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FILED

OCT 12 2015

BUREAU OF REAL ESTATE

By *Dignity Manner*

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BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of)	No. H-39545 LA
)	
<u>HORIZON PROPERTY GROUP INC.</u> and)	
ALETA VICTORIA WINTERS,)	As to HORIZON PROPERTY
individually and as former designated officer of)	GROUP, INC only
Horizon Property Group Inc.,)	
)	
Respondents.)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On July 22, 2014, an Accusation was filed in this matter against Respondents HORIZON PROPERTY GROUP, INC., and ALETA VICTORIA WINTERS.

On September 8, 2015, Respondent HORIZON PROPERTY GROUP, INC. ("Respondent") petitioned the Commissioner to voluntarily surrender its real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent HORIZON PROPERTY GROUP, INC. 's petition for voluntary surrender of its real estate broker 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 8, 2015, (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 Bureau on or before the effective date of this Order:

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

NOV 02 2015

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

DATED: OCTOBER 9, 2015

WAYNE S. BELL
REAL ESTATE COMMISSIONER

By: _____


JEFFREY MASON
Chief Deputy Commissioner

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EXHIBIT "A"

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of
HORIZON PROPERTY GROUP INC. and
ALETA VICTORIA WINTERS,
individually and as former designated officer of
Horizon Property Group Inc.,
Respondents.

NO. H-39545 LA

DECLARATION

My name is Joseph D'Angelo, Jr. and I am currently an officer of HORIZON
PROPERTY GROUP INC., which is licensed as a real estate broker and/or has license rights
with respect to said license. I am authorized and empowered to sign this declaration on behalf of
HORIZON PROPERTY GROUP INC. I am acting on behalf of HORIZON PROPERTY
GROUP INC. in this matter. HORIZON PROPERTY GROUP INC. is represented by attorney
Raymond Gaitan in this matter.

VOLUNTARY SURRENDER DECLARATION FOR HORIZON PROPERTY GROUP INC.

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

5 It is understood that by so voluntarily surrendering its license, HORIZON
6 PROPERTY GROUP INC. may be relicensed as a corporate broker or issued a mortgage loan
7 originator endorsement, only by petitioning for reinstatement pursuant to Section 11522 of the
8 Government Code. It is also understood that by so voluntarily surrendering its corporate real
9 estate broker license, HORIZON PROPERTY GROUP INC. agrees to the following:

10 1. The filing of this Declaration shall be deemed as HORIZON PROPERTY
11 GROUP INC.'s petition for voluntary surrender.

12 2. It shall also be deemed to be an understanding and agreement by HORIZON
13 PROPERTY GROUP INC. that, it waives all rights it has to require the Commissioner to prove
14 the allegations contained in the Accusation filed in this matter at a hearing held in accordance
15 with the provisions of the Administrative Procedure Act (Government Code Sections 11400 et
16 seq.), and that HORIZON PROPERTY GROUP INC. also waives other rights afforded to it in
17 connection with the hearing such as the right to discovery, the right to present evidence in
18 defense of the allegations in the Accusation, and the right to cross-examine witnesses.

19 3. HORIZON PROPERTY GROUP INC. further agrees that upon acceptance by
20 the Commissioner, as evidenced by an appropriate order, all affidavits and all relevant evidence
21 obtained by the Bureau in this matter prior to the Commissioner's acceptance, and all allegations
22 contained in the Accusation filed in the Bureau Case No. H-39545 LA, may be considered by the
23 Bureau to be true and correct for the purpose of deciding whether to grant reinstatement of
24 HORIZON PROPERTY GROUP INC.'s license pursuant to Government Code Section 11522.


25
26 VOLUNTARY SURRENDER DECLARATION FOR HORIZON PROPERTY GROUP INC.

1 4. HORIZON PROPERTY GROUP INC. freely and voluntarily surrenders all of
2 its licenses and license rights under the Real Estate Law.

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

9 6. HORIZON PROPERTY GROUP INC. further agrees to pay the
10 Commissioner's reasonable cost for the audit which led to this action in the amount of
11 \$10,551.42. In calculating the amount of the Commissioner's reasonable cost, the Commissioner
12 may use the estimated average hourly salary for all persons performing audits of real estate
13 brokers, and shall include an allocation for travel time to and from the auditor's place of work.
14 HORIZON PROPERTY GROUP INC. will pay such cost within 60 days of receiving an invoice
15 from the Commissioner detailing the activities performed during the audit and the amount of
16 time spent performing those activities.

17 7. HORIZON PROPERTY GROUP INC. further agrees that if it petitions for
18 reinstatement in the future, that payment of the audit costs will be a condition of reinstatement.
19 I declare under penalty of perjury under the laws of the State of California that the above is true
20 and correct and that I am acting freely and voluntarily on behalf of HORIZON PROPERTY
21 GROUP INC. to surrender its license and all license rights attached thereto.

22
23 9-8-15 WPAWD, CA. 
Date and Place HORIZON PROPERTY GROUP INC.
By: Joseph D'Angelo, Jr.

26 VOLUNTARY SURRENDER DECLARATION FOR HORIZON PROPERTY GROUP INC.