

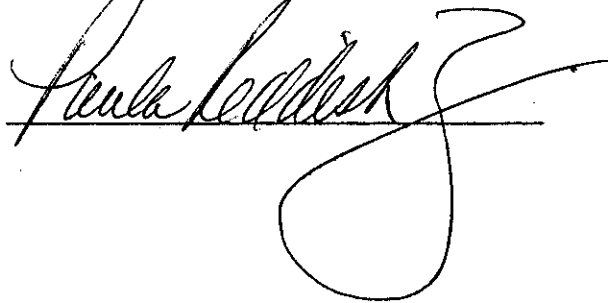
1 (attached as Exhibit "A" hereto). Respondent's license
2 certificate(s), pocket card(s) and any branch office license
3 certificate shall be sent to the below listed address so that
4 they reach the Department on or before the effective date of this
5 Order:

6 Department of Real Estate
7 Atten: Licensing Flag Section
8 P.O. Box 187000
9 Sacramento, CA 95818-7000

10 This Order shall become effective at 12 o'clock noon on
11 OCT 17 2001

12 DATED: September 24, 2001

13 PAULA REDDISH ZINNEMANN
14 Real Estate Commissioner

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) No. H-29057 LA
CHANDRAKANT K. PATEL,)
Respondent.)

DECLARATION

My name is CHANDRAKANT K. PATEL and that I am currently licensed as a real estate broker and/or have license rights with respect to said license. I am represented in this matter by Gerald A. Wolf, Attorney at Law.

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

1 I understand that by so voluntarily surrendering my
2 license, that it can only be reinstated in accordance with the
3 provisions of Section 11522 of the Government Code. I also
4 understand that by so voluntarily surrendering my license, I
5 agree to the following:

6 The filing of this Declaration shall be deemed as my
7 petition for voluntary surrender. It shall also be deemed to be
8 an understanding and agreement by me that, I waive all rights I
9 have to require the Commissioner to prove the allegations
10 contained in the Accusation filed in this matter at a hearing
11 held in accordance with the provisions of the Administrative
12 Procedures Act (Government Code Sections 11400 et seq.), and that
13 I also waive other rights afforded to me in connection with the
14 hearing such as the right to discovery, the right to present
15 evidence in defense of the allegations in the Accusation and the
16 right to cross examine witnesses. I further agree that upon
17 acceptance by the Commissioner, as evidenced by an appropriate
18 order, all affidavits and all relevant evidence obtained by the
19 Department in this matter prior to the Commissioner's acceptance,
20 and all allegations contained in the Accusation filed in the
21 Department Case No. H-29057-LA, may be considered by the
22 Department to be true and correct for the purpose of deciding
23 whether or not to grant reinstatement of my license pursuant to
24 Government Code Section 11522.

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

27 ////

1 that I freely and voluntarily surrender my license and all
2 license rights attached thereto.

3 9/6/01 Santa Anna Ga.
4 Date and Place

Chandrakant K Patel
CHANDRAKANT K. PATEL

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**BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA**

FILED
JUL 10 2001
DEPARTMENT OF REAL ESTATE

In the Matter of the Accusation of

CHANDRAKANT K. PATEL,

By K. Vederholt

Case No. H-29057 LA

OAH No. L-2001060322

Respondent

NOTICE OF HEARING ON ACCUSATION

To the above named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at Office of Administrative Hearings, 320 W. Fourth st., Ste. 630, Los Angeles, CA on September 10, 2001, at the hour of 9:00 a.m., or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

DEPARTMENT OF REAL ESTATE

Dated: July 9, 2001

By [Signature]
Counsel

cc: Chandrakant K. Patel
Gerald A. Wolf, Esq.
Sacto
OAH
JP

kw

Handwritten:
Facto
Jury

MARY E. WORK, Counsel
SBN 175887
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, CA 90013-1105

Telephone (213) 576-6982
-Direct- (213) 576-6916

FILED
MAY 17 2001
DEPARTMENT OF REAL ESTATE

By K. Wedderholf

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of	)	No. H-29057 LA
CHANDRAKANT K. PATEL,	)	<u>ACCUSATION</u>
Respondent.	)	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against CHANDRAKANT K. PATEL (hereinafter "Respondent"), is informed and alleges as follows:

I

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California Department of Real Estate (hereinafter "Respondent"), makes this Accusation in her official capacity.

II

At all times mentioned herein, Respondent was and still is licensed as a real estate broker by the Department.

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III

On or about August 19, 1998, in the Superior Court of the State of California for the County of Orange, in case number 781416, Judgment After Trial by Superior Court was entered against Respondent. Said Judgment is, in part, based on findings of fraud, suppression of fact, and conversion. The Judgment against Respondent is based on a transaction in which Respondent acted in a licensed capacity and for which a real estate broker's license was required.

IV

The facts set forth above in paragraph III constitute cause under Section 10177.5 of the Business and Professions Code for suspension or revocation of all licenses and license rights of CHANDRAKANT K. PATEL under the Real Estate Law.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof a decision be rendered imposing disciplinary action against all licenses and license rights of Respondent under the

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1 Real Estate Law (Part 1 of Division 4 of the Business and
2 Professions Code) and for such other and further relief as may be
3 proper under other provisions of law.

4
5 MARIA SUAREZ

6 MARIA SUAREZ
Deputy Real Estate Commissioner

7 Dated at Los Angeles, California,
8 this 17th day of May, 2001.

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23 cc: Chandrakant K. Patel
24 Maria Suarez
25 SACTO
26 JP
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