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FILED

MAR 16 2015

BUREAU OF REAL ESTATE

By H. Contreras

BEFORE THE
BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the First Amended Accusation of)
PENINSULA BUSINESS SALES, INC.,)
A Corporation,)
MICHAEL ROBERT RUSSELL, and)
JONATHAN WILLIAM SAPP,)
Respondents.)

NO. H-2823 FR
As to Respondent
MICHAEL ROBERT RUSSELL, Only

ORDER ACCEPTING VOLUNTARY SURRENDER

On August 27, 2013, a First Amended Accusation was filed in this matter against the above named Respondents.

By Declaration signed by Respondent MICHAEL ROBERT RUSSELL, dated February 3, 2015, Respondent MICHAEL ROBERT RUSSELL petitioned the Real Estate Commissioner to voluntarily surrender his real estate license(s) pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED, that the petition of Respondent MICHAEL ROBERT RUSSELL for the voluntary surrender of his real estate license(s) is accepted as of the effective date of this Order as set forth below based on the understanding and agreement

1 expressed in the Declaration of Respondent MICHAEL ROBERT RUSSELL dated February 3,
2 2015 (attached hereto as Exhibit "A"). The license certificate(s) and pocket card(s) issued to
3 Respondent MICHAEL ROBERT RUSSELL shall be sent to the below listed address so that
4 they reach the Bureau of Real Estate on or before the effective date of this Order:

5 **BUREAU OF REAL ESTATE**
6 **Attn: Licensing Flag Section**
7 P. O. Box 137013
8 Sacramento, CA 95813-7013

8 This Order shall become effective at 12 o'clock noon on APR 6 2015.

9 DATED: MARCH 6, 2015.

10 REAL ESTATE COMMISSIONER

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13 By: JEFFREY MASON
14 Chief Deputy Commissioner

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BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of

PENINSULA BUSINESS SALES, INC.,
a Corporation,
MICHAEL ROBERT RUSSELL, and
JONATHAN WILLIAM SAPP,

Respondents.

No. H-2823 SAC

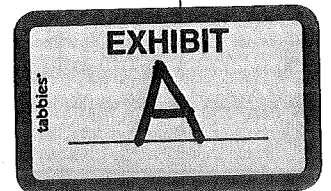
AS TO MICHAEL ROBERT
RUSSELL ONLY

DECLARATION

My name is MICHAEL ROBERT RUSSELL, and I am currently licensed as a real estate salesperson and 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 issued by the Bureau of Real Estate ("Bureau"), 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 only by petitioning for reinstatement pursuant to Section 11522 of



1 the Government Code. I also understand that by so voluntarily surrendering my license(s), I
2 agree to the following:

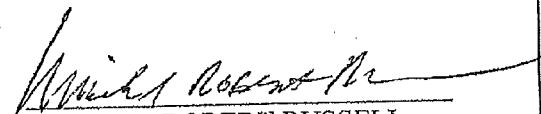
3 1. The filing of this Declaration shall be deemed as my petition for voluntary
4 surrender.

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 that might have been
7 contained in the Accusation filed in this matter at a hearing held in accordance with the
8 provisions of the Administrative Procedure Act (Government Code Sections 11400 et seq.), and
9 that I also waive other rights afforded to me in connection with the hearing such as the right to
10 discovery, the right to present evidence in defense of the allegations in the Accusation and the
11 right to cross-examine witnesses.

12 3. I further agree that upon acceptance by the Commissioner, as evidenced by
13 an appropriate order, all affidavits and all relevant evidence obtained by the Bureau in this matter
14 prior to the Commissioner's acceptance, and all allegations contained in the Accusation filed in
15 the Bureau Case No. H-2823 FR, may be considered by the Bureau to be true and correct for the
16 purpose of deciding whether to grant relicensure or reinstatement pursuant to Government Code
17 Section 11522.

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

20 I declare under penalty of perjury under the laws of the State of California that the
21 above is true and correct and that this declaration was executed FEB 3, 2015, at
22 MONTANEY, California.

23 
24 MICHAEL ROBERT RUSSELL

