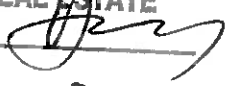


Said

FILED

AUG 13 2020

DEPT. OF REAL ESTATE
By 

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation against)	DRE No. H-41667 LA
DENA MAE SAM, dba L&K Realty and Lock & Key Realty,	}	
Respondent.	}	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On May 14, 2020, an Accusation was filed in this matter against Respondent DENA MAE SAM (“Respondent”).

On July 1, 2020, Respondent petitioned the Commissioner to voluntarily surrender Respondent’s real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent DENA MAE SAM’s petition for voluntary surrender of Respondent’s 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 July 1, 2020, (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

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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 September 11, 2020.

DATED: 8.4.20

REAL ESTATE COMMISSIONER


DOUGLAS R. McCAULEY

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EXHIBIT "A"

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation against	}	DRE No. H-41667 LA
DENA MAE SAM, dba L&K Realty and		
Lock & Key Realty,		
Respondent.		

DECLARATION

My name is DENA MAE SAM, 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, Esq., in this matter.

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, 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, I may be relicensed as a broker or as a salesperson, or issued a new mortgage loan originator endorsement, only by

1 petitioning for reinstatement pursuant to Section 11522 of the Government Code. I also
2 understand that by so voluntarily surrendering my license, I agree to the following:

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

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

12 3. I further agree that upon acceptance by the Commissioner, as evidenced by an
13 appropriate order, all affidavits and all relevant evidence obtained by the Department in this
14 matter prior to the Commissioner's acceptance, and all allegations contained in the Accusation
15 filed in the Department Case No. H-41667 LA, may be considered by the Department to be true
16 and correct for the purpose of deciding whether to grant re-licensure or reinstatement pursuant to
17 Government Code Section 11522.

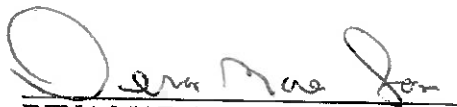
18 4. I freely and voluntarily surrender all my licenses and license rights under the
19 Real Estate Law.

20 5. I further understand and agree to pay the Commissioner's reasonable cost for
21 the audit which led to this action in the amount of \$8,025.78, prior to and as a condition to
22 reinstatement pursuant to Government Code section 11522. I am aware that if I petition for
23 reinstatement in the future, that payment of the audit costs will be a condition of reinstatement

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being granted or the issuance of any license by the Department. In calculating the amount of the Commissioner's reasonable cost, the Commissioner may use the estimated average hourly salary for all persons performing audits of real estate brokers, and shall include an allocation for travel time to and from the auditors' place of work.

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 July 1, 2020, at Apple Valley, California.
(City)


DENA MAE SAM