

UNITED STATES OF AMERICA
Before the
SECURITIES AND EXCHANGE COMMISSION

SECURITIES EXCHANGE ACT OF 1934
Release No. 62852 / September 7, 2010

ADMINISTRATIVE PROCEEDING
File No. 3-14032

In the Matter of

**America First Associates Corp.,
American Eco Corp.,
American Income 2 LP,
American Income 3 LP,
American International Assets, Inc.,
American Leasing Investors V-C,
American Sensors, Inc., and
Americana Hotels & Realty Corp.**

Respondents.

**ORDER INSTITUTING
ADMINISTRATIVE PROCEEDINGS
AND NOTICE OF HEARING
PURSUANT TO SECTION 12(j) OF
THE SECURITIES EXCHANGE ACT
OF 1934**

I.

The Securities and Exchange Commission (“Commission”) deems it necessary and appropriate for the protection of investors that public administrative proceedings be, and hereby are, instituted pursuant to Section 12(j) of the Securities Exchange Act of 1934 (“Exchange Act”) against Respondents America First Associates Corp., American Eco Corp., American Income 2 LP, American Income 3 LP, American International Assets, Inc., American Leasing Investors V-C, American Sensors, Inc., and Americana Hotels & Realty Corp.

II.

After an investigation, the Division of Enforcement alleges that:

A. RESPONDENTS

1. America First Associates Corp. (CIK No. 1084203) is a void Delaware corporation located in Stewart Manor, New York with a class of securities registered with the Commission pursuant to Exchange Act Section 12(g). America First is delinquent in its periodic filings with the Commission, having not filed any periodic reports since it filed a Form 10-QSB/A for the period ended June 30, 2004, which reported a net loss of \$169,921 for the prior three months.

2. American Eco Corp. (CIK No. 868076) is an Ontario corporation located in Houston, Texas with a class of securities registered with the Commission pursuant to Exchange Act Section 12(g). American Eco is delinquent in its periodic filings with the Commission, having not filed any periodic reports since it filed a Form 10-Q for the period ended February 29, 2000, which reported a net loss of over \$4.2 million for the prior three months. American Eco is also delinquent in its filings with the Ontario Securities Commission. On August 4, 2000, the company filed a Chapter 11 petition in the U.S. Bankruptcy Court for the District of Delaware, which was converted to Chapter 7 and terminated on September 13, 2007. As of August 30, 2010, the company's stock (symbol "ECGOQ") was traded on the over-the-counter markets.

3. American Income 2 LP (CIK No. 742102) is a canceled Massachusetts limited partnership located in Boston, Massachusetts with a class of securities registered with the Commission pursuant to Exchange Act Section 12(g). American Income 2 is delinquent in its periodic filings with the Commission, having not filed any periodic reports since it filed a Form 10-K for the period ended December 31, 1995.

4. American Income 3 LP (CIK No. 742103) is a canceled Massachusetts limited partnership located in Boston, Massachusetts with a class of securities registered with the Commission pursuant to Exchange Act Section 12(g). American Income 3 is delinquent in its periodic filings with the Commission, having not filed any periodic reports since it filed a Form 10-K for the period ended December 31, 1995, which reported a net loss of \$150,737 for the prior twelve months.

5. American International Assets, Inc. (CIK No. 862024) is an expired Utah corporation located in Flushing, New York with a class of securities registered with the Commission pursuant to Exchange Act Section 12(g). American International is delinquent in its periodic filings with the Commission, having not filed any periodic reports since it filed a Form 10-QSB for the period ended September 30, 2003, which reported a net loss of \$157,412 for the prior nine months.

6. American Leasing Investors V-C (CIK No. 710155) is a canceled California limited partnership located in Greenwich, Connecticut with a class of securities registered with the Commission pursuant to Exchange Act Section 12(g). American Leasing is delinquent in its periodic filings with the Commission, having not filed any periodic reports since it filed a Form 10-Q for the period ended September 30, 1995.

7. American Sensors, Inc. (CIK No. 912090) is an Ontario corporation located in Toronto, Ontario, Canada with a class of securities registered with the Commission pursuant to Exchange Act Section 12(g). American Sensors is delinquent in its periodic filings with the Commission, having not filed any periodic reports since it filed a Form 20-F for the period ended June 30, 1996, which reported a net loss of \$11,052 for the prior twelve months.

8. Americana Hotels & Realty Corp. (CIK No. 356959) is a dissolved Maryland corporation located in Boston, Massachusetts with a class of securities registered with the Commission pursuant to Exchange Act Section 12(g). Americana is delinquent in its

periodic filings with the Commission, having not filed any periodic reports since it filed a Form 10-Q for the period ended March 31, 1998.

B. DELINQUENT PERIODIC FILINGS

9. As discussed in more detail above, all of the respondents are delinquent in their periodic filings with the Commission, have repeatedly failed to meet their obligations to file timely periodic reports, and failed to heed delinquency letters sent to them by the Division of Corporation Finance requesting compliance with their periodic filing obligations or, through their failure to maintain a valid address on file with the Commission as required by Commission rules, did not receive such letters.

10. Exchange Act Section 13(a) and the rules promulgated thereunder require issuers of securities registered pursuant to Exchange Act Section 12 to file with the Commission current and accurate information in periodic reports, even if the registration is voluntary under Section 12(g). Specifically, Rule 13a-1 requires issuers to file annual reports and Rule 13a-13 requires domestic issuers to file quarterly reports. Rule 13a-16 requires foreign private issuers to furnish quarterly and other reports to the Commission under cover of Form 6-K if they make or are required to make the information public under the laws of the jurisdiction of their domicile or in which they are incorporated or organized; if they file or are required to file information with a stock exchange on which their securities are traded and the information was made public by the exchange; or if they distribute or are required to distribute information to their security holders.

11. As a result of the foregoing, Respondents failed to comply with Exchange Act Section 13(a) and Rules 13a-1 and 13a-13 or 13a-16 thereunder.

III.

In view of the allegations made by the Division of Enforcement, the Commission deems it necessary and appropriate for the protection of investors that public administrative proceedings be instituted to determine:

A. Whether the allegations contained in Section II are true and, in connection therewith, to afford the Respondents an opportunity to establish any defenses to such allegations; and,

B. Whether it is necessary and appropriate for the protection of investors to suspend for a period not exceeding twelve months, or revoke the registration of each class of securities registered pursuant to Section 12 of the Exchange Act of the Respondents identified in Section II, and any successor under Exchange Act Rules 12b-2 or 12g-3, and any new corporate names of any Respondents.

IV.

IT IS HEREBY ORDERED that a public hearing for the purpose of taking evidence on the questions set forth in Section III hereof shall be convened at a time and place to be fixed, and before an Administrative Law Judge to be designated by further

order as provided by Rule 110 of the Commission's Rules of Practice [17 C.F.R. § 201.110].

IT IS HEREBY FURTHER ORDERED that Respondents shall file an Answer to the allegations contained in this Order within ten (10) days after service of this Order, as provided by Rule 220(b) of the Commission's Rules of Practice [17 C.F.R. § 201.220(b)].

If Respondents fail to file the directed Answers, or fail to appear at a hearing after being duly notified, the Respondents, and any successor under Exchange Act Rules 12b-2 or 12g-3, and any new corporate names of any Respondents, may be deemed in default and the proceedings may be determined against it upon consideration of this Order, the allegations of which may be deemed to be true as provided by Rules 155(a), 220(f), 221(f), and 310 of the Commission's Rules of Practice [17 C.F.R. §§ 201.155(a), 201.220(f), 201.221(f), and 201.310].

This Order shall be served forthwith upon Respondents personally or by certified, registered, or Express Mail, or by other means of verifiable delivery.

IT IS FURTHER ORDERED that the Administrative Law Judge shall issue an initial decision no later than 120 days from the date of service of this Order, pursuant to Rule 360(a)(2) of the Commission's Rules of Practice [17 C.F.R. § 201.360(a)(2)].

In the absence of an appropriate waiver, no officer or employee of the Commission engaged in the performance of investigative or prosecuting functions in this or any factually related proceeding will be permitted to participate or advise in the decision of this matter, except as witness or counsel in proceedings held pursuant to notice. Since this proceeding is not "rule making" within the meaning of Section 551 of the Administrative Procedure Act, it is not deemed subject to the provisions of Section 553 delaying the effective date of any final Commission action.

By the Commission.

Elizabeth M. Murphy
Secretary

Service List

Rule 141 of the Commission's Rules of Practice provides that the Secretary, or another duly authorized officer of the Commission, shall serve a copy of the Order Instituting Administrative Proceedings and Notice of Hearing Pursuant to Section 12(j) of the Securities Exchange Act of 1934 ("Order"), on the Respondents and their legal agents.

The attached Order has been sent to the following parties and other persons entitled to notice:

The Honorable Brenda P. Murray
Chief Administrative Law Judge
Securities and Exchange Commission
100 F Street, N.E.
Washington, DC 20549-2557

David S. Frye, Esq.
Division of Enforcement
Securities and Exchange Commission
100 F Street, N.E.
Washington, DC 20549-6010

By Express Mail:
America First Associates Corp.
94 Covert Avenue
Stewart Manor, NY 11530

America First Associates Corp.
c/o The Corporation Trust Co.
Registered Agent
1209 Orange Street
Wilmington, DE 19801

By Express Mail:
American Eco Corp.
3934FM 1960 West, Suite 200
Houston, TX 77068

American Eco Corp.
c/o Mr. Norman Hartis
Registered Agent
1108 Old Thomasville Road
High Point, NC 27260

By Express Mail:
American Income 2 LP
98 N. Washington St., Fifth Floor
Boston, MA 02114

American Income 2 LP
c/o AFG Leasing, Inc.
Resident Agent
Exchange Place
Boston, MA 02109

By Express Mail:
American Income 3 LP
98 N. Washington St., Fifth Floor
Boston, MA 02114

American Income 3 LP
c/o AFG Leasing, Inc.
Resident Agent
Exchange Place
Boston, MA 02109

By Express Mail:
American International Assets, Inc.
135-27 38th Ave., Suite 328
New York, NY 11354

American International Assets, Inc.
c/o Mr. Richard W. Krabbeler
President
2601 S. Pavilion Center Drive, Unit 1
Las Vegas, NV 89135

By Express Mail:
American Leasing Investors V-C
411 W. Putnam Avenue
Greenwich, CT 06830

American Leasing Investors V-C
10 Union Square E.
New York, NY 10003

By Express Mail:
American Sensors, Inc.
100 Tempo Avenue
Toronto, ON M2H 2N8
Canada

By Express Mail:
Americana Hotels & Realty Corp.
535 Boylston Street, 3rd Floor
Boston, MA 02116

Americana Hotels & Realty Corp.
c/o The Corporation Trust, Inc.
Registered Agent
300 E. Lombard Street
Baltimore, MD 21202

[The Division of Enforcement will also have a process server attempt personal service on all respondents.]