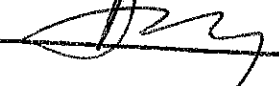


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FILED

JUL 13 2016

BUREAU OF REAL ESTATE

By 

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BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-4750 SD
)	
BEACH HOUSE REALTY,)	L-2016010305
)	
)	
)	
Respondent.)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On October 5, 2015, an Accusation was filed in this matter against Respondent BEACH HOUSE REALTY.

On April 25, 2016, Respondent petitioned the Commissioner to voluntarily surrender its real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent BEACH HOUSE REALTY'S petition for voluntary surrender of its 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 25, 2016

1 (attached as Exhibit "A" hereto). Respondent's license
2 certificates, pocket cards and any branch office license
3 certificate shall be sent to the below listed address so that
4 they reach the Bureau on or before the effective date of this
5 Order:

6 BUREAU OF REAL ESTATE
7 Attn: Licensing Flag Section
8 P. O. Box 137013
Sacramento, CA 95813-7013

9 This Order shall become effective at 12 o'clock noon
10 on August 2, 2016

11
12 DATED: 7/8/2016

13 WAYNE S. BELL
14 Real Estate Commissioner
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EXHIBIT "A"

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) No. H-4750 SD
BEACH HOUSE REALTY,)
Respondent.)

DECLARATION

My name is Joseph P. Economou. BEACH HOUSE REALTY is licensed as a real estate broker and/or has license rights with respect to said license. I am authorized and empowered to sign this declaration on behalf of BEACH HOUSE REALTY. I am acting on behalf of BEACH HOUSE REALTY in this matter.

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) BEACH HOUSE REALTY 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 I understand that BEACH HOUSE REALTY, by so voluntarily
2 surrendering its license, can only have it reinstated in
3 accordance with the provisions of Section 11522 of the Government
4 Code. I also understand that by so voluntarily surrendering its
5 license, BEACH HOUSE REALTY agrees to the following:

6 The filing of this Declaration shall be deemed as its
7 petition for voluntary surrender. It shall also be deemed to be
8 an understanding and agreement by BEACH HOUSE REALTY that, it
9 waives all rights it has to require the Commissioner to prove the
10 allegations contained in the Accusation filed in this matter at a
11 hearing held in accordance with the provisions of the
12 Administrative Procedure Act (Government Code Sections 11400 et
13 seq.), and that it also waives other rights afforded to it in
14 connection with the hearing such as the right to discovery, the
15 right to present evidence in defense of the allegations in the
16 Accusation and the right to cross-examine witnesses. I further
17 agree on behalf of BEACH HOUSE REALTY that upon acceptance by the
18 Commissioner, as evidenced by an appropriate order, all
19 affidavits and all relevant evidence obtained by the Bureau in
20 this matter prior to the Commissioner's acceptance, and all
21 allegations contained in the Accusation filed in the Bureau Case
22 No. H-4750 SD, may be considered by the Bureau to be true and
23 correct for the purpose of deciding whether or not to grant
24 reinstatement of BEACH HOUSE REALTY's license pursuant to
25 Government Code Section 11522.

26 I declare under penalty of perjury under the laws of
27 the State of California that the above is true and correct and

1 I am acting freely and voluntarily on behalf of BEACH HOUSE
2 REALTY to surrender its license and all license rights attached
3 thereto.

4 4/29/16 Coronado, CA

5 Date and Place

Joseph P. Economou

6 BEACH HOUSE REALTY
7 By: Joseph P. Economou
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