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FILED

JUN 26 2015

BUREAU OF REAL ESTATE

By 

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	
)	
ICON REALTY LINK INC.;)	No. H-39366 LA
)	
<u>JOEL FRANCO</u> doing business as)	
Alliance Marketing Group Inc.; and)	
)	
NICHOLAS J. CUDA, doing business as)	
Alliance Marketing Group Inc.)	
)	
Respondents.)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On March 13, 2014, an Accusation (“Accusation”) was filed in this matter against Respondent JOEL FRANCO.

On January 15, 2015, Respondent petitioned the Commissioner to voluntarily surrender his real estate salesperson license rights pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent JOEL FRANCO’s petition for voluntary surrender of his real estate salesperson license rights is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in

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Respondent's Declaration dated January 15, 2015, (attached as Exhibit "A" hereto).

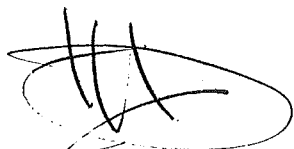
Respondent's license certificate, pocket card and any branch office license certificate shall be sent to the below listed address so that they reach the Bureau on or before the effective date of this Order:

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

This Order shall become effective at 12 o'clock noon on JUL 17, 2015.

DATED: June 24, 2015

Real Estate Commissioner



By: JEFFREY MASON
Chief Deputy Commissioner

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

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In the Matter of the Accusation of)	
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ICON REALTY LINK INC.;)	No. H-39366 LA
)	
<u>JOEL FRANCO</u> doing business as)	
Alliance Marketing Group Inc.; and)	
)	
NICHOLAS J. CUDA, doing business as)	
Alliance Marketing Group Inc.)	
)	
Respondents.)	
)	

DECLARATION

My name is JOEL FRANCO and I am currently licensed as a real estate salesperson and/or have 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), I wish to voluntarily surrender my real estate license and license rights issued by the Bureau of Real Estate ("Bureau,") pursuant to Business and Professions Code Section 10100.2.

1 I understand that by so voluntarily surrendering my license rights, I may be relicensed as
2 a broker or as a salesperson by petitioning for reinstatement pursuant to Section 11522 of the
3 Government Code. I also understand that by so voluntarily surrendering my license, I agree to
4 the following:

5 1. The filing of this Declaration shall be deemed as my petition for voluntary surrender.

6 2. It shall also be deemed to be an understanding and agreement by me that I waive all
7 rights I have to require the Commissioner to prove the allegations contained in the Accusation
8 (“Accusation”) filed in this matter at a hearing held in accordance with the provisions of the
9 Administrative Procedure Act (Government Code Sections 11400 et seq.), and that I also waive
10 other rights afforded to me in connection with the hearing such as the right to discovery, the
11 right to present evidence in defense of the allegations in the Accusation and the right to cross-
12 examine witnesses.
13

14 3. I further agree that upon acceptance by the Commissioner, as evidenced by an
15 appropriate order, all affidavits and all relevant evidence obtained by the Bureau in this matter
16 prior to the Commissioner’s acceptance, and all allegations contained in the Accusation filed in
17 the Bureau Case No. H-39366 LA, with respect to me may be considered by the Bureau when
18 deciding whether to grant relicensure or reinstatement pursuant to Government Code Section
19 11522.
20

21 4. This Declaration is made for the purpose of reaching a resolution of allegations
22 contained in the BRE Case number H-39366 LA, and is expressly limited to this proceeding
23 and any other proceeding or case in which the Bureau of Real Estate is a party and shall not
24 otherwise be admissible or relied upon by any third parties for any purpose.
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1 5. I further agree to pay the Commissioner's reasonable cost for the audit which led to
2 this action. In calculating the amount of the Commissioner's reasonable cost, the
3 Commissioner may use the estimated average hourly salary for all persons performing audits of
4 real estate brokers, and shall include an allocation for travel time to and from the auditor's place
5 of work. I will pay such cost within 60 days of receiving an invoice from the Commissioner
6 detailing the activities performed during the audit and the amount of time spent performing
7 those activities. I am aware that if I petition for reinstatement in the future, that payment of the
8 audit, investigation and enforcements costs may be a condition of reinstatement. Said costs for
9 the original audit are \$1,983.14.
10
11

12 6. I am also aware that if I petition for reinstatement in the future, that restitution in the
13 amount of \$31,000.00 may be a condition of reinstatement.
14

15 7. I freely and voluntarily surrender all my licenses and license rights under the Real
16 Estate Law.
17

18 I declare under penalty of perjury under the laws of the State of California that the above
19 is true and correct and that this declaration was executed on Temecula Jan 15, 2015, at
20 Temecula California.
21

22 
23 _____
24 JOEL FRANCO
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