DEPARTMENT OF REAL ESTATE
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105
Telephone: (213) 559-5990

FILED
SEP 2 3 2026
DEPT. OF REAL ESTATE
By [redacted]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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| In the Matter of the Accusation against<br><br>TRIPLE H INVESTMENTS and LIBBY ANNE GIBSON, individually and as designated officer for Triple H Investments,<br><br>Respondents. | DRE No. H-05904 SD<br>OAH No. 2026050474<br><br>**STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER** |

It is hereby stipulated by and between Respondents TRIPLE H INVESTMENTS and LIBBY ANNE GIBSON (collectively "Respondents"), representing themselves in this matter, and the Complainant, acting by and through Lissete Garcia, Counsel for the Department of Real Estate ("Department"), as follows for the purpose of settling and disposing the Accusation filed on March 12, 2026, with Department Case No. H-05904 SD ("Accusation") in this matter:

1. All issues which were to be contested and all evidence which was to be presented by Complainant and Respondents 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 on the basis of the provisions of this Stipulation and

Agreement in Settlement and Order ("Stipulation").

2. Respondents have received, read, and understand the Statement to Respondent, the Discovery Provisions of the APA, and Accusation filed by the Department in this proceeding.

3. Respondents filed a Notice of Defense pursuant to Section 11506 of the Government Code for the purpose of requesting a hearing on the allegations in the Accusation. Respondents hereby freely and voluntarily withdraw said Notice of Defense. Respondents acknowledge and understand that by withdrawing said Notice of Defense, Respondents will thereby waive Respondents' rights to require the Real Estate Commissioner ("Commissioner") to prove the allegations in the Accusation at a contested hearing held in accordance with the provisions of the APA and that Respondents will waive other rights afforded to Respondents in connection with the hearing such as the right to present evidence in defense of the allegations in the Accusation and the right to cross-examine witnesses.

4. Respondents hereby admit that the factual allegations in the Accusation filed in this proceeding are true and correct and the Real Estate Commissioner shall not be required to provide further evidence of such allegations.

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

6. The Order or any subsequent Order of the Real Estate Commissioner made pursuant to this Stipulation and Agreement shall not constitute an estoppel, merger or bar to any further

administrative or civil proceedings by the Department of Real Estate with respect to any matters which were not specifically alleged to be causes for accusation in this proceeding.

DETERMINATION OF ISSUES

By reason of the foregoing stipulation and agreement and solely for the purpose of settlement of the pending Accusation without a hearing, it is stipulated and agreed that the following determination of issues shall be made:

I.

The conduct, acts and/or omissions of Respondent TRIPLE H INVESTMENTS as set forth herein above in Paragraph 4, constitute cause for the suspension or revocation of all real estate licenses and license rights of Respondent TRIPLE H INVESTMENTS pursuant to the provisions of Business and Professions Code ("Code") sections 10176(e), 10177(d), and 10177(g), for violation of Code sections 10176(e), 10145, and Regulations of the Real Estate Commissioner, Title 10, Chapter 6, California Code of Regulations ("Regulations") 2831, 2831.1, 2831.2, and 2835(b).

II.

The conduct, acts and/or omissions of Respondent LIBBY ANNE GIBSON as set forth herein above in Paragraph 4, constitute cause for the suspension or revocation of all real estate licenses and license rights of Respondent LIBBY ANNE GIBSON pursuant to the provisions of Code sections 10177(h) and 10177(d), for violation of Code section 10159.2 and Regulation 2725.

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ORDER

I.

All licenses and licensing rights of Respondent TRIPLE H INVESTMENTS ("THI") under the Real Estate Law are suspended for a period of thirty (30) days from the effective date of this Decision and Order; provided, however, that:

1. Said 30-day suspension shall be stayed for two (2) years upon the following terms and conditions:

2. Respondent shall obey all laws, rules and regulations governing the rights, duties and responsibilities of a real estate licensee in the State of California; and,

3. That no final subsequent determination be made, after hearing or upon stipulation, that cause for disciplinary action occurred within two (2) years from the effective date of this Decision and Order. Should such a determination be made, the Commissioner may, in her discretion, vacate and set aside the stay order and reimpose all or a portion of the stayed suspension. Should no such determination be made, the stay imposed herein shall become permanent.

4. All licenses and licensing rights of Respondent THI are indefinitely suspended unless or until Respondent THI pays, severally or jointly with Respondent LIBBY ANNE GIBSON, the total sum of **$2,658.80** for the Commissioner's reasonable cost of the investigation and enforcement which led to this disciplinary action. Said payment shall be in the form of a cashier's check made payable to the Department of Real Estate. **The investigative and enforcement costs must be delivered to the Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the effective date of this**

**Decision and Order. Payment of investigation and enforcement costs <u>should not be made</u> until the Stipulation has been approved by the Commissioner.**

5. Pursuant to Section 10148 of the Code, Respondents shall pay the Commissioner's reasonable costs for any subsequent audit (said costs may not exceed a maximum of $9,881.88) to determine if Respondents have corrected the violations found in the Determination of Issues. In calculating the amount of the Commissioner's reasonable cost, the Commissioner may use the estimated average hourly salary for all persons performing audits of real estate brokers, and shall include an allocation for travel time to and from the auditor's place of work. **Respondents shall pay such cost within sixty (60) days of receiving an invoice therefore from the Commissioner. Payment of the audit costs <u>should not be made</u> until the invoice is mailed to Respondents.** If Respondents fail to satisfy this condition in a timely manner as provided for herein, Respondents' real estate licenses shall automatically be suspended until payment is made in full, or until a decision providing otherwise is adopted following a hearing held pursuant to this condition.

II.

All licenses and licensing rights of Respondent LIBBY ANNE GIBSON ("GIBSON") under the Real Estate Law are suspended for a period of thirty (30) days from the effective date of this Decision and Order; provided, however, that:

1. Said 30-day suspension shall be stayed for two (2) years upon the following terms and conditions:

2. Respondent shall obey all laws, rules and regulations governing the rights, duties and responsibilities of a real estate licensee in the State of California; and,

3. That no final subsequent determination be made, after hearing or upon stipulation, that cause for disciplinary action occurred within two (2) years from the effective date of this Decision and Order. Should such a determination be made, the Commissioner may, in her discretion, vacate and set aside the stay order and reimpose all or a portion of the stayed suspension. Should no such determination be made, the stay imposed herein shall become permanent.

4. All licenses and licensing rights of Respondent GIBSON are indefinitely suspended unless or until Respondent GIBSON pays, severally or jointly with Respondent THI, the total sum of **$2,658.80** for the Commissioner's reasonable cost of the investigation and enforcement which led to this disciplinary action. Said payment shall be in the form of a cashier's check made payable to the Department of Real Estate. **The investigative and enforcement costs must be delivered to the Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the effective date of this Decision and Order. Payment of investigation and enforcement costs should not be made until the Stipulation has been approved by the Commissioner.**

5. Respondent GIBSON shall, **within nine (9) months from the effective date of this Order**, present evidence satisfactory to the Commissioner that Respondent has taken and successfully completed the continuing education course on trust fund accounting and handling specified in paragraph (3) of subdivision (a) of Section 10170.5 of the Business and Professions Code. Proof of satisfaction of this requirement includes evidence that Respondent has successfully completed the trust fund account and handling continuing education course, no earlier than 120 days prior to the effective date of the Decision and Order in this matter.

**Proof of completion of the trust fund accounting and handling course must be delivered to the Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811.** If Respondent fails to satisfy this condition, Respondent GIBSON's real estate licenses shall automatically be suspended until Respondent presents evidence satisfactory to the Commissioner of having taken and successfully completed this requirement.

6. Pursuant to Section 10148 of the Code, Respondents shall pay the Commissioner's reasonable costs for any subsequent audit (said costs may not exceed a maximum of $9,881.88) to determine if Respondents have corrected the violations found in the Determination of Issues. In calculating the amount of the Commissioner's reasonable cost, the Commissioner may use the estimated average hourly salary for all persons performing audits of real estate brokers, and shall include an allocation for travel time to and from the auditor's place of work. **Respondents shall pay such cost within sixty (60) days of receiving an invoice therefore from the Commissioner. Payment of the audit costs <u>should not be made</u> until the invoice is mailed to Respondents.** If Respondents fail to satisfy this condition in a timely manner as provided for herein, Respondents' real estate licenses shall automatically be suspended until payment is made in full, or until a decision providing otherwise is adopted following a hearing held pursuant to this condition.

DATED: 08/11/2026

[redacted]

Lissete Garcia, Counsel
Department of Real Estate

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## EXECUTION OF THE STIPULATION

We have read this Stipulation and its terms are understood by us and are agreeable and acceptable to us. We understand that we are waiving rights given to us by the California APA (including, but not limited to, sections 11506, 11508, 11509, and 11513 of the Government Code), and we 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 we would have the right to cross-examine witnesses against us and to present evidence in defense and mitigation of the charges.

Respondents can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by electronically e-mailing a copy of the signature pages, as actually signed by Respondents, to the Department. Respondents agree, acknowledge, and understand that by electronically sending to the Department an electronic copy of Respondents' actual signatures, as they appear on the Stipulation, that receipt of the emailed copy by the Department shall be as binding on Respondents as if the Department had received the original signed Stipulation. By signing this Stipulation, Respondents understand and agree that Respondents may not withdraw their agreement or seek to rescind the Stipulation prior to the time the Commissioner considers and acts upon it or prior to the effective date of the Stipulation and Order.

## MAILING

Respondents and their counsel shall, within five (5) business days from signing the Stipulation, mail the original signed signature page(s) of the Stipulation herein to Lissete Garcia, Attention: Legal Section, Department of Real Estate, 320 W. Fourth St., Room 350, Los Angeles, California 90013-1105.

Respondents' signatures below constitute acceptance and approval of the terms and conditions of this Stipulation. Respondents agree, acknowledge, and understand that by signing this Stipulation Respondents are bound by its terms as of the date of such signature and that this agreement is not subject to rescission or amendment at a later date except by a separate Decision and Order of the Real Estate Commissioner.

DATED: 8-11-2026

[redacted]
Respondent TRIPLE H INVESTMENTS

By (Printed Name): [redacted]

Title: Broker / President

DATED: 8-11-2026

[redacted]
Respondent LIBBY ANNE GIBSON

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The foregoing Stipulation and Agreement in Settlement and Order is hereby adopted by me as my Decision in this matter and shall become effective at 12 o'clock noon on OCT 13 2026.

IT IS SO ORDERED [redacted].

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER

[redacted]