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II

In or around July 2000, in expectation of compensation, you, for another or others, solicited and negotiated the purchase of real property located at 4900 San Pedro, Los Angeles, California, on behalf of Robert Shackelford, buyer.

III

The activities described above require a real estate license under Section 10131(a) of the Code.

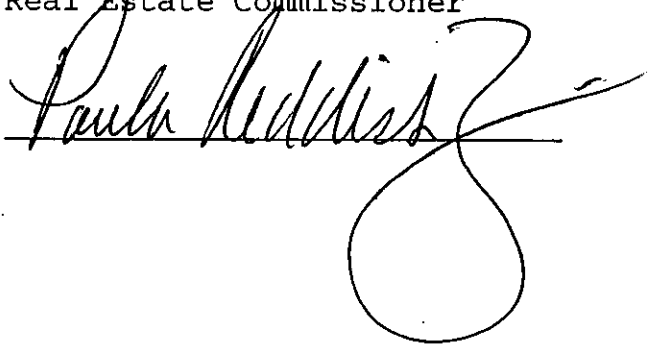
IV

You violated Section 10130 of the Code by engaging in the above-described conduct without first obtaining a real estate broker or salesperson license from the Department.

NOW, THEREFORE, YOU, AUSTIN JAMES LORENZANA, ARE 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.

DATED: July 17, 2001.

PAULA REDDISH ZINNEMANN
Real Estate Commissioner



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