

FILED

JUL 23 2015

BUREAU OF REAL ESTATE

By L. West

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BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

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*In the Matter of the Accusation of:*

JEANETTE DENOGEAN CHAMPAGNE and  
GINA MARIE WEST,

Respondents.

CalBRE No. H-5921 SAC

OAH No. 2013010820

*In the Matter of the Accusation of:*

CATHERINE RENE KING,  
GINA MARIE WEST and  
SHASTA PROPERTIES, INC.,

Respondents.

CalBRE No. H-6106 SAC

OAH No. 2014070821

(Consolidated for Hearing)

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSES

On December 4, 2012, in Case No. H-5921 SAC, an Accusation was filed against JEANETTE DENOGEAN CHAMPAGNE (Respondent CHAMPAGNE) and GINA MARIE WEST (Respondent WEST). On March 18, 2013, a Default Decision was filed revoking Respondent CHAMPAGNE's real estate broker license effective April 8, 2013.

On April 8, 2014, in Case No. H-6106 SAC, an Accusation was filed against CATHERINE RENE KING (Respondent KING), GINA MARIE WEST (Respondent WEST) and SHASTA PROPERTIES, INC. (Respondent SHASTA).

///

1 On June 9, 2015, Respondent WEST and Respondent SHASTA petitioned the  
2 Commissioner to voluntarily surrender Respondent WEST's real estate salesperson license and  
3 Respondent SHASTA's real estate corporation license, pursuant to Section 10100.2 of the  
4 Business and Professions Code.

5 IT IS HEREBY ORDERED that Respondent WEST's and Respondent  
6 SHASTA's petition for voluntary surrender of Respondent WEST's real estate salesperson  
7 license and Respondent SHASTA's real estate corporation license are accepted as of the  
8 effective date of this Order as set forth below, based upon the understanding and agreement  
9 expressed in Respondents' Declaration dated June 9, 2015, (attached as Exhibit "A" hereto).

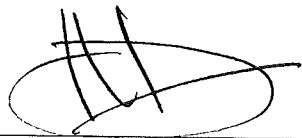
10 Respondents' license certificates, pocket cards and any branch office license  
11 certificates shall be sent to the below listed address so that they reach the Bureau on or before  
12 the effective date of this Order:

13  
14 BUREAU OF REAL ESTATE  
15 Attn: Licensing Flag Section  
16 P. O. Box 137013  
17 Sacramento, CA 95813-7013

18 This Order shall become effective at 12 o'clock noon on AUG 12 2015

19 DATED: July 5, 2015

20 REAL ESTATE COMMISSIONER

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22 By: JEFFREY MASON  
23 Chief Deputy Commissioner

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BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of  
JEANETTE DENOGEAN CHAMPAGNE and  
GINA MARIE WEST,  
Respondents.

No. H-5921 SAC

In the Matter of the Accusation of  
CATHERINE RENE KING,  
GINA MARIE WEST, and  
SHASTA PROPERTIES, INC.,  
Respondents.

No. H-6106 SAC

DECLARATION

My name is GINA MARIE WEST. I am currently licensed as a real estate salesperson and I am an officer and President of SHASTA PROPERTIES, INC. (SPI), a licensed corporate real estate broker. I am representing myself in the Accusation Case Nos. H-5921 SAC and H-6106 SAC. I am representing SPI in the Accusation Case No. H-6106 SAC in my capacity as officer and President of SPI.

In lieu of proceeding in these matters (Accusation Case Nos. H-5921 SAC and H-6106 SAC) in accordance with the provisions of the Administrative Procedure Act



1 (Sections 11400 et seq., of the Government Code), I wish to voluntarily surrender my real estate  
2 salesperson license and the corporate real estate broker license of SPI issued by the Bureau of  
3 Real Estate (Bureau) pursuant to Business and Professions Code Section 10100.2.

4 I understand that by so voluntarily surrendering my license and the license of SPI,  
5 I may be relicensed as a salesperson or as a broker, and SPI may be relicensed as a corporate  
6 broker, only by petitioning for reinstatement pursuant to Section 11522 of the Government Code.

7 I also understand that by so voluntarily surrendering said licenses, SPI and I agree  
8 to the following:

9 1. The filing of this Declaration shall be deemed as the petition of SPI and  
10 myself for the voluntary surrender of our respective licenses.

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

18 3. I, on behalf of SPI and on my own behalf, further agree that upon  
19 acceptance by the Commissioner, as evidenced by an appropriate order, all affidavits and all  
20 relevant evidence obtained by the Bureau in these matters prior to the Commissioner's  
21 acceptance, and all allegations contained in the Accusations filed in the Bureau Case Nos. H-  
22 5921 SAC and H-6106 SAC, may be considered by the Bureau to be true and correct for the  
23 purpose of deciding whether to grant relicensure or reinstatement pursuant to Government Code  
24 Section 11522.

25 4. SPI and my voluntary surrenders and SPI and my decision not to contest  
26 the Accusation Case Nos. H-5921 SAC and H-6106 SAC are made for the purpose of reaching  
27 an agreed upon disposition of these proceedings, and, except as set forth above, shall not be  
admissible in any other criminal or civil proceedings.

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5. SPI and I freely and voluntarily surrender SPI and my licenses and license rights under the Real Estate Law.

6. I understand that if and when a petition application is made for reinstatement of a surrendered license, 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 Respondents, whether or not such persons are named in the Accusations filed in Bureau Case Nos. H-5921 SAC and H-6106 SAC.

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 at:

Yreka, California.  
(city)

6/9/15  
Dated

Gina Marie West  
GINA MARIE WEST  
Respondent

SHASTA PROPERTIES, INC.  
Respondent

6/9/15  
Dated

By: Gina Marie West  
Gina Marie West, President