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DEPT. OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of:)	DRE No. H-41416 LA
)	
SHOBERT VARTAN;)	
<u>ADENHEIM, INC;</u>)	
OLOF KYROS GUSTAFSSON, individually)	
and doing business as Adenheim, Inc;)	
UNICITIZENS FINANCIAL INC; and)	
DANIEL DAVID REITBERG, individually)	
and as designated officer of Unicitizens)	
Financial Inc,)	
)	As to Respondent Adenheim, Inc only
Respondents.)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On July 16, 2019, an Accusation was filed in this matter against Respondent ADENHEIM, INC. ("Respondent").

On September 23, 2019, Respondent petitioned the Commissioner to voluntarily surrender its real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent ADENHEIM, INC.'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

1 Declaration dated September 23, 2019, (attached as Exhibit "A" hereto). Respondent's license
2 certificate and pocket card shall be sent to the below-listed address so that they reach the
3 Department of Real Estate on or before the effective date of 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 DEC 09 2019.

9 DATED: November 12, 2019

10 DANIEL J. SANDRI
11 ACTING REAL ESTATE COMMISSIONER

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of)	DRE No. H-41416 LA
)	
SHOBERT VARTAN;)	
ADENHEIM, INC;)	
OLOF KYROS GUSTAFSSON, individually)	
and doing business as Adenheim, Inc;)	
UNICITIZENS FINANCIAL INC; and)	
DANIEL DAVID REITBERG, individually)	
and as designated officer of Unicitizens)	
Financial Inc,)	
)	
Respondents,)	As to Respondent Adenheim, Inc only

DECLARATION

My name is Olof Kyros Gustafsson and I was the former officer of ADENHEIM, 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 ADENHEIM, INC. I am acting on behalf of ADENHEIM, INC in this matter. ADENHEIM, INC is represented by Frank M. Buda, 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), ADENHEIM,



1 INC wishes to voluntarily surrender its real estate license(s) issued by the Department of Real
2 Estate ("Department"), pursuant to Business and Professions Code section 10100.2.

3 I understand that ADENHEIM, INC, by so voluntarily surrendering its license(s),
4 may be relicensed as a broker or a salesperson, or issued a new mortgage loan originator
5 endorsement, only by petitioning for reinstatement pursuant to Section 11522 of the Government
6 Code. I also understand that by so voluntarily surrendering its license(s), ADENHEIM, INC agrees
7 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
11 ADENHEIM, INC that it waives all rights it has to require the Commissioner to prove the
12 allegations contained in the Accusation filed in this matter at a hearing held in accordance with the
13 provisions of the Administrative Procedure Act (Government Code Sections 11400 et seq.), and
14 that it also waives other rights afforded to it in connection with the hearing such as the right to
15 discovery, the right to present evidence in defense of the allegations in the Accusation and the right
16 to cross-examine witnesses.

17 3. It further agrees that upon acceptance by the Commissioner, as evidenced by
18 an appropriate order, all affidavits and all relevant evidence obtained by the Department in this
19 matter prior to the Commissioner's acceptance, and all allegations contained in the Accusation filed
20 in the Department Case No. H-41416 LA, may be considered by the Department to be true and
21 correct for the purpose of deciding whether to grant relicensure or reinstatement pursuant to
22 Government Code Section 11522.

23 4. ADENHEIM, INC freely and voluntarily surrenders all its licenses and
24 license rights under the Real Estate Law.

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5. I am aware that, if ADENHEIM, INC petitions for reinstatement of its real estate license in the future, the payment of its proportionate share of the Department's investigation and enforcement costs for this matter may be a condition of reinstatement. The current total cost of investigation and enforcement is \$12,298.10.

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 09/23, 2019, at L.A., California.



ADENHEIM, INC.
By: Olof Kyros Gustafsson

FILED

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DEPT. OF REAL ESTATE

By *[Signature]*

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of:)	DRE No. H-41416 LA
)	
SHOBERT VARTAN;)	
ADENHEIM, INC;)	
<u>OLOF KYROS GUSTAFSSON</u> , individually)	
and doing business as Adenheim, Inc;)	
UNICITIZENS FINANCIAL INC; and)	
DANIEL DAVID REITBERG, individually)	
and as designated officer of Unicitizens)	
Financial Inc,)	
)	As to Respondent Olof Kyros Gustafsson
Respondents.)	only

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On July 16, 2019, an Accusation was filed in this matter against Respondent OLOF KYROS GUSTAFSSON ("Respondent").

On September 23, 2019, Respondent petitioned the Commissioner to voluntarily surrender his real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent OLOF KYROS GUSTAFSSON's petition for voluntary surrender of his 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

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Respondent's Declaration dated September 23, 2019, (attached as Exhibit "A" hereto).

Respondent's license certificate and pocket card shall be sent to the below-listed address so that they reach the Department of Real Estate on or before the effective date of this Order:

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

This Order shall become effective at 12 o'clock noon on DEC 09 2019.

DATED: November 12, 2019

DANIEL J. SANDRI
ACTING REAL ESTATE COMMISSIONER



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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

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In the Matter of the Accusation of)	DRE No. H-41416 LA
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SHOBERT VARTAN;)	
ADENHEIM, INC;)	
OLOF KYROS GUSTAFSSON, individually)	
and doing business as Adenheim, Inc;)	
UNICITIZENS FINANCIAL INC; and)	
DANIEL DAVID REITBERG, individually)	
and as designated officer of Unicitizens)	
Financial Inc,)	
)	As to Respondent Olof Kyros Gustafsson
Respondents.)	only
)	

DECLARATION

My name is OLOF KYROS GUSTAFSSON, and I am currently licensed as a real estate broker and/or have license rights with respect to said license. I am represented by Frank M. Buda, 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), I wish to voluntarily surrender my real estate license(s) issued by the Department of Real Estate ("Department"), pursuant to Business and Professions Code Section 10100.2.

I understand that by so voluntarily surrendering my license(s), I may be relicensed



1 as a broker or a salesperson, or issued a new mortgage loan originator endorsement, only by
2 petitioning for reinstatement pursuant to Section 11522 of the Government Code. I also understand
3 that by so voluntarily surrendering my license(s), I agree to the following:

4 1. The filing of this Declaration shall be deemed as my petition for voluntary
5 surrender.

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

13 3. I further agree that upon acceptance by the Commissioner, as evidenced by
14 an appropriate order, all affidavits and all relevant evidence obtained by the Department in this
15 matter prior to the Commissioner's acceptance, and all allegations contained in the Accusation filed
16 in the Department Case No. H-41416 LA, may be considered by the Department to be true and
17 correct for the purpose of deciding whether to grant relicensure or reinstatement pursuant to
18 Government Code section 11522.

19 4. I freely and voluntarily surrender all my licenses and license rights under the
20 Real Estate Law.

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5. I am aware that, if I petition for reinstatement of my real estate license in the future, the payment of my proportionate share of the Department's investigation and enforcement costs for this matter may be a condition of reinstatement. The current total cost of investigation and enforcement is \$12,298.10.

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 09/23, 20 19, at L.A., California.



OLOF KYROS GUSTAFSSON