

FILED

OCT 10 2018

DEPT. OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of

No. H-40847 LA

SARINANA, INC.; DAVID SARINANA,
individually and as designated officer of Sarinana, Inc.;
NELSON HERMAN SANCHEZ; and
ANNETTE LETICIA SANCHEZ,

Respondents.

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On or about September 24, 2018, Respondent ANNETTE LETICIA SANCHEZ petitioned the Commissioner to voluntarily surrender her real estate salesperson license (license no. 01727001) pursuant to California Business and Professions Code section 10100.2.

IT IS HEREBY ORDERED that Respondent NELSON HERMAN SANCHEZ's petition for voluntary surrender of her real estate 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 September 24, 2018 (attached as Exhibit "A" hereto). The license certificate and pocket card of ANNETTE LETICIA SANCHEZ shall be sent to the below

1 listed address so that they reach the Department of Real Estate on or before the effective date of
2 this Order:

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Department 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 October 30, 2018

DATED: October 5, 2018

DANIEL J. SANDRI
ACTING REAL ESTATE COMMISSIONER



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EXHIBIT "A"

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of

SARINANA, INC.; DAVID SARINANA,
individually and as designated officer of
Sarinana, Inc.; NELSON HERMAN SANCHEZ;
and ANNETTE LETICIA SANCHEZ,

Respondents.

No. H-40847 LA

DECLARATION

My name is ANNETTE LETICIA SANCHEZ. I am a licensed real estate salesperson and/or have license rights with respect to said license (license no. 01727001). I am represented by Anthony Egbase, 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 California Government Code), I wish to voluntarily surrender my real estate license issued by the Department of Real Estate ("Department") pursuant to California 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 mortgage loan originator endorsement, only by

1 petitioning for reinstatement pursuant to California Government Code section 11522. 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 against me in the
7 Accusation, and that I also waive other rights afforded to me in connection with the hearing, such
8 as the right to discovery, the right to present evidence in my defense, and the right to cross-
9 examine witnesses.

10 3. I further agree that upon acceptance by the Commissioner, as evidenced by an
11 appropriate order, all affidavits, and all relevant evidence obtained by the Department in this
12 matter prior to the Commissioner's acceptance, and all evidence supporting the allegations
13 described above, may be considered by the Department to be true and correct for the purpose of
14 deciding whether to grant licensure, relicensure, and/or reinstatement pursuant to California
15 Government Code section 11522 and/or a similar code section.

16 4. Prior to issuance of any new or reinstated license, I shall pay the Department
17 its cost of investigation and enforcement. The cost of investigation and enforcement is two
18 thousand four hundred ninety seven dollars and twenty cents (\$2,497.20).

19 5. A copy of the Commissioner's Criteria of Rehabilitation is attached hereto. If
20 and when a petition application is made for licensure, relicensure, and/or reinstatement, the
21 Commissioner will consider as one of the criteria of rehabilitation whether or not restitution has
22 been made to any person who has suffered monetary losses through "substantially related" acts or
23 omissions by me.

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

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 September 24, 2018, at Downey, California.



ANNETTE LETICIA SANCHEZ

1 2. Respondents SI and D. SARINANA have received and read, and understand
2 the Statement to Respondent, the Discovery Provisions of the APA, and the Accusation filed by
3 the Department of Real Estate in this proceeding.

4 3. Respondents SI and D. SARINANA each filed a Notice of Defense pursuant to
5 California Government Code section 11506 for the purpose of requesting a hearing on the
6 allegations in the Accusation. Respondents SI and D. SARINANA hereby freely and voluntarily
7 withdraw said Notices of Defense. Respondents SI and D. SARINANA acknowledge that they
8 understand that by withdrawing said Notices of Defense, they thereby waive their right to require
9 the Commissioner to prove the allegations in the Accusation at a contested hearing held in
10 accordance with the provisions of the APA and that Respondents SI and D. SARINANA will
11 waive other rights afforded to them in connection with the hearing such as the right to present
12 evidence in their defense and the right to cross-examine witnesses.

13 4. This Stipulation is based on the factual allegations contained in the Accusation.
14 In the interest of expedience and economy, Respondents SI and D. SARINANA choose not to
15 contest these allegations, but to remain silent and understand that, as a result thereof, these
16 factual allegations, without being admitted or denied, will serve as a prima facie basis for the
17 disciplinary action stipulated to herein. The Real Estate Commissioner shall not be required to
18 provide further evidence to prove said factual allegations.

19 5. This Stipulation is made for the purpose of reaching an agreed disposition of
20 this proceeding and is expressly limited to this proceeding and any other proceeding or case in
21 which the Department of Real Estate, the state or federal government, or any agency of this state,
22 or another state or federal government is involved.

23 6. It is understood by the parties that the Real Estate Commissioner may adopt
24 this Stipulation as his Decision in this matter thereby imposing the penalties and sanctions on the
25 real estate licenses and license rights of Respondents SI and D. SARINANA as set forth in the
26 below "Order." In the event that the Commissioner in his discretion does not adopt this
27 Stipulation, it shall be void and of no effect, and Respondents SI and D. SARINANA shall retain

1 the right to a hearing and proceeding on the Accusation under the provisions of the APA and
2 shall not be bound by this Stipulation herein.

3 7. The Order or any subsequent Order of the Real Estate Commissioner made
4 pursuant to this Stipulation herein shall not constitute an estoppel, merger, or bar to any further
5 administrative or civil proceedings by the Department of Real Estate with respect to any matters
6 which were not specifically alleged to be causes for Accusation in this proceeding, but do
7 constitute a bar, estoppel, and merger as to any allegations specifically and actually contained in
8 the Accusation against Respondents SI and D. SARINANA herein.

9 8. Respondents SI and D. SARINANA understand that by agreeing to this
10 Stipulation, Respondents SI and D. SARINANA agree to pay, pursuant to California Business
11 and Professions Code section 10106, the cost of the investigation and enforcement. The amount
12 of investigation and enforcement cost is \$3,972.10.

13
14 DETERMINATION OF ISSUES

15 By reason of the foregoing, it is stipulated and agreed that the following
16 determination of issues shall be made:

17 The conduct, acts, or omissions of Respondent SI, as described in the Accusation
18 and Paragraph 4, above, are a basis for discipline of Respondent SI's license and license rights as
19 violation of the Real Estate Law pursuant to California Business and Professions Code section
20 10159.2 and Title 10, Chapter 6, California Code of Regulations section 2725.

21 The conduct, acts, or omissions of Respondent D. SARINANA, as described in
22 the Accusation and Paragraph 4, above, are a basis for discipline of Respondent D.
23 SARINANA's license and license rights as violation of the Real Estate Law pursuant to
24 California Business and Professions Code sections 10159.2 and 10177(h) and Title 10, Chapter
25 6, California Code of Regulations section 2725.

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1 governing the rights, duties, and responsibilities of a real estate licensee in the State of
2 California; and

3 2. That no final subsequent determination be made after hearing or upon
4 stipulation, that cause for disciplinary action occurred within two (2) years from the effective
5 date of this Decision. Should such a determination be made, the Commissioner may, in his
6 discretion, vacate, and set aside the stay order and re-impose all or a portion of the stayed
7 suspension. Should no such determination be made, the stay imposed herein shall become
8 permanent.

9 3. Respondent D. SARINANA shall notify the Commissioner in writing within
10 72 hours of any arrest by sending a certified letter to the Commissioner at the Department of
11 Real Estate, P.O. Box 137013, Sacramento, CA 95813-7013. The letter shall set forth the date
12 of Respondent D. SARINANA's arrest, the crime for which Respondent D. SARINANA was
13 arrested, and the name and address of the arresting law enforcement agency. Respondent D.
14 SARINANA's failure to timely file written notice shall constitute an independent violation of
15 the terms of the restricted license and shall be grounds for the suspension or revocation of that
16 license.

17 4. Respondent D. SARINANA shall not serve as the sponsoring broker,
18 employer, and/or designated officer of the sponsoring broker of Respondents N. Sanchez and/or
19 A. Sanchez.

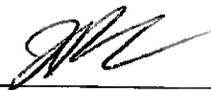
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21 (SI AND D. SARINANA: INVESTIGATION AND ENFORCEMENT COSTS)

22 III.

23 Respondents SI AND D. SARINANA shall, within six (6) months from the
24 effective date of this Decision and Order, pay the sum of \$3,972.10 for the Commissioner's
25 reasonable cost for investigation and enforcement which led to this disciplinary action with joint
26 and several liability. Said payment shall be in the form of a cashier's check made payable to the
27 Department of Real Estate. The investigative and enforcement costs must be delivered to the

1 Department of Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013,
2 within six (6) months from the effective date of this Decision and Order. If the costs of
3 investigation and enforcement are not paid within six (6) months from the effective date of this
4 Decision and Order, the licenses and license rights of Respondents SI AND D. SARINANA shall
5 automatically be suspended until full payment is made.

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7 DATED: 09/26/2018


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9 DIANE LEE, Counsel for
10 Department of Real Estate

11 * * *

12 EXECUTION OF THE STIPULATION

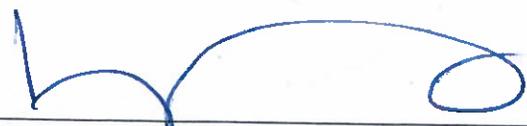
13 I, DAVID SARINANA, individually and as designated officer of SARINANA,
14 INC., have read the Stipulation and discussed it with our attorney, Frank Buda, Esq. Its terms are
15 understood by SI and me, and are agreeable and acceptable to SI and me. I understand that SI
16 and I are waiving rights given to SI and me by the California APA (including, but not limited to,
17 California Government Code sections 11506, 11508, 11509, and 11513), and SI and I willingly,
18 intelligently, and voluntarily waive those rights, including, but not limited to, the right of
19 requiring the Commissioner to prove the allegations in the Accusation at a hearing at which SI
20 and I would have the right to cross-examine witnesses against SI and me, and to present evidence
21 in defense and mitigation of the charges.

22 MAILING AND FACSIMILE

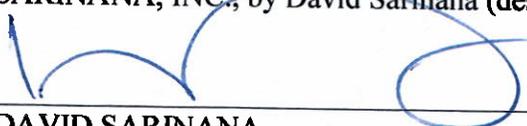
23 Respondents SI AND D. SARINANA (1) shall mail the original signed signature
24 page of this Stipulation herein to Department of Real Estate, Attention: Legal Section – Diane
25 Lee, 320 West Fourth Street, Suite 350, Los Angeles, California 90013-1105. Respondents SI
26 AND D. SARINANA shall also (2) facsimile a copy of signed signature page, to the Department
27 of Real Estate at the following telephone/fax number: (213) 576-6917, Attention: Diane Lee.

1 A facsimile constitutes acceptance and approval of the terms and conditions of
2 this Stipulation. Respondents SI AND D. SARINANA agree, acknowledge, and understand that
3 by electronically sending to the Department of Real Estate a facsimile copy of the actual
4 signature of D. SARINANA, individually and as designated officer of SI, as it appears on the
5 Stipulation that receipt of the facsimile copy by the Department of Real Estate shall be as binding
6 on Respondents SI AND D. SARINANA as if the Department of Real Estate had received the
7 original signed Stipulation.

8
9 DATED: 09-19-2018


SARINANA, INC., by David Sarinana (designated officer)

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11 DATED: 09-19-2018


DAVID SARINANA

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14 DATED: 9-20-18

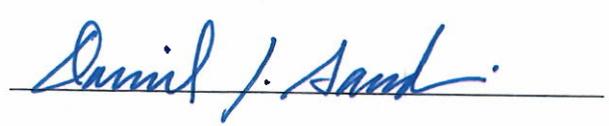

FRANK BUDA, ESQ.
Attorney for Respondents SARINANA, INC. and DAVID SARINANA

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18 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
19 Respondents SARINANA, INC. and DAVID SARINANA, and shall become effective at 12
20 o'clock noon on October 30, 2018.

21 IT IS SO ORDERED October 5, 2018.

22 DANIEL J. SANDRI
23 ACTING REAL ESTATE COMMISSIONER

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FILED

OCT 10 2018

DEPT. OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

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In the Matter of the Accusation of

No. H-40847 LA

SARINANA, INC.; DAVID SARINANA,
individually and as designated officer of Sarinana, Inc.;
NELSON HERMAN SANCHEZ; and
ANNETTE LETICIA SANCHEZ,

Respondents.

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On or about September 24, 2018, Respondent NELSON HERMAN SANCHEZ petitioned the Commissioner to voluntarily surrender his real estate salesperson license (license no. 01219209) pursuant to California Business and Professions Code section 10100.2.

IT IS HEREBY ORDERED that Respondent NELSON HERMAN SANCHEZ's petition for voluntary surrender of his real estate 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 September 24, 2018 (attached as Exhibit "A" hereto). The license certificate and pocket card of NELSON HERMAN SANCHEZ shall be sent to the below

1 listed address so that they reach the Department of Real Estate on or before the effective date of
2 this Order:

3 Department of Real Estate
4 Attn: Licensing Flag Section
5 P. O. Box 137013
6 Sacramento, CA 95813-7013

7 This Order shall become effective at 12 o'clock noon on October 30, 2018.

8 DATED: October 5, 2018.

9 DANIEL J. SANDRI
10 ACTING REAL ESTATE COMMISSIONER

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EXHIBIT "A"

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of

SARINANA, INC.; DAVID SARINANA,
individually and as designated officer of
Sarinana, Inc.; NELSON HERMAN SANCHEZ;
and ANNETTE LETIC SANCHEZ,

Respondents.

No. H-40847 LA

DECLARATION

My name is NELSON HERMAN SANCHEZ. I am a licensed real estate salesperson and/or have license rights with respect to said license (license no. 01219209). I am represented by Anthony Egbase, Esq. in this matter.

lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the California Government Code), I wish to voluntarily surrender my real estate license issued by the Department of Real Estate ("Department") pursuant to California 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 mortgage loan originator endorsement, only by

1 petitioning for reinstatement pursuant to California Government Code section 11522. 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 against me in the
7 Accusation, and that I also waive other rights afforded to me in connection with the hearing, such
8 as the right to discovery, the right to present evidence in my defense, and the right to cross-
9 examine witnesses.

10 3. I further agree that upon acceptance by the Commissioner, as evidenced by an
11 appropriate order, all affidavits, and all relevant evidence obtained by the Department in this
12 matter prior to the Commissioner's acceptance, and all evidence supporting the allegations
13 described above, may be considered by the Department to be true and correct for the purpose of
14 deciding whether to grant licensure, relicensure, and/or reinstatement pursuant to California
15 Government Code section 11522 and/or a similar code section.

16 4. Prior to issuance of any new or reinstated license, I shall pay the Department
17 its cost of investigation and enforcement. The cost of investigation and enforcement is two
18 thousand four hundred ninety seven dollars and twenty cents (\$2,497.20).

19 5. A copy of the Commissioner's Criteria of Rehabilitation is attached hereto. If
20 and when a petition application is made for licensure, relicensure, and/or reinstatement, the
21 Commissioner will consider as one of the criteria of rehabilitation whether or not restitution has
22 been made to any person who has suffered monetary losses through "substantially related" acts or
23 omissions by me.

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

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 September 24th, 2018, at Downey, California.


NELSON HERMAN SANCHEZ