

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

**FILED**

JUN 17 2014

BUREAU OF REAL ESTATE

By K. Contreras

BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

\*\*\*

In the Matter of the Investigation of

MARCO A. GUTIERREZ, and  
PEPITO INTERNATIONAL,

Respondents.

NO. H-11718 SF

Case No. 514-0110-006

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSES

On May 1, 2014, Respondent PEPITO INTERNATIONAL (herein "PEPITO") through REB/REO Michael Vera; and, on May 2, 2014, Respondent MARCO GUTIERREZ (herein "GUTIERREZ"), in connection with an investigation of possible violations of the Real Estate Law (Sections 10000 et seq., of the Business and Professions Code) and Regulations of the Commissioner (Title 10, Code of Regulations) petitioned the Real Estate Commissioner (the "Commissioner") to voluntarily surrender Respondent PEPITO's real estate corporate broker licenses and Respondent GUTIERREZ' real estate salesperson licenses, pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent PEPITO's petition for voluntary surrender of its real estate corporate broker licenses and Respondent GUTIERREZ' petition for voluntary surrender of his real estate salesperson licenses, respectively, are accepted as of the

1 effective date of this Order as set forth below, based upon their petitions for voluntary surrender  
2 (Respondent PEPITO's Declaration of May 1, 2014 and Respondent GUTIERREZ' Declaration  
3 of May 2, 2014 are attached hereto as Exhibit "A"). Respondent PEPITO's and GUTIERREZ'  
4 license certificates and pocket cards shall be sent to the below listed address so that they reach  
5 the Bureau of Real Estate on or before the effective date of this Order:

6  
7 BUREAU OF REAL ESTATE  
8 Attn: Licensing Flag Section  
9 P. O. Box 137013  
10 Sacramento, CA 95813-7013

11 This Order shall become effective at 12 o'clock noon on JUL 7 2014.

12 DATED: JUN 13 2014

13 REAL ESTATE COMMISSIONER

14  
15 By:

16   
17 JEFFREY MASON

18 Chief Deputy Commissioner  
19  
20  
21  
22  
23  
24  
25  
26  
27

1  
2 BEFORE THE BUREAU OF REAL ESTATE

3 STATE OF CALIFORNIA

4 \* \* \*

5 In the Matter of )

6 MARCO GUTIERREZ and )

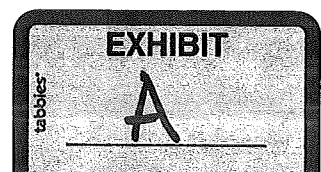
7 PEPITO INTERNATIONAL INC. )

Case #514-0110-006

8  
9 DECLARATION

10 My name is MICHAEL VERA. I am an officer of PEPITO  
11 INTERNATIONAL INC. (REC license #01875529) and licensed real  
12 estate broker (REB license #01360556). I am authorized and  
13 empowered to sign this declaration on behalf of PEPITO  
14 INTERNATIONAL INC. I am acting on behalf of PEPITO INTERNATIONAL  
15 INC. in this matter.

16  
17 I have been informed by the Bureau of Real Estate that  
18 PEPITO INTERNATIONAL INC. is the subject of an investigation of  
19 possible violations of the Real Estate Law (Sections 10000 et  
20 seq., of the Business and Professions Code) and Regulations  
21 of the Real Estate Commissioner (Title 10, Chapter 6, of the  
22 California Code of Regulations) which could result in the filing  
23 of an Accusation to revoke or suspend its real estate license;  
24 and pursuant to Business and Professions Code Section 10100.2,  
25 PEPITO INTERNATIONAL INC. wishes to voluntarily surrender its  
26 real estate broker license issued by the Bureau.  
27



1 I understand that **PEPITO INTERNATIONAL INC.**, 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.

5 I agree on behalf of **PEPITO INTERNATIONAL INC.** that the  
6 filing of this Declaration shall be deemed to be its petition to  
7 voluntarily surrender its real estate license and shall also be  
8 deemed to be an understanding and agreement by it that upon  
9 acceptance by the Commissioner, as evidenced by an appropriate  
10 order, all affidavits and all other relevant statements,  
11 declarations and evidence obtained during the course of the  
12 investigation prior to the Commissioner's acceptance may be  
13 considered by the Bureau to be true and correct for the purpose  
14 of deciding whether or not to grant reinstatement of its license  
15 pursuant to the provisions of Government Code Section 11522.  
16 This understanding and agreement is made without admitting or  
17 denying the truth or contents of the aforementioned documents.  
18

19 I declare under penalty of perjury under the laws of  
20 the State of California that the above is true and correct and  
21 that I am acting freely and voluntarily on behalf of **PEPITO**  
22 **INTERNATIONAL INC.** to surrender its license and all license  
23 rights attached thereto.  
24

25 5/1/14  
26 Date

27   
PEPITO INTERNATIONAL INC.  
By Michael Vera



1  
2  
3  
4 BEFORE THE BUREAU OF REAL ESTATE  
5 STATE OF CALIFORNIA

6 \* \* \*

7 In the Matter of )

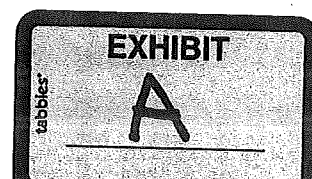
8 MARCO A GUTIERREZ )

) Case #514-0110-006  
9 )  
10 )

11 DECLARATION

12 My name is MARCO A GUTIERREZ, I am a licensed real  
13 estate salesperson (restricted), license #01238119. I am  
14 representing myself in this matter.

15 I have been informed by the California Bureau of Real  
16 Estate ("CalBRE") that I am the subject of an investigation of  
17 possible violations of the Real Estate Law (Sections 10000 et  
18 seq., of the Business and Professions Code) and Regulations of  
19 the Real Estate Commissioner (Title 10, Chapter 6, of the  
20 California Code of Regulations) which could result in the filing  
21 of an Accusation  
22 to revoke and/or suspend my real estate license; and pursuant to  
23 Business and Professions Code Section 10100.2, I wish to  
24 voluntarily surrender my restricted real estate salesperson  
25 license issued by the CalBRE.  
26  
27



1 I understand that by so voluntarily surrendering my  
2 license, that I may be reinstated as a salesperson, only by  
3 petitioning for reinstatement pursuant to Section 11522 of the  
4 Government Code.

5 I agree also that the filing of this Declaration shall  
6 be deemed to be my petition to voluntarily surrender my real  
7 estate license and shall also be deemed to be an understanding  
8 and agreement by me that upon acceptance by the Commissioner, as  
9 evidenced by an appropriate order, all affidavits and all other  
10 relevant statements, declarations and evidence obtained during\*  
11 the course of the investigation prior to the Commissioner's  
12 acceptance may be considered by the Department to be true and  
13 correct for the purpose of deciding whether or not to grant  
14 reinstatement of my license pursuant to the provisions of  
15 Government Code Section 11522. This understanding and agreement  
16 is made without admitting or denying the truth or contents of the  
17 aforementioned documents.  
18

19 A copy of the Commissioner's Criteria of Rehabilitation  
20 is attached hereto. If and when a petition application is made  
21 for reinstatement of a surrendered license, the Real Estate  
22 Commissioner will consider as one of the criteria of  
23 rehabilitation, whether or not restitution has been made to any  
24 person who has suffered monetary losses through "substantially  
25 related" acts or omissions of Respondent(s), whether or not such  
26 persons are named in the investigation file in this case.  
27



1 I declare under penalty of perjury under the laws of  
2 the State of California that the above is true and correct and  
3 that I freely and voluntarily surrender my license and all  
4 license rights attached thereto.

5  
6  
7 Date

May 2 2014

8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
MARCO A GUTIERREZ

