

FILED

JUN 09 2022

DEPT. OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:

DRE No. H-41979 LA

NATION ONE REAL ESTATE INC,

Respondent.

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On April 22, 2021, an Accusation was filed in this matter against Respondent NATION ONE REAL ESTATE INC (“Respondent”).

On May 10, 2022, Respondent, through its designated officer of record, David C. Korte, petitioned the Commissioner to voluntarily surrender its real estate broker (corporation) license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent NATION ONE REAL ESTATE INC’s petition for voluntary surrender of its real estate broker (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 May 10, 2022, (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 Department of Real Estate on or before the effective date of this Order:

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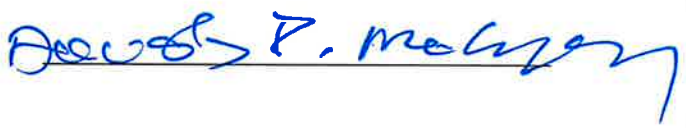
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DEPARTMENT OF REAL ESTATE
Attention: Licensing Flag Section
P. O. Box 137013
Sacramento, CA 95813-7013

This Order shall become effective at 12 o'clock noon on JUL 11 2022

DATED: 6.6.22

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER



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Exhibit "A"

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) DRE No. H-41979 LA
)
NATION ONE REAL ESTATE INC,)
)
Respondent.)

DECLARATION

My name is David C. Korte, and I am currently licensed as a real estate broker (DRE license ID 01343196) and/or have license rights with respect to said license. NATION ONE REAL ESTATE INC (DRE license ID 01976610) is represented by Mary E. Work, Esq./Mary E. Work, A Professional Corporation. I am the designated officer of record for NATION ONE REAL ESTATE INC, and I am authorized to act on its behalf in this matter.

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, on behalf of NATION ONE REAL ESTATE INC, voluntarily surrender its real estate license(s) issued by the Department of Real Estate ("Department"), pursuant to Business and Professions Code Section 10100.2.

I understand that by so voluntarily surrendering the license(s) of NATION ONE REAL ESTATE INC, that it may be relicensed as a broker (corporation), or issued a new mortgage

1 loan originator endorsement, only by petitioning for reinstatement pursuant to Section 11522 of the
2 Government Code. I also understand that by so voluntarily surrendering its license(s), it agrees to
3 the following:

4 1. The filing of this Declaration shall be deemed as NATION ONE REAL
5 ESTATE INC's petition for voluntary surrender.

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

13 3. I further agree, on behalf of NATION ONE REAL ESTATE INC, that upon
14 acceptance by the Commissioner, as evidenced by an appropriate order, all affidavits and all
15 relevant evidence obtained by the Department in this matter prior to the Commissioner's
16 acceptance, and all allegations contained in the Accusation filed in the Department Case No. H-
17 41979 LA, may be considered by the Department to be true and correct for the purpose of deciding
18 whether to grant relicensure or reinstatement pursuant to Government Code Section 11522.

19 4. I am aware that the Department's reasonable investigation and enforcement
20 costs incurred in the instant case total \$6,359.10 (comprised of \$4,947.90 in investigation costs and
21 \$1,411.20 in enforcement costs). I am aware that if NATION ONE REAL ESTATE INC petitions
22 for reinstatement of its license(s) in the future, that payment of its one-half portion of the
23 Department's reasonable investigation and enforcement costs incurred in the instant case, which is
24 \$3,179.55, will be a condition of reinstatement.

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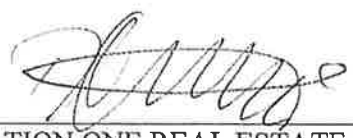
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5. I freely and voluntarily surrender, on behalf of NATION ONE REAL ESTATE INC, all of its licenses and license rights under the Real Estate Law.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct and that this declaration was executed 5/10, 2022, at Tustin, California.



NATION ONE REAL ESTATE INC
By: David C. Korte, Designated Officer of Record
for Nation One Real Estate Inc

1 Department of Real Estate
2 320 West 4th Street, Ste. 350
3 Los Angeles, California 90013-1105
4 Telephone: (213) 576-6982

FILED

JUN 09 2022

DEPT. OF REAL ESTATE

By *Zari J...*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-41979 LA
12 MICHAEL FRANK RICIGLIANO;)
13 NATION ONE REAL ESTATE INC;) **STIPULATION**
14 and) **AND**
15 ALEX PEREZ, designated officer of) **AGREEMENT**
16 Nation One Real Estate Inc,) *as to Alex Perez only*
17 Respondents.)

18 It is hereby stipulated by and between Respondent ALEX PEREZ (“PEREZ” or
19 “Respondent”) and both represented by Mary E. Work, Esq./Mary E. Work, A Professional
20 Corporation, and the Complainant, acting by and through Julie L. To, Counsel for the
21 Department of Real Estate (“Department” or “DRE”), as follows for the purpose of settling and
22 disposing of the Accusation (“Accusation”) filed on April 22, 2021, in Case No. H-41979 LA, in
23 this matter.

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

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27 DRE Stipulation & Agreement: Alex Perez, H-41979 LA

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

4 2. Respondent has received, read and understands the Statement to Respondent,
5 the Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate
6 (“Department”) in this proceeding.

7 3. On May 7, 2021, Respondent timely filed his respective Notice of Defense
8 pursuant to Section 11506 of the Government Code for the purpose of requesting a hearing on
9 the allegations in the Accusation. Respondent hereby freely and voluntarily withdraws said
10 Notice of Defense. Respondent acknowledges that he understands that by withdrawing said
11 Notice of Defense he thereby waives his right to require the Commissioner to prove the
12 allegations in the Accusation at a contested hearing held in accordance with the provisions of the
13 APA and that he will waive other rights afforded to him in connection with the hearing such as
14 the right to present evidence in his defense and the right to cross-examine witnesses.

15 4. This Stipulation is based on the factual allegations contained in the Accusation.
16 In the interest of expedience and economy, Respondent chooses not to contest these allegations,
17 but to remain silent, and understands that, as a result thereof, these factual allegations, without
18 being admitted or denied, will serve as a prima facie basis for the disciplinary action stipulated to
19 herein. The Real Estate Commissioner shall not be required to provide further evidence to prove
20 said factual allegations.

21 5. This Stipulation is made for the purpose of reaching an agreed disposition of
22 this proceeding and is expressly limited to this proceeding and any other proceeding or case in
23 which the Department or another licensing agency of this state, another state, or if the federal
24 government is involved, and otherwise shall not be admissible in any other criminal or civil
25 proceeding.

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

8 7. The Order or any subsequent Order of the Real Estate Commissioner made
9 pursuant to this Stipulation shall not constitute an estoppel, merger or bar to any further
10 administrative or civil proceedings by the Department of Real Estate with respect to any matters
11 which were not specifically alleged to be causes for Accusation in this proceeding but do
12 constitute a bar, estoppel and merger as to any allegations actually contained in the Accusations
13 against Respondent herein.

14 8. Respondent understands that by agreeing to this Stipulation, Respondent agrees
15 to be pay for his one-half portion of the Commissioner's cost of the investigation and
16 enforcement which resulted in the determination that Respondent committed the violations found
17 in the Determination of Issues, pursuant to Code Section 10106. The amount of said
18 investigation and enforcement costs is \$6,359.10 (comprised of \$4,947.90 in investigation costs
19 and \$1,411.20 in enforcement costs); therefore, Respondent agrees to pay, pursuant to Code
20 Section 10106, the amount \$3,179.55, as his one-half of the total amount \$6,359.10.

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DRE Stipulation & Agreement: Alex Perez, H-41979 LA

1 DETERMINATION OF ISSUES

2 By reason of the foregoing stipulations, admissions and waivers, and solely for the
3 purpose of settlement of the pending Accusation without a hearing, it is stipulated and agreed
4 that the following determination of issues shall be made:

5 The conduct, acts or omissions of Respondent PEREZ as described in Paragraph
6 4, herein above, are in violation of the Real Estate Law pursuant to Code Sections 10159.2 and
7 10177(h) and Regulation 2725, and are bases for the suspension or revocation of the license and
8 license rights of Respondent PEREZ.

9 ORDER

10 WHEREFORE, THE FOLLOWING ORDER is hereby made:

11 I.

12 All licenses and licensing rights of Respondent ALEX PEREZ under the Real
13 Estate Law are suspended for a period of sixty (60) days from the effective date of this Decision
14 and Order; provided, however, that:

15 1. If Respondent requests, the initial thirty (30) days of said sixty (60)-day
16 suspension (or a portion thereof) shall be stayed for two (2) years upon condition that:

17 a). Respondent pays a monetary penalty pursuant to Section 10175.2 of
18 the Business and Professions Code at the rate of \$100.00 per day for each day of the suspension
19 for a monetary penalty of \$3,000.00 total.

20 b) Said payment shall be in the form of a cashier's check or certified check
21 made payable to the Recovery Account of the Department of Real Estate Fund. Said check must
22 be delivered to the Department of Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA
23 95813-7013, prior to the effective date of this Decision and Order.

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

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27 DRE Stipulation & Agreement: Alex Perez, H-41979 LA

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

6 e) If Respondent pays the monetary penalty and if no further cause for
7 disciplinary action against the real estate licenses of Respondent occurs within two (2) years from
8 the effective date of the Decision, the stay hereby granted shall become permanent.

9 2. The remaining thirty (30) days of the sixty (60)-day suspension shall be stayed
10 for two (2) years upon the following terms and conditions:

11 a) Respondent shall obey all laws, rules and regulations governing the
12 rights, duties and responsibilities of a real estate licensee in the State of
13 California; and,

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

21 3. All licenses and licensing rights of Respondent are indefinitely suspended
22 unless or until Respondent pays the sum of \$3,179.55 for his one-half portion of the
23 Commissioner's reasonable cost of the investigation and enforcement which led to this
24 disciplinary action. Respondent's payment shall be in the form of a cashier's check or certified
25 check made payable to the Department of Real Estate. The investigation and enforcement costs
26

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DRE Stipulation & Agreement: Alex Perez, H-41979 LA

1 must be delivered to the Department of Real Estate, Flag Section at P.O. Box 137013,
2 Sacramento, CA 95813-7013, prior to the effective date of this Decision and Order.

3 4. Respondent shall, within six (6) months from the effective date of this
4 Decision and Order, take and pass the Professional Responsibility Examination administered by
5 the Department, including the payment of the appropriate examination fee. If Respondent fails
6 to satisfy this condition, Respondent's real estate license shall automatically be suspended until
7 Respondent passes the examination.

8
9 DATED: 5-12-22



10 Julie L. To, Counsel for
11 Department of Real Estate

12 * * *

13 II.

14 EXECUTION OF THE STIPULATION

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

22 III.

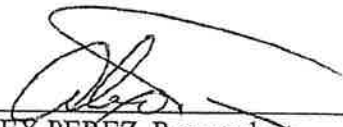
23 MAILING AND FACSIMILE

24 Respondent can signify acceptance and approval of the terms and conditions of
25 this Stipulation and Agreement by sending a hard copy of the original signed signature page of
26 the Stipulation herein to Julie L. To, Legal Section, Department of Real Estate, 320 W. Fourth
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DRE Stipulation & Agreement: Alex Perez, H-41979 LA

1 St., Suite 350, Los Angeles, California 90013-1105. In the event of time constraints before an
2 administrative hearing, Respondent can signify acceptance and approval of the terms and
3 conditions of this Stipulation and Agreement by e-mailing a scanned copy of the signature page,
4 as actually signed by Respondent to the Department counsel assigned to this case. Respondent
5 agrees, acknowledges, and understands that by electronically sending to the Department a scan of
6 Respondent's actual signatures as it appears on the Stipulation and Agreement, that receipt of the
7 scan by the Department shall be binding on Respondent as if the Department had received the
8 original signed Stipulation and Agreement.

9
10 DATED: 5-10-22



ALEX PEREZ, Respondent

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12 *I have reviewed the Stipulation and Agreement as to form and have advised my*
13 *client accordingly.*

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15 DATED: 5/10/2022



Mary E. Work, Attorney for Respondent

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17 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
18 Respondent ALEX PEREZ and shall become effective at 12 o'clock noon on
19 JUL 11 2022, 2022.

20 IT IS SO ORDERED 6-10-22, 2022.

21
22 REAL ESTATE COMMISSIONER

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24 

DOUGLAS R. McCAULEY

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27 DRE Stipulation & Agreement: Alex Perez, H-41979 LA