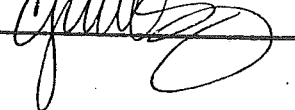


FILED

MAY - 1 2015

BUREAU OF REAL ESTATE

By 

Bureau of Real Estate
320 West 4th Street, Suite 350
Los Angeles, CA 90013-1105

(213)576-6982

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-02901 FR
)	
RICKEY NEAL BRADFORD,)	<u>STIPULATION AND AGREEMENT</u>
)	
Respondent.)	
)	

It is hereby stipulated by and between RICKEY NEAL BRADFORD ("Respondent"), acting on his own behalf, and the Complainant, acting by and through Amelia V. Vetrone, Counsel for the Bureau of Real Estate, as follows for the purpose of settling and disposing of the Accusation filed on or about July 24, 2014, in this matter:

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

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

1 3. On August 12, 2014, the Bureau of Real Estate received Respondent's Notice
2 of Defense pursuant to Section 11506 of the Government Code for the purpose of requesting a
3 hearing on the allegations in the Accusation. Respondent hereby freely and voluntarily
4 withdraws said Notice of Defense. Respondent acknowledges that he understands that by
5 withdrawing said Notice of Defense he will thereby waive his right to require the
6 Commissioner to prove the allegations in the Accusation at a contested hearing held in
7 accordance with the provisions of the APA and that he will waive other rights afforded to him
8 in connection with the hearing such as the right to present evidence in defense of the allegations
9 in the Accusation and the right to cross-examine witnesses.

10 4. Respondent, pursuant to the limitations set forth below, hereby admits that
11 the factual allegations set forth in Paragraphs 2, 3, 4, 5, and 6 of the Accusation filed in this
12 proceeding are true and correct and the Real Estate Commissioner shall not be required to
13 provide further evidence of such allegations.

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

21 6. The Order or any subsequent Order of the Real Estate Commissioner made
22 pursuant to this Stipulation and Agreement shall not constitute an estoppel, merger or bar to any
23 further administrative or civil proceedings by the Bureau of Real Estate with respect to any
24 matters which were not specifically alleged to be causes for accusation in this proceeding.

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1 DETERMINATION OF ISSUES

2 By reason of the foregoing stipulations, admissions and waivers and solely for
3 the purpose of settlement of the pending Accusation without a hearing, it is stipulated and
4 agreed that the following determination of issues shall be made:

5 The conduct of Respondent, as described in the Accusation is grounds for the
6 suspension or revocation of all of the real estate licenses and license rights of Respondent under
7 the provision of Sections 490 and 10177(b) of the California Business and Professions Code.

8 ORDER

9 All licenses and licensing rights of Respondent RICKEY NEAL BRADFORD
10 under the Real Estate Law are revoked; provided, however, a restricted real estate broker
11 license shall be issued to Respondent pursuant to Section 10156.5 of the Business and
12 Professions Code if Respondent makes application therefor and pays to the Bureau of Real
13 Estate the appropriate fee for the restricted license within 90 days from the effective date of this
14 Decision. The restricted license issued to Respondent shall be subject to all of the provisions of
15 Section 10156.7 of the Business and Professions Code and to the following limitations,
16 conditions and restrictions imposed under authority of Section 10156.6 of that Code:

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

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

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

4 4. Respondent shall, within nine months from the effective date of this
5 Decision, present evidence satisfactory to the Real Estate Commissioner that Respondent has,
6 since the most recent issuance of an original or renewal real estate license, taken and
7 successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the
8 Real Estate Law for renewal of a real estate license. If Respondent fails to satisfy this
9 condition, the Commissioner may order the suspension of the restricted license until the
10 Respondent presents such evidence. The Commissioner shall afford Respondent the
11 opportunity for a hearing pursuant to the Administrative Procedure Act to present such
12 evidence.

13 5. Respondent shall notify the Commissioner in writing within 72 hours of any
14 arrest by sending a certified letter to the Commissioner at Bureau of Real Estate, Post Office
15 Box 137013, Sacramento, CA 95813-7013. The letter shall set forth the date of Respondent's
16 arrest, the crime for which Respondent was arrested, and the name and address of the arresting
17 law enforcement agency. Respondent's failure to timely file written notice shall constitute an
18 independent violation of the terms of the restricted license and shall be grounds for the
19 suspension or revocation of that license.

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21
22 DATED: 4-10-15

Amelia V. Vetrone
Amelia V. Vetrone
Counsel for the
Bureau of Real Estate

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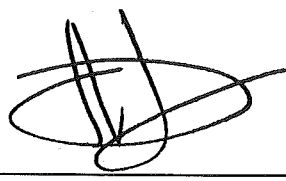
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The foregoing Stipulation and Agreement is hereby adopted as my Decision in
this matter, and shall become effective at 12 o'clock noon on MAY 21 2015

IT IS SO ORDERED APR 23 2015

Real Estate Commissioner



By: JEFFREY MASON
Chief Deputy Commissioner