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JUL 17 2017

BUREAU OF REAL ESTATE

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BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	No. H-03050 FR
	)	
<u>MOXIE PROPERTY MANAGEMENT</u>	)	
<u>INCORPORATED</u> ; 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 May 1, 2017, Respondent MOXIE PROPERTY MANAGEMENT INCORPORATED 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 MOXIE PROPERTY MANAGEMENT INCORPORATED'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 expressed in Respondent's Declaration dated May 1, 2017 (attached as Exhibit "A" hereto). Respondent's license certificate and pocket card shall be

1 sent to the below listed address so that they reach the Bureau on or before the effective date of  
2 this Order:

3  
4 Bureau of Real Estate  
5 Attn: Licensing Flag Section  
6 P.O. Box 137013  
7 Sacramento, CA 95813-7013

8 This Order shall become effective at 12 o'clock noon

9 on **AUG - 7 2017**

10 IT IS SO ORDERED

11 July 7, 2017

12 WAYNE S. BELL  
13 Real Estate Commissioner

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# EXHIBIT (A)

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

DECLARATION

My name is Krystyna Amaral, and I am the owner and President of MOXIE PROPERTY MANAGEMENT INCORPORATED, a licensed real estate corporation broker. I am authorized and empowered to sign this declaration on behalf of MOXIE PROPERTY MANAGEMENT INCORPORATED.

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), MOXIE PROPERTY MANAGEMENT INCORPORATED ("MPMI") wishes to voluntarily surrender its real estate license issued by the Bureau of Real Estate ("Bureau") pursuant to Business and Professions Code Section 10100.2.

///

1 On behalf of MPMI, I understand that by so voluntarily surrendering MPMI's  
2 license, MPMI can only have it reinstated in accordance with the provisions of Section 11522 of  
3 the Government Code. On behalf of MPMI, I also understand that by so voluntarily surrendering  
4 MPMI's license, I agree to the following:

5 1. The filing of this Declaration shall be deemed as MPMI's petition for  
6 voluntary surrender.

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

13 3. MPMI further agrees that upon acceptance by the Commissioner, as evidenced  
14 by an appropriate order, all affidavits and all relevant evidence obtained by the Bureau in this  
15 matter prior to the Commissioner's acceptance, and all allegations contained in the Accusation  
16 filed in Bureau Case No. H-03050 FR, may be considered by the Bureau to be true and correct  
17 for the purpose of deciding whether or not to grant reinstatement of MPMI's license pursuant to  
18 Government Code Section 11522.

19 4. I am acting freely and voluntarily to surrender MPMI's license and all license  
20 rights attached thereto.

21 I declare under penalty of perjury under the laws of the State of California that the  
22 above is true and correct and that this declaration was executed on 5/1/17, at

23 LA 6:05pm

24  
25   
26 ~~MOXIE PROPERTY MANAGEMENT,~~  
27 INCORPORATED  
By Krystyna Amaral