

1 Department of Real Estate  
320 West Fourth Street, Suite 350  
2 Los Angeles, California 90013-1105

3 Telephone: (213) 576-6982  
-or- (213) 576-6910 (Direct)

**FILED**  
DEC -2 2004  
DEPARTMENT OF REAL ESTATE

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of )  
12 BILL MOTA, individually ) DRE No. H-29961 LA  
and doing business as South ) OAH No. L-2004010670  
13 Hills Midland Realty and ) STIPULATION AND AGREEMENT  
14 formerly doing business as )  
Fred Sands Partners Realty, )  
15 Homelife Partners Realty, and )  
Re/Max West Covina and )  
16 JOSE FLORES, )  
17 Respondents. )

18 It is hereby stipulated by and between JOSE FLORES  
19 (hereinafter "Respondent"), representing himself, and the  
20 Complainant, acting by and through Chris Leong, Counsel for the  
21 Department of Real Estate, as follows for the purpose of settling  
22 and disposing of the Accusation filed on February 20, 2003. The  
23 matter as to BILL MOTA will be handled separately.

24 1. All issues which were to be contested and all  
25 evidence which was to be presented by Complainant and Respondent  
26 at a formal hearing on the Accusation, which hearing was to be  
27

1 held in accordance with the provisions of the Administrative  
2 Procedure Act, shall instead and in place thereof be submitted  
3 solely on the basis of the provisions of this Stipulation and  
4 Agreement ("Stipulation").

5 2. Respondent has received, read and understands the  
6 Statement to Respondent, the Discovery Provisions of the  
7 Administrative Procedure Act and the Accusation, filed by the  
8 Department of Real Estate in this proceeding.

9 3. Respondent filed a Notice of Defense pursuant to  
10 Section 11506 of the Government Code for the purpose of  
11 requesting a hearing on the allegations in the Accusation.  
12 Respondent hereby freely and voluntarily withdraws said Notice of  
13 Defense. Respondent acknowledges that he understands that by  
14 withdrawing said Notice of Defense he will thereby waive his  
15 right to require the Commissioner to prove the allegations in the  
16 Accusation at a contested hearing held in accordance with the  
17 provisions of the Administrative Procedure Act and that  
18 Respondent will waive other rights afforded to him in connection  
19 with the hearing, such as the right to present evidence in  
20 defense of the allegations in the Accusation and the right to  
21 cross-examine witnesses.

22 4. Respondent, pursuant to the limitations set forth  
23 below, hereby admits that the factual allegations in Paragraphs 1  
24 through 13 of the Accusation; filed in this proceeding are true  
25 and correct and the Real Estate Commissioner shall not be  
26 required to provide further evidence to prove such allegations.

27 5. It is understood by the parties that the Real

1 Estate Commissioner may adopt the Stipulation as his Decision in  
2 this matter, thereby imposing the penalty and sanctions on  
3 Respondent's real estate license and license rights as set forth  
4 in the "Order" below. In the event that the Commissioner in his  
5 discretion does not adopt the Stipulation, it shall be void and  
6 of no effect, and Respondent shall retain the right to a hearing  
7 and proceeding on the Accusation under all the provisions of the  
8 Administrative Procedure Act and shall not be bound by any  
9 admission or waiver made herein.

10 6. The admissions herein, and Respondent's decision  
11 not to contest the Accusation, are made solely for the purpose of  
12 reaching an agreed disposition of this proceeding and are  
13 expressly limited to this proceeding and any other proceeding or  
14 case in which the Department of Real Estate or another licensing  
15 agency of this state, another state or if the federal government  
16 is involved, and otherwise shall not be admissible in any other  
17 criminal or civil proceedings.

#### 18 DETERMINATION OF ISSUES

19 By reason of the foregoing stipulations, admissions and  
20 waivers and solely for the purpose of settlement of the pending  
21 Accusation without a hearing, it is stipulated and agreed that  
22 the following Determination of Issues shall be made:

23 The acts and omissions of Respondent, described in  
24 Paragraphs 1 through 13 of the Accusation, are cause for the  
25 suspension or revocation of all real estate licenses and license  
26 rights of Respondent under the provisions of Section 10177(g) of  
27 the Business and Professions Code.

ORDER

1                   WHEREFORE, THE FOLLOWING ORDER is hereby made:  
2

3                   All licenses and licensing rights of Respondent JOSE  
4 FLORES, under the Real Estate Law are suspended for a period of  
5 sixty (60) days from the effective date of this Decision;  
6 provided, however, that sixty (60) days of said suspension shall  
7 be stayed for two (2) years upon the following terms and  
8 conditions:

9                   1. Respondent shall obey all laws, rules and  
10 regulations governing the rights, duties and responsibilities  
11 of a real estate licensee in the State of California.

12                   2. That no final subsequent determination be made,  
13 after hearing or upon stipulation, that cause for disciplinary  
14 action occurred within two (2) years of the effective date of  
15 this Decision. Should such determination be made, the  
16 Commissioner may, in his discretion, vacate and set aside the  
17 stay order and reimpose all or a portion of the stayed  
18 suspension. Should no such determination be made, the stay  
19 imposed herein shall become permanent.

20                   3. Respondent shall, within six (6) months from the  
21 effective date of this Decision, take and pass the Professional  
22 Responsibility Examination administered by the Department  
23 including the payment of the appropriate examination fee. If  
24 Respondent fails to satisfy this condition, the Commissioner may  
25 order suspension of Respondent's license until Respondent passes  
26 the examination.  
27



1 Commissioner to prove the allegations in the Accusation at a  
2 hearing at which I would have the right to cross-examine  
3 witnesses against me and to present evidence in defense and  
4 mitigation of the charges.

5 Respondent can signify acceptance and approval of the  
6 terms and conditions of this Stipulation and Agreement by faxing  
7 a copy of the signature page, as actually signed by Respondent,  
8 to the Department at the following fax number (213) 576-6917.  
9 Respondent agrees, acknowledges and understands that by  
10 electronically sending to the Department a fax copy of his actual  
11 signature as it appears on the Stipulation and Agreement, that  
12 receipt of the faxed copy by the Department shall be as binding  
13 on Respondent as if the Department had received the original  
14 signed Stipulation and Agreement.

15 DATED: 9-21-04

Jose Flores  
JOSE FLORES  
Respondent

17 \* \* \*

18  
19 The foregoing Stipulation and Agreement is hereby  
20 adopted as my Decision in this matter and shall become effective  
21 at 12 o'clock noon on December 22, 2004.

22 IT IS SO ORDERED

Nov. 19, 2004

23 JOHN R. LIBERATOR  
24 Acting Real Estate Commissioner

25 John R. Liberator  
26  
27

1 Department of Real Estate  
320 West Fourth Street, Suite 350  
2 Los Angeles, California 90013-1105

3 Telephone: (213) 576-6982  
4 -or- (213) 576-6910 (Direct)

**FILED**  
DEC 12 2004  
DEPARTMENT OF REAL ESTATE

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7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of )  
12 ) DRE No. H-29951 LA  
13 BILL MOTA, individually )  
and doing business as South ) OAH No. L-2004010662  
14 Hills Midland Realty and )  
formerly doing business as )  
15 Fred Sands Partners Realty, )  
Homelife Partners Realty, and )  
16 Re/Max West Covina and )  
MARIA CARMEN BALDERRAMA, )  
17 Respondents. )

18 In the Matter of the Accusation of )  
19 ) DRE No. H-29960 LA  
20 BILL MOTA, individually )  
and doing business as South ) OAH No. L-2004010668  
21 Hills Midland Realty and )  
formerly doing business as )  
22 Fred Sands Partners Realty, )  
Homelife Partners Realty, and )  
23 A. MAJADI, )  
Respondents. )

24  
25 ///

26 ///

27 ///

1 In the Matter of the Accusation of )  
 ) DRE No. H-29961 LA  
 2 BILL MOTA, individually )  
 ) and doing business as South Hills Midland Realty and ) OAH No. L-2004010670  
 3 ) formerly doing business as Fred Sands Partners Realty, ) STIPULATION AND AGREEMENT  
 4 ) Homelife Partners Realty, and )  
 5 ) Re/Max West Covina and )  
 ) JOSE FLORES, )  
 6 ) Respondents. )  
 7 )

8 It is hereby stipulated by and between BILL MOTA,  
 9 individually and doing business as South Hills Midland Realty and  
 10 formerly doing business as Fred Sands Partners Realty, Homelife  
 11 Partners Realty, and Re/Max West Covina (hereinafter  
 12 "Respondent"), represented by Peter Urquijo, Esq., and the  
 13 Complainant, acting by and through Chris Leong, Counsel for the  
 14 Department of Real Estate, as follows for the purpose of settling  
 15 and disposing of Accusation H-29951 LA, H-29960 LA and H-29961 LA  
 16 regarding Respondent MOTA. The matters as to MARIA CARMEN  
 17 BALDERRAMA, A. MAJADI and JOSE FLORES will be handled separately.

18 1. All issues which were to be contested and all  
 19 evidence which was to be presented by Complainant and Respondent  
 20 at a formal hearing on the Accusations, which hearing was to be  
 21 held in accordance with the provisions of the Administrative  
 22 Procedure Act, shall instead and in place thereof be submitted  
 23 solely on the basis of the provisions of this Stipulation and  
 24 Agreement ("Stipulation").

25 2. Respondent has received, read and understands the  
 26 Statement to Respondent, the Discovery Provisions of the  
 27



1 Administrative Procedure Act and the Accusation, filed by the  
2 Department of Real Estate in this proceeding.

3 3. Respondent filed Notices of Defense pursuant to  
4 Section 11506 of the Government Code for the purpose of  
5 requesting a hearing on the allegations in the Accusations.  
6 Respondent hereby freely and voluntarily withdraws said Notices  
7 of Defense. Respondent acknowledges that he understands that by  
8 withdrawing said Notices of Defense he will thereby waive his  
9 right to require the Commissioner to prove the allegations in the  
10 Accusations at a contested hearing held in accordance with the  
11 provisions of the Administrative Procedure Act and that  
12 Respondent will waive other rights afforded to him in connection  
13 with the hearing, such as the right to present evidence in  
14 defense of the allegations in the Accusations and the right to  
15 cross-examine witnesses.

16 4. Respondent, pursuant to the limitations set forth  
17 below, hereby admits that the factual allegations in the  
18 Accusations, filed in these proceedings are true and correct and  
19 the Real Estate Commissioner shall not be required to provide  
20 further evidence to prove such allegations.

21 5. It is understood by the parties that the Real  
22 Estate Commissioner may adopt the Stipulation as his Decision in  
23 this matter, thereby imposing the penalty and sanctions on  
24 Respondent's real estate license and license rights as set forth  
25 in the "Order" below. In the event that the Commissioner in his  
26 discretion does not adopt the Stipulation, it shall be void and  
27 of no effect, and Respondent shall retain the right to a hearing

1 and proceeding on the Accusations under all the provisions of the  
2 Administrative Procedure Act and shall not be bound by any  
3 admission or waiver made herein.

4 6. The admissions herein, and Respondent's decision  
5 not to contest the Accusations, are made solely for the purpose  
6 of reaching an agreed disposition of this proceeding and are  
7 expressly limited to this proceeding and any other proceeding or  
8 case in which the Department of Real Estate or another licensing  
9 agency of this state, another state or if the federal government  
10 is involved, and otherwise shall not be admissible in any other  
11 criminal or civil proceedings.

12 DETERMINATION OF ISSUES

13 By reason of the foregoing stipulations, admissions and  
14 waivers and solely for the purpose of settlement of the pending  
15 Accusations without a hearing, it is stipulated and agreed that  
16 the following Determination of Issues shall be made:

17 The acts and omissions of Respondent, described in  
18 Accusations H-29951 LA and H-29960 LA, are a violation of Code  
19 Section 10137, and as described in Accusation H-29961 LA, is a  
20 violation of Code Section 10177(g) and are cause for the  
21 suspension or revocation of all real estate licenses and license  
22 rights of Respondent under the provisions of of the Business and  
23 Professions Code.

24 ORDER

25 WHEREFORE, THE FOLLOWING ORDER is hereby made:

26 All licenses and licensing rights of Respondent BILL  
27 MOTA, under the Real Estate Law are suspended for a period of

1 sixty (60) days from the effective date of this Decision;  
2 provided, however, that sixty (60) days of said suspension shall  
3 be stayed for two (2) years upon the following terms and  
4 conditions:

5 1. Respondent shall obey all laws, rules and  
6 regulations governing the rights, duties and responsibilities  
7 of a real estate licensee in the State of California.

8 2. That no final subsequent determination be made,  
9 after hearing or upon stipulation, that cause for disciplinary  
10 action occurred within two (2) years of the effective date of  
11 this Decision. Should such determination be made, the  
12 Commissioner may, in his discretion, vacate and set aside the  
13 stay order and reimpose all or a portion of the stayed  
14 suspension. Should no such determination be made, the stay  
15 imposed herein shall become permanent.

16 3. Respondent shall, within six (6) months from the  
17 effective date of this Decision, take and pass the Professional  
18 Responsibility Examination administered by the Department  
19 including the payment of the appropriate examination fee. If  
20 Respondent fails to satisfy this condition, the Commissioner  
21 may order suspension of Respondent's license until Respondent  
22 passes the examination.

23 4. No further cause for disciplinary action against  
24 the real estate license of Respondent occurs within two (2)  
25 years from the effective date of the Decision in this matter.

26 5. If Respondent fails to pass the Professional  
27 Responsibility Examination in accordance with the terms and

1 conditions of the Decision, the Commissioner may, without a  
2 hearing, order the immediate execution of all or any part of the  
3 stayed suspension in which event the Respondent shall not be  
4 entitled to any repayment nor credit, prorated or otherwise, for  
5 money paid to the Department under the terms of this Decision.

6 6. If Respondent passes the Professional  
7 Responsibility Examination and if no further cause for  
8 disciplinary action against the real estate license of Respondent  
9 occurs within two (2) years from the effective date of this  
10 Decision, the stay hereby granted shall become permanent.

11 DATED: 10/28/04 CHRIS LEONG  
12 CHRIS LEONG, ESQ.  
13 Counsel for Complainant

14 \* \* \*

15 I have read the Stipulation and Agreement, have  
16 discussed it with my counsel, and its terms are understood by me  
17 and are agreeable and acceptable to me. I understand that I am  
18 waiving rights given to me by the California Administrative  
19 Procedure Act (including but not limited to Sections 11506,  
20 11508, 11509 and 11513 of the Government Code), and I willingly,  
21 intelligently and voluntarily waive those rights, including the  
22 right of requiring the Commissioner to prove the allegations in  
23 the Accusation at a hearing at which I would have the right to  
24 cross-examine witnesses against me and to present evidence in  
25 defense and mitigation of the charges.

26 Respondent can signify acceptance and approval of the  
27 terms and conditions of this Stipulation and Agreement by faxing

1 a copy of the signature page, as actually signed by Respondent,  
2 to the Department at fax number (213) 576-6917. Respondent  
3 agrees, acknowledges and understands that by electronically  
4 sending to the Department a fax copy of his actual signature as  
5 it appears on the Stipulation and Agreement, that receipt of the  
6 faxed copy by the Department shall be as binding on Respondent as  
7 if the Department had received the original signed Stipulation  
8 and Agreement.

9  
10 DATED: 9-20-04



BILL MOTA, individually and doing  
business as South Hills Midland  
Realty and formerly doing  
business as Fred Sands Partners  
Realty, Homelife Partners Realty,  
and Re/Max West Covina  
Respondent

14  
15 DATED: 9/20/04



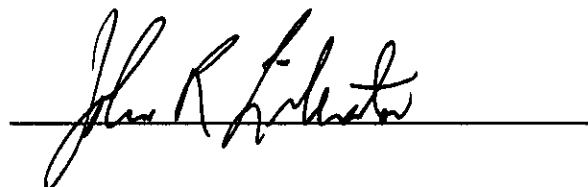
PETER URQUIJO, (ESQ)  
Counsel for Respondent  
(Approved as to content)

\* \* \*

18  
19 The foregoing Stipulation and Agreement is hereby  
20 adopted as my Decision in this matter and shall become effective  
21 at 12 o'clock noon on December 22, 2004.

22 IT IS SO ORDERED Nov. 19, 2004

23 JOHN R. LIBERATOR  
24 Acting Real Estate Commissioner

25   
26  
27

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of )

BILL MOTA, individually and doing )  
business as South Hills Midland Realty )  
and formerly doing business as )  
Fred Sands Partners Realty, )  
Homelife Partners Realty, and )  
Re/Max West Covina and )  
MARIA CARMEN BALDERRAMA, )

DRE No. H-29951 LA

OAH No. L-2004010662

In the Matter of the Accusation of )

BILL MOTA, individually and doing )  
business as South Hills Midland Realty )  
and formerly doing business as )  
Fred Sands Partners Realty, )  
Homelife Partners Realty, and )  
Re/Max West Covina and A. MAJADI, )

DRE No. H-29960 LA

OAH No. L-2004010668

In the Matter of the Accusation of )

BILL MOTA, individually and doing )  
business as South Hills Midland Realty )  
and formerly doing business as )  
Fred Sands Partners Realty, )  
Homelife Partners Realty, and )  
Re/Max West Covina and JOSE FLORES, )

DRE No. H-29961 LA

OAH No. L-2004010670

*Respondents*

**FILED**  
APR 21 2004  
DEPARTMENT OF REAL ESTATE

**NOTICE OF HEARING ON ACCUSATION**

**To the above-named Respondent(s):**

You are hereby notified that a hearing will be held before the Department of Real Estate at the Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, CA 90013-1105 on OCTOBER 18, 2004 and proceed on a day-to-day basis, as necessary, through OCTOBER 23, 2004, at the hour of 9:00 A.M., or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

Notice of Hearing on Accusation  
H-29951 LA  
H-29960 LA  
H-29961 LA  
Page Two

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

DEPARTMENT OF REAL ESTATE

Dated: April 21, 2004

By

CHRIS LEONG  
CHRIS LEONG, Counsel

cc: Bill Mota  
Maria Carmen Balderrama  
A. Majadi  
Jose Flores  
Peter Urquijo, Esq.  
Sacto.  
OAH

1 CHRIS LEONG, Counsel (SBN 141079)  
Department of Real Estate  
2 320 West Fourth Street, Suite 350  
Los Angeles, CA 90013-1105  
3  
4 Telephone: (213) 576-6982  
-or- (213) 576-6910 (Direct)

**FILED**  
FEB 20 2003  
DEPARTMENT OF REAL ESTATE

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of ) No. H-29961 LA  
12 BILL MOTA, individually ) A C C U S A T I O N  
and doing business as South )  
13 Hills Midland Realty and )  
formerly doing business as )  
14 Fred Sands Partners Realty, )  
Homelife Partners Realty, and )  
15 Re/Max West Covina and )  
JOSE FLORES, )  
16 Respondents. )  
17

18 The Complainant, Maria Suarez, a Deputy Real Estate  
19 Commissioner of the State of California, for cause of  
20 Accusation against, BILL MOTA, individually and doing business  
21 as South Hills Midland Realty and formerly doing business as  
22 Fred Sands Partners Realty, Homelife Partners Realty, and  
23 Re/Max West Covina (hereafter "MOTA") and JOSE FLORES  
24 (hereafter "FLORES") (hereafter sometimes both referred to as  
25 "Respondents"), alleges as follows:  
26  
27



1.

1 The Complainant, Maria Suarez, a Deputy Real Estate  
2 Commissioner of the State of California, makes this Accusation  
3 in her official capacity.  
4

2.

5 Respondent MOTA is presently licensed and/or has  
6 license rights under the Real Estate Law, Part 1 of Division 4  
7 of the Business and Professions Code (hereafter "Code"), as a  
8 real estate broker, individually and doing business as South  
9 Hills Midland Realty and formerly doing business as Fred Sands  
10 Partners Realty, Homelife Partners Realty, and Re/Max West  
11 Covina.  
12

3.

13 Respondent FLORES is presently licensed and/or has  
14 license rights under the Code as a real estate salesperson.  
15 At all times herein mentioned FLORES was employed by  
16 Respondent MOTA.  
17

4.

18 At all times material herein, Respondents engaged in  
19 the business of, acted in the capacity of, advertised or  
20 assumed to act as real estate brokers in the State of  
21 California, for another or others, and for or in expectation  
22 of compensation, within the meaning of Code Section 10131(a).  
23 Said activity included the operation and conduct of a real  
24 estate sales business with the public wherein Respondents  
25 solicited buyers and sellers of real property or negotiated  
26 the sale and purchase of real property. Respondents also  
27

1 engaged in broker escrow activity.

2 5.

3 All further references to "Respondents", unless  
4 otherwise specified, include the parties identified in  
5 Paragraphs 2 and 3, above, and also include the employees, agents  
6 and real estate licensees employed by or associated with said  
7 parties, who at all times herein mentioned were engaged in the  
8 furtherance of the business or operations of said parties  
9 and who were acting within the course and scope of their  
10 authority and employment.

11 PRIOR DEPARTMENT ACTION

12 6.

13 On May 14, 1999, Flores' real estate salesperson  
14 license was suspended per Section 11350.6 of the Welfare and  
15 Institutions Code. On January 3, 2000, the suspension was  
16 released and his license was reinstated.

17 7.

18 On April 7, 2000, James V. & Joanne C. Dusserre  
19 (hereafter "Sellers") were owners of real property located at 330  
20 West Foothill Blvd., Azusa, CA 91702 (hereafter "Azusa  
21 property"). On that day they employed MOTA as their agent to  
22 sell the Azusa property and entered into a Exclusive  
23 Authorization and Right to Sell Agreement with MOTA.

24 ///

25 ///

26 ///

27



11.

1  
2 While acting as listing agent and broker, MOTA failed  
3 to place funds accepted on behalf of another into a neutral  
4 escrow depository or into a trust fund account or other financial  
5 institution not later than (3) three business days following  
6 receipt of the funds by the broker or by the broker's  
7 salesperson. MOTA failed to keep a record of all trust funds  
8 received, which included un-cashed checks held pursuant to  
9 instructions from his principal. MOTA also failed to notify the  
10 Sellers that the earnest money was never deposited into escrow.  
11 The Sellers indicated they did not know about the lack of funds  
12 in escrow until February 6, 2001, when they received a facsimile  
13 transmission from escrow.

12.

14  
15 The conduct, acts and/or omissions of Respondent  
16 FLORES, as described herein above in Paragraphs 7 through 10,  
17 constitutes making a substantial misrepresentation, the making  
18 of false promise(s) of a character likely to influence,  
19 persuade or induce, and/or fraud or dishonest dealing, and/or  
20 negligence, and is cause for the suspension or revocation of  
21 all real estate licenses and license rights of Respondent  
22 FLORES under the provisions of Code Sections 10176(a), (i)  
23 and/or 10177(g).

13.

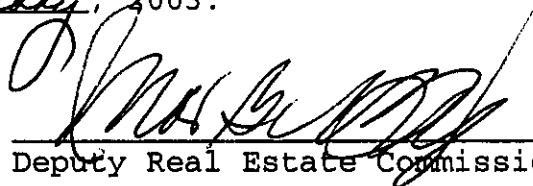
24  
25 The conduct, acts and/or omissions of Respondent  
26 MOTA, as described herein above in Paragraphs 5 through 11,  
27 constitutes failure to supervise and is in violation of Code

1 Sections 10145(a)(1) and Title 10, Chapter 6, California Code  
2 of Regulation, Sections 2725, 2831(a), 2832(a) and is cause for  
3 the suspension or revocation of all real estate licenses and  
4 license rights of Respondent MOTA under the provisions of Code  
5 Sections 10177(d), 10177(h) and/or 10177(g).

6 WHEREFORE, Complainant prays that a hearing be  
7 conducted on the allegations of this Accusation and that upon  
8 proof thereof, a decision be rendered imposing disciplinary  
9 action against all licenses and/or license rights of  
10 Respondents, BILL MOTA, individually and doing business as  
11 South Hills Midland Realty and formerly doing business as Fred  
12 Sands Partners Realty, Homelife Partners Realty, and Re/Max  
13 West Covina and JOSE FLORES, under the Real Estate Law (Part 1  
14 of Division 4 of the Business and Professions Code), and for  
15 such other and further relief as may be proper under other  
16 applicable provisions of law.

17 Dated at Los Angeles, California

18 this 19th day of February, 2003.

19   
20 \_\_\_\_\_  
21 Deputy Real Estate Commissioner

22  
23  
24 cc: Bill Mota  
25 Jose Flores  
26 Maria Suarez  
27 Sacto  
ST  
L.A. Audits