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

**FILED**

FEB 01 2018

BUREAU OF REAL ESTATE

By *Liquid Danner*

BEFORE THE BUREAU OF REAL ESTATE  
DEPARTMENT OF CONSUMER AFFAIRS  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the First Amended Accusation against

CALBRE No. H-40680 LA  
OAH No. 2017080310

**LA LIFE REALTY, INC.,  
FRANCISCO OLIVERIO PORRAS,  
JESSI A. CHAVEZ, individually and as designated  
officer of LA Life Realty, Inc.,  
ILEANE H. GAXIOLA,  
1<sup>st</sup> CLASS INVESTMENTS & REALTY, INC.,  
and JUAN RENE VILLANUEVA, individually  
and as designated officer of 1<sup>st</sup> Class Investments &  
Realty, Inc.,**

Respondents.

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On December 14, 2017, a First Amended Accusation was filed in this matter  
against LA LIFE REALTY, INC. ("Respondent") in this matter.

On December 20, 2017, Respondent petitioned the Commissioner to voluntarily  
surrender its real estate corporation license pursuant to Section 10100.2 of the Business and  
Professions Code.

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IT IS HEREBY ORDERED that Respondent LA LIFE REALTY, INC.'s petition for voluntary surrender of its real estate corporation 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 December 20, 2017, (attached as Exhibit "A" hereto). Respondent's license certificate, pocket card and any branch office license certificate shall be sent to the below listed address so that they reach the Bureau on or before the effective date of this Order:

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

This Order shall become effective at 12 o'clock noon on Feb 20 2018

DATED: 1/26/18

Wayne S. Bell  
REAL ESTATE COMMISSIONER

By: *Daniel J. Sandri*  
Daniel J. Sandri  
Chief Deputy Commissioner

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BEFORE THE BUREAU OF REAL ESTATE  
DEPARTMENT OF CONSUMER AFFAIRS  
STATE OF CALIFORNIA

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In the Matter of the First Amended Accusation against  
**LA LIFE REALTY, INC.,**  
**FRANCISCO OLIVERIO PORRAS,**  
**JESSI A. CHAVEZ, individually and as designated**  
**officer of LA Life Realty, Inc.,**  
**ILEANE H. GAXIOLA,**  
**1<sup>st</sup> CLASS INVESTMENTS & REALTY, INC.,**  
**and JUAN RENE VILLANUEVA, individually**  
**and as designated officer of 1<sup>st</sup> Class Investments &**  
**Realty, Inc.,**  
  
Respondents.

CALBRE No. H-40680 LA  
OAH No. 2017080310  
  
VOLUNTARY SURRENDER  
DECLARATION FOR LA LIFE  
REALTY, INC. ONLY

DECLARATION

My name is JESSI A. CHAVEZ and I am the designated officer and Secretary for LA LIFE REALTY, 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 LA LIFE REALTY, INC. I am acting on behalf of LA LIFE REALTY, INC. in this matter. I am represented by attorney Kenneth Gaugh in this matter.

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), LA LIFE  
3 REALTY, INC. wishes to voluntarily surrender its real estate license, issued by the Bureau of  
4 Real Estate ("Bureau"), pursuant to Business and Professions Code Section 10100.2.

5 It is understood that by so voluntarily surrendering its license, LA LIFE  
6 REALTY, INC. may be relicensed as a corporate broker or issued a mortgage loan originator  
7 endorsement, only by petitioning for reinstatement pursuant to Section 11522 of the Government  
8 Code. It is also understood that by so voluntarily surrendering its corporate real estate broker  
9 license, LA LIFE REALTY, INC. agrees to the following:

10 1. The filing of this Declaration shall be deemed as LA LIFE REALTY, INC.'s  
11 petition for voluntary surrender.

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

19 3. LA LIFE REALTY, INC. further agrees that upon acceptance by the  
20 Commissioner, as evidenced by an appropriate order, all affidavits and all relevant evidence  
21 obtained by the Bureau in this matter prior to the Commissioner's acceptance, and all allegations  
22 contained in the Accusation filed in the Bureau Case No. H-40680 LA, may be considered by the  
23 Bureau to be true and correct for the purpose of deciding whether to grant relicensure or  
24 reinstatement pursuant to Government Code Section 11522.

4. LA LIFE REALTY, INC. freely and voluntarily surrenders all of its licenses  
and license rights under the Real Estate Law.

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5. A copy of the Commissioner's Criteria of Rehabilitation is attached hereto. If and when a petition application is made for reinstatement of a surrendered license or endorsement, the Real Estate Commissioner will consider as one of the criteria of rehabilitation, whether or not restitution has been made to any person who has suffered monetary losses through "substantially related" acts or omissions of Respondent, whether or not such persons are named in the investigation file in this case.

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 Dec/20/, 2017, at Newark, California.

(City)

  
LA LIFE REALTY, INC.  
By: Jessi A. Chavez

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CALBRE No. H-40680 LA  
OAH No. 2017080310

VOLUNTARY SURRENDER  
DECLARATION FOR LA LIFE  
REALTY, INC. ONLY

DECLARATION

My name is FRANCISCO OLIVERIO PORRAS and I am an officer and  
director for LA LIFE REALTY, 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 LA LIFE REALTY, INC. I am acting on behalf of LA LIFE REALTY,

1 INC. in this matter. I submitted a Notice of Defense on behalf of LA LIFE REALTY, INC. in  
2 this 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), LA LIFE  
5 REALTY, INC. wishes to voluntarily surrender its real estate license, issued by the Bureau of  
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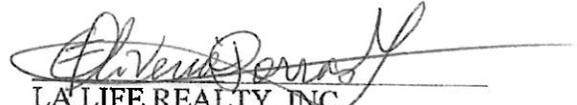
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I declare under penalty of perjury under the laws of the State of California that the above is true and correct and that this declaration was executed DECEMBER 19, 2017, at MONTEBELLO, California.

(City)

  
LA LIFE REALTY, INC.  
By: Francisco Oliverio Porras