

1 Bureau of Real Estate
1651 Exposition Blvd.
2 Sacramento, CA 95815
3 (916) 263-8943

FILED

SEP - 4 2015

BUREAU OF REAL ESTATE

By *[Signature]*

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) CalBRE No. H - 39712 LA
12) OAH No. 2015031091
13 AB AMERICAN DREAM HOMES, INC.;)
14 SECURELINE REALTY AND FUNDING, INC.;)
15 KONSTANTINE KABILAFKAS,)
16 individually, and as designated officer of)
17 AB American Dream Homes, Inc. and)
18 Secureline Realty and Funding, Inc.;)
19 JULIO CESAR ANDIA; and)
20 TAMARA DADYAN,)
21 Respondents.)

22 ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

23 On January 16, 2015, an Accusation was filed in this matter against Respondent
24 AB AMERICAN DREAM HOMES, INC.

On August 3, 2015, Respondent AB AMERICAN DREAM HOMES, INC.
petitioned the Commissioner to voluntarily surrender its real estate corporation license pursuant
to Section 10100.2 of the Business and Professions Code.

1 IT IS HEREBY ORDERED that Respondent AB AMERICAN DREAM
2 HOMES, INC.'s petition for voluntary surrender of its real estate corporation license is accepted
3 as of the effective date of this Order as set forth below, based upon the understanding and
4 agreement expressed in Respondent's Declaration (attached as Exhibit "A" hereto).
5 Respondent's license certificate, pocket card and any branch office license certificate shall be
6 sent to the below listed address so that they reach the Bureau on or before the effective date of
7 this Order:

8 Bureau of Real Estate
9 Attn: Licensing Flag Section
10 P.O. Box 137013
11 Sacramento, CA 95813-7013

SEP 24 2015

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

13 DATED: August 26, 2015

14 REAL ESTATE COMMISSIONER



15 _____
16 By: JEFFREY MASON
17 Chief Deputy Commissioner

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

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In the Matter of the Accusation of)	CalBRE No. H – 39712 LA
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<u>AB AMERICAN DREAM HOMES, INC.;</u>)	OAH No. 2015031091
SECURELINE REALTY AND FUNDING, INC.;)	
KONSTANTINE KABILAFKAS,)	
individually, and as designated officer of)	
AB American Dream Homes, Inc. and)	
Secureline Realty and Funding, Inc.;)	
JULIO CESAR ANDIA; and)	
TAMARA DADYAN,)	
)	
Respondents.)	

DECLARATION

My name is JULIO CESAR ANDIA, and I am currently licensed as a real estate salesperson and/or have license rights with respect to said license. I am an officer or director of AB AMERICAN DREAM HOMES, INC. which was 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 AB AMERICAN DREAM HOMES, INC. AB AMERICAN DREAM

1 HOMES, INC. and JULIO CESAR ANDIA are represented by attorney R. David DiJulio in this
2 matter.

3 In lieu of proceeding in this matter in accordance with the provisions of the
4 Administrative Procedure Act (Sections 11400 et seq., of the Government Code), Respondent
5 AB AMERICAN DREAM HOMES, INC. wishes to voluntarily surrender its real estate license,
6 issued by the Bureau of Real Estate ("Bureau"), pursuant to Business and Professions Code
7 Section 10100.2.

8 I understand that AB AMERICAN DREAM HOMES, INC., by so voluntarily
9 surrendering its license, it may be relicensed only by petitioning for reinstatement pursuant to
10 Section 11522 of the Government Code. I also understand that by so voluntarily surrendering its
11 real estate license, AB AMERICAN DREAM HOMES, INC. agrees to the following:

12 1. The filing of this Declaration shall be deemed as their petition for voluntary
13 surrender.

14 2. It shall also be deemed to be an understanding and agreement by Respondent
15 AB AMERICAN DREAM HOMES, INC. that it waives all rights it has to require the
16 Commissioner to prove the allegations contained in the Accusation filed in this matter at a
17 hearing held in accordance with the provisions of the Administrative Procedure Act
18 (Government Code Sections 11400 et seq.), and that it also waives other rights afforded to it in
19 connection with the hearing such as the right to discovery, the right to present evidence in
20 defense of the allegations in the Accusation and the right to cross-examine witnesses.

21 3. Respondent AB AMERICAN DREAM HOMES, INC. further agree that upon
22 acceptance by the Commissioner, as evidenced by an appropriate order, all affidavits and all
23 relevant evidence obtained by the Bureau in this matter prior to the Commissioner's acceptance,
24 and all allegations contained in the Accusation filed in the Bureau Case No. H-39712 LA, may

1 be considered by the Bureau to be true and correct for the purpose of deciding whether to grant
2 re-licensure or reinstatement pursuant to Government Code Section 11522.

3 4. Respondent AB AMERICAN DREAM HOMES, INC. freely and voluntarily
4 surrenders all licenses and license rights under the Real Estate Law.

5 5. A copy of the Commissioner's Criteria of Rehabilitation is attached hereto. If
6 and when any petition application is made for reinstatement of a surrendered license or
7 endorsement, the Real Estate Commissioner will consider as one of the criteria of rehabilitation
8 whether Respondent has paid, severally or jointly with Respondent JULIO CESAR ANDIA, the
9 Bureau's enforcement and investigation costs in the amount of \$3,209.10.

10 I declare under penalty of perjury under the laws of the State of California that the
11 above is true and correct and that this declaration was executed on August 3
12 2015, at Van Nuys, California.

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16 AB AMERICAN DREAM HOMES, INC.
By: Julio Cesar Andia

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9 Bureau's enforcement and investigation costs in the amount of \$3,209.10.

10 I declare under penalty of perjury under the laws of the State of California that the
11 above is true and correct and that this declaration was executed on _____,
12 2015, at _____, California.

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15 AB AMERICAN DREAM HOMES, INC.
16 By: Julio Cesar Andia
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DECLARATION OF MAILING

**State of California
Bureau of Real Estate**

In the Matter of the Accusation of:

AB AMERICAN DREAM HOMES, INC

H-39712 LA

State Of California, County Of Los Angeles

I am a citizen of the United States, over the age of eighteen years, and not a party to the within action; I am employed in the office of the Bureau of Real Estate of the State of California at 320 West Fourth Street, Suite 350, Los Angeles, CA 90013.

On September 04, 2015, I served the following documents:

- **ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE**
- **EXHIBIT "A" DECLARATION**

in this action by placing a true copy thereof enclosed in a sealed envelope addressed as follows:

AB AMERICAN DREAM HOMES INC
7120 HAYVENHURST AVE STE 401
VAN NUYS, CA 91406

R. DAVID DIJULIO
330 N. BRAND BLVD SUITE 702
DIJULIO LAW GROUP
GLENDALE, CA 91203

(Respondent)

**(BY CERTIFIED and REGULAR
MAIL)**

(Respondent's Attorney)
(BY REGULAR MAIL)

(By Mail) I served the above document(s) on behalf of the Bureau of Real Estate by placing for collection and mailing following ordinary business practices, true copies to the addressed as shown above, on this date and at the place shown, in envelope(s) in the ordinary course of business.

(By Certified Mail) I served the above document(s) on behalf of the Bureau of Real Estate by placing for collection and mailing following ordinary business practices, true copies to the addressed as shown above, on this date and at the place shown, in envelope(s) in the ordinary course of business.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on September 04, 2015 at Los Angeles, California.

Declarant

LG/cv