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NO. H-28491 LA

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 June 7, 2000, and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

I

On April 13, 2000, Thomas McCrady made the Accusation in his 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 address on file with the Department on April 13, 2000.

On June 7, 2000, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

II

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (hereinafter "Code") as a real estate corporate broker.

III

On or about February 10, 1999, Respondent's residential mortgage lender license was revoked by the California Commissioner of Corporations, pursuant to the provisions of Section 50327 of the California Financial Code, for violation of Sections 50124(a)(4) and 50202 of the California Financial Code and Sections 1950.314.1 and 1950.314.2 of the California Code of Regulations, Title 10. Said acts would have been grounds for the suspension or revocation of the real estate license and license rights of Respondent under Code Section 10177(f) for violation of Code Sections 10145, 10176(e), 10177(g) and Regulations 2831.2 and 2832.1 of Title 10, Chapter 6, California Code of Regulations.

DETERMINATION OF ISSUES

I

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Section 10177(f).

II

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

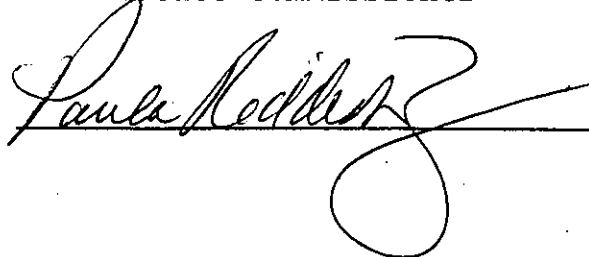
ORDER

The licenses and license rights of Respondent LANZA INVESTMENT CORP. 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 August 10, 2000.

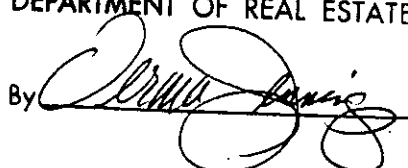
DATED: June 23, 2000.

PAULA REDDISH ZINNEMANN
Real Estate Commissioner



SACTO.
Flaq

1 Tuan Van Lai, Counsel (SBN 182967)
2 Department of Real Estate
3 320 West Fourth Street, Suite 350
4 Los Angeles, California, 90013-1105
5 Telephone: (213) 576-6982
6 -or- (213) 576-6916 (Direct)
7

FILED
APR 13 2000
DEPARTMENT OF REAL ESTATE
By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

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| 11 In the Matter of the Accusation of) | |
| 12) | NO. H-28491 LA |
| 13 Lanza Investment Corp.,) | <u>A C C U S A T I O N</u> |
| 14 Respondent.) | |

15 The Complainant, Thomas McCrady, a Deputy Real Estate
16 Commissioner of the State of California, for cause of accusation
17 against LANZA INVESTMENT CORP. (hereinafter "Respondent"), is
18 informed and alleges in his official capacity as follows:

19 I

20 Respondent is presently licensed and/or has license
21 rights under the Real Estate Law (Part 1 of Division 4 of the
22 Business and Professions Code, hereinafter "Code") as a real
23 estate corporate broker.

24 II

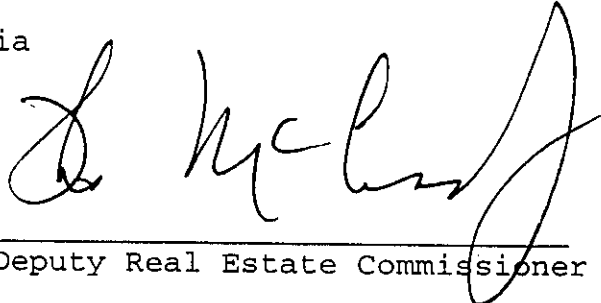
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26 mortgage lender license was revoked by the California
27 Commissioner of Corporations, pursuant to the provisions of

1 Section 50327 of the California Financial Code, for violation of
2 Sections 50124(a)(4) and 50202 of the California Financial Code
3 and Sections 1950.314.1 and 1950.314.2 of the California Code of
4 Regulations, Title 10. Said acts would have been grounds for the
5 suspension or revocation of the real estate license and license
6 rights of Respondent under Code Section 10177(f) for violation of
7 Code Sections 10145, 10176(e), 10177(g) and Regulations 2831.2
8 and 2832.1 of Title 10, Chapter 6, California Code of
9 Regulations.
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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all licenses and/or license rights of Respondent
5 LANZA INVESTMENT CORP., under the Real Estate Law (Part 1 of
6 Division 4 of the Business and Professions Code) and for such
7 other and further relief as may be proper under other applicable
8 provisions of law.

9 Dated at Los Angeles, California
10 this 13th day of April, 2000.

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13 Deputy Real Estate Commissioner

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25 cc: Lanza Investment Corp.
26 Thomas McCrady
27 Sacto.
 JP
 L.A. Audits

