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At all times material herein, you, HUMBERTO VEGA, individually and formerly doing business as First National Mortgage Company of America, were and now are licensed by the Department of Real Estate of the State of California ("Department") as a real estate broker.

II

All further references to "you", unless otherwise specified, includes the party identified in Paragraph I, above, and also includes the employees, agents and real estate licensees employed by or associated with said party and who at all times material herein were engaged in the furtherance of the business or operations of said party and who were acting within the course and scope of their authority and employment.

III

At all times herein mentioned, you engaged in the business of, acted in the capacity of, advertised or assumed to act as a real estate broker in the State of California, within the meaning of Code Section 10131(d), for another or others, and for or in expectation of compensation. Said activities included the operation and conduct of a mortgage loan brokerage business with the public wherein you solicited borrowers or lenders for, or negotiated loans, or collected payments, or performed services, for borrowers or lenders, or note owners in connection with loans secured directly or collaterally by liens on real property or on a business opportunity.

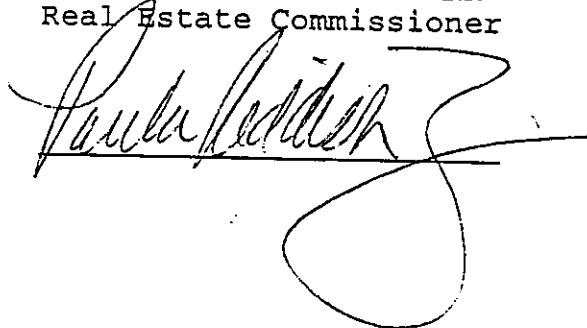




1 NOW, THEREFORE, YOU, HUMBERTO VEGA, INDIVIDUALLY AND  
2 FORMERLY DOING BUSINESS AS FIRST NATIONAL MORTGAGE COMPANY OF  
3 AMERICA, ARE ORDERED TO DESIST AND REFRAIN from engaging in any  
4 activity for which a real estate license is required, within the  
5 meaning of Code Section 10131, whether individually or under any  
6 fictitious name, unless and until you are in compliance with  
7 Code Sections 10161.8(b) and 10240 and Regulation 2715.

8 DATED: July 7, 2000.

9  
10 PAULA REDDISH ZINNEMANN  
Real Estate Commissioner

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25 cc: Humberto Vega  
26 23521 Paseo De Valencia, Suite 105  
27 Laguna Hills, CA 92653

