

**FILED**

March 13, 2019

DEPARTMENT OF REAL ESTATE

By

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \*

**In the Matter of the Accusation of:**

DRE No. H-12269 SF

**SAXE REAL ESTATE MANAGEMENT  
SERVICES INC., and  
LE STEVEN ZHANG,**

### Respondents.

ORDER NUNC PRO TUNC  
CORRECTING CLERICAL ERROR

It having been called to the attention of the Real Estate Commissioner that there was a clerical error in the Order dated March 7, 2019, and good cause appearing therefor, the Order is:

**Amended to show that the effective date is March 29, 2019.**

**This Order shall become effective immediately.**

IT IS SO ORDERED March 18, 2019

**DANIEL J. SANDRI**  
**ACTING REAL ESTATE COMMISSIONER**

Samuel J. South.

FILED

March 8, 2019

DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of: ) DRE No. H-12269 SF  
)  
SAXE REAL ESTATE MANAGEMENT )  
SERVICES INC., and )  
LE STEVEN ZHANG, )  
Respondents. )

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On October 03, 2018, an Accusation was filed in this matter against Respondents SAXE REAL ESTATE MANAGEMENT SERVICES INC., and LE STEVEN ZHANG ("Respondents").

On February 19, 2019, Respondent SAXE REAL ESTATE MANAGEMENT SERVICES INC. petitioned the Commissioner to voluntarily surrender its restricted real estate broker corporation license, pursuant to Section 10100.2 of the Business and Professions Code.

On February 19, 2019, Respondent LE STEVEN ZHANG petitioned the Commissioner to voluntarily surrender his broker real estate license pursuant to Section 10100.2 of the Business and Professions Code.

///

///

///

1 IT IS HEREBY ORDERED that Respondents SAXE REAL ESTATE  
2 MANAGEMENT SERVICES INC., and LE STEVEN ZHANG's petition for voluntary surrender  
3 of their real estate license is accepted as of the effective date of this Order as set forth below, based  
4 upon the understanding and agreement expressed in Respondents' Declarations dated  
5 February 19, 2019, (attached as Exhibit "A" hereto). Respondents' license certificate and pocket  
6 card shall be sent to the below-listed address so that they reach the Department of Real Estate on or  
7 before the effective date of this Order:

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

12 This Order shall become effective at 12 o'clock noon on MAR 08 2019.

13 DATED: March 7, 2019

14 DANIEL J. SANDRI  
15 ACTING REAL ESTATE COMMISSIONER

16   
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of:

SAXE REAL ESTATE MANAGEMENT  
SERVICES, INC. and LE STEVEN ZHANG,

Respondents.

No. H-12269 SF

DECLARATION

My name is LE STEVEN ZHANG and I am currently licensed as a real estate broker and/or have license rights with respect to said license. SAXE REAL ESTATE MANAGEMENT SERVICES, INC. ("SAXE") is licensed as a corporate real estate broker and/or has license rights with respect to said license. I am the designated officer of SAXE and I am authorized to sign this declaration on behalf of SAXE. Patricia Kennedy Fyfe, Esq. represents both SAXE and me in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Government Code Section 11400 et seq.), I wish to voluntarily surrender the real estate license(s) issued by the Department of Real Estate ("Department") to SAXE and to me, pursuant to Business and Professions Code ("Code") Section 10100.2.



1                   It is understood that by so voluntarily surrendering these license(s), I may be  
2                   relicensed as a broker or as a salesperson and SAXE may be relicensed as a broker corporation  
3                   only by petitioning for reinstatement pursuant to Section 11522 of the Government Code. I also  
4                   understand that by so voluntarily surrendering said license(s), both SAXE and I agree to the  
5                   following:

6                   1. The filing of this Declaration shall be deemed as the petition of  
7                   SAXE, and also as my petition, for voluntary surrender.

8                   2. It shall also be deemed to be an understanding and agreement by both  
9                   SAXE and me that we hereby waive all rights either of us may have to require the Commissioner  
10                  to prove the allegations contained in the Accusations filed in this matter at a hearing held in  
11                  accordance with the provisions of the Administrative Procedure Act (Government Code Section  
12                  11400 et seq.), and that SAXE and I also waive other rights afforded to us in connection with the  
13                  hearing such as the right to discovery, the right to present evidence in defense of the allegations  
14                  in the Accusation, and the right to cross-examine witnesses.

15                  3. SAXE and I further agree that upon acceptance by the Commissioner, as  
16                  evidenced by an appropriate order, all affidavits and all relevant evidence obtained by the  
17                  Department in this matter prior to the Commissioner's acceptance, and all allegations contained  
18                  in the Accusation heretofore filed in the Bureau Case No. H-12269 SF, may be considered by the  
19                  Department to be true and correct for the purpose of deciding whether to grant relicensure or  
20                  reinstatement pursuant to Government Code Section 11522.

21                  4. I further understand and agree that prior to and as a condition of any petition  
22                  for reinstatement made by SAXE or me pursuant to Government Code Section 11522 being  
23                  granted, I agree to pay the cost of the investigation and enforcement in Department Case No. H-  
24                  12269 SF. The amount of said investigation and enforcement costs total \$1,287.50.

25                  5. I further understand that if and when a petition application is made for  
26                  reinstatement of a surrendered license, the Real Estate Commissioner will consider as one of the  
27                  criteria of rehabilitation, whether or not restitution has been made to any person who has suffered

1 monetary losses through "substantially related" acts or omissions of Respondent.  
2 such persons are named in the Accusation file in Department Case No. H-12269 Si

3 I declare under penalty of perjury under the laws of the State of Califor  
4 above is true and correct and that SAXE and I freely and voluntarily surrender all our lic  
5 and license rights under the Real Estate Law.

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

2/19/19 San Francisco   
Date and Place LE STEVEN ZHANG, Respondent

2/19/19 San Francisco   
Date and Place Le Steven Zhang, on behalf of  
SAXE REAL ESTATE MANAGEMENT  
SERVICES, INC., Respondent