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1 Bureau of Real Estate
1651 Exposition Blvd.
2 Sacramento, CA 95815
(916) 263-8943

FILED

FEB 01 2018

BUREAU OF REAL ESTATE

By *Liquid Penner*

BEFORE THE BUREAU OF REAL ESTATE
DEPARTMENT OF CONSUMER AFFAIRS
STATE OF CALIFORNIA

In the Matter of the First Amended Accusation against

CALBRE No. H-40680 LA
OAH No. 2017080310

LA LIFE REALTY, INC.,
FRANCISCO OLIVERIO PORRAS,
JESSI A. CHAVEZ, individually and as designated
officer of LA Life Realty, Inc.,
ILEANE H. GAXIOLA,
1st CLASS INVESTMENTS & REALTY, INC.,
and JUAN RENE VILLANUEVA, individually
and as designated officer of 1st Class Investments &
Realty, Inc.,

Respondents.

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On December 14, 2017, a First Amended Accusation was filed in this matter
against 1st CLASS INVESTMENTS & REALTY, INC., (“Respondent”) in this matter.

On December 21, 2017, Respondent petitioned the Commissioner to voluntarily
surrender its real estate corporation license pursuant to Section 10100.2 of the Business and
Professions Code.

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IT IS HEREBY ORDERED that Respondent 1ST CLASS INVESTMENTS & REALTY, INC.'s petition for voluntary surrender of its real estate corporation 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 December 21, 2017, (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
Attn: Licensing Flag Section
P.O. Box 137013
Sacramento, CA 95813-7013

This Order shall become effective at 12 o'clock noon on FEB 20 2018

DATED: 1/26/18

Wayne S. Bell
REAL ESTATE COMMISSIONER

By: 
Daniel J. Sandri
Chief Deputy Commissioner

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BEFORE THE BUREAU OF REAL ESTATE
DEPARTMENT OF CONSUMER AFFAIRS
STATE OF CALIFORNIA

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In the Matter of the First Amended Accusation against

LA LIFE REALTY, INC.,
FRANCISCO OLIVERIO PORRAS,
JESSI A. CHAVEZ, individually and as designated
officer of LA Life Realty, Inc.,
ILEANE H. GAXIOLA,
1ST CLASS INVESTMENTS & REALTY, INC.,
and JUAN RENE VILLANUEVA, individually
and as designated officer of 1ST Class Investments &
Realty, Inc.,

Respondents.

CALBRE No. H-40680 LA
OAH No. 2017080310

VOLUNTARY SURRENDER
DECLARATION FOR 1ST CLASS
INVESTMENTS & REALTY, INC.
ONLY

DECLARATION

My name is JUAN RENE VILLANUEVA and I am the designated officer and a
director for 1ST CLASS INVESTMENTS & REALTY, INC. which is licensed as a corporate 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 1ST CLASS INVESTMENTS & REALTY, INC.
I am acting on behalf of 1ST CLASS INVESTMENTS & REALTY, INC. in this matter. 1ST

1 CLASS INVESTMENTS & REALTY, INC. is represented by attorney Michael A. Rivera in this
2 matter.

3 In lieu of proceeding in this matter in accordance with the provisions of the
4 Administrative Procedure Act (Sections 11400 et seq., of the Government Code), 1ST CLASS
5 INVESTMENTS & REALTY, INC. wishes to voluntarily surrender its real estate license, issued
6 by the Bureau of Real Estate ("Bureau"), pursuant to Business and Professions Code Section
7 10100.2.

8 It is understood that by so voluntarily surrendering its license, 1ST CLASS
9 INVESTMENTS & REALTY, INC. may be relicensed as a corporate broker or issued a
10 mortgage loan originator endorsement, only by petitioning for reinstatement pursuant to Section
11 11522 of the Government Code. It is also understood that by so voluntarily surrendering its
12 corporate real estate broker license, 1ST CLASS INVESTMENTS & REALTY, INC. agrees to
the following:

13 1. The filing of this Declaration shall be deemed as 1ST CLASS
14 INVESTMENTS & REALTY, INC.'s petition for voluntary surrender.

15 2. It shall also be deemed to be an understanding and agreement by 1ST CLASS
16 INVESTMENTS & REALTY, INC. that it waives all rights it has to require the Commissioner
17 to prove the allegations contained in the Accusation filed in this matter at a hearing held in
18 accordance with the provisions of the Administrative Procedure Act (Government Code Sections
19 11400 et seq.), and that 1ST CLASS INVESTMENTS & REALTY, INC. also waives other
20 rights afforded to it in connection with the hearing such as the right to discovery, the right to
21 present evidence in defense of the allegations in the Accusation and the right to cross-examine
22 witnesses.

23 3. 1ST CLASS INVESTMENTS & REALTY, INC. further agrees that upon
24 acceptance by the Commissioner, as evidenced by an appropriate order, all affidavits and all
relevant evidence obtained by the Bureau in this matter prior to the Commissioner's acceptance,
and all allegations contained in the Accusation filed in the Bureau Case No. H-40680 LA, may

1 be considered by the Bureau to be true and correct for the purpose of deciding whether to grant
2 relicensure or reinstatement pursuant to Government Code Section 11522.

3 4. 1ST CLASS INVESTMENTS & REALTY, INC. freely and voluntarily
4 surrenders all of its licenses and license rights under the Real Estate Law.

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

10 I declare under penalty of perjury under the laws of the State of California that the
11 above is true and correct and that this declaration was executed 12/21, 2017,

12 at Dawney, California.

13 (City)

14 
15 1ST CLASS INVESTMENTS & REALTY, INC.
By: Juan Rene Villanueva