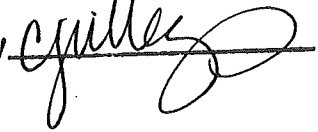


**FILED**

**JAN 28 2015**

**BUREAU OF REAL ESTATE**

By 

Bureau of Real Estate  
320 West 4th Street, Suite 350  
Los Angeles, California 90013

Telephone: (213) 576-6982

BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	
	)	No. H-04557 SD
RANIA AZZAZI,	)	
	)	
	)	<u>STIPULATION AND AGREEMENT</u>
Respondent.	)	
	)	

It is hereby stipulated by and between RANIA AZZAZI ("Respondent") (license no. 01792928) and her attorney of record, Mary E. Work, Esq., and the Complainant, acting by and through Diane Lee, Esq., Counsel for the Bureau of Real Estate, as follows for the purpose of settling and disposing of the Accusation filed on December 30, 2013 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 and read and understands the Statement to Respondent, the Discovery Provisions of the APA, and the Accusation filed by the Bureau of

1 Real Estate in this proceeding.

2           3. On or about January 28, 2014, Respondent filed a Notice of Defense pursuant  
3 to California Government Code section 11506 for the purpose of requesting a hearing on the  
4 allegations in the Accusation. Respondent hereby freely and voluntarily withdraws said Notice  
5 of Defense. Respondent acknowledges that she understands that by withdrawing said Notice of  
6 Defense, she will thereby waive her right to require the Commissioner to prove the allegations in  
7 the Accusation at a contested hearing held in accordance with the provisions of the APA and that  
8 she will waive other rights afforded to her in connection with the hearing, such as the right to  
9 present evidence in defense of the allegations in the Accusation and the right to cross-examine  
10 witnesses.

11           4. Respondent, pursuant to the limitations set forth below, hereby admits that the  
12 factual allegations of the Accusation filed in this proceeding are true and correct and the Real  
13 Estate Commissioner shall not be required to provide further evidence of such allegations. The  
14 factual allegations are as follows: On or about September 4, 2012, in the Superior Court of  
15 California, County of San Diego, case no. C313935, Respondent was convicted of violating  
16 California Penal Code section 484 (petty theft), a misdemeanor.

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

24           6. The Order or any subsequent Order of the Real Estate Commissioner made  
25 pursuant to this Stipulation and Agreement shall not constitute an estoppel, merger, or bar to any  
26 further administrative or civil proceedings by the Bureau of Real Estate with respect to any  
27

1 matters which were not specifically alleged to be causes for accusation in this proceeding.

2  
3 DETERMINATION OF ISSUES

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

7 The conduct of Respondent, as set forth in the Accusation, is grounds for the  
8 suspension or revocation of all of the real estate licenses and license rights of Respondent under  
9 the provision of California Business and Professions Code sections 490 and 10177(b).

10  
11 ORDER

12 WHEREFORE, THE FOLLOWING ORDER is hereby made:

13 All licenses and licensing rights of Respondent RANIA AZZAZI, under the Real  
14 Estate Law are revoked; provided, however, a restricted real estate salesperson license shall be  
15 issued to Respondent pursuant to California Business and Professions Code section 10156.5 if  
16 Respondent makes application therefor and pays to the Bureau of Real Estate the appropriate fee  
17 for the restricted license within 90 days from the effective date of this Decision. The restricted  
18 license issued to Respondent shall be subject to all of the provisions of California Business and  
19 Professions Code section 10156.7 and to the following limitations, conditions, and restrictions  
20 imposed under authority of the California Business and Professions Code:

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

25 2. The restricted license issued to Respondent may be suspended prior to hearing  
26 by Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that  
27

1 Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands  
2 Law, Regulations of the Real Estate Commissioner, or conditions attaching to this restricted  
3 license.

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

8 4. Respondent shall submit with any application for license under an employing  
9 broker, or any application for transfer to a new employing broker, a statement signed by the  
10 prospective employing real estate broker on a form approved by the Bureau of Real Estate  
11 which shall certify: (a) That the employing broker has read the Decision of the Commissioner  
12 which granted the right to a restricted license; and (b) That the employing broker will exercise  
13 close supervision over the performance by the restricted licensee relating to activities for which  
14 a real estate license is required.

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

23 6. Respondent shall, within six (6) months from the effective date of this  
24 Decision, take and pass the Professional Responsibility Examination administered by the Bureau  
25 of Real Estate including the payment of the appropriate examination fee. If Respondent fails to  
26 satisfy this condition, the Commissioner shall order suspension of Respondent's license until  
27


Respondent passes the examination. The Commissioner shall afford Respondent the opportunity for a hearing pursuant to the Administrative Procedure Act to present such evidence.

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

8. Pursuant to California Business and Professions Code Section 10106, Respondent shall pay the Commissioner's reasonable cost for investigation and enforcement of the matter. The investigation and enforcement cost which led to this disciplinary action is \$1,636.70. Said payment shall be made prior to the effective date of the Decision in this matter. Said payment shall be in the form of a cashier's check or certified check made payable to the Bureau of Real Estate.

The Commissioner shall suspend the licenses of Respondent pending a hearing held in accordance with California Government Code Section 11500, et seq., if payment is not timely made as provided for herein, or as provided for in a subsequent agreement between the Respondent and the Commissioner. The suspension shall remain in effect until payment is made in full or until Respondent enters into an agreement satisfactory to the Commissioner to provide for payment, or until a decision providing otherwise is adopted following a hearing held pursuant to this condition.

DATED: 01/06/2015

  
DIANE LEE  
Counsel for Complainant

\* \* \*

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

9 Respondent can signify acceptance and approval of the terms and conditions of  
10 this Stipulation and Agreement by faxing a copy of the signature page, as actually signed by  
11 Respondent, to the Bureau of Real Estate at fax number (213) 576-6917. Respondent agrees,  
12 acknowledges, and understands that by electronically sending to the Bureau of Real Estate a fax  
13 copy of her actual signature as it appears on the Stipulation and Agreement, that receipt of the  
14 faxed copy by the Bureau of Real Estate shall be as binding on Respondent as if the Bureau of  
15 Real Estate had received the original signed Stipulation and Agreement.

16  
17 DATED: 1/5/2015

  
18 RANIA AZZAZI  
19 Respondent

20 I have reviewed the Stipulation and Agreement as to form and content, and have  
21 advised my client accordingly.

22  
23 DATED: 1/6/2015

  
24 MARY E. WORK  
25 Respondent's Counsel  
26  
27

1                   The foregoing Stipulation and Agreement is hereby adopted as my Decision in  
2                   this matter and shall become effective at 12 o'clock noon on FEB 17 2015

3  
4                   IT IS SO ORDERED Jan 4 2015 21, 2015.

5  
6                   REAL ESTATE COMMISSIONER

7  
8                   

9                   By: JEFFREY MASON  
10                  Chief Deputy Commissioner