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FILED

SEP 24 2024

DEPT. OF REAL ESTATE

By- [REDACTED]

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-05736 SD
)	
RESOURCE1 RESIDENTIAL, INC.,)	<u>STIPULATION AND AGREEMENT</u>
<u>BOBBY MICHAEL ISRAEL,</u>)	
individually and as designated officer of)	
ReSource1 Residential, Inc.,)	
LEV CHAIM MIZAN,)	
individually and as former designated)	
officer of ReSource1 Residential, Inc., and)	
DANIEL CHARLES ZANONI,)	
individually and as former designated)	
officer of ReSource1 Residential, Inc.,)	
)	
Respondents.)	
)	

It is hereby stipulated by and between Respondent BOBBY MICHAEL ISRAEL (“Respondent”), represented by Mary E. Work, and the Complainant, acting by and through Steve Chu, Attorney for the Department of Real Estate (“Department”), as follows for the purpose of settling and disposing of the Accusation filed on September 14, 2023, in this matter:

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1 1. All issues which were to be contested and all evidence which was to be
2 presented by Complainant and Respondent at a formal hearing on the Accusation, which
3 hearing was to be held in accordance with the provisions of the Administrative Procedure Act
4 (“APA”), shall instead and in place thereof be submitted solely on the basis of the provisions of
5 this Stipulation and Agreement (“Stipulation”).

6 2. Respondent has received, read and understands the Statement to
7 Respondent, the Discovery Provisions of the APA, and the Accusation filed by the Department
8 of Real Estate in this proceeding.

9 3. On September 23, 2023, Respondent filed a Notice of Defense pursuant
10 to Section 11506 of the Government Code for the purpose of requesting a hearing on the
11 allegations in the Accusation. Respondent hereby freely and voluntarily withdraws said Notice
12 of Defense. Respondent acknowledges that Respondent understands that by withdrawing said
13 Notice of Defense, Respondent will thereby waive Respondent’s right to require the Real Estate
14 Commissioner (“Commissioner”) to prove the allegations in the Accusation at a contested
15 hearing held in accordance with the provisions of the APA and that Respondent will waive
16 other rights afforded to Respondent in connection with the hearing such as the right to present
17 evidence in defense of the allegations in the Accusation and the right to cross-examine
18 witnesses.

19 4. Respondent, pursuant to the limitations set forth below, hereby admits
20 that the factual allegations in the Accusation filed in this proceeding are true and correct only
21 for violations of Code sections 10137, 10177(d), and 10177(g) and the Commissioner shall not
22 be required to provide further evidence to prove such allegations.

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1 1. Fifteen (15) days of said suspension shall be stayed, upon the condition
2 that Respondent petitions pursuant to Code Section 10175.2 and pays a monetary penalty
3 pursuant to Code Section 10175.2 at a rate of one hundred dollars (\$100) for each day of the
4 suspension for a total monetary penalty of \$1,500, and upon the following terms and
5 conditions:

- 6 a. Said payment shall be in the form of a cashier's check made
7 payable to the Department of Real Estate. Said check must be
8 delivered to the Department of Real Estate, Flag Section at
9 651 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the
10 effective date of this Decision and Order.
- 11 b. No final determination be made after hearing or upon stipulation
12 that cause for disciplinary against any of the real estate licenses or
13 license rights of Respondent occurred within two (2) years from the
14 effective date of this Decision and Order.
- 15 c. If Respondent fails to pay the monetary penalty in accordance
16 with the terms and conditions of this Decision and Order, the
17 suspension shall go into effect automatically. Respondent shall not
18 be entitled to any repayment or credit, prorated or otherwise, for any
19 money paid to the Department under the terms of this Decision and
20 Order.
- 21 d. If Respondent pays the monetary penalty and all other money due
22 under this Stipulation and Agreement and if no final determination be
23 made after hearing or upon stipulation that cause for disciplinary
24 against any of the real estate licenses or license rights of Respondent
25 occurred within two (2) years from the effective date of this Decision
26 and Order, then the entire stay hereby granted pursuant to this
27 Decision and Order shall become permanent.

I have read the Stipulation and Agreement. I understand that I am waiving rights given to me by the California Administrative Procedure Act, (including but not limited to Sections 11521 and 11523 of the Government Code), and I willingly, intelligently, and voluntarily waive those rights, including the right to seek reconsideration and the right to seek judicial review of the Commissioner's Decision and Order by way of a writ of mandate.

I agree, acknowledge, and understand that I cannot rescind or amend this Stipulation and Agreement.

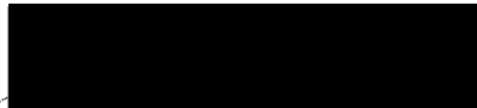
I can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by mailing the original signed Stipulation and Agreement to: Steve Chu, Department of Real Estate, 320 West 4th Street, Suite 350, Los Angeles, California 90013-1105. Steve Chu must receive the original signed Stipulation and Agreement or a copy faxed to (213) 576-6917 by August 2, 2024. if not, this Stipulation and Agreement is invalid and void because the sum for the Commissioner's reasonable cost of the investigation and enforcement which led to this disciplinary action will increase.

DATED August 1, 2024



BOBBY MICHAEL ISRAEL
Respondent

DATED August 1, 2024



Mary E. Work
Counsel for Respondents
Approved as to Form

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The foregoing Stipulation and Agreement is hereby adopted by me as my Decision in this matter as to Respondent BOBBY MICHAEL ISRAEL, and shall become effective at 12 o'clock noon on 10/14/2024.

IT IS SO ORDERED 9/16/2024

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner

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SEP 24 2024

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By: [REDACTED]

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

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In the Matter of the Accusation of)	No. H-05736 SD
)	
<u>RESOURCE1 RESIDENTIAL, INC.</u> ,)	
BOBBY MICHAEL ISRAEL,)	
individually and as designated officer of)	
ReSource1 Residential, Inc.,)	
LEV CHAIM MIZAN,)	
individually and as former designated)	
officer of ReSource1 Residential, Inc., and)	
DANIEL CHARLES ZANONI,)	
individually and as former designated)	
officer of ReSource1 Residential, Inc.,)	
)	
Respondents.)	
)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On September 14, 2023, an Accusation was filed in this matter against Respondent RESOURCE1 RESIDENTIAL, INC.

On August 1, 2024, Respondent RESOURCE1 RESIDENTIAL, INC. petitioned the Commissioner to voluntarily surrender its corporate real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

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IT IS HEREBY ORDERED that Respondent RESOURCE1 RESIDENTIAL, 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 RESOURCE1 RESIDENTIAL, INC.'S Declaration dated August 1, 2024 (attached as Exhibit "A" hereto). Respondent RESOURCE1 RESIDENTIAL, INC.'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
Attn: Licensing Flag Section
651 Bannon Street, Suite 504
Sacramento, CA 95811

This Order shall become effective at 12 o'clock noon on 10/14/2024.

DATED: 9/16/2024

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-05736 SD
)	
<u>RESOURCE1 RESIDENTIAL, INC.</u> ,)	
BOBBY MICHAEL ISRAEL,)	
individually and as designated officer of)	
ReSource1 Residential, Inc.>,)	
LEV CHAIM MIZAN,)	
individually and as former designated)	
officer of ReSource1 Residential, Inc., and)	
DANIEL CHARLES ZANONI,)	
individually and as former designated)	
officer of ReSource1 Residential, Inc.>,)	
)	
Respondents.)	
)	

DECLARATION

My name is BOBBY MICHAEL ISRAEL and I am the designated officer of RESOURCE1 RESIDENTIAL, INC., which is 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 RESOURCE1 RESIDENTIAL, INC. I am acting on behalf of RESOURCE1 RESIDENTIAL, INC. in this matter. I am represented by Mary E. Work in this matter.

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Declaration of RESOURCE1 RESIDENTIAL, INC.

1 In lieu of proceeding in this matter in accordance with the provisions of the
2 Administrative Procedure Act (Sections 11400 et seq., of the Government Code),
3 RESOURCE1 RESIDENTIAL, INC. wishes to voluntarily surrender its real estate license
4 issued by the Department of Real Estate ("Department"), pursuant to Business and Professions
5 Code Section 10100.2.

6 I understand that RESOURCE1 RESIDENTIAL, INC., by so voluntarily
7 surrendering its license, can only have it reinstated in accordance with the provisions of
8 Section 11522 of the Government Code. I also understand that by so voluntarily surrendering
9 its license, RESOURCE1 RESIDENTIAL, INC. agrees to the following:

10 The filing of this Declaration shall be deemed as its petition for voluntary
11 surrender. It shall also be deemed to be an understanding and agreement by RESOURCE1
12 RESIDENTIAL, INC. that it waives all rights it has to require the Commissioner to prove the
13 allegations contained in the Accusation filed in this matter at a hearing held in accordance with
14 the provisions of the Administrative Procedure Act (Government Code Sections 11400 et seq.),
15 and that it also waives other rights afforded to it in connection with the hearing such as the right
16 to discovery, the right to present evidence in defense of the allegations in the Accusation, and
17 the right to cross-examine witnesses. I further agree on behalf of RESOURCE1
18 RESIDENTIAL, INC. that upon acceptance by the Commissioner, as evidenced by an
19 appropriate order, all affidavits and all relevant evidence obtained by the Department in this
20 matter prior to the Commissioner's acceptance, and only allegations for violations of Code
21 sections 10137, 10177(d), and 10177(g) contained in the Accusation filed in the Department
22 Case No. H-05736 SD, may be considered by the Department to be true and correct for the
23 purpose of deciding whether or not to grant reinstatement of RESOURCE1 RESIDENTIAL,
24 INC.'S license pursuant to Government Code Section 11522. I freely and voluntarily surrender
25 all my licenses and license rights under the Real Estate Law. I cannot rescind my petition for
26 voluntary surrender.

27 ///

Declaration of RESOURCE1 RESIDENTIAL, INC.

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2 A copy of the Commissioner's Criteria of Rehabilitation is attached hereto. If

3 and when a petition application is made for reinstatement of a surrendered license or

4 endorsement, the Real Estate Commissioner will consider as one of the criteria of

5 rehabilitation, whether or not restitution has been made to any person who has suffered

6 monetary losses through "substantially related" acts or omissions of Respondent, whether or

7 not such persons are named in the investigation file in this case.

8 I can fax a copy of the signature page, as actually signed by me, of my petition

9 for voluntary surrender to the Department at fax number (213) 576-6917. I agree, acknowledge

10 and understand that by electronically sending to the Department a fax copy of my actual

11 signature as it appears on my petition for voluntary surrender, that receipt of the faxed copy by

12 the Department shall be as binding on me as if the Department had received the original signed

13 petition for voluntary surrender.

14 I declare under penalty of perjury under the laws of the State of California that

15 the above is true and correct and that I am acting freely and voluntarily on behalf of

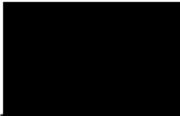
16 RESOURCE1 RESIDENTIAL, INC. to surrender its license and all license rights attached

17 thereto.


18

19 August 1, 2024 San Diego, CA

20 Date and Place

21 
22 _____
23 RESOURCE1 RESIDENTIAL, INC.
24 By: BOBBY MICHAEL ISRAEL
25 Designated Officer

26 DATED August 1, 2024

27 
28 _____
29 Mary E. Work
30 Counsel for Respondent
31 Approved as to Form

32 Declaration of RESOURCE1 RESIDENTIAL, INC.