER

The foregoing Stipulation and Agreement in Settlement is hereby adopted as the Decision and Order of the Real Estate Commissioner in the above-entitled matter with respect to Respondent NASH LOYA, individually and as designated officer of Gran-Pri Financial Corp.

This Decision shall become effective at 12 o'clock noon on March 21, 1995.

IT IS SO ORDERED February 9, 1995

JOHN R. LIBERATOR
Interim Commissioner

John R. Liberator

1 Department of Real Estate
107 South Broadway, Room 8107
2 Los Angeles, California 90012
3 Telephone: (213) 897-3937

FILED
FEB 27 1995
DEPARTMENT OF REAL ESTATE

By C. Perry

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * * *

11 In the Matter of the Accusation of)
12 GRAN-PRI FINANCIAL CORP.,) No. H-25857 LA
a corporation; and)
13 NASH LOYA, individually and as)
designated officer of)
14 Gran-Pri Financial Corp., and)
NELSON M. GRANADOS,)
15 Respondents.)

17 STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER

18 I

19 It is hereby stipulated by and between Respondent NELSON
20 M. GRANADOS (hereinafter "Respondent") representing himself, and
21 the Complainant acting by and through Christopher K.D. Leong,
22 Counsel for the Department of Real Estate, as follows for the
23 purpose of settling and disposing of the Accusation filed on June
24 22, 1994, in this matter (hereinafter "the Accusation"):

25 A. All issues which were to be contested and all
26 evidence which was to be presented by Complainant and Respondent at
27 a formal hearing on the Accusation, which hearing was to be held in

1 accordance with the provisions of the Administrative Procedure Act
2 (APA), shall instead and in place thereof be submitted solely on
3 the basis of the provisions of this Stipulation.

4 B. Respondent has received, read and understands the
5 Statement to Respondent, the Discovery Provisions of the APA and
6 the Accusation, filed by the Department of Real Estate in this
7 proceeding.

8 C. On June 29, 1994, Respondent filed a Notice of
9 Defense pursuant to Section 11505 of the Government Code for the
10 purpose of requesting a hearing on the allegations in the
11 Accusation. Respondent hereby freely and voluntarily withdraws
12 said Notice of Defense. Respondent acknowledges that he
13 understands that by withdrawing said Notice of Defense, Respondent
14 will thereby waive his right to require the Commissioner to prove
15 the allegations in the Accusation at a contested hearing held in
16 accordance with the provisions of the APA and that Respondent will
17 waive other rights afforded to him in connection with the hearing,
18 such as the right to present evidence in defense of the allegations
19 in the Accusation and the right to cross-examine witnesses.

20 D. Respondent admits that the allegations in Paragraphs
21 1 through 22, inclusive, of the Accusation are true and correct and
22 that the Real Estate Commissioner shall not be required to provide
23 further evidence of such allegations.

24 E. It is understood by the parties that the Real Estate
25 Commissioner may adopt the Stipulation and Agreement in Settlement
26 and Order as his decision in this matter thereby imposing the
27 penalty and sanctions on Respondent's real estate license and

1 license rights as set forth in the "Order" below. In the event
2 that the Commissioner in his discretion does not adopt the
3 Stipulation and Agreement in Settlement and Order, the Stipulation
4 and Agreement in Settlement and Order shall be void and of no
5 effect, and Respondent shall retain the right to a hearing and
6 proceeding on the Accusation under all the provisions of the APA
7 and shall not be bound by any admission or waiver made herein.

8 II

9 DETERMINATION OF ISSUES

10 By reason of the foregoing stipulations, admissions and
11 waivers and solely for the purpose of settlement of the pending
12 Accusation without a hearing, it is stipulated and agreed that the
13 following determination of Issues shall be made: The acts and
14 omissions of Respondent, described in Paragraphs 1 through 22, of
15 the Accusation, are cause for the suspension or revocation of all
16 real estate licenses and license rights of Respondent under the
17 provisions of Section 10130 of the Code.

18 III

19 ORDER

20 WHEREFORE, THE FOLLOWING ORDER is hereby made:

21 A. Respondent GRANADOS's real estate salesperson license
22 is hereby revoked.

23 B. A restricted real estate salesperson license shall be
24 issued to Respondent pursuant to Section 10156.5 of the Business
25 and Professions Code if Respondent makes application therefor, and
26 pays to the Department of Real Estate the appropriate fee for said
27

1 license within 120 days from the effective date of the Order
2 herein.

3 (1) The restricted license may be suspended prior
4 to hearing by Order of the Real Estate Commissioner in the event of
5 Respondent's conviction or plea of nolo contendere to a crime which
6 bears a significant relationship to Respondent's fitness or
7 capacity as a real estate licensee.

8 (2) The restricted license may be suspended, prior
9 to and pending final determination after formal hearing by Order of
10 the Real Estate Commissioner based upon evidence satisfactory to
11 the Commissioner that Respondent has violated provisions of the
12 California Real Estate Law, the Subdivided Lands Law, Regulations
13 of the Real Estate Commissioner or conditions attaching to this
14 restricted license.

15 (3) With the application for license, or with the
16 application for transfer to a new employing broker, Respondent
17 shall submit a statement signed by the prospective employing broker
18 on a form approved by the Department of Real Estate wherein the
19 employing broker shall certify as follows:

20 (a) That broker has read the Order herein and
21 the Decision which is the basis for the issuance of the restricted
22 license; and

23 (b) That broker will carefully review all
24 transaction documents prepared by the restricted licensee and
25 otherwise exercise close supervision over the licensee's
26 performance of acts for which a license is required.

27

1 (4) Respondent shall not be eligible to apply for
2 the issuance of an unrestricted real estate license nor the removal
3 of any of the conditions, limitations or restrictions of the
4 restricted license until at least one year has elapsed from the
5 date of this Order.

6 (5) Respondent shall, within 12 months from the
7 effective date of the Decision, present evidence satisfactory to
8 the Real Estate Commissioner that he has, since the most recent
9 issuance of an original or renewal real estate license, taken and
10 successfully completed the continuing education requirements of
11 Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a
12 real estate license. If Respondent fails to satisfy this
13 condition, the Real Estate Commissioner shall afford Respondent the
14 opportunity for a hearing pursuant to the Administrative Procedure
15 Act to present such evidence.

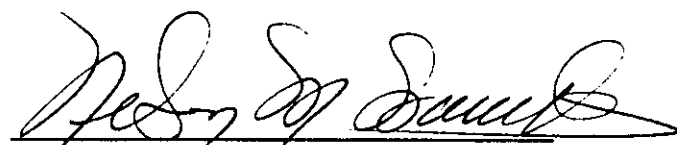
16 IV

17 EXECUTION OF STIPULATION

18 I have read the Stipulation and Agreement in Settlement
19 and Order and its terms are understood by me and are agreeable and
20 acceptable to me. I understand that I am waiving rights given to me
21 by the California Administrative Procedure Act (including but not
22 limited to Sections 11506, 11508, 11509 and 11513 of the Government
23 Code), and I willingly, intelligently and voluntarily waive those
24 rights, including the right of requiring the Commissioner to prove
25 the allegations in the Accusation at a hearing at which I would have
26 the right to cross-examine witnesses against me and to present
27 evidence in defense and mitigation of the charges.

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DATED: OCT. 13-1994



NELSON M. GRANADOS,
Respondent

DATED: 10/17/94



CHRISTOPHER K.D. LEONG
Counsel for Complainant

v

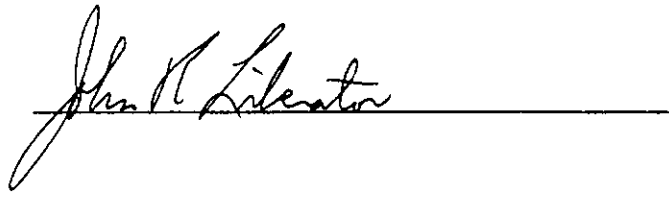
ORDER

The foregoing Stipulation and Agreement in Settlement is hereby adopted as the Decision and Order of the Real Estate Commissioner in the above-entitled matter with respect to Respondent NELSON M. GRANADOS.

This Decision shall become effective at 12 o'clock noon on March 21, 1995.

IT IS SO ORDERED February 9, 1995.

JOHN R. LIBERATOR
Interim Commissioner



1 CHRISTOPHER K.D. LEONG, Counsel
2 Department of Real Estate
3 107 South Broadway, Room 8107
4 Los Angeles, CA 90012

5 (213) 897-3937

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FILED
June 22, 1994
DEPARTMENT OF REAL ESTATE

By P. Berry

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * * *

11 In the Matter of the Accusation of) No. H-25857 LA
12 GRAN-PRI FINANCIAL CORP.,) A C C U S A T I O N
13 a corporation;)
14 NASH LOYA, individually and as)
15 designated officer of Gran-Pri)
16 Financial Corp.; and)
17 NELSON M. GRANADOS,)
18 Respondents.)

19 The Complainant, Steven J. Ellis, a Deputy Real Estate
20 Commissioner of the State of California, for cause of Accusation
21 against GRAN-PRI FINANCIAL CORP, a corporation (hereinafter
22 "GRAN-PRI"); NASH LOYA, individually and as designated officer
23 of Gran-Pri Financial Corp. (hereinafter "LOYA"); and NELSON M.
24 GRANADOS (hereinafter "GRANADOS") (hereinafter sometimes
25 referred to as "Respondents"), is informed and alleges as
26 follows:

27 1.

The Complainant, Steven J. Ellis, a Deputy Real Estate Commissioner of the State of California, makes this

1 Accusation against Respondents in his official capacity.

2 2.

3 All Sections of Title 10, Chapter 6, California Code
4 of Regulations, are hereinafter referred to as "Regulations".

5 3.

6 At all times herein mentioned, Respondent GRAN-PRI
7 was licensed or had license rights with the Department of Real
8 Estate of the State of California (hereinafter "Department") as
9 a corporate real estate broker. From about October 19, 1990
10 through December 18, 1992, Respondent GRAN-PRI was licensed as a
11 corporate real estate broker. On December 18, 1992 this license
12 expired; however, Respondent GRAN-PRI retains a two year right
13 of renewal.

14 4.

15 At all times herein mentioned, Respondent LOYA was
16 licensed by the Department individually as a real estate broker.
17 From about October 19, 1990 through March 31, 1992, Respondent
18 NASH was the designated officer of GRAN-PRI.

19 5.

20 From October 6, 1992 to present, GRANADOS was
21 licensed by the Department as a real estate salesperson. Prior
22 to October 6, 1992, GRANADOS was not licensed by the Department.

23 6.

24 At all times herein mentioned, Wilfred Prieto
25 (hereinafter "Prieto") and Ignacio Grajeda (hereinafter
26 "Grajeda") were not licensed by the Department.

27

1 7.

2 At all times mentioned herein, in Los Angeles County,
3 California, Respondents GRAN-PRI and LOYA engaged in the
4 business of, acted in the capacity of, advertised or assumed to
5 act as real estate brokers in the State of California, within
6 the meaning of Section 10131(d) of the Code, wherein they
7 arranged, negotiated, processed, and consummated, on behalf of
8 others, loans secured by liens on real property for compensation
9 or in expectation of compensation.

10 UNLICENSED ACTIVITY

11 8.

12 From on or about June 25, 1991 through March 31, 1992,
13 Respondents GRAN-PRI and LOYA, employed and compensated, Prieto
14 to act as their agent, for or in expectation of compensation, to
15 negotiate loans secured by liens on real property located in
16 California for various owners including, but not limited to:
17 Ali & Mahbub Seyedgaradi, Jose & Yolanda Mendoza and Claudio &
18 Clara Aguirre. Prieto's negotiation of said loans without a
19 real estate broker license was in violation of Section 10130 of
20 the Code. In employing and compensating Prieto, for said acts
21 when he was not licensed by the Department, Respondents GRAN-PRI
22 and LOYA violated Section 10137 of the Code.

23 9.

24 From on or about June 25, 1991 through March 31, 1992,
25 Respondents GRAN-PRI and LOYA, employed and compensated,
26 GRANADOS to act as their agent, for or in expectation of
27 compensation, to negotiate loans secured by liens on real

1 property located in California for various owners including, but
2 not limited to: Ali & Mahbub Seyedaradi. GRANADOS'
3 negotiation of said loans without a real estate broker license
4 was in violation of Section 10130 of the Code. In employing and
5 compensating GRANADOS, for said acts when he was not licensed by
6 the Department, Respondents GRAN-PRI and LOYA violated Section
7 10137 of the Code.

8 10.

9 From on or about June 25, 1991 through March 31, 1992,
10 Respondents GRAN-PRI and LOYA, employed and compensated, Grajeda
11 to act as their agent, for or in expectation of compensation, to
12 negotiate loans secured by liens on real property located in
13 California for various owners including, but not limited to:
14 Jose & Yolanda Mendoza. Grajeda's negotiation of said loans
15 without a real estate broker license was in violation of Section
16 10130 of the Code. In employing and compensating Grajeda, for
17 said acts when he was not licensed by the Department,
18 Respondents GRAN-PRI and LOYA violated Section 10137 of the
19 Code.

20 AUDIT

21 11.

22 On or about September 2, 1992, the Department completed
23 an audit of the activities of Respondents GRAN-PRI and LOYA, for
24 the period from June 25, 1991 through March 31, 1992. The
25 results of that audit are set forth in Paragraphs 12 through 14.

26 12.

27 During 1991 through 1992, in connection with their

1 real estate business activities, Respondents GRAN-PRI and LOYA
2 accepted or received funds in trust (hereinafter "trust funds")
3 from or on behalf of borrowers and lenders and thereafter made
4 disbursements of such funds. These trust funds were maintained
5 by Respondents at Wells Fargo Bank, Downey Office, 8151 East
6 Third Street, Downey, California, in: Account No. 0637-048406,
7 known as Gran-Pri Financial Corp. Trust Account (hereinafter
8 "TA#1").

9 13.

10 In connection with those trust funds described in
11 Paragraph 12, Respondents GRAN-PRI and LOYA:

12 (a) allowed three (3) non-licensees, including
13 GRANADOS, Prieto and Renee C. Bizer, to be authorized to sign on
14 the trust account without being bonded, in violation of Section
15 2834 of the Regulations.

16 (b) failed to maintain the designated officer, LOYA,
17 as an authorized signatory on TA#1, in violation of Section
18 10145 and 10159.2 of the Code.

19 RECORD RETENTION

20 14.

21 From June 25, 1991 through March 31, 1992, Respondents
22 GRAN-PRI and LOYA arranged approximately two (2) to three (3)
23 loans per month with an average loan amount of \$130,000. The
24 Department requested the records of compensation to loan
25 representatives, trust fund records, including control ledgers,
26 separate records, records of reconciliation, canceled checks,
27 records of deposits and columnar records of trust funds received

1 and not placed into broker's trust account. These records were
2 not made available. LOYA stated that at the time of the closing
3 down of GRAN-PRI the records were kept at a residence and thrown
4 away by mistake.

5 FIRST CAUSE OF ACCUSATION

6 (Violation by Respondents GRAN-PRI and LOYA of Sections 10145
7 and 10177(d) of the Code and Section 2834 of the Regulations)

8 15.

9 As a First Cause of Accusation, Complainant
10 incorporates herein by this reference the Preamble and each of
11 the allegations in Paragraphs 1 through 14, herein above.

12 16.

13 The conduct of Respondents LOYA and GRAN-PRI, in
14 handling trust funds as alleged in Paragraphs 12 through 14,
15 constitutes violations under Sections 10145 and 10159.2 of the
16 Code and Section 2834 of the Regulations. Said conduct is cause
17 pursuant to Sections 10145 and 10177(d) of the Code for the
18 suspension or revocation of all licenses and license rights of
19 Respondents under Real Estate Law.

20 SECOND CAUSE OF ACCUSATION

21 (Violation by Respondents LOYA and GRAN-PRI of Sections 10148
22 and 10177(d) of the Code)

23 17.

24 As a Second Cause of Accusation, Complainant
25 incorporates herein by this reference the Preamble and each of
26 the allegations in Paragraphs 1 through 14, herein above.

27

18.

The conduct of Respondents LOYA and GRAN-PRI, in failing to provide records and files, as alleged in Paragraph 14, constitutes violations under Section 10148 of the Code and Section 2840 of the Regulations. Said conduct is cause pursuant to Section 10177(d) of the Code for the suspension or revocation of all licenses and license rights of Respondents LOYA and GRAN-PRI under Real Estate Law.

THIRD CAUSE OF ACCUSATION

(Violation by Respondents LOYA and GRAN-PRI, of Section 10137 of the Code)

19.

As a Third Cause of Accusation, Complainant incorporates by this reference the Preamble and each of the allegations in Paragraphs 1 through 14, herein above.

20.

The conduct of Respondents, in employing and compensating Prieto, GRANADOS and Grajeda for performing acts requiring a real estate license, as described in Paragraphs 8 through 10, herein above, constitutes a violation of Section 10137 of the Code and is cause to suspend or revoke the real estate licenses and license rights of Respondents LOYA and GRAN-PRI.

FOURTH CAUSE OF ACCUSATION

(Violation by Respondent GRANADOS, of Section 10130 of the Code)

21.

As a Fourth Cause of Accusation, Complainant incorporates by this reference the Preamble and each of the

1 allegations in Paragraphs 1 through 14, herein above.

2 22.

3 The conduct of Respondent GRANADOS in performing acts
4 requiring a real estate license, as described in Paragraph 9,
5 herein above, while not being licensed, constitutes a violation
6 of Section 10130 of the Code and is cause to suspend or revoke
7 the real estate licenses and license rights of Respondent
8 GRANADOS.

9
10 WHEREFORE, Complainant prays that a hearing be
11 conducted on the allegations of this Accusation and that upon
12 proof thereof, a decision be rendered imposing disciplinary
13 action against all licenses and license rights of Respondents
14 GRAN-PRI FINANCIAL CORP., a corporation; NASH LOYA, individually
15 and as designated officer of Gran-Pri Financial Corp.; and
16 NELSON M. GRANADOS, under the Real Estate Law (Part 1 of
17 Division 4 of the Business and Professions Code) and for such
18 other and further relief as may be proper under other applicable
19 provisions of law.

20 Dated at Los Angeles, California

21 this 22nd day of June, 1994

22
23 STEVEN J. ELLIS

24 Deputy Real Estate Commissioner

25 cc: Gran-Pri Financial Corp.
26 Nash Loya
27 Nelson M. Granados
Sacto
CRC
Los Angeles Audit Section