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SEP 16 2013

BUREAU OF REAL ESTATE

By Jane B. Dow

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)
)
INLAND INVESTMENTS GROUP INC, dba) NO. H-04436 SD
Inland Empire Realtors, SOUTHLAND) 2013010729
INVESTMENTS CORP, dba Southland)
Real Estate and NAVEED AHMED)
ZUBERI, individually and as)
designated officer of Inland)
Investments Group Inc and)
Southland Investments Corp,)
)
)
)
Respondents.)

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On December 17, 2012, an Accusation was filed in this matter against Respondents INLAND INVESTMENTS GROUP INC, SOUTHLAND INVESTMENT CORP and NAVEED AHMED ZUBERI.

On July 18, 2013, Respondent SOUTHLAND INVESTMENTS CORP petitioned the Commissioner to voluntarily surrender its corporate real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent SOUTHLAND INVESTMENTS CORP's petition for voluntary surrender of its corporate real estate broker license is accepted as of the

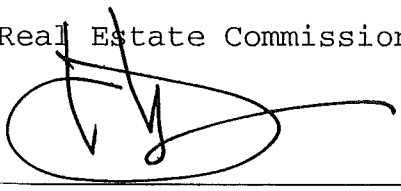
1 effective date of this Order as set forth below, based upon the
2 understanding and agreement expressed in Respondent's Declaration
3 dated July 18, 2013 (attached as Exhibit "A" hereto).
4 Respondent's license certificate(s), pocket card(s) and any
5 branch office license certificate(s) shall be sent to the below
6 listed address so that they reach the Bureau on or before the
7 effective date of this Order:

8
9 Bureau of Real Estate
10 Atten: Licensing Flag Section
11 P.O. Box 137013
12 Sacramento, CA 95813-7013

13 This Order shall become effective at 12 o'clock noon
14 on OCT 7 2013.

15 DATED: August 7, 2013.

16 Real Estate Commissioner

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18 **By: JEFFREY MASON**
19 **Chief Deputy Commissioner**

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	BRE NO: H-04436 SD
)	OAH NO: 2013010729
INLAND INVESMENTS GROUP INC, dba)	
Inland Empire Realtors, <u>SOUTHLAND</u>)	
<u>INVESTMENTS CORP</u> , dba Southland)	
Real Estate and NAVEED AHMED)	
ZUBERI, individually and as)	
designated officer of Inland)	
Investments Group Inc and Southland)	
Investments Corp,)	
)	
Respondents.)	

DECLARATION

My name is Naveed Ahmed Zuberi. I am authorized and empowered to sign this declaration on behalf of SOUTHLAND INVESTMENTS CORP, which is licensed as a corporate real estate broker and/or has license rights with respect to said license.

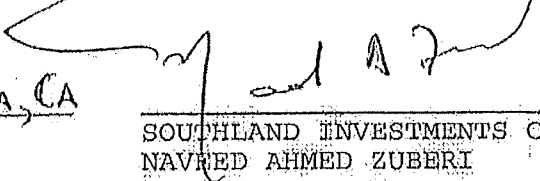
In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Government Code) SOUTHLAND INVESTMENTS CORP wishes to voluntarily surrender its real estate license, issued by the Bureau of Real Estate ("Bureau"), pursuant to Business and Professions Code Section 10100.2.

1 I understand that SOUTHLAND INVESTMENTS CORP, by so
2 voluntarily surrendering its license, can only have it reinstated
3 in accordance with the provisions of Section 11522 of the
4 Government Code. I also understand that by so voluntarily
5 surrendering its license, SOUTHLAND INVESTMENTS CORP agrees to
6 the following:

7 The filing of this Declaration shall be deemed as its
8 petition for voluntary surrender. It shall also be deemed to be
9 an understanding and agreement by SOUTHLAND INVESTMENTS CORP
10 that, it waives all rights it has to require the Commissioner to
11 prove the allegations contained in the Accusation filed in this
12 matter at a hearing held in accordance with the provisions of the
13 Administrative Procedure Act (Government Code Sections 11400 et
14 seq.), and that it also waives other rights afforded to it in
15 connection with the hearing such as the right to discovery, the
16 right to present evidence in defense of the allegations in the
17 Accusation and the right to cross-examine witnesses. I further
18 agree on behalf of SOUTHLAND INVESTMENTS CORP that upon
19 acceptance by the Commissioner, as evidenced by an appropriate
20 order, all affidavits and all relevant evidence obtained by the
21 Bureau in this matter prior to the Commissioner's acceptance, and
22 all allegations contained in the Accusation filed in the Bureau
23 Case No. H-04436, may be considered by the Bureau to be true and
24 correct for the purpose of deciding whether or not to grant
25 reinstatement of SOUTHLAND INVESTMENTS CORP's license(s) pursuant
26 to Government Code Section 11522.

1 A copy of the Commissioner's Criteria of Rehabilitation
2 is attached hereto. If and when a petition application is made
3 for reinstatement of a surrendered license or endorsement, the
4 Real Estate Commissioner will consider as one of the criteria of
5 rehabilitation, whether or not restitution has been made to any
6 person who has suffered monetary losses through "substantially
7 related" acts or omissions of Respondent(s), whether or not such
8 persons are named in the investigation file in this case.

9 I declare under penalty of perjury under the laws of
10 the State of California that the above is true and correct and
11 that I am acting freely and voluntarily on behalf of SOUTHLAND
12 INVESTMENTS CORP to surrender its license and all license rights
13 attached thereto.

14
15 07/18/2013 CORONA, CA 
16 Date and Place SOUTHLAND INVESTMENTS CORP, by
17 NAVFED AHMED ZUBERI
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