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**FILED**

OCT 11 2007

DEPARTMENT 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-32622 LA
)	
ALLION A. MANSFIELD )	
)	
Respondent )	
)	

ORDER SUSPENDING RESTRICTED REAL ESTATE LICENSE

TO: NAME: ALLION A. MANSFIELD

On September 7, 2006, respondent's real estate salesperson license was revoked with the right to a restricted real estate salesperson license. On September 7, 2006, a restricted real estate salesperson license was issued by the Department of Real Estate to respondent on the terms, conditions and restrictions set forth in the Real Estate Commissioner's Order, in case No. H-32622 LA. This Order granted Respondent the right to the issuance of a restricted real estate salesperson license subject to the provisions of

1 Section 10156.7 of the Business and Professions Code and to  
2 enumerated additional terms, conditions and restrictions  
3 imposed under authority of Section 10156.6 of said Code.  
4 Among those terms, conditions and restrictions, Respondent was  
5 required, within nine months from September 7, 2006, to  
6 present evidence satisfactory to the Real Estate Commissioner  
7 that Respondent has taken and successfully completed the  
8 continuing education requirements of Article 2.5 of Chapter 3  
9 of the Real Estate Law for renewal of a real estate license.  
10 The Commissioner has determined that Respondent has failed to  
11 satisfy these conditions, and as such, is in violation of  
12 Section 10177(k) of the Business and Professions Code.  
13 Respondent has no right to renew the restricted license if  
14 this condition is not satisfied by the date of its expiration  
15 (Section 10156.7 of the Business and Professions Code).

16           NOW, THEREFORE, IT IS ORDERED under authority of  
17 Section 10156.7 of the Business and Professions Code of the  
18 State of California that the restricted real estate  
19 salesperson license heretofore issued to respondent and the  
20 exercise of any privileges thereunder is hereby suspended  
21 until such time as Respondent provides proof satisfactory to  
22 the Department of having taken and successfully completed the  
23 continuing education requirements, as referred to above, or  
24 pending final determination made after hearing (see "Hearing  
25 Rights" set forth below).

26 ///

27 ///

1 IT IS FURTHER ORDERED that all license certificates  
2 and identification cards issued by Department which are in the  
3 possession of respondent be immediately surrendered by  
4 personal delivery or by mailing in the enclosed, self-  
5 addressed envelope to:

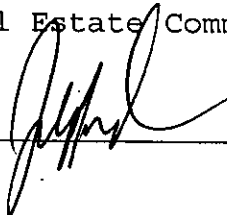
6 Department of Real Estate  
7 Attn: Flag Section  
8 P. O. Box 187000  
9 Sacramento, CA 95818-7000

10 HEARING RIGHTS: Pursuant to the provisions of Section  
11 10156.7 of the Business and Professions Code, you have the  
12 right to a hearing to contest the Commissioner's determination  
13 that you are in violation of Section 10177(k). If you desire  
14 a hearing, you must submit a written request. The request may  
15 be in any form, as long as it is in writing and indicates that  
16 you want a hearing. Unless a written request for a hearing,  
17 signed by or on behalf of you, is delivered or mailed to the  
18 Department at 320 West Fourth Street, Suite 350, Los Angeles,  
19 California, within 20 days after the date that this Order was  
20 mailed to or served on you, the Department will not be  
21 obligated or required to provide you with a hearing.

22 This Order shall be effective immediately.

23 DATED: \_\_\_\_\_ 10-2 \_\_\_\_\_, 2007

24 JEFF DAVI  
25 Real Estate Commissioner

26   
27 \_\_\_\_\_

1 Department of Real Estate  
320 West Fourth Street, #350  
2 Los Angeles, California 90013

3 (213) 576-6982  
4 (213) 576-6914  
5

**FILED**  
AUG 18 2006  
DEPARTMENT OF REAL ESTATE

By *C*

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7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA  
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11 \* \* \*

12 In the Matter of the Accusation of ) NO. H-32622 LA  
13 ALLION A. MANSFIELD, ) L-2006040538  
14 Respondent. ) STIPULATION AND AGREEMENT  
15

16 It is hereby stipulated by and between ALLION A.  
17 MANSFIELD (sometimes referred to herein as "Respondent") and his  
18 attorney of record, Frank M. Buda, Esq., and the Complainant,  
19 acting by and through Jennifer A. Granat, Counsel for the  
20 Department of Real Estate, as follows for the purpose of  
21 settling and disposing of the Accusation filed on March 28,  
22 2006, in this matter:

23 1. All issues which were to be contested and all  
24 evidence which was to be presented by Complainant and Respondent  
25 at a formal hearing on the Accusation, which hearing was to be  
26 held in accordance with the provisions of the Administrative  
27 Procedure Act ("APA"), shall instead and in place thereof be

1 submitted solely on the basis of the provisions of this  
2 Stipulation and Agreement ("Stipulation").

3           2. Respondent has received, read and understands the  
4 Statement to Respondent, the Discovery Provisions of the APA and  
5 the Accusation filed by the Department of Real Estate in this  
6 proceeding.

7           3. On April 6, 2006, Respondent filed a Notice of  
8 Defense pursuant to Section 11506 of the Government Code for the  
9 purpose of requesting a hearing on the allegations in the  
10 Accusation. Respondent hereby freely and voluntarily withdraws  
11 said Notice of Defense. Respondent acknowledges that he  
12 understands that by withdrawing said Notice of Defense,  
13 Respondent will thereby waive his right to require the  
14 Commissioner to prove the allegations in the Accusation at a  
15 contested hearing held in accordance with the provisions of the  
16 APA and that Respondent will waive other rights afforded to him  
17 in connection with the hearing such as the right to present  
18 evidence in defense of the allegations in the Accusation and the  
19 right to cross-examine witnesses.

20           4. Respondent, pursuant to the limitations set forth  
21 below, hereby admits that the factual allegations of the  
22 Accusation are true and correct and the Real Estate Commissioner  
23 shall not be required to provide further evidence of such  
24 allegations.

25           5. It is understood by the parties that the Real  
26 Estate Commissioner may adopt the Stipulation as his Decision in  
27 this matter thereby imposing the penalty and sanctions on

1 Respondent's real estate license and license rights as set forth  
2 in the below "Order." In the event the Commissioner, in his  
3 discretion, does not adopt the Stipulation, it shall be void and  
4 of no effect, and Respondent shall retain the right to a hearing  
5 and proceeding on the Accusation under all the provisions of the  
6 APA and shall not be bound by any admission or waiver made  
7 herein.

8           6. The Order or any subsequent Order of the Real  
9 Estate Commissioner made pursuant to this Stipulation shall not  
10 constitute an estoppel, merger or bar to any further  
11 administrative or civil proceedings by the Department of Real  
12 Estate with respect to any matters which were not specifically  
13 alleged to be causes for accusation in this proceeding.

14                                   DETERMINATION OF ISSUES

15           By reason of the foregoing stipulations, admissions and  
16 waivers and solely for the purpose of settlement of the pending  
17 Accusation without a hearing, it is stipulated and agreed that  
18 the following Determination of Issues shall be made:

19           The conduct of Respondent, as set forth in the  
20 Accusation, constitutes grounds for the suspension or revocation  
21 of Respondent's real estate license and license rights under the  
22 provisions of Sections 490 and 10177(b) of the Business and  
23 Professions Code.

24                                   ORDER

25           WHEREFORE, THE FOLLOWING ORDER is hereby made:

26           All licenses and licensing rights of Respondent ALLION

27 A. MANSFIELD under the Real Estate Law are revoked; provided,

1 however, a restricted real estate salesperson license shall be  
2 issued to Respondent pursuant to Section 10156.5 of the Code if  
3 Respondent makes application therefor and pays to the Department  
4 the appropriate fee for the restricted license within 90 days  
5 from the effective date of this Decision.

6 The restricted license issued to Respondent shall be  
7 subject to all of the provisions of Section 10156.7 of the  
8 Business and Professions Code and to the following limitations,  
9 conditions and restrictions imposed under authority of Section  
10 10156.6 of that Code:

11 1. The restricted license issued to Respondent may be  
12 suspended prior to hearing by Order of the Real Estate  
13 Commissioner in the event of Respondent's conviction or plea of  
14 nolo contendere to a crime which is substantially related to  
15 Respondent's fitness or capacity as a real estate licensee.

16 2. The restricted license issued to Respondent may  
17 be suspended prior to hearing by Order of the Real Estate  
18 Commissioner on evidence satisfactory to the Commissioner that  
19 Respondent has violated provisions of the California Real Estate  
20 Law, the Subdivided Lands Law, Regulations of the Real Estate  
21 Commissioner or conditions attaching to the restricted license.

22 3. Respondent shall not be eligible to apply for  
23 issuance of an unrestricted real estate license nor for the  
24 removal of any of the conditions, limitations or restrictions  
25 of a restricted license until two (2) years have elapsed from the  
26 effective date of issuance of this Decision.

27

1           4. Respondent shall submit with any application for  
2 license under an employing broker, or any application for  
3 transfer to a new employing broker, a statement signed by the  
4 prospective employing broker on a form approved by the Department  
5 of Real Estate which shall certify:

6           (a) That the employing broker has read the Decision of  
7 the Commissioner which granted the right to a restricted license;  
8 and

9           (b) That the employing broker will exercise close  
10 supervision over the performance by the restricted licensee  
11 relating to activities for which a real estate license is  
12 required.

13  
14           5. Respondent shall, within nine (9) months from the  
15 effective date of this Decision, present evidence satisfactory to  
16 the Real Estate Commissioner that Respondent has, since the most  
17 recent issuance of an original or renewal real estate license,  
18 taken and successfully completed the continuing education  
19 requirements of Article 2.5 of Chapter 3 of the Real Estate Law  
20 for renewal of a real estate license. If Respondent fails to  
21 satisfy this condition, the Commissioner may order the suspension  
22 of the restricted license until the Respondent presents such  
23 evidence. The Commissioner shall afford Respondent the  
24 opportunity for a hearing pursuant to the Administrative  
25 Procedure Act to present such evidence

26 DATED: 7-19-06

  
27 JENNIFER A. GRANAT, Counsel for  
Complainant, Department of Real  
Estate




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I have read the Stipulation and Agreement and have discussed it with my counsel, 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.

Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by faxing a copy of the signature page, as actually signed by Respondent, to the Department at the following telephone/fax number: (213) 576-5917. Respondent agrees, acknowledges and understands that by electronically sending to the Department a fax copy of his actual signature as it appears on the Stipulation and Agreement, that receipt of the faxed copy by the Department shall be as binding on Respondent as if the Department had received the original signed Stipulation and Agreement.

DATED: 07/17/06

  
ALLION A. MANSFIELD, Respondent

DATED: 7-17-06

  
FRANK M. BUDA, ESQ., Attorney for Respondent, Approved as to Form

\* \* \*

1  
2  
3 I have read the Stipulation and Agreement and have  
4 discussed it with my counsel, and its terms are understood by me  
5 and are agreeable and acceptable to me. I understand that I am  
6 waiving rights given to me by the California Administrative  
7 Procedure Act (including but not limited to Sections 11506,  
8 11508, 11509 and 11513 of the Government Code), and I willingly,  
9 intelligently and voluntarily waive those rights, including the  
10 right of requiring the Commissioner to prove the allegations in  
11 the Accusation at a hearing at which I would have the right to  
12 cross-examine witnesses against me and to present evidence in  
13 defense and mitigation of the charges.

14 Respondent can signify acceptance and approval of the  
15 terms and conditions of this Stipulation and Agreement by faxing  
16 a copy of the signature page, as actually signed by Respondent,  
17 to the Department at the following telephone/fax number: (213)  
18 576-6917. Respondent agrees, acknowledges and understands that  
19 by electronically sending to the Department a fax copy of his  
20 actual signature as it appears on the Stipulation and Agreement,  
21 that receipt of the faxed copy by the Department shall be as  
22 binding on Respondent as if the Department had received the  
23 original signed Stipulation and Agreement.

24 DATED: \_\_\_\_\_

ALLION A. MANSFIELD, Respondent

25  
26 DATED: \_\_\_\_\_

FRANK M. BUDA, ESQ., Attorney for  
Respondent, Approved as to Form


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The foregoing Stipulation and Agreement is hereby  
adopted as my Decision in this matter and shall become effective  
at 12 o'clock noon on September 7, 2006.

IT IS SO ORDERED on 8-10, 2006.

JEFF DAVI  
Real Estate Commissioner



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JENNIFER A. GRANAT, Counsel (SBN 199868)  
Department of Real Estate  
320 West 4th Street, Suite 350  
Los Angeles, California 90013-1105

Telephone: (213) 576-6982  
(Direct) (213) 576-6907

**FILED**  
MAR 28 2000  
DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of ) NO. H-32622 LA  
)  
ALLION A. MANSFIELD, ) A C C U S A T I O N  
)  
Respondent. )  
\_\_\_\_\_ )

The Complainant, Janice Waddell, a Deputy Real Estate  
Commissioner of the State of California, for cause of Accusation  
against ALLION A. MANSFIELD aka Alion Anthony Mansfield  
("Respondent"), is informed and alleges in her official capacity  
as follows:

I

At all times herein mentioned, Respondent ALLION A.  
MANSFIELD was and is presently licensed by the Department of  
Real Estate of the State of California as a real estate  
salesperson under the Real Estate Law, Part 1 of Division 4 of  
the California Business and Professions Code.

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II

CONVICTIONS

On or about October 29, 2004, in the Superior Court of California, County of Los Angeles, Case No. 4VN04028, Respondent ALLION A. MANSFIELD was convicted of one (1) count of violating California Vehicle Code Section 23153(a) (driving under the influence of alcohol/drugs with bodily injury), a crime involving moral turpitude which is substantially related under Section 2910, Title 10, Chapter 6, California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

III

On or about May 2, 2005, in the Superior Court of California, County of Los Angeles, Case No. 4PN05896, Respondent ALLION A. MANSFIELD was convicted of one (1) count of violating California Penal Code Section 242 (battery), a crime involving moral turpitude which is substantially related under Section 2910, Title 10, Chapter 6, California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

IV

The crimes of which Respondent was convicted, as set forth above, constitute cause under Business and Professions Code Sections 490 and/or 10177(b) for the suspension or revocation of Respondent's license and license rights under the Real Estate Law.

V

IN AGGRAVATION

1  
2  
3 On or about October 12, 2004, in Case No. 4PN05896,  
4 discussed in paragraph III above, Respondent ALLION A. MANSFIELD  
5 was charged with one (1) count of violating California Penal  
6 Code Section 273.5(a) (inflict corporal injury on spouse), and  
7 one (1) prior conviction for violation of California Penal Code  
8 Section 273.5(a) (inflict corporal injury on spouse), which  
9 prior conviction occurred on or about December 18, 2002, in the  
10 Municipal Court of Van Nuys, State of California, Case No.  
11 2PN05797.

12 VI

13 On or about October 12, 2004, in Case No. 4PN05896,  
14 discussed in paragraph III above, Respondent ALLION A. MANSFIELD  
15 was charged with violating the probation order entered on or  
16 about December 18, 2002, in the Municipal Court of Van Nuys,  
17 State of California, Case No. 2PN05797.

18 WHEREFORE, Complainant prays that a hearing be  
19 conducted on the allegations of this Accusation and that upon  
20 proof thereof, a decision be rendered imposing disciplinary  
21 action against all licenses and/or license rights of Respondent,  
22 ALLION A. MANSFIELD, under the Real Estate Law and for such  
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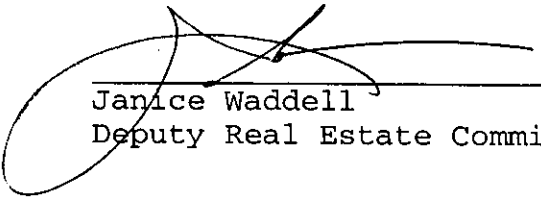
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1 other and further relief as may be proper under other provisions  
2 of law.

3 Dated at Los Angeles, California

4 this 20 day of March, 2006.

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8 Janice Waddell  
9 Deputy Real Estate Commissioner  
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26 cc: Allion A. Mansfield  
27 Rodeo Realty Inc/Sydney Leibovitch  
Janice Waddell  
Sacto.