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1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, California 90013-1105
4 Telephone: (213) 576-6982

FILED

SEP 12 2012

DEPARTMENT OF REAL ESTATE
BY: _____

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

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12 To:) NO. H- 38412 LA
13 GARZA REALTY, INC.) ORDER TO DESIST
14) AND REFRAIN

15 The Real Estate Commissioner of the State of California
16 (hereinafter "Commissioner") has caused an investigation to be
17 made of your activities as a real estate broker and is of the
18 opinion that you are in violation of Section 10177(f) of the
19 Business and Professions Code of the State of California
20 (hereinafter "Code") and Section 2742, Title 10, Chapter 6,
21 California Code of Regulations (hereinafter "Regulations").

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23 GARZA REALTY, INC. is currently licensed as a corporate
24 real estate broker.

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II

CARLOS ALFREDO ROMERO is currently licensed as the designated officer of GARZA REALTY, INC. As such, pursuant to Code Section 10159.2, you are responsible for the supervision and control of the activities conducted on behalf of the corporation by its officers and employees as necessary to secure full compliance with the Real Estate Law (Section 10000, et seq., of the Code), including the supervision of salespersons licensed to the corporation in the performance of their acts for which a license is required.

III

On or about January 3, 2012, pursuant to the provisions of the California Revenue and Taxation Code, the rights and privileges of GARZA REALTY, INC. were suspended by the California Franchise Tax Board. Said suspension is a violation of Section 10177(f) of the Code in that it would have constituted grounds for the denial of your corporate real estate broker license under Section 2742 of the Regulations.

NOW, THEREFORE, GARZA REALTY, 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.

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1 FURTHER, YOU, CARLOS ALFREDO ROMERO, ARE HEREBY ORDERED
2 TO NOTIFY each real estate salesperson employed under GARZA
3 REALTY, INC.'s real estate license of the contents of this Order
4 if, within ten days of your receipt of this Order, the suspension
5 described in Paragraph III above is not removed.

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7 DATED: August 13, 2012.
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9 Real Estate Commissioner

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12 By WAYNE S. BELL
13 Chief Counsel
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24 cc: Garza Realty, Inc.
25 15434 Gale Ave., Suite G
26 Hacienda Heights, CA 91745
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