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MAY 20 2013

DEPARTMENT OF REAL ESTATE

By K. Contreras

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BEFORE THE  
DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of

) No. H-5524 SAC

)  
) THE VALLADOLID CORPORATION,  
) GUILLERMO VALLADOLID, and  
) BRADFORD WILSON DAMM,

) STIPULATION AND AGREEMENT

) (AS TO BRADFORD WILSON DAMM  
) ONLY)

) Respondents.  
)

It is hereby stipulated by and between BRADFORD WILSON DAMM

("Respondent") and the Complainant, acting by and through Stephanie K. Sese, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Accusation filed on September 29, 2011, 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 Department of Real Estate (the "Department") in this proceeding.

1                   3. Respondent filed a Notice of Defense pursuant to Section 11505 of the  
2 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.  
3 Respondent hereby freely and voluntarily withdraws said Notice of Defense. Respondent  
4 acknowledges that he will thereby waive his right to require the Real Estate Commissioner (the  
5 "Commissioner") to prove the allegations in the Accusation at a contested hearing held in  
6 accordance with the provisions of the APA and that he will waive other rights afforded to him in  
7 connection with the hearing such as the right to present evidence in defense of the allegations in  
8 the Accusation and the right to cross-examine witnesses.

9                   4. Respondent, pursuant to the limitations set forth below, hereby admits that the  
10 factual allegations in the Accusation filed in this proceeding are true and correct and the  
11 Commissioner shall not be required to provide further evidence to prove such allegations.

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

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

#### 23                   DETERMINATION OF ISSUES

24                   By reason of the foregoing stipulations, admissions, and waivers and solely for  
25 the purpose of settlement of the pending Accusation without hearing, it is stipulated and agreed  
26 that the following Determination of Issues shall be made:  
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1 Real Estate Law, the Subdivided Lands Law, Regulations of the Real  
2 Estate Commissioner, or conditions attaching to the restricted license.

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

6 4. Respondent shall, within six (6) months from the effective date of this Order,  
7 take and pass the Professional Responsibility Examination administered by the Department,  
8 including the payment of the appropriate examination fee. If Respondent fails to satisfy this  
9 condition, the Commissioner may order the suspension of all licenses and licensing rights until  
10 Respondent passes the examination.

11 5. With the application for license, or with the application for transfer to a new  
12 employing broker, Respondent shall submit a statement signed by the prospective employing real  
13 estate broker on a form approved by the Department which shall certify as follows:

14 (a) That the employing broker has read the Decision which is the basis  
15 for the issuance of the restricted license; and,

16 (b) That the employing broker will carefully review all transaction  
17 documents prepared by the restricted licensee and otherwise  
18 exercise close supervision over the licensee's performance of acts  
19 for which a license is required.

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

