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FILED

MAR 22 2018

BUREAU OF REAL ESTATE

By 

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of)	No. H-40720 LA
<u>PACIFIC SHORES REAL ESTATE,</u>)	
<u>INC.</u> doing business as Cornerstone)	
Coast Escrow a non independent)	
broker escrow; and DAVID)	
EDWARD BABIRACKI, individually)	
and as Designated Officer of)	
Pacific Shores Real Estate, Inc.,)	
Respondents.)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On July 20, 2017, an Accusation was filed in this matter against Respondents PACIFIC SHORES REAL ESTATE, INC. and DAVID EDWARD BABIRACKI.

On February 16, 2018, Respondent PACIFIC SHORES REAL ESTATE, INC. petitioned the Commissioner to voluntarily surrender its real estate corporation broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent PACIFIC SHORES REAL ESTATE, INC.'s petition for voluntary surrender of its real estate corporation 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 February 16, 2018 (attached as

1 Exhibit "A" hereto). Respondent's license certificate and pocket card shall be sent to the below
2 listed address so that they reach the Bureau on or before the effective date of this Order:

3 Bureau of Real Estate
4 Attn: Licensing Flag Section
5 P.O. Box 137013
6 Sacramento, CA 95813-7013

7 This Order shall become effective at 12 o'clock noon

8 on APR 11 2018

9 IT IS SO ORDERED 3/21/18

11 WAYNE S. BELL
12 Real Estate Commissioner

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15 _____

16 By: DANIEL J. SANDRI
17 Chief Deputy Commissioner

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-40720 LA
<u>PACIFIC SHORES REAL ESTATE,</u>)	
<u>INC.</u> doing business as Cornerstone)	
Coast Escrow a non independent)	
broker escrow; and DAVID)	
EDWARD BABIRACKI, individually)	
and as Designated Officer of)	
Pacific Shores Real Estate, Inc.,)	
Respondents.)	

DECLARATION

My name is DAVID EDWARD BABIRACKI, and I am the designated officer of PACIFIC SHORES REAL ESTATE, INC., a licensed real estate corporation broker. I am authorized and empowered to sign this declaration on behalf of PACIFIC SHORES REAL ESTATE, INC., who is represented in this matter by Mary E. Work, an attorney at MARY E. WORK A PROFESSIONAL CORPORATION.

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 the real estate license of PACIFIC SHORES REAL ESTATE, INC. issued

1 by the Bureau of Real Estate ("Bureau"), pursuant to Business and Professions Code Section
2 10100.2.

3 I understand that PACIFIC SHORES REAL ESTATE, INC. by so voluntarily
4 surrendering its license, can only have it reinstated in accordance with the provisions of Section
5 11522 of the Government Code. I also understand that by so voluntarily surrendering its license,
6 PACIFIC SHORES REAL ESTATE, INC. agrees to the following:

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

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

16 3. I further agree on behalf of PACIFIC SHORES REAL ESTATE, INC. that
17 upon acceptance by the Commissioner, as evidenced by an appropriate order, all affidavits and
18 all relevant evidence obtained by the Bureau in this matter prior to the Commissioner's
19 acceptance, and all allegations contained in the Accusation filed in Bureau Case No. H-40720
20 LA, may be considered by the Bureau to be true and correct for the purpose of deciding whether
21 or not to grant reinstatement of PACIFIC SHORES REAL ESTATE, INC.'s license pursuant to
22 Government Code Section 11522.

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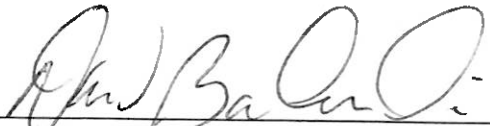
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1 5. I am acting freely and voluntarily on behalf of PACIFIC SHORES REAL
2 ESTATE, INC. to surrender its license and all license rights attached thereto.

3 I declare under penalty of perjury under the laws of the State of California that the above
4 is true and correct and that this declaration was executed on 2/16/18, at
5 Laguna Niguel, California.

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8 PACIFIC SHORES REAL ESTATE, INC.
By DAVID EDWARD BABIRACKI

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