



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

4                   3. On November 14, 2011, Respondents filed a Notice of Defense pursuant to  
5 Section 11505 of the Government Code for the purpose of requesting a hearing on the  
6 allegations in the Accusation. Respondents hereby freely and voluntarily withdraw said Notice  
7 of Defense. Respondents acknowledge that they understand that by withdrawing said Notice of  
8 Defense they will thereby waive their rights to require the Commissioner to prove the allegations  
9 in the Accusation at a contested hearing held in accordance with the provisions of the APA and  
10 that they will waive other rights afforded to them in connection with the hearing such as the right  
11 to present evidence in defense of the allegations in the Accusation and the right to cross-examine  
12 witnesses.

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

19                   5. It is understood by the parties that the Real Estate Commissioner may adopt  
20 the Stipulation and Agreement In Settlement and Order as his Decision in this matter, thereby  
21 imposing the penalty and sanctions on Respondents' real estate licenses and license rights as set  
22 forth in the below "Order". In the event that the Commissioner in his discretion does not adopt  
23 the Stipulation and Agreement In Settlement and Order, it shall be void and of no effect, and  
24 Respondents shall retain the right to a hearing and proceeding on the Accusation under all the  
25 provisions of the APA and shall not be bound by any admission or waiver made herein.

26                   6. The Order or any subsequent Order of the Real Estate Commissioner made  
27 pursuant to this Stipulation and Agreement In Settlement and Order shall not constitute an

1 estoppel, merger or bar to any further administrative or civil proceedings by the Department of  
2 Real Estate with respect to any matters which were not specifically alleged to be causes for  
3 accusation in this proceeding.

4 DETERMINATION OF ISSUES

5 By reason of the foregoing stipulations, admissions and waivers, and solely for  
6 the purpose of settlement of the pending Accusation without a hearing, it is stipulated and agreed  
7 that the acts and/or omissions of Respondents, as described in the Accusation, constitute a  
8 violation of Section 10137 of the Code and are cause for the suspension or revocation of the  
9 licenses and license rights of SH under Section 10177(d) and 10177(g) of the Code and  
10 constitute a violation of Section 10159.2 of the Code nad Section 2725 of the Regulations and  
11 are cause for the suspension or revocation of the license and license rights of MARTIN under  
12 Section 10177(d) and 10177(h) of the Code.

13  
14 ORDER

15 STRONG HOLDINGS, INC.

16 1. All licenses and licensing rights of SH under the Real Estate law are suspended  
17 for a period of forty-five (45) days from the effective date of this Order; provided, however, that:

18 a. Thirty (30) days of said suspension shall be stayed, upon the condition that  
19 SH petitions pursuant to Section 10175.2 of the Code and pays a monetary penalty pursuant to  
20 Section 10175.2 of the Code at a rate of \$50 for each day of the suspension for a total monetary  
21 penalty of \$1,500.00.

22 1) Said payment shall be in the form of a cashier's check or certified check made  
23 payable to the Recovery Account of the Real Estate Fund. Said check must be received by the  
24 Department prior to the effective date of the Decision in this matter.

25 2) No further cause for disciplinary action against the real estate license of SH  
26 occurs within two (2) years from the effective date of the Decision in this matter.



1                    1) Said payment shall be in the form of a cashier's check or certified check made  
2 payable to the Recovery Account of the Real Estate Fund. Said check must be received by the  
3 Department prior to the effective date of the Decision in this matter.

4                    2) No further cause for disciplinary action against the real estate license of  
5 MARTIN occurs within two (2) years from the effective date of the Decision in this matter.

6                    3) If MARTIN fails to pay the monetary penalty in accordance with the terms  
7 and conditions of the Order, the stay of the suspension shall be vacated as to MARTIN and the  
8 order of suspension shall be immediately executed, under this Order, in which event MARTIN  
9 shall not be entitled to any repayment nor credit, prorated or otherwise, for the money paid to  
10 the Department under the terms of this Order.

11                    4) If MARTIN pays the monetary penalty and any other moneys due under this  
12 Stipulation and Agreement and if no further cause for disciplinary action against the real estate  
13 license of MARTIN occurs within two(2) years from the effective date of this Order, the entire  
14 say hereby granted by this Order, as to MARTIN only, shall become permanent.

15                    b. Fifteen (15) days of said suspension shall be stayed for two (2) years upon the  
16 following terms and conditions:

17                    1) MARTIN shall obey all laws, rules and regulations governing the rights, duties  
18 and responsibilities of a real estate licensee in the State of California; and,

19                    2) That no final subsequent determination be made, after hearing or upon  
20 stipulation, that cause for disciplinary action occurred within two (2) years from the effective  
21 date of this Order. Should such a determination be made, the Commissioner may, in his  
22 discretion, vacate and set aside the stay order and reimpose all or a portion of the stayed  
23 suspension. Should no such determination be made, the stay imposed herein shall become  
24 permanent.

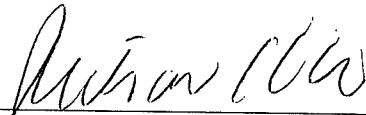
25                    2. MARTIN shall, within six (6) months from the effective date of this Decision,  
26 take and pass the Professional Responsibility Examination administered by the Department  
27 including the payment of the appropriate examination fee. If MARTIN fails to satisfy this

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condition, the Commissioner may order suspension of MARTIN's license until MARTIN passes the examination.

0/10/13

DATED



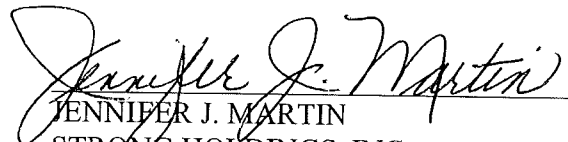
RICHARD K. UNO, Counsel  
DEPARTMENT OF REAL ESTATE

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I have read the Stipulation and Agreement in Settlement and Order and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and 11513 of the Government Code), and I willingly, intelligently, and voluntarily waive those rights, including the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

6.05.13

DATED



JENNIFER J. MARTIN  
STRONG HOLDINGS, INC.

For Resp

6.05.13

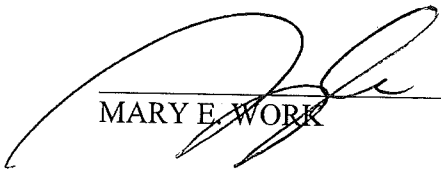
DATED



JENNIFER J. MARTIN  
Respondent

1 *I have reviewed this Stipulation and Agreement as to form and content and have*  
2 *advised my client accordingly.*

3  
4 6/6/13  
5 DATED

6   
7 MARY E. WORK

8 \*\*\*

9 The foregoing Stipulation and Agreement is hereby adopted by the Real Estate  
10 Commissioner as his Decision and Order and shall become effective at 12 o'clock noon on  
11 AUG 21 2013

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IT IS SO ORDERED

July 19, 2013



By: JEFFREY MASON  
Chief Deputy Commissioner