

**FILED**

NOV 29 2012

DEPARTMENT OF REAL ESTATE  
BY: Jayne B. Chan

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	No. H-37779 LA
	)	
PARK ESTATES INTERNATIONAL CORP,	)	
SUSUANNE B. MENDOZA and <u>ARTHUR JOSEPH</u>	)	
<u>SAVEDRA,</u>	)	
Respondents.	)	
	)	

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DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on October 18, 2012 and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

FINDINGS OF FACT

1.

On December 2, 2011, Robin Trujillo made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed by certified mail, return receipt requested, and by regular mail to ARTHUR JOSEPH SAVEDRA's ("SAVEDRA") last known mailing address on file with the Department on January 10, 2012. SAVEDRA subsequently signed for receipt of the certified mail packet.

On October 18, 2012, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, SAVEDRA's default was entered herein.

2.

SAVEDRA is presently licensed and/or has license rights under the Real Estate Law as a real estate salesperson. From February 7, 2008 to February 25, 2010, SAVEDRA was licensed with the California Department of Real Estate ("Department") as employed by Allianza Mortgage Services Inc. From February 26, 2010 through the present, SAVEDRA has been intermittently licensed with the Department as employed by ReMax Dynasty Inc. SAVEDRA has never been licensed with the Department as employed by Park Estates International Corp ("PEIC").

3.

In or about June 2009, Luis Enrique Valdez ("Valdez") was solicited by SAVEDRA at an open house in Pico Rivera, CA. SAVEDRA gave Valdez a card from "Re/Max Higher Standards" but claimed he intended to change real estate offices. The following day, SAVEDRA showed Valdez a property located at 1105 Carob Way, Montebello, CA ("the property"). This property had an Agreement, effective June 12, 2009, which granted PEIC the exclusive right to sell and specified that "no compensation shall be paid to outside brokers". Between June and September 2009, SAVEDRA sent emails and faxes to Valdez which represented SAVEDRA as employed by PEIC. On July 20, 2009 Valdez signed a Residential Purchase Agreement and Joint Escrow Instructions for the property, which listed PEIC as both the selling firm and the listing firm. On October 19, 2009, escrow closed on the property, with \$10,000 in broker's fees wired to PEIC. Valdez never met any PEIC employee other than SAVEDRA, who represented himself to be Valdez's agent.

#### DETERMINATION OF ISSUES

1.

The conduct of Respondent SAVEDRA, as alleged in Findings 2 and 3 above, subjects his real estate license and license rights to suspension or revocation pursuant to Sections 10137, 10176(a), 10177(d) and 10177(g) of the Code.

2.

The standard of proof applied was clear and convincing proof to a reasonable certainty.

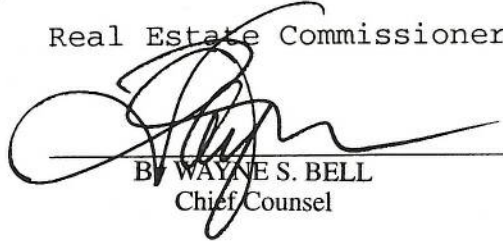
ORDER

All licenses and license rights of ARTHUR JOSEPH  
SAVEDRA under the provisions of Part I of Division 4 of the  
Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock  
noon on DEC 19 2012.

DATED: 11/13/2012.

Real Estate Commissioner



BY WAYNE S. BELL  
Chief Counsel

**FILED**

OCT 18 2012

1 Department of Real Estate  
320 West Fourth Street, Suite 350  
2 Los Angeles, CA 90013

DEPARTMENT OF REAL ESTATE  
BY: Jama B. Allen

3 (213) 576-6982

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8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

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11 In the Matter of the Accusation of )

No. H-37779 LA

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Respondents.

DEFAULT ORDER

Respondent ARTHUR JOSEPH SAVEDRA, having failed to file a Notice of Defense within the time required by Section 11506 of the Government Code, is now in default. It is, therefore, ordered that a default be entered on the record in this matter.

IT IS SO ORDERED

October 18, 2012

Real Estate Commissioner

BY:

Dolores Weeks

DOLORES WEEKS  
Regional Manager

*Sacto Day*

**FILED**

NOV 29 2012

DEPARTMENT OF REAL ESTATE  
BY: *Jamie B. [Signature]*

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	DRE No. H-37779 LA
	)	OAH No. 2012010913
<u>PARK ESTATES INTERNATIONAL CORP,</u>	)	
SUZANNE B. MENDOZA and ARTHUR	)	
JOSEPH SAVEDRA,	)	
	)	
Respondents.	)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On January 10, 2012, an Accusation was filed in this matter against Respondent PARK ESTATES INTERNATIONAL CORP.

On September 7, 2012, Respondent petitioned the Commissioner to voluntarily surrender its real estate broker license(s) pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent PARK ESTATES INTERNATIONAL CORP 's petition for voluntary surrender of its 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

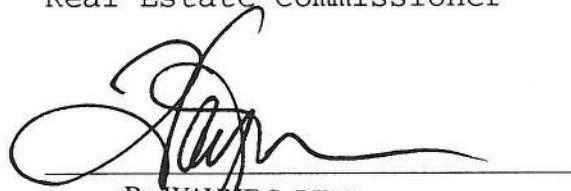
1 September 7, 2012 (attached as Exhibit "A" hereto). Respondent's  
2 license certificate(s), pocket card(s) and any branch office  
3 license certificate(s) shall be sent to the below listed address  
4 so that they reach the Department on or before the effective date  
5 of this Order:

6 DEPARTMENT OF REAL ESTATE  
7 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 DEC 19 2012

12 DATED: 10/28/2012

13 Real Estate Commissioner

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15 By WAYNE S. BELL  
16 Chief Counsel

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	DRE NO: H-37779 LA
	)	OAH NO: 2012010913
<u>PARK ESTATES INTERNATIONAL CORP,</u>	)	
SUSANNE B. MENDOZA and ARTHUR	)	
JOSEPH SAVEDRA,	)	
	)	
<u>Respondents.</u>	)	

DECLARATION

My name is Susanne B. Mendoza. I am authorized and empowered to sign this declaration on behalf of PARK ESTATES INTERNATIONAL CORP.

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) PARK ESTATES INTERNATIONAL CORP wishes to voluntarily surrender its real estate license, issued by the Department of Real Estate ("Department"), pursuant to Business and Professions Code Section 10100.2.

I understand that PARK ESTATES INTERNATIONAL CORP, by so voluntarily surrendering its license, can only have it reinstated in accordance with the provisions of Section 11522 of

1 the Government Code. I also understand that by so voluntarily  
2 surrendering its license, PARK ESTATES INTERNATIONAL CORP agrees  
3 to the following:

4           The filing of this Declaration shall be deemed as its  
5 petition for voluntary surrender. It shall also be deemed to be  
6 an understanding and agreement by PARK ESTATES INTERNATIONAL CORP  
7 that, it waives all rights it has to require the Commissioner to  
8 prove the allegations contained in the Accusation filed in this  
9 matter at a hearing held in accordance with the provisions of the  
10 Administrative Procedure Act (Government Code Sections 11400 et  
11 seq.), and that it also waives other rights afforded to it in  
12 connection with the hearing such as the right to discovery, the  
13 right to present evidence in defense of the allegations in the  
14 Accusation and the right to cross-examine witnesses. I further  
15 agree on behalf of PARK ESTATES INTERNATIONAL CORP that upon  
16 acceptance by the Commissioner, as evidenced by an appropriate  
17 order, all affidavits and all relevant evidence obtained by the  
18 Department in this matter prior to the Commissioner's acceptance,  
19 and all allegations contained in the Accusation filed in the  
20 Department Case No. H-37779 LA, may be considered by the  
21 Department to be true and correct for the purpose of deciding  
22 whether or not to grant reinstatement of PARK ESTATES  
23 INTERNATIONAL CORP's license(s) pursuant to Government Code  
24 Section 11522.

25           A copy of the Commissioner's Criteria of Rehabilitation  
26 is attached hereto. If and when a petition application is made  
27 for reinstatement of a surrendered license or endorsement, the



1 Real Estate Commissioner will consider as one of the criteria of  
2 rehabilitation, whether or not restitution has been made to any  
3 person who has suffered monetary losses through "substantially  
4 related" acts or omissions of Respondent(s), whether or not such  
5 persons are named in the investigation file in this case.

6 I am aware that if PARK ESTATES INTERNATIONAL CORP  
7 petitions for reinstatement in the future, that payment of the  
8 audit costs will be a condition of reinstatement.

9 I declare under penalty of perjury under the laws of  
10 the State of California that the above is true and correct and  
11 that I am acting freely and voluntarily on behalf of PARK ESTATES  
12 INTERNATIONAL CORP. to surrender its license and all license  
13 rights attached thereto.

14  
15 9/7/12  
16 \_\_\_\_\_  
Date and Place

17   
PARK ESTATES INTERNATIONAL  
CORP, by SUSANNE B. MENDOZA

1 Real Estate Commissioner will consider as one of the criteria of  
2 rehabilitation, whether or not restitution has been made to any  
3 person who has suffered monetary losses through "substantially  
4 related" acts or omissions of Respondent(s), whether or not such  
5 persons are named in the investigation file in this case.

6 I am aware that if PARK ESTATES INTERNATIONAL CORP  
7 petitions for reinstatement in the future, that payment of the  
8 audit costs will be a condition of reinstatement.

9 I declare under penalty of perjury under the laws of  
10 the State of California that the above is true and correct and  
11 that I am acting freely and voluntarily on behalf of PARK ESTATES  
12 INTERNATIONAL CORP. to surrender its license and all license  
13 rights attached thereto.  
14  
15

16 \_\_\_\_\_  
17 Date and Place

16 \_\_\_\_\_  
17 PARK ESTATES INTERNATIONAL  
CORP, by SUSANNE B. MENDOZA