

FILED

NOV 16 2017

BUREAU OF REAL ESTATE

By Carol Delois

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) No. H-04888 SD
JORGE PETRO,) STIPULATION AND AGREEMENT
Respondent.)

It is hereby stipulated by and between Respondent JORGE PETRO ("Respondent"), individually, represented by Charles A. Viviano, and the Complainant, acting by and through Steve Chu, Counsel for the Bureau of Real Estate ("Bureau"), as follows for the purpose of settling and disposing of the Accusation filed on March 15, 2017, 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 this proceeding.

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1 3. On March 30, 2017, Respondent filed a Notice of Defense pursuant to
2 Section 11506 of the Government Code for the purpose of requesting a hearing on the
3 allegations in the Accusation. Respondent hereby freely and voluntarily withdraws said Notice
4 of Defense. Respondent acknowledges that Respondent understands that by withdrawing said
5 Notice of Defense, Respondent will thereby waive Respondent's right to require the Real Estate
6 Commissioner ("Commissioner") to prove the allegations in the Accusation at a contested
7 hearing held in accordance with the provisions of the APA and that Respondent will waive
8 other rights afforded to Respondent in connection with the hearing such as the right to present
9 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
12 that the factual allegations in the Accusation filed in this proceeding are true and correct and the
13 Commissioner shall not be required to provide further evidence to prove such allegations.

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

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

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

5 4. Respondent shall submit with any application for license under an
6 employing broker, or any application for transfer to a new employing broker, a statement signed
7 by the prospective employing real estate broker, on a form approved by the Bureau of Real
8 Estate, which shall certify:

- 9 (a) That the employing broker has read the Decision of the
10 Commissioner which granted the right to a restricted license; and
11 (b) That the employing broker will exercise close supervision over
12 the performance by the restricted licensee relating to activities for
13 which a real estate license is required.

14 5. Respondent shall, within nine (9) months from the effective date of this
15 Decision and Order, present evidence satisfactory to the Commissioner that Respondent has,
16 since the most recent issuance of an original or renewal real estate license, taken and
17 successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the
18 Real Estate Law for renewal of a real estate license. If Respondent fails to satisfy this
19 condition, Respondent's real estate license shall automatically be suspended until Respondent
20 presents evidence satisfactory to the Commissioner of having taken and successfully completed
21 the continuing education requirements. Proof of completion of the continuing education
22 courses must be delivered to the Bureau of Real Estate, Flag Section at P.O. Box 137013,
23 Sacramento, CA 95813-7013.

24 6. Respondent shall notify the Commissioner in writing within 72 hours of
25 any arrest by sending a certified letter to the Commissioner at the Bureau of Real Estate,
26 Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013. The letter shall set forth the
27 date of Respondent's arrest, the crime for which Respondent was arrested and the name and

1 address of the arresting law enforcement agency. Respondent's failure to timely file written
2 notice shall constitute an independent violation of the terms of the restricted license and shall
3 be grounds for the suspension or revocation of that license.

4 7. All licenses and licensing rights of Respondent are indefinitely
5 suspended unless or until Respondent pays the sum of \$5,735.30 for the Commissioner's
6 reasonable cost of the investigation and enforcement which led to this disciplinary action. Said
7 payment shall be in the form of a cashier's check made payable to the Bureau of Real Estate.
8 The investigative and enforcement costs must be delivered to the Bureau of Real Estate,
9 Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the effective date of
10 this Decision and Order.

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12 DATED: 10-25-2017



Steve Chu, Counsel
Bureau of Real Estate

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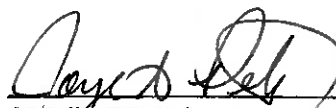
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I have read the Stipulation and Agreement. I understand that I am waiving rights given to me by the California Administrative Procedure Act, (including but not limited to Sections 11521 and 11523 of the Government Code), and I willingly, intelligently, and voluntarily waive those rights, including the right to seek reconsideration and the right to seek judicial review of the Commissioner's Decision and Order by way of a writ of mandate.

I agree, acknowledge, and understand that I cannot rescind or amend this Stipulation and Agreement.

I can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by mailing the original signed Stipulation and Agreement to: Steve Chu, Bureau of Real Estate, 320 West 4th Street, Suite 350, Los Angeles, California 90013-1105.

DATED: 10-19-17


JORGE PETRO
Respondent

DATED: 10/19/17


Charles A. Viviano
Counsel for Respondent
Approved as to Form

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The foregoing Stipulation and Agreement is hereby adopted by me as my
Decision in this matter as to Respondent JORGE PETRO, and shall become effective at
12 o'clock noon on 12/6/17.

IT IS SO ORDERED

11/13/17

WAYNE S. BELL
REAL ESTATE COMMISSIONER



By: DANIEL J. SANDRI
Chief Deputy Commissioner