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FILED

APR - 8 2013

DEPARTMENT OF REAL ESTATE
BY: [Signature]

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) NO. H-37437 LA
)
)
) CONTINENTAL PROPERTY
) MANAGEMENT; DINESH M MISTRY,
) individually and as designated
) officer of Continental Property
) Management; and AMRIT G
) BHANDARI,
)
) Respondents.

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On August 9, 2011, an Accusation was filed in this matter against Respondent CONTINENTAL PROPERTY MANAGEMENT.

On January 25, 2013, Respondent CONTINENTAL PROPERTY MANAGEMENT petitioned the Commissioner to voluntarily surrender its real estate corporation broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent CONTINENTAL PROPERTY MANAGEMENT's petition for voluntary surrender of its real estate broker license is accepted as of the effective date

1 of this Order as set forth below, based upon the understanding
2 and agreement expressed in Respondent's Declaration dated January
3 25, 2013, (attached as Exhibit "A" hereto). Respondent's license
4 certificate and pocket card shall be sent to the below listed
5 address so that they reach the Department on or before the
6 effective date of this Order:

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

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11 This Order shall become effective at 12 o'clock noon
12 on April 29, 2013

13 IT IS SO ORDERED

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15 Real Estate Commissioner

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19 WAYNE S. BELL
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EXHIBIT "A"

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

No. H-37437 LA

CONTINENTAL PROPERTY

MANAGEMENT; DINESH M MISTRY,

individually and as designated

officer of Continental Property

Management; and AMRIT G

BHANDARI,

Respondents.

DECLARATION

My name is Amrit G Bhandari and I am currently an officer of CONTINENTAL PROPERTY MANAGEMENT, which is licensed as a corporate real estate broker and/or has license rights with respect to said license. I am authorized and empowered to sign this declaration on behalf of CONTINENTAL PROPERTY MANAGEMENT and I am acting on behalf of CONTINENTAL PROPERTY MANAGEMENT in this matter.

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1 In lieu of proceeding in this matter in accordance with
2 the provisions of the Administrative Procedure Act (Sections
3 11400 et seq., of the Government Code) CONTINENTAL PROPERTY
4 MANAGEMENT wishes to voluntarily surrender its real estate
5 license issued by the Department of Real Estate ("Department"),
6 pursuant to Business and Professions Code Section 10100.2.

7 I understand that CONTINENTAL PROPERTY MANAGEMENT, by
8 so voluntarily surrendering its license, can only have it
9 reinstated in accordance with the provisions of Section 11522 of
10 the Government Code. I also understand that by so voluntarily
11 surrendering its license, CONTINENTAL PROPERTY MANAGEMENT agrees
12 to the following:

13 1. The filing of this Declaration shall be deemed as
14 its petition for voluntary surrender.

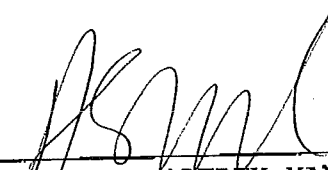
15 2. It shall also be deemed to be an understanding and
16 agreement by CONTINENTAL PROPERTY MANAGEMENT that, it waives all
17 rights it has to require the Commissioner to prove the
18 allegations contained in the Accusation filed in this matter at a
19 hearing held in accordance with the provisions of the
20 Administrative Procedure Act (Government Code Sections 11400 et
21 seq.), and that it also waives other rights afforded to it in
22 connection with the hearing such as the right to discovery, the
23 right to present evidence in defense of the allegations in the
24 Accusation and the right to cross-examine witnesses.

25 3. I further agree on behalf of CONTINENTAL PROPERTY
26 MANAGEMENT that upon acceptance by the Commissioner, as evidenced
27 by an appropriate order, all affidavits and all relevant evidence

1 obtained by the Department in this matter prior to the
2 Commissioner's acceptance, and all allegations contained in the
3 Accusation filed in Department Case No. H-37437 LA, may be
4 considered by the Department to be true and correct for the
5 purpose of deciding whether or not to grant reinstatement of
6 CONTINENTAL PROPERTY MANAGEMENT's license pursuant to Government
7 Code Section 11522.

8 4. I am acting freely and voluntarily on behalf of
9 CONTINENTAL PROPERTY MANAGEMENT to surrender its license and all
10 license rights attached thereto.

11 I declare under penalty of perjury under the laws of
12 the State of California that the above is true and correct and
13 that this declaration was executed on 9-25-2013,
14 at Woodland Hills Ca.

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CONTINENTAL PROPERTY MANAGEMENT
By: Amrit G Bhandari
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