FILED

JAN 14 2013

DEPARTMENT OF REAL ESTATE

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of

NO. H-38512 LA

WORLD STAR REALTY,

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Respondent.

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On November 1, 2012, an Accusation was filed in this
 matter against Respondent WORLD STAR REALTY.

¹⁸ On December 6, 2012, Respondent WORLD STAR REALTY
 ¹⁹ petitioned the Commissioner to voluntarily surrender its real
 ²⁰ estate corporation broker license pursuant to Section 10100.2 of
 ²¹ the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent WORLD STAR
 REALTY's petition for voluntary surrender of its real estate
 broker 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 December 6, 2012,
 (attached as Exhibit "A" hereto). Respondent's license

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certificate and pocket card shall be sent to the below listed address so that they reach the Department on or before the effective date of this Order: Department of Real Estate Attn: Licensing Flag Section P.O. Box 187000 Sacramento, CA 95818-7000 This Order shall become effective at 12 o'clock noon February 4, 2013 on IT IS SO ORDERED Real Estate Commissioner by Awet P. Kidane Chief Deputy Commissioner

I understand that WORLD STAR REALTY, by so voluntarily surrendering its license, can only have it reinstated in accordance with the provisions of Section 11522 of the Government Code. I also understand that by so voluntarily surrendering its license, WORLD STAR REALTY agrees to the following:

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

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

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

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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 <u>Accembus 6, 2010</u> at <u>Arang</u>, <u>California</u>.

C. Carlin

WORLD STAR REALTY By: Danielle C. Carlson