

FILED

APR 19 2022

DEPT. OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	
)	NO. H-41804 LA
BEVERLY G ALVAREZ, and)	
VERLIN LIM SANCIANGCO)	
)	
Respondent(s).)	

ORDER GRANTING MONETARY PENALTY IN LIEU OF SUSPENSION

On February 25, 2022 a Decision was rendered herein by the Real Estate Commissioner which would suspend the real estate broker license and license rights of Respondent Beverly G Alvarez for thirty (30) days. Said Decision was to become effective on April 4, 2022 and was stayed by separate Order to May 4, 2022.

On April 1, 2022 Respondent Beverly G Alvarez pursuant to Section 10175.2 of the Business and Professions Code, petitioned for a stay of the thirty day suspension on condition that it pay a monetary penalty of \$100.00 for each day of the suspension stayed or a total of \$3,000.00.

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1 I have considered the petition of Respondent and have concluded that good cause has
2 been presented for reconsideration of the Decision of February 25, 2022 for the limited purpose of
3 determining whether the suspension therein imposed should be stayed.

4 IT IS HEREBY ORDERED that the thirty (30) day suspension of the real estate broker
5 license of Respondent Beverly G Alvarez shall be stayed on condition that Respondent pay a monetary
6 penalty of \$3,000.00 prior to **June 3, 2022**, and on the further condition that Respondent incur no other
7 cause for disciplinary action within the year following the date of this Order. Said penalty, if paid,
8 shall be credited to the Recovery Account of the Real Estate Fund.

9 If Respondent pays the monetary penalty and if no further cause for disciplinary action
10 against the real estate license of Respondent occurs within one year from the effective date of this
11 Order, the stay hereby granted shall become permanent.

12 IT IS SO ORDERED 4, 14, 22.

13 DOUGLAS R. McCAULEY
14 REAL ESTATE COMMISSIONER

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16 Douglas R. McCauley
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1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, California 90013-1105

FILED

APR 04 2022

DEPT. OF REAL ESTATE

By *[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-41804 LA
12)
13 BEVERLY G ALVAREZ, and) ORDER STAYING EFFECTIVE
14 VERLIN LIM SANCIANGCO,) DATE
15 Respondents.)

16 ORDER STAYING EFFECTIVE DATE

17 On February 25, 2022, a Decision and Order was rendered in the above-titled
18 matter, to become effective April 4, 2022.

19 IT IS HEREBY ORDERED that the effective date of the Order of February 25,
20 2022 is stayed for a period of 30 days to consider Respondent's petition for reconsideration.

21 The Order of February 25, 2022 shall become effective at 12 o'clock noon on
22 May 4, 2022.

23 IT IS SO ORDERED APR 01 2022.

24 DOUGLAS R. McCAULEY
25 Real Estate Commissioner

26 *Stephen Lerner*

27 For Douglas McCauley

ORDER STAYING EFFECTIVE DATE

1 Department of Real Estate
320 W. 4th Street, Suite 350
2 Los Angeles, CA 90013-1105

3 Telephone: (213) 576-6982

FILED

MAR 04 2022

DEPT. OF REAL ESTATE

By 

8 **DEPARTMENT OF REAL ESTATE**

9 **STATE OF CALIFORNIA**

10 ***

11 In the Matter of the Accusation of

DRE No. H-41804 LA

12 BEVERLY G ALVAREZ, and
13 VERLIN LIM SANCIANGCO ,

**STIPULATION AND AGREEMENT IN
SETTLEMENT AND ORDER**

14 Respondents.

15
16 It is hereby stipulated by and between Respondent BEVERLY G ALVAREZ
17 (“Respondent”) and her attorney of record, Jeffrey S. Miles, and the Complainant, acting by and
18 through Kevin H. Sun, Counsel for the Department of Real Estate, as follows for the purpose of
19 settling and disposing of the Accusation filed on October 20, 2020, in this matter (Case No. H-
20 41804 LA):

21 I. All issues which were to be contested and all evidence which was to be presented
22 by Complainant and Respondent at a formal hearing on the Accusation, which hearing was to be
23 held in accordance with the provisions of the Administrative Procedure Act (“APA”), shall instead
24 and in place thereof be submitted on the basis of the provisions of this Stipulation and Agreement
25 in Settlement and Order (“Stipulation”).

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27 ///

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

4 3. On or about November 23, 2020, Respondent filed Notice of Defense pursuant to
5 Section 11506 of the Government Code for the purpose of requesting a hearing on the allegations in
6 the Accusation. Respondent hereby freely and voluntarily withdraws said Notice of Defense.
7 Respondent acknowledges that she understands that by withdrawing said Notice of Defense she
8 will thereby waive her rights to require the Commissioner to prove the allegations in the
9 Accusation at a contested hearing held in accordance with the provisions of the APA and that she
10 will waive other rights afforded to her in connection with the hearing such as the right to present
11 evidence in defense of the allegations in the Accusation and the right to cross-examine witnesses.

12 4. This Stipulation is based on the factual allegations contained in the Accusation
13 filed in this proceeding. In the interest of expedience and economy, Respondent chooses not to
14 contest these factual allegations, but to remain silent and understands that, as a result thereof, these
15 factual statements, will serve as a prima facie basis for the disciplinary action stipulated to herein.
16 The Real Estate Commissioner shall not be required to provide further evidence to prove such
17 allegations.

18 5. This Stipulation and Respondent's decision not to contest the Accusation are
19 made for the purpose of reaching an agreed disposition of this proceeding and are expressly limited
20 to this proceeding and any other proceeding or case in which the Department of Real Estate
21 ("Department"), or another licensing agency of this state, another state or if the federal government
22 is involved and otherwise shall not be admissible in any other criminal or civil proceedings.

23 6. It is understood by the parties that the Real Estate Commissioner may adopt the
24 Stipulation and Agreement as his Decision in this matter, thereby imposing the penalty and
25 sanctions on Respondent's real estate licenses and license rights as set forth in the below "Order".
26 In the event that the Commissioner in his discretion does not adopt the Stipulation and Agreement,
27 it shall be void and of no effect, and Respondent shall retain the right to a hearing and proceeding

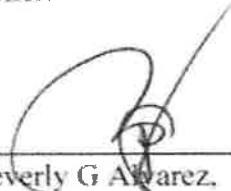
1 voluntarily waive those rights, including the right of requiring the Commissioner to prove the
2 allegations in the Accusation at a hearing at which I would have the right to cross-examine
3 witnesses against me and to present evidence in defense and mitigation of the charges.

4 Respondent shall mail the original signed signature page of the stipulation herein to
5 Kevin H. Sun, Attention: Legal Section, Department of Real Estate, 320 W. Fourth St., Suite 350,
6 Los Angeles, California 90013-1105.


7 In the event of time constraints before an administrative hearing, Respondent can
8 signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by
9 emailing a scanned copy of the signature page, as actually signed by Respondent, to the
10 Department counsel assigned to this case. Respondent agrees, acknowledges and understands that
11 by electronically sending the Department a scan of Respondent's actual signature as it appears on
12 the Stipulation and Agreement that receipt of the scan by the Department shall be binding on
13 Respondent as if the Department had received the original signed Stipulation. Respondent shall also
14 mail the original signed signature page of this Stipulation to the Department counsel.

15 Respondent's signature below constitute acceptance and approval of the terms and
16 conditions of this Stipulation. Respondent agrees, acknowledges, and understands that by signing
17 this Stipulation, Respondent is bound by its terms as of the date of such signatures and that this
18 agreement is not subject to rescission or amendment at a later date except by a separate Decision
19 and Order of the Real Estate Commissioner.

20
21 DATED: 12/3/2021


22 Beverly G Alvarez,
23 Respondent

24
25 DATED: 12/3/2021


26 Jeffrey S. Miles, Esq.
27 Counsel for Respondent
Approved as to Form

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The foregoing Stipulation and Agreement is hereby adopted as my Decision as to Respondent BEVERLY G ALVAREZ in this matter and shall become effective at 12 o'clock noon on APR 04 2022, 2021.

IT IS SO ORDERED 2.25.22, 2021.

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER

Douglas R. McCauley