

1 Department of Real Estate
2 320 West 4th Street, Ste. 350
3 Los Angeles, California 90013-1105
4 Telephone: (213) 576-6982

FILED

APR 25 2019

DEPT. OF REAL ESTATE
By Angela Cannon

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

11 In the Matter of the Accusation of)	No. H-04983 SD
)	
12 ALL SERVICE PROPERTY MANAGEMENT -)	<u>STIPULATION</u>
13 EAST COUNTY, INC.;)	<u>AND</u>
)	<u>AGREEMENT</u>
14 ANTHONY RAYMOND TIBBETTS;)	
)	
15 COLLEEN K. MCDADE;)	
)	
16 <u>TONY WIM STRUYK</u> ; and)	
)	
17 <u>ARMADILLO INC.</u> ,)	
)	
18)	
)	
19)	
)	
20 Respondents.)	

21 It is hereby stipulated by and between Respondents TONY WIM STRUYK
22 ("STRUYK") and ARMADILLO INC. ("ARMADILLO"), both represented by Jeffrey A. Lake,
23 Esq., and the Complainant, acting by and through Julie L. To, Counsel for the Department of
24 Real Estate ("Department" or "DRE"), as follows for the purpose of settling and disposing of the

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26 DRE Stipulation & Agreement, H-04983 SD:
27 TONY WIM STRUYK & ARMADILLO INC.

1 Accusation ("Accusation") filed on March 19, 2018, in Case No. H-04983 SD, in this matter.

2 1. All issues which were to be contested and all evidence which was to be
3 presented by Complainant and Respondents at a formal hearing on the Accusation, which hearing
4 was to be held in accordance with the provisions of the Administrative Procedure Act ("APA"),
5 shall instead and in place thereof be submitted solely on the basis of the provisions of this
6 Stipulation and Agreement ("Stipulation").

7 2. Respondents have received, read and understand the Statement to Respondent,
8 the Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate
9 ("Department") in this proceeding.

10 3. On April 9, 2018, Respondents timely filed Notices of Defense pursuant to
11 Section 11506 of the Government Code for the purpose of requesting a hearing on the allegations
12 in the Accusation. Respondents hereby freely and voluntarily withdraw said Notices of Defense.
13 Respondents acknowledge that they understand that by withdrawing said Notices of Defense they
14 thereby waive their right to require the Commissioner to prove the allegations in the Accusation
15 at a contested hearing held in accordance with the provisions of the APA and that they will waive
16 other rights afforded to them in connection with the hearing such as the right to present evidence
17 in their defense and the right to cross-examine witnesses.

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

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DRE Stipulation & Agreement, H-04983 SD:

TONY WIM STRUYK & ARMADILLO INC.

1 and Regulation 2725, and are bases for the suspension or revocation of the licenses and license
2 rights of Respondents STRUYK and ARMADILLO as a violation of the Real Estate Law
3 pursuant to Code Sections 10177(d), 10177(g), and [STRUYK only] 10177(h).

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DRE Stipulation & Agreement, H-04983 SD:

TONY WIM STRUYK & ARMADILLO INC.

1 3. Respondent STRUYK shall, within nine (9) months from the effective date of
2 this Decision and Order, present evidence satisfactory to the Commissioner that Respondent
3 STRUYK has, since the most recent issuance of an original or renewal real estate license, taken
4 and successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of
5 the Real Estate Law for renewal of a real estate license. If Respondent STRUYK fails to satisfy
6 this condition, Respondent STRUYK's real estate license shall automatically be suspended until
7 Respondent STRUYK presents evidence satisfactory to the Commissioner of having taken and
8 successfully completed the continuing education requirements. Proof of completion of the
9 continuing education courses must be delivered to the Department of Real Estate, Flag Section at
10 P.O. Box 137013, Sacramento, CA 95813-7013.

11
12 DATED: 7-18-19



Julie L. To, Counsel for
Department of Real Estate

14 * * *

15 EXECUTION OF THE STIPULATION

16 We have read the Stipulation and Agreement. Its terms are understood by us and
17 are agreeable and acceptable to us. We understand that we are waiving rights given to us by the
18 California Administrative Procedure Act (including but not limited to Sections 11506, 11508,
19 11509 and 11513 of the Government Code), and we willingly, intelligently and voluntarily waive
20 those rights, including the right of requiring the Commissioner to prove the allegations in the
21 Accusation at a hearing at which we would have the right to cross-examine witnesses against us
22 and to present evidence in defense and mitigation of the charges.

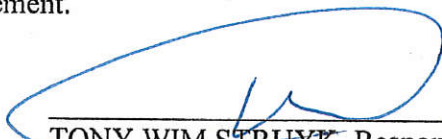
23 MAILING AND FACSIMILE

24 Respondents can signify acceptance and approval of the terms and conditions of

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26 DRE Stipulation & Agreement, H-04983 SD:
27 TONY WIM STRUYK & ARMADILLO INC.

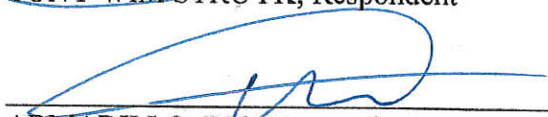
1 this Stipulation and Agreement by sending a hard copy of the original signed signature page of
2 the Stipulation herein to Julie L. To, Legal Section, Department of Real Estate, 320 W. Fourth
3 St., Suite 350, Los Angeles, California 90013-1105. In the event of time constraints before an
4 administrative hearing, Respondents can signify acceptance and approval of the terms and
5 conditions of this Stipulation and Agreement by e-mailing a scanned copy of the signature page,
6 as actually signed by Respondents, to the Department counsel assigned to this case. Respondents
7 agree, acknowledge, and understand that by electronically sending to the Department a scan of
8 Respondents' actual signatures as they appear on the Stipulation and Agreement, that receipt of
9 the scan by the Department shall be binding on Respondents as if the Department had received
10 the original signed Stipulation and Agreement.

11 DATED: 3-18-19



TONY WIM STRUYK, Respondent

13 DATED: 3-18-19

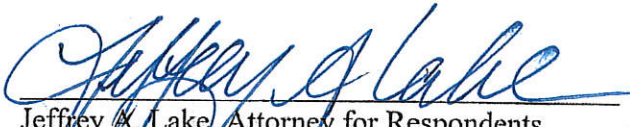


ARMADILLO, INC. Respondent
By: TONY WIM STRUYK, Designated Officer

16 * * *

17 *I have reviewed the Stipulation and Agreement as to form and content and have*
18 *advised my clients accordingly.*

19 DATED: 3/18/19



Jeffrey A. Lake, Attorney for Respondents
TONY WIM STRUYK and
ARMADILLO, INC.

22 * * *

23 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
24 Respondents TONY WIM STRUYK and ARMADILLO INC., and shall become effective at 12

26 DRE Stipulation & Agreement, H-04983 SD:
27 TONY WIM STRUYK & ARMADILLO INC.

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o'clock noon on MAY 14 2019, 2019.

IT IS SO ORDERED April 22, 2019.

DANIEL J. SANDRI
ACTING REAL ESTATE COMMISSIONER

Daniel J. Sandri

DRE Stipulation & Agreement, H-04983 SD:
TONY WIM STRUYK & ARMADILLO INC.