

STATE OF CALIFORNIA  
DEPARTMENT OF CORPORATIONS

ORDER

In the matter of ) REVOKING CALIFORNIA FINANCE LENDERS LICENSE  
) PURSUANT TO SECTION 22107  
) FINANCIAL CODE

FIRST SOUTHERN CAPITAL  
DEVELOPMENT CORPORATION  
29050 S. WESTERN AVENUE, SUITE 252  
RANCHO PALOS VERDES, CA 90275

Respondent ) File No. 6031443  
)  
License under the )  
California Finance Lenders Law )

The Commissioner finds that the annual assessment as required by Section 22107 of the Finance Code has not been filed, although notification to the Respondent to pay the assessment was duly sent on or about November 4, 2011.

THEREFORE, GOOD CAUSE APPEARING, Respondent's California Finance Lenders License is revoked effective December 13, 2011 pursuant to Section 22107 of the Financial Code, unless the annual assessment is received in good funds by the Department of Corporations Accounting Office located on **1515 K. Street, Suite 200, Sacramento, California 95814**, no later than the close of business on December 12, 2011. On the effective date of this Revocation Order, if the annual assessment has not been paid, you are hereby ordered and directed to discontinue the making or brokering of any loan made pursuant to the California Finance Lenders Law. You are also ordered and directed to discontinue all activity conducted pursuant to Section 22340 and Section 22600 of the Financial Code within 60 days of the effective date of this Order.

This ORDER is to remain in full force and effect until the further written order of the Commissioner of Corporations.

Section 22107 (d) of the Financial Code provides as follows:

If a licensee fails to pay the assessment on or before the 31<sup>st</sup> day of October, the commissioner may by order summarily suspend or revoke the certificate issued to the licensee. If, after an order is made, a request for hearing is filed in writing within 30 days, and a hearing is not held within 60 days thereafter, the order is deemed rescinded as of its effective date. During any period when its certificate is revoked or suspended, a finance lender or broker licensee and any mortgage loan originator licensee employed by the finance lender or broker shall not conduct business pursuant to this division except as may be permitted by order of the commissioner. However, the revocation, suspension or surrender of a certificate shall not affect the powers of the commissioner as provided in this division.

Dated: Los Angeles, California  
November 21, 2011

PRESTON DUFAUCHARD  
California Corporations Commissioner

Effective: December 13, 2011

By \_\_\_\_\_  
PATRICIA R. SPEIGHT  
Special Administrator  
California Finance Lenders Law

1 MARY ANN SMITH (CA Bar No. 230943)  
2 Deputy Commissioner  
3 Department of Corporations  
320 West 4<sup>th</sup> Street, Ste. 750  
4 Los Angeles, California 90013-2344  
Telephone: (213) 576-7690 Fax: (213) 576-7574

5 Attorney for Complainant

6  
7 BEFORE THE DEPARTMENT OF CORPORATIONS  
8 OF THE STATE OF CALIFORNIA

9 In the Matter of the Accusation of ) File No. 603-H315 603-I016  
10 THE CALIFORNIA CORPORATIONS ) 603-I443  
11 COMMISSIONER, )  
12 )  
12 Complainant, )  
13 )  
13 vs. ) NOTICE OF INTENTION  
14 ) TO ISSUE ORDER  
14 FIRST SOUTHERN CAPITAL ) REVOKING CALIFORNIA  
15 DEVELOPMENT CORPORATION, ) FINANCE LENDERS LICENSE  
16 )  
16 Respondent. )  
17 )  
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19 Pursuant to section 22714 of the California Finance Lenders Law (California  
20 Financial Code), notice is hereby given of the intention of the California Corporations  
21 Commissioner to enter his Order pursuant to section 22714 of the California Finance  
22 Lenders Law to revoke Respondent's finance lenders license.

23 The attached Accusation, which is incorporated by this reference, states the reasons  
24 for the intended Order.

25  
26 Unless a request for hearing, as evidenced by the mailing or delivery of the Notice of  
27 Defense, is received within 15 days after the Accusation was personally served upon you or  
28

1 mailed to you, such Order may be entered at any time thereafter without a hearing.

2 DATED: December 6, 2012  
3 Los Angeles, California

4 JAN LYNN OWEN  
5 California Corporations Commissioner

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7 By \_\_\_\_\_  
8 PATRICIA R. SPEIGHT  
9 Special Administrator  
10 California Finance Lenders Law  
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2 Deputy Commissioner  
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6 BEFORE THE DEPARTMENT OF CORPORATIONS  
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9 In the Matter of the Accusation of ) File No. 603-H315 603-I016  
10 THE CALIFORNIA CORPORATIONS ) 603-I443  
11 COMMISSIONER, )  
12 Complainant, )  
13 vs. ) ACCUSATION  
14 )  
15 FIRST SOUTHERN CAPITAL )  
16 DEVELOPMENT CORPORATION, )  
17 Respondent. )  
\_\_\_\_\_ )

18  
19 The Complainant is informed and believes, and based upon such information and  
20 belief, alleges and charges Respondent as follows:

21 I

22 Respondent is a finance lender and/or broker licensed by the California Corporations  
23 Commissioner ("Commissioner") pursuant to the California Finance Lenders Law  
24 (California Financial Code § 22000 et seq.) ("CFL"). Respondent has its principal place of  
25 business located at:

26 29050 S. WESTERN AVE., STE. 252  
27 RANCHO PALOS VERDES, CA 90275  
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1 II

2 Pursuant to California Financial Code section 22112, all CFL licensees are required to  
3 maintain a surety bond in the minimum amount of \$25,000.00. The surety bond of  
4 respondent expired on 6/19/2012. On or about 5/18/2012, the Commissioner notified  
5 respondent that a replacement surety bond had to be filed immediately, but no later than the  
6 expiration date to avoid suspension or revocation of its CFL license.

7 Respondent has yet to obtain a replacement surety bond in violation of California  
8 Financial Code section 22112.

9 III

10 California Financial Code section 22112 provides in pertinent part:

11 A licensee shall maintain a surety bond in accordance with this subdivision in  
12 the amount of twenty-five thousand dollars (\$25,000). The bond shall be  
13 payable to the commissioner and issued by an insurer authorized to do business  
14 in this state. A copy of the bond, including any and all riders and  
15 endorsements executed subsequent to the effective date of the bond, shall be  
16 filed with the commissioner for review and approval within 10 days of  
17 execution. For licensees with multiple licensed locations, only one surety  
18 bond in the amount of twenty-five thousand dollars (\$25,000) is required. The  
19 bond shall be used for the recovery of expenses, fines, and fees levied by the  
20 commissioner in accordance with this division or losses or for damages  
21 incurred by consumers as the result of a licensee's noncompliance with the  
22 requirements of this division.

23 California Financial Code section 22714 provides in pertinent part:

24 The commissioner may suspend or revoke any license, upon notice and  
25 reasonable opportunity to be heard, if the commissioner finds any of the  
26 following:

27 (a) The licensee has failed to comply with any demand, ruling, or requirement  
28 of the commissioner made pursuant to and within the authority of this division.

(b) The licensee has violated any provision of this division or any rule or  
regulation made by the commissioner under and within the authority of this  
division.

(c) A fact or condition exists that, if it had existed at the time of the original  
application for the license, reasonably would have warranted the commissioner  
in refusing to issue the license originally.

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IV

The Commissioner finds that, by reason of the foregoing, Respondent has violated California Financial Code section 22112, and based thereon, grounds exist to revoke the California Finance Lender license of Respondent.

WHEREFORE, IT IS PRAYED that the California finance lender license of Respondent be revoked.

DATED: December 6, 2012  
Los Angeles, California

JAN LYNN OWEN  
California Corporations Commissioner

By \_\_\_\_\_  
PATRICIA R. SPEIGHT  
Special Administrator  
California Finance Lenders Law

STATE OF CALIFORNIA  
DEPARTMENT OF CORPORATIONS

In the matter of ) ORDER SETTING ASIDE ORDER SUMMARILY  
) REVOKING CALIFORNIA FINANCE LENDERS LICENSE  
) PURSUANT TO SECTION 22107  
) FINANCIAL CODE  
FIRST SOUTHERN CAPITAL  
DEVELOPMENT CORPORATION  
Respondent ) File No. 603 I443  
)  
License under the )  
California Finance Lenders Law )

The Commissioner finds that the annual assessment required by Section 22107 of the Finance Code has been paid by First Southern Capital Development Corporation.

NOW, THEREFORE, the Order Revoking California Finance Lenders License Pursuant to Section 22107 Financial Code is hereby set aside as of December 29, 2011.

Dated: December 29, 2011  
Los Angeles, California

JAN LYNN OWEN  
California Corporations Commissioner

By \_\_\_\_\_  
PATRICIA R. SPEIGHT  
Special Administrator  
California Finance Lenders Law