

**FILED**

OCT 16 2019

DEPARTMENT OF REAL ESTATE  
By V. Kropp

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of:

**HENRI HAFEZ PESSAH,**

Respondent.

) DRE No. H-12319 SF

) OAH No. 2019010630

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On November 1, 2018, an Accusation was filed in this matter against Respondent HENRI HAFEZ PESSAH ("Respondent").

On September 18, 2019, Respondent petitioned the Commissioner to voluntarily surrender his real estate salesperson license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent HENRI HAFEZ PESSAH's petition for voluntary surrender of his real estate salesperson license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent's Declaration dated September 17, 2019 (attached as Exhibit "A" hereto). Respondent's license certificate and pocket card shall be sent to the below-listed address so that they reach the Department of Real Estate on or before the effective date of this Order:

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DEPARTMENT OF REAL ESTATE  
Attention: Licensing Flag Section  
P. O. Box 137013  
Sacramento, CA 95813-7013

NOV 06 2019

This Order shall become effective at 12 o'clock noon on \_\_\_\_\_.

DATED: October 14, 2019

DANIEL J. SANDRI  
ACTING REAL ESTATE COMMISSIONER



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BEFORE THE  
DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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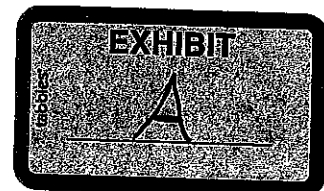
In the Matter of the Accusation of: )  
HENRI HAFEZ PESSAH, ) NO. H-12319 SF  
Respondent. )

DECLARATION

HENRI HAFEZ PESSAH (PESSAH) is currently licensed as a real estate salesperson.

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), PESSAH wishes to voluntarily surrender his real estate license issued by the California Department of Real Estate ("the Department"), pursuant to Business and Professions Code section 10100.2.

PESSAH understands that by voluntarily surrendering his license, he may be re-licensed as a salesperson or as a broker only by petitioning for reinstatement pursuant to section 11522 of the Government Code. He also understands that by voluntarily surrendering his license, he agrees to the following:



1           1. The filing of this Declaration shall be deemed as PESSAH's petition for  
2 voluntary surrender.

3           2. It shall also be deemed to be an understanding and agreement by PESSAH  
4 that he waives all rights he has to require the Commissioner to prove the allegations contained  
5 in the Accusation filed in this matter at a hearing held in accordance with the provisions of the  
6 Administrative Procedure Act (Government Code sections 11400 et seq.), and that he also  
7 waives other rights afforded to him in connection with the hearing such as the right to  
8 discovery, the right to present evidence in defense of the allegations in the Accusation, and the  
9 right to cross-examine witnesses.

10           3. PESSAH further agrees that upon acceptance by the Commissioner, as  
11 evidenced by an appropriate order, all affidavits and all relevant evidence obtained by the  
12 Department in this matter prior to the Commissioner's acceptance, and all allegations contained  
13 in the Accusation filed in the Department Case No. H-12319 SF may be considered by the  
14 Department to be true and correct for the purpose of deciding whether to grant re-licensure or  
15 reinstatement pursuant to Government Code section 11522.

16           4. PESSAH further understands and agrees that upon acceptance by the  
17 Commissioner, as evidenced by an appropriate order, of His petition to voluntarily surrender all  
18 of his licenses and license rights under the Real Estate Law, the Department will take no  
19 further disciplinary action related to the Accusation filed in Department Case No. H-12319 SF,  
20 with the exception of the use of such affidavits, evidence, and allegations as outlined above in  
21 Paragraph 3.

22           5. PESSAH further understands and agrees that prior to and as a condition of  
23 any petition for reinstatement made pursuant to Government Code section 11522 being  
24 granted, he agrees to be responsible for paying the Commissioner's reasonable cost of the  
25 investigation and enforcement which led to this disciplinary action in Department Case No. H-  
26 12319 SF The amount of said costs are \$1,474.35.

27           6. PESSAH freely and voluntarily surrenders all his licenses and license rights

1 under the Real Estate Law.

2 I declare under penalty of perjury under the laws of the State of California that  
3 the above is true and correct and that this declaration was executed on September 17, 2019,  
4 2019, at Truckee, California. (City)



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6 HENRI HAFEZ PESSAH, Respondent  
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