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

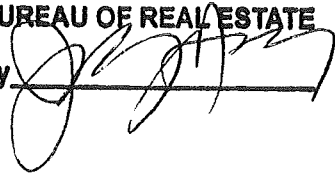
(213) 576-6910

**FILED**

OCT 13 2014

**BUREAU OF REAL ESTATE**

By



BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \* \* \*

In the Matter of the Accusation of

LAURIE RUTH HART,

Respondent.

BRE No: H-04634 SD  
OAH No: 2014060064

STIPULATION AND  
AGREEMENT

It is hereby stipulated by and between Respondent LAURIE RUTH HART and the Complainant, acting by and through James A. Demus, Counsel for the Bureau of Real Estate, as follows for the purpose of settling and disposing of the Accusation filed on May 12, 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 ("Stipulation").

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

1 this proceeding.

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

10           4. This Stipulation is based on the factual allegations contained in the Accusation.  
11 In the interest of expedience and economy, Respondent chooses not to contest these allegations,  
12 but to remain silent and understands that, as a result thereof, these factual allegations, without  
13 being admitted or denied, will serve as a prima facie basis for the disciplinary action stipulated to  
14 herein. The Real Estate Commissioner shall not be required to provide further evidence to prove  
15 said factual allegations.

16           5. This Stipulation is made for the purpose of reaching an agreed disposition of  
17 this proceeding and is expressly limited to this proceeding and any other proceeding or case in  
18 which the Bureau of Real Estate ("Bureau"), the state or federal government, or any agency of  
19 this state, another state or federal government is a party.

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

1                 7. The Order or any subsequent Order of the Real Estate Commissioner made  
2 pursuant to this Stipulation shall not constitute an estoppel, merger or bar to any further  
3 administrative or civil proceedings by the Bureau of Real Estate with respect to any matters  
4 which were not specifically alleged to be causes for Accusation in this proceeding but do  
5 constitute a bar, estoppel and merger as to any allegations actually contained in the Accusation  
6 against Respondent herein.

7   DETERMINATION OF ISSUES

8                 By reason of the foregoing, it is stipulated and agreed that the following  
9 determination of issues shall be made:

10   I.

11                 The conduct of LAURIE RUTH HART, as described in Paragraph 4, hereinabove,  
12 provides a basis for discipline of her license and license rights pursuant to Business and  
13 Professions Code Sections 10165 and 10177(g).

14   ORDER

15                 WHEREFORE, THE FOLLOWING ORDER is hereby made:

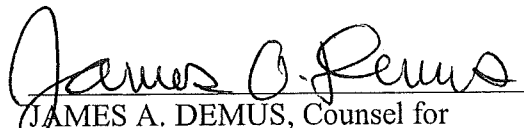
16   I.

17                 Respondent LAURIE RUTH HART is publicly reprovded.

18   II.

19                 Respondent LAURIE RUTH HART shall within six (6) months from the effective  
20 date of the Decision herein, take and pass the Professional Responsibility Examination  
21 administered by the Bureau including the payment of the appropriate examination fee. If  
22 Respondent fails to satisfy this condition, the Commissioner may order suspension of  
23 Respondent LAURIE RUTH HART's license until Respondent passes the examination.

24  
25                 DATED: 9/29/14

26     
27   JAMES A. DEMUS, Counsel for  
the Bureau of Real Estate

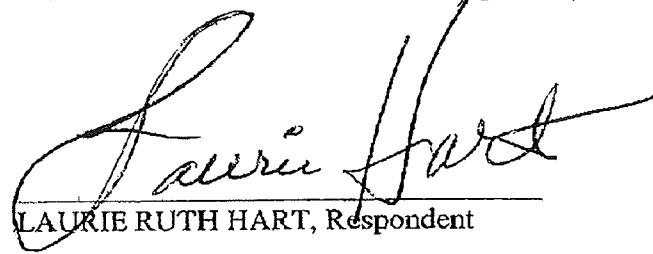
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**EXECUTION OF THE STIPULATION**

I have read the Stipulation. 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 by faxing a copy of its signature page, as actually signed by Respondent, to the Bureau at the following telephone/fax number: James A. Demus at (213) 576-6917. Respondent agree, acknowledge and understand that by electronically sending to the Bureau a fax copy of Respondent's actual signature as it appears on the Stipulation, that receipt of the faxed copy by the Bureau shall be as binding on Respondent as if the Bureau had received the original signed Stipulation.

DATED: 9/26/14

  
LAURIE RUTH HART, Respondent

The foregoing Stipulation and Agreement is hereby adopted as my Decision as to Respondent LAURIE RUTH HART and shall become effective at 12 o'clock noon on \_\_\_\_\_, 2014

IT IS SO ORDERED \_\_\_\_\_, 2014

Real Estate Commissioner

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DATED: \_\_\_\_\_  
LAURIE RUTH HART, Respondent

The foregoing Stipulation and Agreement is hereby adopted as my Decision as to Respondent LAURIE RUTH HART and shall become effective at 12 o'clock noon on  
November 3rd, 2014

IT IS SO ORDERED OCTOBER 7, 2014

Real Estate Commissioner



By: JEFFREY MASON  
Chief Deputy Commissioner