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**FILED**

SEP 17 2021

DEPT. OF REAL ESTATE

By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	No. H-41499 LA
	)	
<u>NEXT DOOR PROPERTIES,</u>	)	
a corporation doing business as	)	
Integra Real Estate Group,	)	
JORGE VARGAS, individually	)	
and as former designated officer of	)	
Next Door Properties, and	)	
SHIVA MEHRDAD,	)	
	)	
Respondents.	)	
	)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On September 25, 2019, an Accusation was filed in this matter against Respondent NEXT DOOR PROPERTIES.

On May 24, 2021, Respondent NEXT DOOR PROPERTIES petitioned the Commissioner to voluntarily surrender its corporate real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent NEXT DOOR PROPERTIES'S petition for voluntary surrender of its corporate real estate broker license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement

1 expressed in Respondent NEXT DOOR PROPERTIES'S Declaration dated May 24, 2021  
2 (attached as Exhibit "A" hereto). Respondent NEXT DOOR PROPERTIES'S license  
3 certificate and pocket card shall be sent to the below listed address so that they reach the  
4 Department of Real Estate on or before the effective date of this Order:

5 Department of Real Estate  
6 Attn: Licensing Flag Section  
7 P.O. Box 137013  
8 Sacramento, CA 95813-7013

8 This Order shall become effective at 12 o'clock noon on 10/16/21  
9 DATED: 9.7.21

10 DOUGLAS R. McCAULEY  
11 REAL ESTATE COMMISSIONER

12 Douglas R. McCauley  
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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	No. H-41499 LA
	)	
<u>NEXT DOOR PROPERTIES,</u>	)	
a corporation doing business as	)	
Integra Real Estate Group,	)	
JORGE VARGAS, individually	)	
and as former designated officer of	)	
Next Door Properties, and	)	
SHIVA MEHRDAD,	)	
	)	
Respondents.	)	
	)	

DECLARATION

My name is JORGE VARGAS and I am the Chief Executive Officer and was the designated officer of NEXT DOOR PROPERTIES, 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 NEXT DOOR PROPERTIES. I am acting on behalf of NEXT DOOR PROPERTIES in this matter.

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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), NEXT  
3 DOOR PROPERTIES wishes to voluntarily surrender its real estate license issued by the  
4 Department of Real Estate ("Department"), pursuant to Business and Professions Code Section  
5 10100.2.

6                   I understand that NEXT DOOR PROPERTIES, by so voluntarily surrendering  
7 its license, can only have it reinstated in accordance with the provisions of Section 11522 of the  
8 Government Code. I also understand that by so voluntarily surrendering its license,  
9 NEXT DOOR PROPERTIES agrees to the following:

10                   The filing of this Declaration shall be deemed as its petition for voluntary  
11 surrender. It shall also be deemed to be an understanding and agreement by NEXT DOOR  
12 PROPERTIES that it waives all rights it has to require the Commissioner to prove the  
13 allegations contained in the Accusation filed in this matter at a hearing held in accordance with  
14 the provisions of the Administrative Procedure Act (Government Code Sections 11400 et seq.),  
15 and that it also waives other rights afforded to it in connection with the hearing such as the right  
16 to discovery, the right to present evidence in defense of the allegations in the Accusation, and  
17 the right to cross-examine witnesses. I further agree on behalf of NEXT DOOR PROPERTIES  
18 that upon acceptance by the Commissioner, as evidenced by an appropriate order, all affidavits  
19 and all relevant evidence obtained by the Department in this matter prior to the Commissioner's  
20 acceptance, and all allegations contained in the Accusation filed in the Department Case No.  
21 H-41499 LA, may be considered by the Department to be true and correct for the purpose of  
22 deciding whether or not to grant reinstatement of NEXT DOOR PROPERTIES'S license  
23 pursuant to Government Code Section 11522.

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Declaration of Next Door Properties

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I declare under penalty of perjury under the laws of the State of California that  
the above is true and correct and that I am acting freely and voluntarily on behalf of NEXT  
DOOR PROPERTIES to surrender its license and all license rights attached thereto.

5/24/2021

Date and Place



NEXT DOOR PROPERTIES  
Respondent  
By JORGE VARGAS, as  
Chief Executive Officer and  
former designated officer of  
Next Door Properties

1 I declare under penalty of perjury under the laws of the State of California that  
2 the above is true and correct and that I am acting freely and voluntarily on behalf of NEXT  
3 DOOR PROPERTIES to surrender its license and all license rights attached thereto.  
4

5 \_\_\_\_\_  
6 Date and Place

\_\_\_\_\_ NEXT DOOR PROPERTIES  
Respondent  
By JORGE VARGAS, as  
Chief Executive Officer and  
former designated officer of  
Next Door Properties  
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Declaration of Next Door Properties