

By C. J. [Signature]

* * *

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

IT IS HEREBY ORDERED that Respondent CITICOM COMMERCIAL REAL ESTATE INC.'s petition for voluntary surrender of its real estate corporation license 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

1 March 31, 2009 (attached as Exhibit "A" hereto). Respondent's
2 license certificate(s), pocket card(s) and any branch office
3 license certificate(s) shall be sent to the below listed address
4 so that they reach the Department on or before the effective date
5 of this 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
11 on MAY 18, 2009.

12 DATED: 4-21-09

13 JEFF DAVI
14 Real Estate Commissioner
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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)
CITICOM COMMERCIAL REAL ESTATE,) No. H-35783 LA
INC.,)
Respondent.)

DECLARATION

My name is KATHLEEN M. STEWARD and I am a Corporate Officer/Secretary of CITICOM COMMERCIAL REAL ESTATE, INC., which is licensed as a real estate corporation and/or has license rights with respect to said license. I am authorized and empowered to sign this declaration on behalf of CITICOM COMMERCIAL REAL ESTATE, INC. I am acting on behalf of the corporation in this matter.

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) CITICOM COMMERCIAL REAL ESTATE, INC. wishes to voluntarily surrender its real estate

1 license issued by the Department of Real Estate ("Department"),
2 pursuant to Business and Professions Code Section 10100.2.

3 I understand that CITICOM COMMERCIAL REAL ESTATE, INC.,
4 by so voluntarily surrendering its license, can only have it
5 reinstated in accordance with the provisions of Section 11522 of
6 the Government Code. I also understand that by so voluntarily
7 surrendering its license, CITICOM COMMERCIAL REAL ESTATE, INC.
8 agrees to the following:

9 The filing of this Declaration shall be deemed as its
10 petition for voluntary surrender. It shall also be deemed to be
11 an understanding and agreement by CITICOM COMMERCIAL REAL ESTATE,
12 INC., that it waives all rights it has to require the
13 Commissioner to prove the allegations contained in the Accusation
14 filed in this matter at a hearing held in accordance with the
15 provisions of the Administrative Procedure Act (Government Code
16 Sections 11400 et seq.), and that it also waives other rights
17 afforded to it in connection with the hearing such as the right
18 to discovery, the right to present evidence in defense of the
19 allegations in the Accusation and the right to cross-examine
20 witnesses. I further agree on behalf of CITICOM COMMERCIAL REAL
21 ESTATE, INC., that upon acceptance by the Commissioner, as
22 evidenced by an appropriate order, all affidavits and all
23 relevant evidence obtained by the Department in this matter prior
24 to the Commissioner's acceptance, and all allegations contained
25 in the Accusation filed in the Department Case No. H-35783 LA,
26 may be considered by the Department to be true and correct for
27 the purpose of deciding whether or not to grant reinstatement of

1 CITICOM COMMERCIAL REAL ESTATE, INC.'s license pursuant to
2 Government Code Section 11522.

3 I declare under penalty of perjury under the laws of
4 the State of California that the above is true and correct and
5 that I am acting freely and voluntarily on behalf of CITICOM
6 COMMERCIAL REAL ESTATE, INC., to surrender its license and all
7 license rights attached thereto.

8 3-31-09 Redlands, Ca

9 Date and Place

Kathleen M. Steward
CITICOM COMMERCIAL REAL ESTATE, INC.
By KATHLEEN M. STEWARD

520.
1 LISSETE GARCIA, Counsel (SBN 211552)
2 Department of Real Estate
3 320 West Fourth Street, Ste. 350
4 Los Angeles, California 90013-1105

5 Telephone: (213) 576-6982
6 Direct: (213) 576-6914 (Direct)

FILED
MARCH 16, 2009
DEPARTMENT OF REAL ESTATE

By C.B.

7
8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-35783 LA
12 CITICOM COMMERCIAL REAL ESTATE, INC.,) A C C U S A T I O N
13 Respondent.)
14)

15 The Complainant, Maria Suarez, a Deputy Real Estate
16 Commissioner of the State of California, for cause of Accusation
17 against Respondent CITICOM COMMERCIAL REAL ESTATE, INC.
18 (hereinafter "Respondent CCREI") is informed and alleges as
19 follows:

20 I

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

24 II

25 Respondent CCREI is presently licensed and/or has
26 license rights under the Real Estate Law (Part 1 of Division 4 of
27 the Business and Professions Code, hereinafter "Code").

1 III

2 At all times herein mentioned, Respondent CCREI was
3 licensed by the Department of Real Estate of the State of
4 California ("Department") as a real estate corporation. Allan
5 Berlin Steward is Respondent CCREI's designated broker-officer.

6 IV

7 From approximately May 11, 1994, through January 27,
8 2009, Allan Berlin Steward ("Steward") was licensed by the
9 Department as a real estate broker. Allan Berlin Steward
10 voluntarily surrendered his real estate broker license effective
11 on January 27, 2009.

12 V

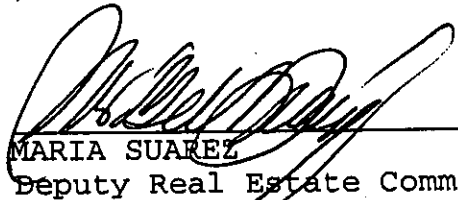
13 On or about June 27, 2005, in the United States
14 District Court, Central District of California, in Case No.
15 CR 03-00804-RMT, Allan Berlin Steward pled guilty to and was
16 convicted of violating 18 U.S.C. 666 (bribery concerning
17 government receiving federal funds), a felony. Said crime
18 involves moral turpitude and bears a substantial relationship
19 under Section 2910, Title 10, Chapter 6, California Code of
20 Regulations, to the qualifications, functions or duties of a real
21 estate licensee.

22 VI

23 The felony conviction of Respondent CCREI's designated
24 broker-officer Allan Berlin Steward, constitutes cause under Code
25 Sections 490 and 10177(b) for the suspension or revocation of all
26 licenses and license rights of Respondent under the Real Estate
27 Law.

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/or license rights of Respondent,
5 CITICOM COMMERCIAL REAL ESTATE, INC., under the Real Estate Law
6 (Part 1 of Division 4 of the Business and Professions Code) and
7 for such other and further relief as may be proper under other
8 applicable provisions of law.

9 Dated at Los Angeles, California,
10 this 18th day of March, 2009.

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15 MARIA SUAREZ
16 Deputy Real Estate Commissioner
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24 cc: Citicom Commercial Real Estate, Inc.
25 Allan Berlin Steward
26 Maria Suarez
27 Sacto.