

1 certificate and pocket card shall be sent to the below listed
2 address so that they reach the Department on or before the
3 effective date of this Order:

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

8 This Order shall become effective at 12 o'clock noon
9 on February 4, 2013.

10 IT IS SO ORDERED 1/9/13

11
12 Real Estate Commissioner

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15 by: 

16 Awet P. Kidane
17 Chief Deputy Commissioner
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1 I understand that WORLD STAR REALTY, by so voluntarily
2 surrendering its license, can only have it reinstated in
3 accordance with the provisions of Section 11522 of the Government
4 Code. I also understand that by so voluntarily surrendering its
5 license, WORLD STAR REALTY agrees to the following:

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

8 2. It shall also be deemed to be an understanding and
9 agreement by WORLD STAR REALTY that, it waives all rights it has
10 to require the Commissioner to prove the allegations contained in
11 the Accusation filed in this matter at a hearing held in
12 accordance with the provisions of the Administrative Procedure
13 Act (Government Code Sections 11400 et seq.), and that it also
14 waives other rights afforded to it in connection with the hearing
15 such as the right to discovery, the right to present evidence in
16 defense of the allegations in the Accusation and the right to
17 cross-examine witnesses.

18 3. I further agree on behalf of WORLD STAR REALTY that
19 upon acceptance by the Commissioner, as evidenced by an
20 appropriate order, all affidavits and all relevant evidence
21 obtained by the Department in this matter prior to the
22 Commissioner's acceptance, and all allegations contained in the
23 Accusation filed in Department Case No. H-38512 LA, may be
24 considered by the Department to be true and correct for the
25 purpose of deciding whether or not to grant reinstatement of
26 WORLD STAR REALTY's license pursuant to Government Code Section
27 11522.

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4. I am acting freely and voluntarily on behalf of
WORLD STAR REALTY to surrender its license and all license rights
attached thereto.

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 December 6, 2011
at Orange, California.

Danielle C. Carlson
WORLD STAR REALTY
By: Danielle C. Carlson