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APR 20 2022

DEPARTMENT OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of:	)	DRE No. H-6993 SAC
	)	
<u>SHANGRI-LA DREAMHOME REALTY, INC.</u> ,	)	
and MICHAEL DENNIS MASON	)	
	)	
Respondents.	)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On March 22, 2021, an Accusation was filed in this matter against Respondent SHANGRI-LA DREAMHOMES REALTY, INC. (“Respondent”).

On April 12, 2021, Respondent petitioned the Commissioner to voluntarily surrender its corporate real estate broker license and mortgage loan originator license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent SHANGRI-LA DREAMHOMES REALTY, INC’s petition for voluntary surrender of its corporate real estate broker license and mortgage loan originator are 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 12, 2021, (attached as Exhibit “A” hereto). Respondent’s license certificate and pocket card shall be sent to the below-listed address so that they reach the Department of Real Estate on or before the effective date of this Order:

DEPARTMENT OF REAL ESTATE  
Attention: Licensing Flag Section  
P. O. Box 137013  
Sacramento, CA 95813-7013

This Order shall become effective at 12 o'clock noon on MAY 11 2022.

DATED: 4.14.22

DOUGLAS R. McCAULEY  
REAL ESTATE COMMISSIONER

DOUGLAS R. McCauley

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1 Department of Real Estate  
2 P.O. Box 137007  
3 Sacramento, CA 95815-7007  
4  
5 Telephone: (916) 576-8700

6 BEFORE THE DEPARTMENT OF REAL ESTATE  
7 STATE OF CALIFORNIA

8 \* \* \*

9 In the Matter of the Accusation of:	)	No. H-6993 SAC
10 SHANGRI-LA DREAMHOME REALTY, INC.,	)	<u>STIPULATION AND</u>
11 Respondent.	)	<u>AGREEMENT TO</u>
	)	<u>SURRENDER</u>

13 On or about March 22, 2021, an Accusation was filed against SHANGRI-LA  
14 DREAMHOME REALTY, INC. ("Respondent") Respondent is currently licensed as a corporate  
15 real estate broker, License No. 01879348, whose license will expire June 11, 2022.

16 In lieu of proceeding in this matter in accordance with the provisions of the  
17 Administrative Procedures Act (Government Code Sections 11400 *et seq.*), Respondent wishes  
18 to voluntarily surrender its corporate real estate license, including all rights and endorsements  
19 attached thereto, pursuant to Business and Professions Code ("Code") Section 10100.2.

20 Respondent understands that by voluntarily surrendering its corporate real estate  
21 broker license and all rights and endorsements attached thereto, Respondent's corporate real  
22 estate license may only be reinstated pursuant to Section 11522 of the Government Code.

23 Respondent further understands that by voluntarily surrendering its corporate real estate license  
24 and all rights and endorsements associated with that license, Respondent agrees to the following  
25 provisions:

26 ///

DECLARATION OF SHANGRI-LA DREAMHOME REALTY, INC.

1  
2             1.       JUANITO M. ALFORQUE, JR. is the President for Respondent and is  
3 authorized to sign this Declaration on behalf of Respondent.

4             2.       Respondent is currently licensed as a corporate real estate broker, License  
5 No. 01879348.

6             3.       The filing of this Declaration shall be deemed as Respondent's petition for  
7 the voluntary surrender of its corporate real estate broker license and all license rights and  
8 endorsements attached thereto.

9             4.       The filing of this Declaration shall be deemed to be an understanding and  
10 agreement by Respondent that it waives all rights it has to require the Commissioner to prove the  
11 allegations contained in the Accusation filed on or about March 22, 2021, DRE Case No. H-6993  
12 SAC, at a hearing held in accordance with the provisions of the Administrative Procedures Act  
13 (Government Code Sections 11400 *et seq.*)

14            5.       Respondent agrees to waive other rights afforded to Respondent in  
15 connection with the hearing on DRE Case No. H-6993 SAC, such as the right to discovery, the  
16 right to present evidence in defense of the allegations made by the DRE in the Accusation, and  
17 the right to cross-examine witnesses.

18            6.       Respondent agrees that, upon acceptance by the Commissioner, as  
19 evidenced by the appropriate Order, all affidavits and all relevant evidence obtained by the DRE  
20 in this matter, and all allegations contained in the Accusation filed in DRE Case No. H-6993  
21 SAC may be considered by the DRE to be true and correct for the purpose of deciding whether or  
22 not to grant re-licensure to Respondent pursuant to Section 11522 of the Government Code.

23            7.       Respondent agrees that prior to, and only as a condition of a petition for  
24 reinstatement made pursuant to Government Code section 11522 being granted, will be jointly  
25 and severally liable with MASON to pay the Commissioner's reasonable cost of the investigation  
26 and enforcement that led to the disciplinary action in DRE Case No. H-6993 SAC.

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8. Respondent agrees that prior to, and only as a condition of a petition for reinstatement made pursuant to Government Code section 11522 being granted, will be jointly and severally liable with MASON to pay the Commissioner's reasonable cost of the audit that led to the disciplinary action in DRE Case No. H-6993 SAC.

9. Respondent declares under penalty of perjury, under the laws of the State of California, that the above is true and correct and that Respondent freely and voluntarily surrenders its corporate real estate broker license and all license rights and endorsements attached thereto.

SHANGRI-LA DREAMHOME REALTY, INC.  
Respondent

March 30, 2022  
DATED

By: Juanito M. Alforque, Jr.  
JUANITO M. ALFORQUE, JR.  
President of Respondent