

FILED

APR 27 2022

DEPT. OF REAL ESTATE

By _____

1 DIANE LEE, Counsel (SBN 247222)
2 Department of Real Estate
3 320 West 4th Street, Suite 350
4 Los Angeles, California 90013

4 Telephone: (213) 576-6982
5 (Direct) (213) 576-6907

6
7
8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-42308 LA
12)
13 XITLALI E. DEL REAL,) ACCUSATION
14)
15 Respondent.)
16)

15 The Complainant, Veronica Kilpatrick, a Deputy Real Estate Commissioner of
16 the State of California for cause of Accusation against Respondent XITLALI E. DEL REAL
17 aka Xitlali Eulalia Sanchez (“Respondent”) is informed and alleges as follows:

18 1.

19 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
20 State of California, makes this Accusation in her official capacity.

21 2.

22 All references to the “Code” are to the California Business and Professions
23 Code, and all references to “Regulations” are to Title 10, Chapter 6, California Code of
24 Regulations unless otherwise specified.

25 ///

26 ///

27 ///

1 (RESPONDENT'S LICENSE HISTORY)

2 3.

3 Respondent DEL REAL is presently licensed and/or has license rights under the
4 Real Estate Law as a real estate broker (license no. 01265758). Respondent has been a broker
5 from on or about August 25, 2009 to August 24, 2013 and from on or about January 20, 2014
6 through the present. At no time has Respondent had a fictitious business name registered with
7 the Department of Real Estate. From on or about January 19, 2018 through the present,
8 Respondent's main office address and mailing address have been 292 E. Foothill Blvd., Ste. E,
9 Arcadia, CA 91006.

10 (RESPONDENT'S UNLICENSED ENTITIES)

11 4.

12 On or about December 1, 2014, Respondent DEL REAL filed Articles of
13 Organization for "Gold Star Property Management, LLC" to conduct property management
14 through Gold Star Property Management, LLC. At no time has Gold Star Property
15 Management, LLC been licensed with the Department of Real Estate in any capacity. At no
16 time has Gold Star Property Management, LLC been registered as a fictitious business name
17 with the Department of Real Estate. From on or about April 6, 2018 through the present, Gold
18 Star Property Management, LLC's business address has been 292 E. Foothill Blvd., Ste. E,
19 Arcadia, CA 91006. From on or about December 1, 2014 through the present, Respondent has
20 been its manager. To date, Gold Star Property Management, LLC remains an active limited
21 liability corporation.

22 5.

23 On or about December 16, 2021, Respondent DEL REAL filed Articles of
24 Incorporation for "Gold Star Property Mgmt, Inc." to conduct property management through
25 Gold Star Property Mgmt, Inc. At no time has Gold Star Property Mgmt, Inc. been licensed
26 with the Department of Real Estate in any capacity. At no time has Gold Star Property Mgmt,
27

1 Inc. been registered as a fictitious business name with the Department of Real Estate. Gold
2 Star Property Mgmt, Inc.'s business address is 292 E. Foothill Blvd., Ste. E, Arcadia, CA
3 91006. From on or about December 16, 2021 through the present, Respondent has been its
4 Chief Executive Officer, Secretary, Chief Financial Officer, Director, and Agent for Service of
5 Process. To date, Gold Star Property Mgmt, Inc. remains an active corporation.

6
7 **CAUSES OF ACCUSATION**

8 6.

9 From an unknown time but from at least October 27, 2016 through March 17,
10 2021, Respondent engaged in the business of a real estate broker conducting licensed activities
11 within the meaning of Code section 10131(b) (“[l]eases or rents or offers to lease or rent, or
12 places for rent, or solicits listings of places for rent, or solicits for prospective tenants, or
13 negotiates the sale, purchase, or exchanges of leases on real property, or on a business
14 opportunity, or collects rents from real property, or improvements thereon, or from business
15 opportunities”) for compensation. Respondent conducted these licensed activities through the
16 unlicensed entity of Gold Star Property Management, LLC.

17 7.

18 Respondent entered into property management agreements, and conducted
19 licensed activities for the following nineteen (19) properties that are owned by approximately
20 ten (10) separate and distinct ten owners.

- 21 1. 237 Mountain Ct., Brea, CA 92821
- 22 2. 405 Pony Express Rd., San Dimas, CA 91773
- 23 3. 4572 Esto Ave., El Monte, CA 91731
- 24 4. 714 N. Marguerita Ave., Alhambra, CA 91801
- 25 5. 2311 E. Del Mar Blvd., Pasadena, CA 91107
- 26 6. 3766 Temple City Blvd., Rosemead, CA 91770
- 27 7. 905 S. California Ave., Monrovia, CA 91016

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

- 8. 12725 Highdale St., Norwalk, CA 90650
- 9. 1355 Bonnie Cove Ave., Glendora, CA 91740
- 10. 1222 S. Pine St., San Gabriel, CA 91776
- 11. 89 E. Commonwealth Ave., Alhambra, CA 91801
- 12. 13046 Glen Ct., Chino Hills, CA 91709
- 13. 308 W. 2nd St., San Dimas, CA 91773
- 14. 13434 Francisquito Ave., Baldwin Park, CA 91706
- 15. 15538 Oaksprings Rd., Chino Hills, CA 91709
- 16. 1515 Greenport Ave., Rowland Heights, CA 91748
- 17. 856 S. Marengo Ave., Pasadena, CA 91106
- 18. 64 N. Mar Vista Ave., Pasadena, CA 91106
- 19. 12828 Ramona Blvd., Baldwin Park, CA 91706

9.

The conduct, acts, and/or omissions of Respondent, as set forth above, are in violation of Code sections 10159.5 (using unregistered fictitious business name), 10177(d) (willful disregard or violation of real estate law), and 10177(g) (negligence or incompetence), and 10177(h) and Regulations sections 2725 (disclosure of license number on solicitation materials) and 2731 (using unregistered fictitious business name).

10.

On at least July 16, 2020, Respondent advertised with “FOR RENT” sign without license number at 652 Avondale Ave., Corona, CA 92879, in violation of Code section 10140.6 and Regulations section 2773.

11.

Code section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the department, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this

1 part to pay a sum not to exceed the reasonable costs of investigation and enforcement of the
2 case.

3 WHEREFORE, Complainant prays that a hearing be conducted on the
4 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
5 disciplinary action against all licenses and/or license rights under the Real Estate Law (Part 1 of
6 Division 4 of the California Business and Professions Code) of Respondent XITLALI E. DEL
7 REAL the cost of investigation and enforcement as permitted by law, and for such other and
8 further relief as may be proper under applicable provisions of law.

9 Dated at San Diego, California: April 26, 2022.

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

V Kilpatrick

Veronica Kilpatrick
Supervising Special Investigator

cc: Xitlali E. Del Real
Veronica Kilpatrick
Sacto.