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**FILED**

MAR - 4 2011

DEPARTMENT OF REAL ESTATE

BY: James B. Olson

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of )	NO. H-36942 LA
)	
VITAL'S & ASSOCIATES INC, )	
)	
)	
Respondent. )	
)	

ORDER DENYING APPLICATION FOR A REAL ESTATE LICENSE

The Real Estate Commissioner, in conformity with Section 10152, Division 4, Business and Professions Code of the State of California, required further proof of the honesty and truthfulness of VITAL'S & ASSOCIATES INC, (hereinafter Respondent), in connection with Respondent's application for a corporate broker real estate license filed on March 11, 2009, and in relation thereto, filed a Statement of Issues on November 30, 2010.

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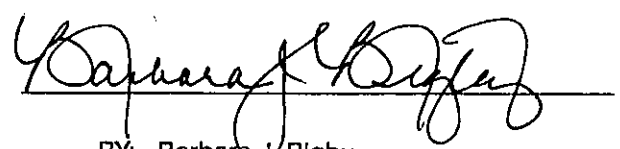
Said Statement of Issues was properly served on Respondent on or about November 30, 2010, and Respondent has, to date, failed to file a Notice of Defense, request a hearing or otherwise establish that it is entitled to the license sought.

IT IS THEREFORE ORDERED, pursuant to the authority granted under Section 11520 of the Government Code of the State of California, that the application of VITAL'S & ASSOCIATES INC, for a real estate corporate broker license is hereby denied.

This Order is effective immediately.

DATED: 2/23/11

JEFF DAVI  
Real Estate Commissioner



BY: Barbara J. Bigby  
Chief Deputy Commissioner

**FILED**

NOV 30 2010

DEPARTMENT OF REAL ESTATE  
BY: Lawrence B. Olson

1 JAMES DEMUS, Counsel (SBN 225005)  
2 Department of Real Estate  
3 320 West 4th Street, Suite 350  
4 Los Angeles, California 90013-1105  
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8 Telephone: (213) 576-6982  
9 (Direct) (213) 576-6910

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

11 In the Matter of the Application of ) No. H-36942-LA  
12 )  
13 VITAL'S & ASSOCIATES INC, )  
14 Respondent. ) STATEMENT OF ISSUES

15  
16 The Complainant, Maria Suarez, a Deputy Real Estate  
17 Commissioner of the State of California, for Statement of Issues  
18 against VITAL'S & ASSOCIATES INC, is informed and alleges in her  
19 official capacity as follows:

20 I

21 On or about March 11, 2009, Respondent made  
22 application to the Department of Real Estate of the State of  
23 California for a corporate real estate broker license for  
24 VITAL's & ASSOCIATES INC (hereinafter "VITAL's"). This  
25 application named LUIS CESAR ALANIZ (hereinafter "ALANIZ") as  
26 the corporation's broker-officer and Vice President.

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II

ALANIZ is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("Code"), as a real estate broker.

III

On or about November 18, 2009, before the Department of Real Estate, State of California, in case no. H-35736 LA, ALANIZ signed a Stipulation and Agreement in which he stipulated that his conduct, as set forth in the Accusation for case no. H-35736 LA, constitutes cause to suspend or revoke his real estate license under the provisions of Business and Professions Code ("Code") Sections 10137, 10240, 10241, 10177(d) and 10177(g). Accordingly, on February 2, 2010 an Order suspending the license of ALANIZ for 120 days, with 60 days staid upon certain terms and conditions, became effective.

IV

On or about July 26, 2007 before the Department of Real Estate, State of California, in case no. H-33603 LA, ALANIZ signed a Stipulation and Agreement in which he stipulated that his conduct, as set forth in the Accusation for case no. H-33603 LA, constitutes cause to suspend or revoke his real estate license under the provisions of Business and Professions Code ("Code") Sections 10137 and 10240. On October 1, 2007, a Decision suspending the license of ALANIZ for 60 days, with 30 days staid for two years, became effective.

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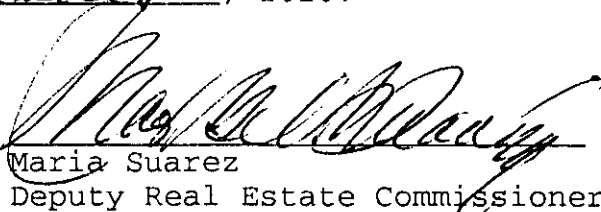
2 The allegations contained in Paragraphs III and IV  
3 above, constitute cause for denial of VITAL's application for a  
4 corporate real estate broker license under Business and  
5 Professions Code Sections 10177(d) and/or 10177(g).

6 These proceedings are brought under the provisions of  
7 Section 10100, Division 4 of the Business and Professions Code  
8 of the State of California and Sections 11500 through 11528 of  
9 the California Government Code.

10 WHEREFORE, the Complainant prays that the above-  
11 entitled matter be set for hearing and, upon proof of the  
12 charges contained herein, that the Commissioner refuse to  
13 authorize the issuance of, and deny the issuance of, a corporate  
14 real estate broker license to Respondent VITAL'S & ASSOCIATES  
15 INC, and for such other and further relief as may be proper in  
16 the premises.

17 Dated at Los Angeles, California

18 this 11<sup>th</sup> day of October, 2010.

19  
20   
21 Maria Suarez  
22 Deputy Real Estate Commissioner  
23  
24

25 cc: Vital's & Associates Inc  
26 Luis Cesar Alaniz  
27 Sacto.  
Maria Suarez