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Bureau of Real Estate P.O. Box 137007 Sacramento, CA 95813-7007

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FILED

FEB 23 2016
BUREAU OF REAL ESTATE
By B. Michiolan

BEFORE THE BUREAU OF REAL ESTATE STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

JONES COMMERCIAL INC. and JULI K.
JONES,

Respondents.

It is hereby stipulated by and between JONES COMMERCIAL INC. and JULI K. JONES (Respondents) and the Complainant, acting by and through Truly Sughrue, Counsel for the Bureau of Real Estate (Bureau), as follows for the purpose of settling and disposing the Accusation filed on July 21, 2015, 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 solely on the basis of the provisions of this Stipulation and Agreement.
- Respondents have received, read, and understand the Statement to
 Respondent, and the Discovery Provisions of the APA filed by the Bureau in this proceeding.
- 3. Respondents filed a Notice of Defense pursuant to Section 11505 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 that Respondents understand that by withdrawing said Notice of Defense Respondents will thereby waive Respondents' right 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, pursuant to the limitations set forth below, hereby admit that the factual allegations of the Accusation filed in this proceeding are true and correct and the Commissioner shall not be required to provide further evidence to prove such allegations.
- 5. It is understood by the parties that the Commissioner may adopt the Stipulation and Agreement as the Commissioner's decision in this matter thereby imposing the penalty and sanctions on the real estate licenses and license rights of Respondents as set forth in the below "Order". In the event that the Commissioner in the Commissioner's 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 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 Bureau 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 stipulations and waivers 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:

The acts and omissions of Respondents as described in the Accusation are grounds for the suspension or revocation of Respondents licenses and license rights under Section 10162 of the Business and Professions Code (Code) and Section 2715 of Title 10 of the California Code of Regulations (Regulations) in conjunction with Section 10177(d) of the Code.

ORDER

All licenses and licensing rights of Respondents under the Real Estate Law are publicly reproved.

25-Jan-16 DATED

TRULY SUGHRUE
Counsel for Complainant

I have read the Stipulation and Agreement, and 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, 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.

1/25/16 DATED

Juli K. Jones, on behalf of JONES COMMERCIAL INC. Respondent

//25//6 DATED

JULI K. JONES
Respondent

The foregoing Stipulation and Agreement is hereby adopted as my Decision and

shall become effective at 12 o'clock noon on

MAR 1 5 2016

IT IS SO ORDERED

WAYNE S. BELL REAL ESTATIL COMMISSIONER

By: JEFFREY MASON Chief Deputy Commissioner