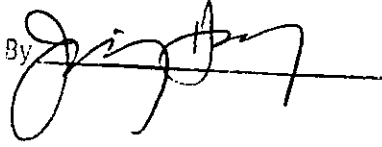


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Department of Real Estate
320 W. 4th Street, Suite 350
Los Angeles, CA 90013-1105
Telephone: (213) 576-6982

FILED
FEB 7 2001
DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

To:)	No. H-28952 LA
)	
HUNTINGTON BEACH FIRST CHOICE)	<u>ORDER TO DESIST</u>
REALTY AND INVESTMENTS, INC.)	<u>AND REFRAIN</u>
)	
)	

The Real Estate Commissioner of the State of California ("Commissioner") has caused an investigation to be made of your activities as a real estate broker and is of the opinion that you are in violation of Section 10177(f) of the Business and Professions Code of the State of California ("Code") and Section 2742, Title 10, California Code of Regulations ("Regulations").

I

You, HUNTINGTON BEACH FIRST CHOICE REALTY AND INVESTMENTS, INC. are currently licensed as a corporate real estate broker.

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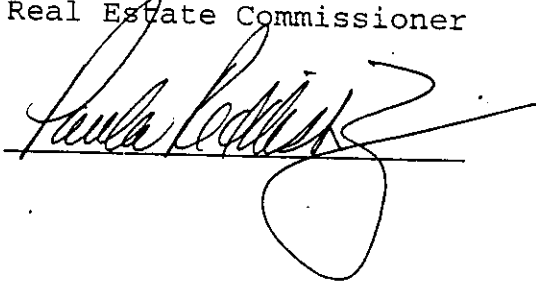
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NOW, THEREFORE, YOU, HUNTINGTON BEACH FIRST CHOICE REALTY AND INVESTMENTS, INC., AND YOUR SUCCESSORS IN INTEREST ARE HEREBY ORDERED TO DESIST AND REFRAIN from performing any acts for which a real estate license is required until you have presented evidence satisfactory to the Commissioner that you are no longer subject to the suspension described in Paragraph III.

DATED: February 1, 2001...

PAULA REDDISH ZINNEMANN
Real Estate Commissioner



cc:Huntington Beach First Choice Realty and Investments Inc.
18141 Beach Blvd., Ste. 200
Huntington Beach, CA 92648