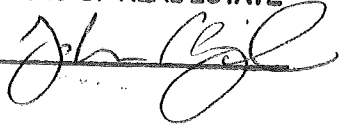


**FILED**

**AUG -6 2013**

**BUREAU OF REAL ESTATE**

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \*

|                                      |                |
|--------------------------------------|----------------|
| In the Matter of the Accusation of ) |                |
| )                                    | NO. H-38720 LA |
| GUIDO GIL & ASSOCIATES, INC., )      |                |
| )                                    |                |
| Respondent. )                        |                |
| )                                    |                |

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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 May 14, 2013, 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 February 19, 2013, 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 to Respondent GUIDO GIL & ASSOCIATES, INC.'s address of record by certified mail, return receipt requested, on February 20, 2013, and by regular mail on March 20, 2013.

On May 14, 2013, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default were entered herein.

2.

From July 9, 2002, through the present, Respondent GUIDO GIL & ASSOCIATES, INC. ("Respondent") has been licensed by the Department of Real Estate ("Department") as a corporate real estate broker, License ID 01345742.

3.

Respondent is a California corporation. The corporate powers, rights and privileges of Respondent have been suspended by the California Secretary of State. Respondent's corporate status remains suspended.

4.

On or about March 20, 2012, in the Superior Court of the State of California, County of Los Angeles, Northeast District, in Case No. GC 044303, a final judgment was entered against Respondent based on grounds of fraud, breach of fiduciary duty, and negligent misrepresentation with reference to a transaction for which a real estate license is required. The Court ordered Respondent to pay \$25,000 in punitive damages in addition to \$53,000 compensatory damages and \$1,868.50 for costs of suit.

#### DETERMINATION OF ISSUES

1.

The suspension of Respondent's corporate status by the California Secretary of State is in violation of Regulation 2742, subdivision (c), and constitutes grounds to suspend or revoke Respondent's corporate real estate broker license pursuant to Code Section 10177(d).

2.

The facts set forth in Findings of Fact no. 4, above, constitute cause under Code Section 10177.5 for suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

3.

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

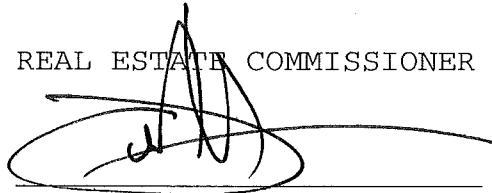
ORDER

The license and license rights of Respondent GUIDO GIL & ASSOCIATES, INC. 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 August 26, 2013.

DATED: July 23, 2013.

REAL ESTATE COMMISSIONER

A handwritten signature in black ink, appearing to be 'J. Mason', is written over a horizontal line. The signature is stylized and somewhat cursive.

**By: JEFFREY MASON**  
**Chief Deputy Commissioner**

