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FILED

OCT 23 2015

BUREAU OF REAL ESTATE

By B. Nicholas

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of)	
)	CalBRE NO. H-2919 FR
COUNTRYSIDE PROPERTY)	
MANAGEMENT, INC. and)	OAH NO. 2014120184
JASON JOE ALVES,)	
)	
Respondents.)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSES

On November 3, 2014, an Accusation was filed in this matter against Respondents COUNTRYSIDE PROPERTY MANAGEMENT, INC. and JASON JOE ALVES.

On August 6, 2015, Respondents COUNTRYSIDE PROPERTY MANAGEMENT, INC. and JASON JOE ALVES petitioned the Commissioner to voluntarily surrender their real estate corporation and real estate broker licenses pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondents COUNTRYSIDE PROPERTY MANAGEMENT, INC. and JASON JOE ALVES'S petition for voluntary surrender of their real estate corporation and real estate broker licenses is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in

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1 Respondents COUNTRYSIDE PROPERTY MANAGEMENT, INC. and JASON JOE
2 ALVES'S Declaration dated August 6, 2015 (attached as Exhibit "A" hereto).

3 Respondents COUNTRYSIDE PROPERTY MANAGEMENT, INC. and
4 JASON JOE ALVES'S license certificate(s), pocket card(s) and any branch office license
5 certificate(s) shall be sent to the below listed address so that they reach the Bureau on or before
6 the effective date of this Order:

7 BUREAU OF REAL ESTATE
8 Attn: Licensing Flag Section
9 PO Box 137013
10 Sacramento, CA 95813-7013

11 This Order shall become effective at 12 o'clock noon on NOV 13 2015

12 DATED: OCTOBER 6, 2015

13 REAL ESTATE COMMISSIONER

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15 By: JEFFREY MASON
16 Chief Deputy Commissioner

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of:

COUNTRYSIDE PROPERTY
MANAGEMENT, INC. and JASON JOE
ALVES,

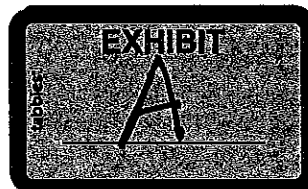
Respondents.

No. H-2919 FR

DECLARATION

My name is JASON JOE ALVES and I am currently licensed as a real estate broker and/or have license rights with respect to said license. COUNTRYSIDE PROPERTY MANAGEMENT, INC. ("COUNTRYSIDE") is licensed as a corporate real estate broker and/or has license rights with respect to said license. I am an officer of COUNTRYSIDE and I am authorized to sign this declaration on behalf of COUNTRYSIDE. James J. Falcone, Esq. represents both COUNTRYSIDE and me in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Government Code Section 11400 et seq.), I wish to voluntarily surrender the real estate license(s) issued by the Bureau of Real Estate ("Bureau") to COUNTRYSIDE and to me, pursuant to Business and Professions Code ("Code") Section 10100.2.



1 It is understood that by so voluntarily surrendering these license(s), I may be
2 relicensed as a broker or as a salesperson and COUNTRYSIDE may be relicensed as a broker
3 corporation only by petitioning for reinstatement pursuant to Section 11522 of the Government
4 Code. I also understand that by so voluntarily surrendering said license(s), both
5 COUNTRYSIDE and I agree to the following:

6 1. The filing of this Declaration shall be deemed as the petition of
7 COUNTRYSIDE, and also as my petition, for voluntary surrender.

8 2. It shall also be deemed to be an understanding and agreement by both
9 COUNTRYSIDE and me that we hereby waive all rights either of us may have to require the
10 Commissioner to prove the allegations contained in the Accusations filed in this matter at a
11 hearing held in accordance with the provisions of the Administrative Procedure Act (Government
12 Code Section 11400 et seq.), and that COUNTRYSIDE and I also waive other rights afforded to
13 us in connection with the hearing such as the right to discovery, the right to present evidence in
14 defense of the allegations in the Accusation, and the right to cross-examine witnesses.

15 3. COUNTRYSIDE and I further agree that upon acceptance by the
16 Commissioner, as evidenced by an appropriate order, all affidavits and all relevant evidence
17 obtained by the Bureau in this matter prior to the Commissioner's acceptance, and all allegations
18 contained in the Accusation heretofore filed in the Bureau Case No. H-2919 FR, may be
19 considered by the Bureau to be true and correct for the purpose of deciding whether to grant
20 relicensure or reinstatement pursuant to Government Code Section 11522.

21 4. I further understand and agree that prior to and as a condition of any petition
22 for reinstatement made by COUNTRYSIDE or me pursuant to Government Code Section 11522
23 being granted, I agree to pay the cost of the investigation and enforcement in Bureau Case No. H-
24 2919 FR. The amount of said investigation and enforcement costs total \$2,170.35.

25 5. I further understand and agree that prior to and as a condition of any petition
26 for reinstatement made pursuant to Government Code Section 11522 being granted, I agree to
27 pay the cost of Bureau Audit No. SC130087 which found violations of Section 10145 of the

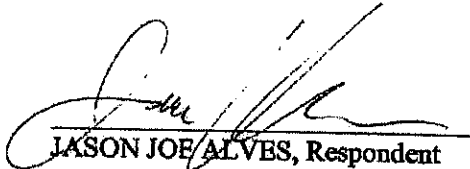
1 Code and/or a regulation of the Commissioner interpreting Section 10145 of the Code. The
2 amount of said audit costs total \$2,065.60.

3 6. I further understand that if and when a petition application is made for
4 reinstatement of a surrendered license, the Real Estate Commissioner will consider as one of the
5 criteria of rehabilitation, whether or not restitution has been made to any person who has suffered
6 monetary losses through "substantially related" acts or omissions of Respondents, whether or not
7 such persons are named in the Accusation file in Bureau Case No. H-2919 FR.

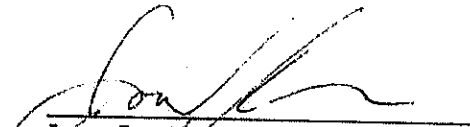
8 I declare under penalty of perjury under the laws of the State of California that the
9 above is true and correct and that COUNTRYSIDE and I freely and voluntarily surrender all our
10 license(s) and license rights under the Real Estate Law.

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8/6/2015 LERES, CA
Date and Place


JASON JOE ALVES, Respondent

8/6/2015 LERES, CA
Date and Place


Jason Joe Alves, on behalf of
COUNTRYSIDE PROPERTY
MANAGEMENT, INC., Respondent