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**FILED**

JAN 06 2016

BUREAU OF REAL ESTATE

By B. Nicholas

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BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of )  
 )  
 MAURICIO J. RODRIGUEZ and )  
 )  
 LILIANA RODRIGUEZ, )  
 )  
 Respondents. )

NO. H-11859 SF

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSES

On July 6, 2015, an Accusation was filed in this matter against Respondents MAURICIO J. RODRIGUEZ and LILIANA RODRIGUEZ.

On November 17, 2015, Respondents MAURICIO J. RODRIGUEZ and LILIANA RODRIGUEZ petitioned the Commissioner to voluntarily surrender their real estate salesperson licenses pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondents MAURICIO J. RODRIGUEZ and LILIANA RODRIGUEZ'S petition for voluntary surrender of their real estate salesperson licenses is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondents MAURICIO J. RODRIGUEZ and

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1 LILIANA RODRIGUEZ'S Declarations dated November 17, 2015 (attached as Exhibit "A" and  
2 Exhibit "B" hereto).

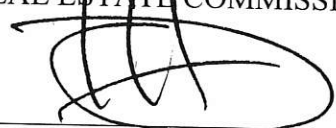
3 Respondents MAURICIO J. RODRIGUEZ and LILIANA RODRIGUEZ'S  
4 license certificate(s) and pocket card(s) shall be sent to the below listed address so that they  
5 reach the Bureau on or before the effective date of this Order:

6  
7 BUREAU OF REAL ESTATE  
8 Attn: Licensing Flag Section  
9 PO Box 137013  
10 Sacramento, CA 95813-7013

11 This Order shall become effective at 12 o'clock noon on JAN 27 2016

12 DATED: DECEMBER 31, 2015

13 WAYNE S. BELL  
14 REAL ESTATE COMMISSIONER

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16 By: JEFFREY MASON  
17 Chief Deputy Commissioner

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In the Matter of the Accusation of:

MAURICIO J. RODRIGUEZ and  
LILIANA RODRIGUEZ,

Respondents.

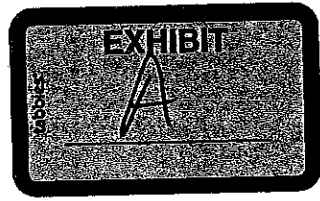
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)  
) NO. H-11859 SF  
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DECLARATION

My name is MAURICIO J. RODRIGUEZ and I am currently licensed as a real estate salesperson and/or have license rights with respect to said license.

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 my real estate license(s) issued by the California Bureau of Real Estate ("the Bureau"), pursuant to Business and Professions Code section 10100.2.

I understand that by voluntarily surrendering my license(s), I may be re-licensed as a salesperson or as a broker only by petitioning for reinstatement pursuant to section 11522 of the Government Code. I also understand that by voluntarily surrendering my license(s), I agree to the following:



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

2. It shall also be deemed to be an understanding and agreement by me that I waive all rights I have to require the Commissioner to prove the allegations contained in the Accusation filed in this matter at a hearing held in accordance with the provisions of the Administrative Procedure Act (Government Code sections 11400 et seq.), and that I also waive other rights afforded to me in connection with the hearing such as the right to discovery, the right to present evidence in defense of the allegations in the Accusation, and the right to cross-examine witnesses.

3. I further agree that upon acceptance by the Commissioner, as evidenced by an appropriate order, all affidavits and all relevant evidence obtained by the Bureau in this matter prior to the Commissioner's acceptance, and all allegations contained in the Accusation filed in the Bureau Case No. H-11859 SF may be considered by the Bureau to be true and correct for the purpose of deciding whether to grant re-licensure or reinstatement pursuant to Government Code section 11522.

4. I further understand and agree that upon acceptance by the Commissioner, as evidenced by an appropriate order, of my petition to voluntarily surrender all of my licenses and license rights under the Real Estate Law, the Bureau will take no further disciplinary action related to the Accusation filed in Bureau Case No. H-11859 SF, with the exception of the use of such affidavits, evidence, and allegations as outlined above in Paragraph 3.

5. I further understand and agree that prior to and as a condition of any petition for reinstatement made pursuant to Government Code section 11522 being granted, I agree to be jointly and severally responsible, along with my co-Respondent LILIANA RODRIGUEZ, for paying the Commissioner's reasonable cost of the investigation and enforcement which led to this disciplinary action in Bureau Case No. H-11859. The amount of said costs are \$3,851.20.

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

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 NOV. 17<sup>TH</sup>  
2015, at OAKLAND, California.  
(City)

  
MAURICIO RODRIGUEZ, Respondent

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BEFORE THE  
BUREAU OF REAL ESTATE  
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In the Matter of the Accusation of: )  
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 MAURICIO J. RODRIGUEZ and )  
 LILIANA RODRIGUEZ, )  
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 Respondents. )

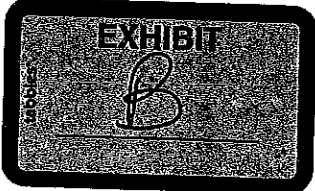
NO. H-11859 SF

DECLARATION

My name is LILIANA RODRIGUEZ and I am currently licensed as a real estate salesperson and/or have license rights with respect to said license.

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 my real estate license(s) issued by the California Bureau of Real Estate ("the Bureau"), pursuant to Business and Professions Code section 10100.2.

I understand that by voluntarily surrendering my license(s), I may be re-licensed as a salesperson or as a broker only by petitioning for reinstatement pursuant to section 11522 of the Government Code. I also understand that by voluntarily surrendering my license(s), I agree to the following:



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

3           2. It shall also be deemed to be an understanding and agreement by me that I  
4 waive all rights I have to require the Commissioner to prove the allegations contained in the  
5 Accusation filed in this matter at a hearing held in accordance with the provisions of the  
6 Administrative Procedure Act (Government Code sections 11400 et seq.), and that I also waive  
7 other rights afforded to me in connection with the hearing such as the right to discovery, the  
8 right to present evidence in defense of the allegations in the Accusation, and the right to cross-  
9 examine witnesses.

10           3. I further agree that upon acceptance by the Commissioner, as evidenced by  
11 an appropriate order, all affidavits and all relevant evidence obtained by the Bureau in this  
12 matter prior to the Commissioner's acceptance, and all allegations contained in the Accusation  
13 filed in the Bureau Case No. H-11859 SF may be considered by the Bureau to be true and  
14 correct for the purpose of deciding whether to grant re-licensure or reinstatement pursuant to  
15 Government Code section 11522.

16           4. I further understand and agree that upon acceptance by the Commissioner, as  
17 evidenced by an appropriate order, of my petition to voluntarily surrender all of my licenses  
18 and license rights under the Real Estate Law, the Bureau will take no further disciplinary action  
19 related to the Accusation filed in Bureau Case No. H-11859 SF, with the exception of the use  
20 of such affidavits, evidence, and allegations as outlined above in Paragraph 3.


21           5. I further understand and agree that prior to and as a condition of any petition  
22 for reinstatement made pursuant to Government Code section 11522 being granted, I agree to  
23 be jointly and severally responsible, along with my co-Respondent MAURICIO J.  
24 RODRIGUEZ, for paying the Commissioner's reasonable cost of the investigation and  
25 enforcement which led to this disciplinary action in Bureau Case No. H-11859. The amount of  
26 said costs are \$3,851.20.

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

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 11/17/15, 2015, at Oakland, California.  
(City)

  
LILIANA RODRIGUEZ, Respondent