

By Sandra B. Crane

* * *

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On December 1, 2003, Respondent petitioned the Commissioner to voluntarily surrender his real estate broker license(s) pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent PETER JUDE
REMEDIOS' petition for voluntary surrender of his real estate
broker license(s) is 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 December 1,
2003, (attached as Exhibit "A" hereto). Respondent's license

1 certificate(s), pocket card(s) and any branch office license
2 certificate(s) shall be sent to the below listed address so that
3 they reach the Department on or before the effective date of this
4 Order:

5
6 DEPARTMENT OF REAL ESTATE
7 Attn: Licensing Flag Section
8 P. O. Box 187000
9 Sacramento, CA 95818-7000

10 This Order shall become effective at 12 o'clock noon
11 on February 2, 2004.

12 DATED: January 7, 2004.

13 JOHN R. LIBERATOR
14 Real Estate Commissioner

15 *John R. Liberator*
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Exhibit "A"

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) No. H-30402 LA
PETER JUDE REMEDIOS,)
Respondent.)

DECLARATION

My name is PETER JUDE REMEDIOS and I am currently
licensed as a real estate broker and/or have license rights with
respect to said license. I am representing myself in this
matter.

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.

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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:

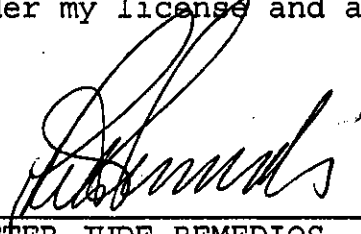
6 The filing of this Declaration shall be deemed as my
7 petition for voluntary surrender. It shall also be deemed to be
8 an understanding and agreement by me that, I waive all rights I
9 have to require the Commissioner to prove the allegations
10 contained in the Accusation filed in this matter at 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-30402 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.

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1 I declare under penalty of perjury under the laws of
2 the State of California that the above is true and correct and
3 that I freely and voluntarily surrender my license and all
4 license rights attached thereto.

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6 12-1-03 at
Date and Place Ventura, CA


PETER JUDE REMEDIOS

1 CHRIS LEONG, Counsel (SBN 141079)
2 Department of Real Estate
3 320 West Fourth Street, Suite 350
4 Los Angeles, CA 90013-1105

5 Telephone: (213) 576-6982
6 -or- (213) 576-6910 (Direct)

FILED
OCT 21 2003
DEPARTMENT OF REAL ESTATE

By Laura B. Dine

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)

12 PETER JUDE REMEDIOS,)

13 Respondent.)

No. H- 30402 LA

A C C U S A T I O N

14
15 The Complainant, Maria Suarez, a Deputy Real Estate
16 Commissioner of the State of California, for cause of Accusation
17 against PETER JUDE REMEDIOS (hereinafter "Respondent"), is
18 informed and alleges as follows:

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20 Respondent is presently licensed and/or has license
21 rights under the Real Estate Law, Part 1 of Division 4 of the
22 Business and Professions Code (hereinafter "Code"), as a real
23 estate broker.

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II

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, makes this Accusation against Respondent in her official capacity.

III

On or about March 27, 2002, in the Superior Court of California, County of Ventura, Case No. 2001036853, Respondent was convicted of violating eight (8) counts of Section 289(h) of the California Penal Code (PC) (Anal and genital penetration by foreign object), felonies; and two (2) counts of Section 243.4(d)(1) PC (Sexual battery), misdemeanors. These are crimes involving moral turpitude, which are substantially related to the qualifications, functions and duties of a real estate licensee.

IV

The convictions set forth above constitute cause under Code Sections 490 and 10177(b) for the suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

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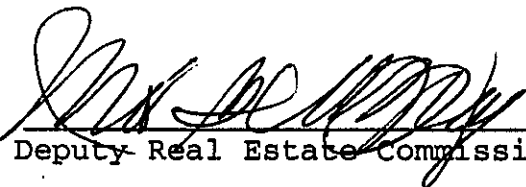
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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all licenses and license rights of Respondent,
5 PETER JUDE REMEDIOS, under the Real Estate Law (Part 1 of
6 Division 4 of the Business and Professions Code), and for such
7 other and further relief as may be proper under other
8 applicable provisions of law.

9 Dated at Los Angeles, California

10 this 9th day of October, 2003.

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14 Deputy Real Estate Commissioner

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24 cc: Peter Jude Remedios
25 Maria Suarez
26 Sacto.
27 DW