

1 a restricted license be issued to Respondent pursuant to certain terms and conditions, including,
2 but not limited to, paying \$1,050 in investigation and enforcement costs. On August 18, 2022, a
3 Notice of the Commissioner rejecting the Proposed Decision of June 27, 2022 was filed.

4 The parties wish to settle this matter without further proceedings.

5 IT IS HEREBY STIPULATED by and between Respondent and Respondent's
6 attorney, Melissa N. Engle,¹ and the Department, acting by and through Diane Lee, as follows
7 for the purpose of settling and disposing of the First Amended Accusation filed on November
8 24, 2021 in this matter.

9 1. It is understood by the parties that the Real Estate Commissioner may adopt
10 the Stipulation and Agreement ("Stipulation") as his decision in this matter, thereby imposing
11 the penalty and sanctions on Respondent's real estate license as set forth in the below "Decision
12 and Order." In the event the Commissioner in his discretion does not adopt the Stipulation, the
13 Stipulation shall be void and of no effect; and the Commissioner will review the evidence in the
14 case, and will issue his Decision After Rejection as his Decision in this matter.

15 2. This Stipulation is based on the First Amended Accusation filed on November
16 24, 2021 in this matter. The First Amended Accusation alleges the conduct, acts, or omissions
17 of Respondent, as described in the First Amended Accusation, were in violation of California
18 Business and Professions Code sections 10176(a) (misrepresentation), 10176(b) (false
19 promises), 10176(i) (fraud/dishonest dealing), 10177(d) (violation of Real Estate Law or
20 Regulations), and 10177(g) (negligence/incompetence) and/or 10177(j) (fraud/dishonest dealing)
21 of the Real Estate Law.

22 3. Respondent stipulates the conduct, acts, or omissions of Respondent are in
23 violation of only California Business and Professions Code sections 10177(d) (violation of Real
24 Estate Law or Regulations) and 10177(g) (negligence/incompetence) of the Real Estate Law,
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26 _____
27 ¹ Frederick W. Pfister and Melissa N. Engle are both attorneys at the law firm of White and
Bright, LLP.

1 and are therefore a basis for discipline of Respondent's license and license rights as violations of
2 the Real Estate Law. The Real Estate Commissioner shall not be required to provide further
3 evidence to prove said allegations.

4 4. Respondent understands that by signing this Stipulation and Agreement,
5 Respondent is waiving her right to obtain a dismissal of the First Amended Accusation through
6 proceedings under California Government Code section 11517(c) if this Stipulation and
7 Agreement is accepted by the Real Estate Commissioner. However, Respondent also
8 understands that she is not waiving her rights to further proceedings to obtain a dismissal of the
9 First Amended Accusation if this Stipulation and Agreement is not accepted by the Real Estate
10 Commissioner.

11 5. By reason of the foregoing and solely for the purpose of settlement without
12 further administrative proceedings, it is stipulated and agreed that the following shall be adopted
13 as the Commissioner's Decision:

14
15 ORDER

16 WHEREFORE, THE FOLLOWING ORDER is hereby made:

17 I.

18 All licenses and licensing rights of Respondent CARI ANN DROLET under the
19 Real Estate Law are revoked; provided, however, a restricted real estate salesperson license
20 shall be issued to Respondent pursuant to California Business and Professions Code section
21 10156.5 if Respondent makes application therefor, and pays to the Department of Real Estate
22 the appropriate fee for the restricted license within ninety (90) days from the effective date of
23 this Decision. The restricted license issued to Respondent shall be subject to all of the
24 provisions of California Business and Professions Code section 10156.7 and to the following
25 limitations, conditions, and restrictions imposed under authority of California Business and
26 Professions Code section 10156.6:

27 1. The restricted license issued to Respondent may be suspended prior to the

1 hearing by Order of the Real Estate Commissioner in the event of Respondent's conviction or
2 plea of nolo contendere to a crime which is substantially related to the Respondent's fitness or
3 capacity as a real estate licensee.

4 2. The restricted license issued to Respondent may be suspended prior to hearing
5 by Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that
6 Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands
7 Law, Regulations of the Real Estate Commissioner, or conditions attaching to the restricted
8 license.

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

12 4. Respondent shall submit with any application for license under an employing
13 broker, or any application for transfer to a new employing broker, a statement signed by the
14 prospective employing broker on a form approved by the Department of Real Estate, such as the
15 Restricted Salesperson Change Application (RE 214A), which shall certify:

16 a. That the employing broker has read the Decision which granted the right to a
17 restricted license; and

18 b. That the employing broker will exercise close supervision over the
19 performance by the restricted licensee relating to activities for which a real estate license is
20 required.

21 5. Respondent shall, within nine (9) months from the effective date of this
22 Decision, present evidence satisfactory to the Real Estate Commissioner that Respondent has,
23 since the most recent issuance of an original or renewal real estate license, taken and
24 successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the
25 Real Estate Law for renewal of a real estate license. If Respondent fails to satisfy this condition,
26 the Commissioner may order the suspension of Respondent's license until Respondent presents
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1 III.

2 All applications, payments, and proof required by this Decision shall be
3 submitted to the Department of Real Estate at: Department of Real Estate, Flag Section at P.O.
4 Box 137013, Sacramento, CA 95813-7013.

5 DATED: 09/13/2022


6 DIANE LEE, Counsel for
7 Department of Real Estate

8 * * *

9 EXECUTION OF THE STIPULATION

10 Respondent has read the Stipulation and Agreement. Its terms are understood by
11 Respondent, and are agreeable and acceptable to Respondent. Respondent understands that
12 Respondent is waiving rights given to Respondent by the California Administrative Procedure
13 Act (including but not limited to California Government Code sections 11506, 11508, 11509,
14 and 11513), and Respondent willingly, intelligently, and voluntarily waives those rights,
15 including, but not limited to, the right of requiring the Commissioner to prove the allegations in
16 the First Amended Accusation at a hearing at which Respondent would have the right to cross-
17 examine witnesses against Respondent and to present evidence in defense and mitigation of the
18 charges.


19 MAILING AND EMAIL


20 Respondent shall mail the original signed signature page of this Stipulation herein
21 to Department of Real Estate, Attention: Legal Section – Diane Lee, 320 West Fourth Street,
22 Suite 350, Los Angeles, California 90013-1105.

23 In the event of time constraints, Respondent may signify acceptance and approval
24 of the terms and conditions of this Stipulation by emailing a scanned copy of the signature page,
25 as actually signed by Respondent, to the Department counsel assigned to this case. Respondent
26 agrees, acknowledges, and understands that by electronically sending the Department of Real
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1 Estate a scan of Respondent's actual signature as it appears on the Stipulation and Agreement
2 that receipt of the scan by the Department of Real Estate shall be binding on Respondent as if
3 the Department of Real Estate had received the original signed Stipulation.

4 Respondent's signature below constitutes acceptance and approval of the terms
5 and conditions of this Stipulation. Respondent agrees, acknowledges, and understands that by
6 signing this Stipulation, Respondent is bound by its terms as of the date of her signature and that
7 this agreement is not subject to rescission or amendment at a later date except by a separate
8 Decision and Order of the Real Estate Commissioner.

9
10 DATED: 9/13/2022 
11 CARI ANN DROLET
12 Respondent

13 DATED: 9/13/2022 
14 MELISSA N. ENGLE
15 Attorney for Respondents Cari Ann Drolet (and West
16 Residential, Inc. and Michael Edgar West)
17 Approved as to Form

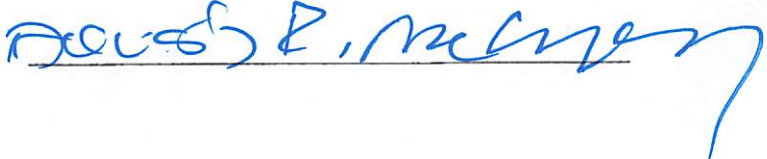
18 * * *

19 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
20 Respondent CARI ANN DROLET, and shall become effective at 12 o'clock noon on

November 02, 2022

21 IT IS SO ORDERED 10.4.22

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23 DOUGLAS R. McCAULEY
24 REAL ESTATE COMMISSIONER

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