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FILED
JUN 12 2024
DEPT. OF REAL ESTATE
By Zoi - Gu

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) No. H-42574 LA
)
J.R. APEX REALTY CORPORATION,)
)
Respondent.)

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On July 12, 2023, an Accusation was filed in this matter against Respondent J.R. APEX REALTY CORPORATION.

On April 22, 2024, Respondent petitioned the Commissioner to voluntarily surrender its real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent J.R. APEX REALTY CORPORATION'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 April 29, 2024 (attached as Exhibit "A" hereto).

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Respondent's license certificate, pocket card, and any branch office license certificates shall be sent to the below listed address so that they reach the Bureau on or before the effective date of this Order:

Department of Real Estate
Attn: Licensing Flag Section
P.O. Box 137007
Sacramento, CA 95813-7007

This Order shall become effective at 12 o'clock noon on JUL 12 2024.

DATED: 6/10/2024.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner

1 Kevin H. Sun, Counsel (SBN 276539)
2 Department of Real Estate
3 320 West 4th Street, Suite 350
4 Los Angeles, California 90013-1105
5 Telephone: (213) 576-6913
6 Fax: (213) 576-6917
7 *Attorney for Complainant*

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-42574 LA
12)
13 J.R. APEX REALTY CORPORATION,)
14) Respondent.)
15 _____)

16 DECLARATION


17 My name is John Ratzlaff and I am currently an Chief Executive Officer and
18 owner of J.R. APEX REALTY CORPORATION, which is licensed as a real estate corporation
19 and/or has license rights with respect to said license. I am authorized and empowered to sign
20 this Declaration on behalf of J.R. APEX REALTY CORPORATION.

21 In lieu of proceeding in this matter in accordance with the provisions of the
22 Administrative Procedure Act (Sections 11400 et seq., of the Government Code) J.R. APEX
23 REALTY CORPORATION wishes to voluntarily surrender its real estate license, issued by the
24 Department of Real Estate ("Department"), pursuant to Business and Professions Code Section
25 10100.2.

26 I understand that J.R. APEX REALTY CORPORATION, by so voluntarily
27 surrendering its license, can only have it reinstated in accordance with the provisions of Section

SURRENDER

1 I declare under penalty of perjury under the laws of the State of California that
2 the above is true and correct and that J.R. APEX REALTY CORPORATION freely and
3 voluntarily agrees to surrender its license and all license rights attached thereto.

4 16201 WINDFIRE
5 4/29/24 WINDFIRE CA-90603 
6 Date and Place J.R. APEX REALTY CORPORATION
By: John Ratzlaff, Chief Executive Officer

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SURRENDER