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OCT 13 2016

BUREAU OF REAL ESTATE

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Order to Desist and Refrain to
ARTURO SOLER ORTIZ DE ZARATE aka Arturo Soler, doing business as Arturo Realty Corp. and ARSO Real Estate Premier, and PAULA M. NARANJO, doing business as Paula Real Estate.

) CalBRE No. H-04744 SD
) OAH No. 2015110106
)

) As to ARTURO SOLER ORTIZ DE ZARATE only

In the Matter of the Accusation of
ALLISON JAMES OF CALIFORNIA, INC.; KENNETH L. MOON, individually) and as designated officer of Allison James) of California, Inc.; ARTURO SOLER ORTIZ DE ZARATE, aka Arturo Soler; PAULA M. NARANJO, and APRIL A. ALVA,
Respondents.

) CalBRE No. H-04745 SD
) OAH No. 2015110117
)

) As to ARTURO SOLER ORTIZ DE ZARATE only

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On September 16, 2015, the Bureau of Real Estate ("Bureau") filed an Order to Desist and Refrain against ARTURO SOLER ORTIZ DE ZARATE aka Arturo Soler

1 ("Respondent SOLER") in Bureau Case No. H-04744 SD. On September 16, 2015, an
2 Accusation was filed in Bureau Case No. H-04745 SD against Respondent SOLER.

3 On September 14, 2016, Respondent SOLER petitioned the Commissioner to
4 voluntarily surrender his real estate salesperson license pursuant to Section 10100.2 of the
5 Business and Professions Code.

6 IT IS HEREBY ORDERED that Respondent ARTURO SOLER ORTIZ DE
7 ZARATE's petition for voluntary surrender of his real estate salesperson license is accepted as of
8 the effective date of this Order as set forth below, based upon the understanding and agreement
9 expressed in Respondent's Declaration dated September 14, 2016 (attached as Exhibit "A"
10 hereto). Respondent's license certificate and pocket card shall be sent to the below listed address
11 so that they reach the Bureau on or before the effective date of this Order:

12 Bureau of Real Estate
13 Attn: Licensing Flag Section
14 P.O. Box 137013
Sacramento, CA 95813-7013

15 This Order shall become effective at 12 o'clock noon on NOV - 2 2016.

16 IT IS SO ORDERED 10/12/16.

17 WAYNE S. BELL
18 REAL ESTATE COMMISSIONER

19
20 By: 
21 DAN SANDRI, Assistant Commissioner

EXHIBIT "A"

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Order to Desist and Refrain to)	CalBRE No. H-04744 SD
)	
<u>ARTURO SOLER ORTIZ DE ZARATE</u> aka)	OAH No. 2015110106
<u>Arturo Soler, doing business as</u>)	
<u>Arturo Realty Corp. and</u>)	
<u>ARSO Real Estate Premier, and</u>)	
PAULA M. NARANJO, doing business as)	
Paula Real Estate.)	

In the Matter of the Accusation of)	CalBRE No. H-04745 SD
)	
ALLISON JAMES OF CALIFORNIA, INC.;)	OAH No. 2015110117
KENNETH L. MOON, individually and as)	
designated officer of Allison James of)	
California, Inc.;)	
<u>ARTURO SOLER ORTIZ DE ZARATE, aka</u>)	
<u>Arturo Soler;</u>)	
PAULA M. NARANJO, and)	
APRIL A. ALVA,)	
)	
Respondents.)	

VOLUNTARY SURRENDER DECLARATION

My name is ARTURO SOLER ORTIZ DE ZARATE, and I am currently licensed as a real estate salesperson and/or have license rights with respect to said license. I am represented by Frank M. Buda, Esq., in the above-referenced matters.

1 In lieu of proceeding in these matters in accordance with the provisions of the
2 Administrative Procedure Act (Sections 11400 et seq., of the Government Code), I wish to
3 voluntarily surrender my real estate license, issued by the Bureau of Real Estate ("Bureau"),
4 pursuant to Business and Professions Code Section 10100.2.

5 I understand that by so voluntarily surrendering my license, I may be relicensed as
6 a broker or as a salesperson, or issued a new mortgage loan originator endorsement, only by
7 petitioning for reinstatement pursuant to Section 11522 of the Government Code. I also
8 understand that by so voluntarily surrendering my license, I agree to the following:

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

11 2. It shall also be deemed to be an understanding and agreement by me that I
12 waive all rights I have to require the Commissioner to prove the allegations contained in the
13 Order to Desist and Refrain and First Amended Accusation filed in these matters at a hearing
14 held in accordance with the provisions of the Administrative Procedure Act (Government Code
15 Sections 11400 et seq.), and that I also waive other rights afforded to me in connection with the
16 hearing such as the right to discovery, the right to present evidence in defense of the allegations
17 in the Order to Desist and Refrain and First Amended Accusation and the right to cross-examine
18 witnesses.

19 3. I further agree that upon acceptance by the Commissioner, as evidenced by an
20 appropriate order, all affidavits and all relevant evidence obtained by the Bureau in this matter
21 prior to the Commissioner's acceptance, and all allegations contained in the Order to Desist and
22 Refrain and First Amended Accusation filed in the Bureau Case Nos. H-0477 SD and
23 H-04745 SD, may be considered by the Bureau to be true and correct for the purpose of deciding
24 whether to grant relicensure or reinstatement pursuant to Government Code Section 11522.

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4. I freely and voluntarily surrender all my licenses and license rights under the Real Estate Law.

5. A copy of the Commissioner's Criteria of Rehabilitation is attached hereto. If and when a petition application is made for reinstatement of a surrendered license or endorsement, the Real Estate Commissioner will consider as one of the criteria of rehabilitation, whether or not restitution has been made to any person who has suffered monetary losses through "substantially related" acts or omissions of Respondent, whether or not such persons are named in the investigation file in these matters, and whether Respondent has paid, either jointly or severally, the investigation and enforcement costs which led to these matters which currently total \$17,002.80.

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 9-14, 2016 at San Diego, California.
(City)


Respondent ARTURO SOLER ORTIZ DE ZARATE