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FILED

JUN - 2 2017

BUREAU OF REAL ESTATE

By Zari J.

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of)	No. H-03050 FR
)	
MOXIE PROPERTY MANAGEMENT)	
INCORPORATED; and LOIS)	
LORRINE HUGHES, individually)	
and as Designated Officer of Moxie)	
Property Management, Incorporated,)	
)	
Respondents.)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On September 23, 2016, an Accusation was filed in this matter against Respondents.

On April 19, 2017, Respondent LOIS LORRINE HUGHES petitioned the Commissioner to voluntarily surrender her real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent LOIS LORRINE HUGHES' petition for voluntary surrender of her real estate broker 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 April 19, 2017 (attached as Exhibit "A" hereto). Respondent's

1 license certificate and pocket card shall be sent to the below listed address so that they reach the
2 Bureau on or before the effective date of this Order:

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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 JUN 22 2017

IT IS SO ORDERED 5/24/17

WAYNE S. BELL
Real Estate Commissioner



By: DANIEL J. SANDRI
Chief Deputy Commissioner

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of)	No. H-03050 FR
MOXIE PROPERTY MANAGEMENT)	
INCORPORATED; and <u>LOIS</u>)	
<u>LORRINE HUGHES</u> , individually)	
and as Designated Officer of Moxie)	
Property Management, Incorporated,)	
Respondents.)	

DECLARATION

My name is LOIS LORRINE HUGHES, and I am currently licensed as a real estate broker and/or have license rights with respect to said license. I am represented in this matter by Mary E. Work, Attorney at Law.

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 voluntarily surrender my real estate license issued by the Bureau of Real Estate ("Bureau") pursuant to Business and Professions Code Section 10100.2.

I understand that by so voluntarily surrendering my license, I can only have it reinstated in accordance with the provisions of Section 11522 of the Government Code. I also understand that by so voluntarily surrendering my license, I agree to the following:

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1. The filing of this Declaration shall be deemed as my petition for voluntary surrender.

2. It shall also be deemed to be an understanding and agreement by me that I waive all rights I have to require the Commissioner to prove the allegations contained in the Accusation filed in this matter at a hearing held in accordance with the provisions of the Administrative Procedure Act, and that I also waive other rights afforded to me in connection with the hearing such as the right to discovery, the right to present evidence in defense of the allegations in the Accusation and the right to cross-examine witnesses.

3. I further agree that upon 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 Bureau Case No. H-03050 FR, may be considered by the Bureau to be true and correct for the purpose of deciding whether or not to grant reinstatement of my license pursuant to Government Code Section 11522.

4. I am acting freely and voluntarily to surrender my license and all license rights attached thereto.

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 on April 19, 2017, at Arroyo Grande, CA.

Lois Lorraine Hughes
LOIS LORRINE HUGHES
Lois Lorraine Hughes 05/02/17