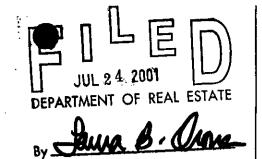
Department of Real Estate 320 West 4<sup>th</sup> Street, Suite 350 Los Angeles, CA 90013-1105 (213) 576-6982

AUSTIN JAMES LORENZANA



BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

10

3

4

5

6

7

8

9

11

To:

12

13

14

15 16

17

18

19

·20

21

22 23

24

25

26

27

NO. H-29141 LA

ORDER TO DESIST
AND REFRAIN

The Real Estate Commissioner of the State of California (hereinafter "Department") has determined from the findings set forth below that you, AUSTIN JAMES LORENZANA, have violated Section 10130 of the Business and Professions Code of the State of California (hereinafter "Code").

Ι

At no time herein mentioned were you, AUSTIN JAMES LORENZANA, licensed by the Department as a real estate broker or as a real estate salesperson.

///

///

///

1 II In or around July 2000, in expectation of compensation, you, for another or others, solicited and negotiated the purchase 4 of real property located at 4900 San Pedro, Los Angeles, California, on behalf of Robert Shackelford, buyer. The activities described above require a real estate 8 license under Section 10131(a) of the Code. 9 TV 10 You violated Section 10130 of the Code by engaging in 11 the above-described conduct without first obtaining a real estate 12 broker or salesperson license from the Department. 13 NOW, THEREFORE, YOU, AUSTIN JAMES LORENZANA, ARE 15 16

ORDERED TO DESIST AND REFRAIN from performing any and all acts for which a real estate license is required until such time as you obtain the required license from the Department.

PAULA REDDISH ZINNEMANN Real Estate Commissioner

cc: Austin James Lorenzana 3252 Malabar Street Los Angeles, CA 90063

27

26

2

3

5

6

7

14

17

18

19

20

21

22

23

24

25