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**FILED**

**AUG 11 2020**

DEPARTMENT OF REAL ESTATE  
By B. Nicholas

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of  
  
IAN D. WHITE,  
  
Respondent.

No. H-6951 SAC  
  
STIPULATION AND AGREEMENT

It is hereby stipulated by and between IAN D. WHITE ("Respondent"), and the Complainant, acting by and through Truly Sughrue, Counsel for the Department of Real Estate (Department), as follows for the purpose of settling and disposing of the Accusation filed on May 13, 2020, 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 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 Respondent will thereby waive Respondent's right to require the Real Estate  
5 Commissioner (Commissioner) to prove the allegations in the Accusation at a contested hearing  
6 held in accordance with the provisions of the APA and that Respondent will waive other rights  
7 afforded to Respondent in connection with the hearing such as the right to present evidence in  
8 defense of the allegations in the Accusation and the right to cross-examine witnesses.

9                   4.       Respondent, pursuant to the limitations set forth below, hereby admits that  
10 the 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 and Order in this matter thereby imposing the penalty  
14 and sanctions on Respondent's real estate license and license rights as set forth in the below  
15 "Order". 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 the provisions of the APA and shall not be bound by  
18 any admission or waiver made herein.

19                   6.       This Decision and Order or any subsequent Order of the Commissioner  
20 made pursuant to this Stipulation and Agreement shall not constitute an estoppel, merger or bar  
21 to any further administrative or civil proceedings by the Department with respect to any matters  
22 which were not specifically alleged in Accusation H-6951 SAC.

23   DETERMINATION OF ISSUES

24                   By reason of the foregoing stipulations, admissions, and waivers and solely for the  
25 purpose of settlement of the pending Accusation without hearing, it is stipulated and agreed that  
26 the following Determination of Issues shall be made:

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1 I

2 The acts and/or omissions of Respondent as described in the Accusation violate  
3 Sections 490, 10177(b), 10186.2, and 10177(d) of the Business and Professions Code (Code).

4 ORDER

5 All licenses and licensing rights of Respondent IAN D. WHITE under the Real  
6 Estate Law are revoked; provided, however, a restricted real estate salesperson license shall be  
7 issued to Respondent pursuant to Section 10156.5 of the Code if Respondent makes application  
8 therefor and pays to the Department the appropriate fee for the restricted license within 90 days  
9 from the effective date of this Decision and Order. The restricted license issued to Respondent  
10 shall be subject to all of the provisions of Section 10156.7 of the Code and to the following  
11 limitations, conditions and restrictions imposed under authority of Section 10156.6 of that Code:

12 1. The restricted license issued to Respondent may be suspended prior to  
13 hearing by Order of the Commissioner in the event of Respondent's conviction or plea of nolo  
14 contendere to a crime which is substantially related to Respondent's fitness or capacity as a real  
15 estate licensee.

16 2. The restricted license issued to Respondent may be suspended prior to  
17 hearing by Order of the Commissioner on evidence satisfactory to the Commissioner that  
18 Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands  
19 Law, Regulations of the Real Estate Commissioner or conditions attaching to the restricted  
20 license.

21 3. Respondent shall not be eligible to apply for the issuance of an  
22 unrestricted real estate license nor for removal of any of the conditions, limitations or restrictions  
23 of a restricted license until three (3) years have elapsed from the effective date of this Decision  
24 and Order. Respondent shall not be eligible to apply for any unrestricted licenses until all  
25 restrictions attaching to the license have been removed.

26 4. Respondent shall submit with any application for license under an  
27 employing broker, or any application for transfer to a new employing broker, a statement signed

1 by the prospective employing real estate broker on a form approved by the Department which  
2 shall certify:

- 3 (a) That the employing broker has read the Decision and Order of the  
4 Commissioner which granted the right to a restricted license; and  
5 (b) That the employing broker will exercise close supervision over the  
6 performance by the restricted licensee relating to activities for which a real  
7 estate license is required.

8 5. Respondent shall, within nine (9) months from the effective date of this  
9 Decision and Order, present evidence satisfactory to the Commissioner that Respondent has,  
10 since the most recent issuance of an original or renewal real estate license, taken and successfully  
11 completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate  
12 Law for renewal of a real estate license. If Respondent fails to satisfy this condition,  
13 Respondent's real estate license shall automatically be suspended until Respondent presents  
14 evidence satisfactory to the Commissioner of having taken and successfully completed the  
15 continuing education requirement.

16 7. Respondent shall notify the Commissioner in writing within 72 hours of  
17 any arrest by sending a certified letter to the Commissioner at the Department of Real Estate,  
18 Post Office Box 137000, Sacramento, CA 95813-7000. The letter shall set forth the date of  
19 Respondent's arrest, the crime for which Respondent was arrested and the name and address of  
20 the arresting law enforcement agency. Respondent's failure to timely file written notice shall  
21 constitute an independent violation of the terms of the restricted license and shall be grounds for  
22 the suspension or revocation of that license.

23  
24 6-July-2020  
25 DATED

23  
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25 \_\_\_\_\_  
26 TRULY SUGHRUE, Counsel  
27 DEPARTMENT OF REAL ESTATE

26 \* \* \*

1 I have read the Stipulation and Agreement, and its terms are understood by me  
2 and are agreeable and acceptable to me. I understand that I am waiving rights given to me by  
3 the APA (including but not limited to Sections 11506, 11508, 11509, and 11513 of the  
4 Government Code), and I willingly, intelligently, and voluntarily waive those rights, including  
5 the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing  
6 at which I would have the right to cross-examine witnesses against me and to present evidence  
7 in defense and mitigation of the charges.

8 Respondent further agrees to send the original signed Stipulation and Agreement  
9 by mail to the following address no later than one (1) week from the date the Stipulation and  
10 Agreement is signed by Respondent: *Department of Real Estate, Legal Section, P.O. Box*  
11 *137007, Sacramento, California 95813-7007*. Respondent understands and agrees that if they fail  
12 to return the original signed Stipulation and Agreement by the due date, Complainant retains the  
13 right to set this matter for hearing.

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15  
16 7/2/2020  
17 DATED \_\_\_\_\_

  
\_\_\_\_\_  
18 IAN D. WHITE  
19 Respondent

20 \* \* \*

21 The foregoing Stipulation and Agreement is hereby adopted by the Real Estate  
22 Commissioner as his Decision and Order and shall become effective at 12 o'clock noon on  
23 **SEP 01 2020**

24 IT IS SO ORDERED 8.4.20

25 DOUGLAS R. McCAULEY  
26 REAL ESTATE COMMISSIONER

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