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

* * *

In the Matter of the Accusation of)	
)	
GERALD FRED ZIGROSSI,)	No. H-38410 LA
doing business as)	
Cajon Property Management;)	
)	
Respondent,)	
)	
)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On September 12, 2012, an Accusation was filed in this matter against Respondent GERALD FRED ZIGROSSI.

On February 27, 2013, Respondent petitioned the Commissioner to voluntarily surrender his real estate broker license rights pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent GERALD FRED ZIGROSSI's petition for voluntary surrender of his real estate broker license rights is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement

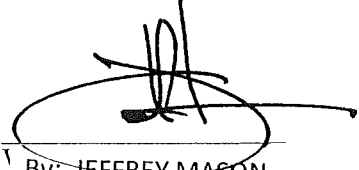
1 expressed in Respondent's Declaration dated February 27, 2013, (attached as Exhibit "A"
2 hereto). Respondent's license certificate, pocket card and any branch office license certificate
3 shall be sent to the below listed address so that they reach the Department on or before the
4 effective date of this Order:

5
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 May 13, 2013.

11 DATED: April 15, 2013

12 REAL ESTATE COMMISSIONER

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15 By: JEFFREY MASON
16 Chief Deputy Commissioner

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EXHIBIT "A"

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	
)	
GERALD FRED ZIGROSSI,)	No. H-38410 LA
doing business as)	
Cajon Property Management;)	<u>DECLARATION</u>
)	
Respondent,)	
)	

DECLARATION

My name is GERALD FRED ZIGROSSI and I am currently licensed as a real estate broker and/or have license rights with respect to said license.

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), I wish to voluntarily surrender my real estate license and license rights issued by the Department of Real Estate ("Department"), pursuant to Business and Professions Code Section 10100.2.

I understand that by so voluntarily surrendering my license rights, I may be relicensed as a broker or as a salesperson by petitioning for reinstatement pursuant to Section 11522 of the

1 Government Code. I also understand that by so voluntarily surrendering my license(s), I agree
2 to the following:

3 1. The filing of this Declaration shall be deemed as my petition for voluntary surrender.

4 2. It shall also be deemed to be an understanding and agreement by me that I waive all
5 rights I have to require the Commissioner to prove the allegations contained in the Accusation
6 (“Accusation”) filed in this matter at a hearing held in accordance with the provisions of the
7 Administrative Procedure Act (Government Code Sections 11400 et seq.), and that I also waive
8 other rights afforded to me in connection with the hearing such as the right to discovery, the
9 right to present evidence in defense of the allegations in the Accusation and the right to cross-
10 examine witnesses.
11

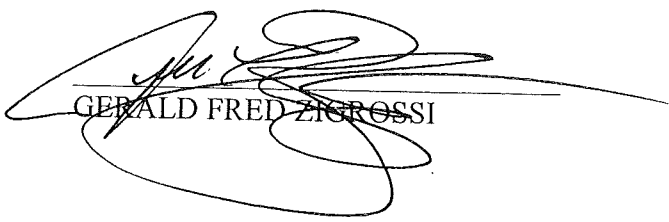
12 3. I further agree that upon acceptance by the Commissioner, as evidenced by an
13 appropriate order, all affidavits and all relevant evidence obtained by the Department in this
14 matter prior to the Commissioner’s acceptance, and all allegations contained in the Accusation
15 filed in the Department Case No. H-38410 LA, with respect to me may be considered by the
16 Department when deciding whether to grant relicensure or reinstatement pursuant to
17 Government Code Section 11522.
18

19 4. This Declaration is made for the purpose of reaching a resolution of allegations
20 contained in the DRE Case number H-38410 LA, and is expressly limited to this proceeding
21 and any other proceeding or case in which the Department of Real Estate is a party and shall not
22 otherwise be admissible or relied upon by any third parties for any purpose.
23

24 5. I freely and voluntarily surrender all my licenses and license rights under the Real
25 Estate Law.
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I declare under penalty of perjury under the laws of the State of California that the above
is true and correct and that this declaration was executed on Feb 27, 2013, at
Henderson, ~~California.~~ Nevada



GERALD FRED ZICROSSI