

File

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

**FILED**

JAN 14 2020

DEPT. OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\*\*\*

<p>In the Matter of the Accusation against:</p> <p>RYLAN DAVID ROZELL,  individually and as Designated Officer  of Cresco Property Management, Inc.  and Rozell Property Management, Inc.;</p> <p><u>CRESKO PROPERTY  MANAGEMENT, INC.</u>; and ROZELL  PROPERTY MANAGEMENT, INC.,</p> <p style="text-align: center;">Respondents.</p>	<p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p>	<p>DRE No. H-41316 LA  OAH No. 2019060299</p>
--	---	---

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On March 11, 2019, an Accusation was filed in this matter against Respondent CRESKO PROPERTY MANAGEMENT, INC. ("Respondent").

On November 15, 2019, Respondent petitioned the Commissioner to voluntarily surrender its corporate real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

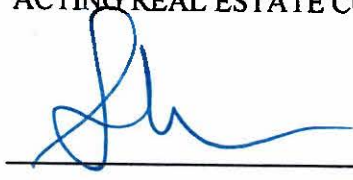
IT IS HEREBY ORDERED that Respondent CRESKO PROPERTY MANAGEMENT, INC.'s petition for voluntary surrender of its corporate real estate broker license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent's Declaration dated November 15, 2019, (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 Department of Real Estate on or before the effective date of  
3 this Order:

4 DEPARTMENT OF REAL ESTATE  
5 Attention: Licensing Flag Section  
6 P. O. Box 137013  
7 Sacramento, CA 95813-7013

8 This Order shall become effective at 12 o'clock noon on **FEB 03 2020**

9 DATED: 1/2/2020

10 SANDRA KNAU  
11 ACTING REAL ESTATE COMMISSIONER  
12   
13 \_\_\_\_\_

14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\*\*\*

In the Matter of the Accusation Against ) DRE No. H-41316 LA  
) OAH No. 2019060299  
RYLAN DAVID ROZELL, )  
individually and as Designated Officer )  
of Cresco Property Management, Inc. )  
and Rozell Property Management, Inc.; )  
CRESCO PROPERTY )  
MANAGEMENT, INC.; and ROZELL )  
PROPERTY MANAGEMENT, INC., )  
)  
Respondents. )

DECLARATION

My name is Rylan David Rozell and I am the designated officer of CRESCO  
PROPERTY MANAGEMENT, INC., which is currently licensed as a corporate real estate broker  
and/or has license rights with respect to said license. I am authorized and empowered to sign this  
declaration on behalf of CRESCO PROPERTY MANAGEMENT, INC. I am acting on behalf of  
CRESCO PROPERTY MANAGEMENT, INC. in this matter. CRESCO PROPERTY  
MANAGEMENT, INC. is represented by Steven C. Vondran, Attorney at Law.

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), CRESCO  
PROPERTY MANAGEMENT, INC. wishes to voluntarily surrender its real estate license(s)

1 issued by the Department of Real Estate (“Department”), pursuant to Business and Professions  
2 Code (“Code”) section 10100.2.

3 I understand that CRESCO PROPERTY MANAGEMENT, INC., by so voluntarily  
4 surrendering its license(s), may be relicensed as a broker or a salesperson, or issued a new  
5 mortgage loan originator endorsement, only by petitioning for reinstatement pursuant to Section  
6 11522 of the Government Code. I also understand that by so voluntarily surrendering its  
7 license(s), CRESCO PROPERTY MANAGEMENT, INC. agrees to the following:

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

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

17 3. It further agrees that upon acceptance by the Commissioner, as evidenced by an  
18 appropriate order, all affidavits and all relevant evidence obtained by the Department in this matter  
19 prior to the Commissioner’s acceptance, and all allegations contained in the Accusation filed in the  
20 Department Case No. H-41316 LA, may be considered by the Department to be true and correct for  
21 the purpose of deciding whether to grant relicensure or reinstatement pursuant to Government Code  
22 section 11522.

23 4. Pursuant to Code section 10148, CRESCO PROPERTY MANAGEMENT, INC.  
24 agrees to pay, jointly and severally with Respondents Rylan David Rozell and Rozell Property  
25 Management, Inc., the Commissioner’s reasonable costs for the audit which led to this disciplinary  
26 action in the total amount of \$11,496.05. CRESCO PROPERTY MANAGEMENT, INC. shall pay  
27 such costs within sixty (60) days of receiving an invoice therefore from the Commissioner.

1 Payment of the audit costs should not be made until CRESCO PROPERTY MANAGEMENT,  
2 INC. receives the invoice. If CRESCO PROPERTY MANAGEMENT, INC. fails to satisfy this  
3 condition in a timely manner as provided for herein, prior to issuance of any new or reinstated  
4 license, CRESCO PROPERTY MANAGEMENT, INC. shall pay the Department the costs for the  
5 audit.

6                   5. Pursuant to Code section 10106, Pursuant to Code section 10106, CRESCO  
7 PROPERTY MANAGEMENT, INC. agrees to pay, jointly and severally with Respondents Rylan  
8 David Rozell and Rozell Property Management, Inc., the Commissioner's reasonable costs for the  
9 investigation and enforcement, which led to this disciplinary action in the total amount of  
10 \$3,127.30. CRESCO PROPERTY MANAGEMENT, INC. shall pay such costs prior to the  
11 effective date of the Commissioner's Order accepting the voluntary surrender of CRESCO  
12 PROPERTY MANAGEMENT, INC.'s real estate license(s). If CRESCO PROPERTY  
13 MANAGEMENT, INC. fails to satisfy this condition in a timely manner as provided for herein,  
14 prior to issuance of any new or reinstated license, CRESCO PROPERTY MANAGEMENT, INC.  
15 shall pay the Department the costs for the investigation and enforcement.

16                   6. CRESCO PROPERTY MANAGEMENT, INC. freely and voluntarily surrenders  
17 all its licenses and license rights under the Real Estate Law.

18                   I declare under penalty of perjury under the laws of the State of California that the  
19 above is true and correct and that this declaration was executed November 15, 2019, at  
20 Tulare, California.

21  
22  
23   
24 CRESCO PROPERTY MANAGEMENT, INC.  
25 By: Rylan David Rozell  
26  
27



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 Department of Real Estate on or before the effective date of  
3 this Order:

4 DEPARTMENT OF REAL ESTATE  
5 Attention: Licensing Flag Section  
6 P. O. Box 137013  
7 Sacramento, CA 95813-7013

FEB 03 2020

This Order shall become effective at 12 o'clock noon on \_\_\_\_\_

8 DATED: 1/2/2020

9 SANDRA KNAU  
10 ACTING REAL ESTATE COMMISSIONER

11   
12 \_\_\_\_\_

13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation Against	)	DRE No. H-41316 LA
	)	OAH No. 2019060299
RYLAN DAVID ROZELL,	)	
individually and as Designated Officer	)	
of Cresco Property Management, Inc.	)	
and Rozell Property Management, Inc.;	)	
CRESKO PROPERTY	)	
MANAGEMENT, INC.; and ROZELL	)	
<u>PROPERTY MANAGEMENT, INC.,</u>	)	
	)	
Respondents.	)	

DECLARATION

My name is Rylan David Rozell and I am the designated officer of ROZELL PROPERTY MANAGEMENT, INC., which is currently licensed as a corporate real estate broker and/or has license rights with respect to said license. I am authorized and empowered to sign this declaration on behalf of ROZELL PROPERTY MANAGEMENT, INC. I am acting on behalf of ROZELL PROPERTY MANAGEMENT, INC. in this matter. ROZELL PROPERTY MANAGEMENT, INC. is represented by Steven C. Vondran, Attorney at Law.

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), ROZELL PROPERTY MANAGEMENT, INC. wishes to voluntarily surrender its real estate license(s)



1 issued by the Department of Real Estate ("Department"), pursuant to Business and Professions  
2 Code ("Code") section 10100.2.

3 I understand that ROZELL PROPERTY MANAGEMENT, INC., by so voluntarily  
4 surrendering its license(s), may be relicensed as a broker or a salesperson, or issued a new  
5 mortgage loan originator endorsement, only by petitioning for reinstatement pursuant to Section  
6 11522 of the Government Code. I also understand that by so voluntarily surrendering its  
7 license(s), ROZELL PROPERTY MANAGEMENT, INC. agrees to the following:

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

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

17 3. It further agrees that upon acceptance by the Commissioner, as evidenced by an  
18 appropriate order, all affidavits and all relevant evidence obtained by the Department in this matter  
19 prior to the Commissioner's acceptance, and all allegations contained in the Accusation filed in the  
20 Department Case No. H-41316 LA, may be considered by the Department to be true and correct for  
21 the purpose of deciding whether to grant relicensure or reinstatement pursuant to Government Code  
22 section 11522.

23 4. Pursuant to Code section 10148, ROZELL PROPERTY MANAGEMENT, INC.  
24 agrees to pay, jointly and severally with Respondents Rylan David Rozell and Cresco Property  
25 Management, Inc., the Commissioner's reasonable costs for the audit which led to this disciplinary  
26 action in the total amount of \$11,496.05. ROZELL PROPERTY MANAGEMENT, INC. shall pay  
27 such costs within sixty (60) days of receiving an invoice therefore from the Commissioner.

1 Payment of the audit costs should not be made until ROZELL PROPERTY MANAGEMENT,  
2 INC. receives the invoice. If ROZELL PROPERTY MANAGEMENT, INC. fails to satisfy this  
3 condition in a timely manner as provided for herein, prior to issuance of any new or reinstated  
4 license, ROZELL PROPERTY MANAGEMENT, INC. shall pay the Department the costs for the  
5 audit.

6           5. Pursuant to Code section 10106, ROZELL PROPERTY MANAGEMENT, INC.  
7 agrees to pay, jointly and severally with Respondents Rylan David Rozell and Cresco Property  
8 Management, Inc., the Commissioner's reasonable costs for the investigation and enforcement,  
9 which led to this disciplinary action in the total amount of \$3,127.30. ROZELL PROPERTY  
10 MANAGEMENT, INC. shall pay such costs prior to the effective date of the Commissioner's  
11 Order accepting the voluntary surrender of ROZELL PROPERTY MANAGEMENT, INC.'s real  
12 estate license(s). If ROZELL PROPERTY MANAGEMENT, INC. fails to satisfy this condition in  
13 a timely manner as provided for herein, prior to issuance of any new or reinstated license, ROZELL  
14 PROPERTY MANAGEMENT, INC. shall pay the Department the costs for the investigation and  
15 enforcement.

16           6. ROZELL PROPERTY MANAGEMENT, INC. freely and voluntarily surrenders  
17 all its licenses and license rights under the Real Estate Law.

18           I declare under penalty of perjury under the laws of the State of California that the  
19 above is true and correct and that this declaration was executed November 15, 2019, at  
20 Bakersfield, California.

21  
22  
23   
24 ROZELL PROPERTY MANAGEMENT, INC.  
25 By: Rylan David Rozell  
26  
27