

FILED

MAY 23 2010

DEPARTMENT OF REAL ESTATE

[Signature]

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of

THE RYNESS COMPANY
URBAN WEST, INC.,

Respondent.

No. H-4077 SD

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On March 18, 2010, an Accusation was filed in this matter against the above-entitled Respondent.

On April 14, 2010, Respondent THE RYNESS COMPANY URBAN WEST INC. petitioned the Commissioner to voluntarily surrender its real estate corporation license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that the petition of Respondent THE RYNESS COMPANY URBAN WEST INC. for voluntary surrender of its real estate corporation license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in the Declaration executed by Respondent THE RYNESS COMPANY URBAN WEST INC. on April 14, 2010 (attached as Exhibit "A" hereto).

///

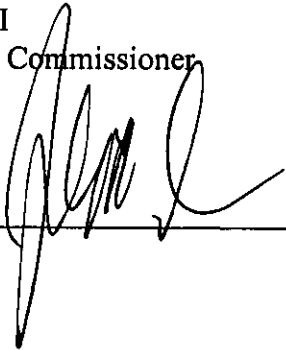
1 Respondent THE RYNESS COMPANY URBAN WEST INC.'s license
2 certificate and pocket card shall be sent to the below-listed address so that they reach the
3 Department on or before the effective date of this Order:

4 DEPARTMENT OF REAL ESTATE
5 Attention: Licensing Flag Section
6 P. O. Box 187000
7 Sacramento, CA 95818-7000

8 This Order shall become effective at 12 o'clock
9 noon on JUN 14 2010

10 DATED: 5-13-2010

11 JEFF DAVI
12 Real Estate Commissioner

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of

THE RYNESS COMPANY
URBAN WEST, INC.,

Respondent.

No. H-4077 SD

DECLARATION

THE RYNESS COMPANY URBAN WEST, INC. ("TRC URBAN WEST") is licensed as a corporate real estate broker and/or has license rights with respect to said license. My name is Gary Ryness and I am an officer and director of TRC URBAN WEST, and I am authorized to sign this declaration on behalf of TRC URBAN WEST. I am acting on behalf of TRC URBAN WEST.

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 the real estate license(s) issued by the Department of Real Estate ("Department") to TRC URBAN WEST, pursuant to Business and Professions Code Section 10100.2.

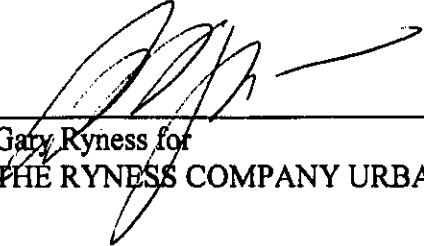


1 It is understood that by so voluntarily surrendering this license, TRC URBAN
2 WEST may be relicensed as a broker corporation only by petitioning for reinstatement pursuant
3 to Section 11522 of the Government Code. I also understand that by so voluntarily surrendering
4 said license, TRC URBAN WEST agrees to the following:

5 The filing of this Declaration shall be deemed as the petition of TRC URBAN
6 WEST for voluntary surrender. It shall also be deemed to be an understanding and agreement by
7 TRC URBAN WEST that it hereby waives all rights it may have to require the Commissioner to
8 prove the allegations contained in the Accusation filed in this matter at a hearing held in
9 accordance with the provisions of the Administrative Procedure Act (Government Code Sections
10 11400 et seq.), and that TRC URBAN WEST also waives other rights afforded to it in
11 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. TRC
13 URBAN WEST further agrees that upon acceptance by the Commissioner, as evidenced by an
14 appropriate order, all affidavits and all relevant evidence obtained by the Department in this
15 matter prior to the Commissioner's acceptance, and all allegations contained in the Accusation
16 heretofore filed in the Department Case No. H-4077 SD, may be considered by the Department to
17 be true and correct for the purpose of deciding whether to grant relicensure or reinstatement
18 pursuant to Government Code Section 11522.

19 I declare under penalty of perjury under the laws of the State of California that the
20 above is true and correct and that TRC URBAN WEST freely and voluntarily surrender all
21 license(s) and license rights under the Real Estate Law.

22
23 Demerville, CA 94526
24 Date and Place 4/14/10

25 
26 _____
27 Gary Ryness for
THE RYNESS COMPANY URBAN WEST, INC.

FILED

MAR 18 2010

DEPARTMENT OF REAL ESTATE

By L. Henry

1 ANGELA L. CASH, Counsel (SBN 230882)
2 Department of Real Estate
3 P. O. Box 187007
4 Sacramento, CA 95818-7007

4 Telephone: (916) 227-0789
5 -or- (916) 227-0805 (Direct)

7 BEFORE THE DEPARTMENT OF REAL ESTATE
8 STATE OF CALIFORNIA

9 * * *

10 In the Matter of the Accusation of)
11 THE RYNESS COMPANY URBAN WEST, INC.,)
12 Respondent.)

No. H- 4077 SD
ACCUSATION

14 The Complainant, Joseph Aiu, a Deputy Real Estate Commissioner of the State of
15 California (hereinafter "Complainant"), for cause of Accusation against THE RYNESS
16 COMPANY URBAN WEST, INC. (hereinafter "Respondent"), is informed and alleges as
17 follows:

18 1

19 Complainant makes this Accusation in his official capacity.

20 2

21 Respondent is presently licensed and/or has license rights under the Real Estate
22 Law (Part 1 of Division 4 of the Business and Professions Code) (hereinafter "Code") as a
23 corporate real estate broker.

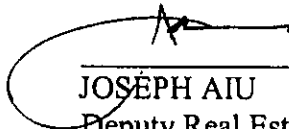
24 3

25 On approximately August 19, 2009, Respondent filed a Certificate of Dissolution
26 with the California Secretary of State.
27

Effective August 19, 2009 and continuing through the present time without reinstatement, the corporate powers, rights and privileges of Respondent were suspended by the California Office of the Secretary of State.

The facts alleged above constitute cause under Section 2742(c) (a corporation licensed under Section 10211 of the Code shall not engage in the business of a real estate broker while not in good standing with the Office of the Secretary of State) of Chapter 6, Title 10, California Code of Regulations in conjunction with Section 10177(d) (willfully disregarded or violated the Real Estate Law or the rules and regulations of the commissioner) of the Code for suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and license rights of Respondent under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code), and for such other and further relief as may be proper under the provisions of law.


JOSEPH AIU
Deputy Real Estate Commissioner

Dated at San Diego, California,
this 23 day of March 2010.