

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
3 Accusation. Respondent hereby freely and voluntarily withdraws said Notice of Defense.
4 Respondent acknowledges that Respondent will thereby waive Respondent's right to require
5 the Real Estate Commissioner (Commissioner) to prove the allegations in the Accusation at a
6 contested hearing held in accordance with the provisions of the APA and that Respondent
7 will waive other rights afforded to Respondent in connection with the hearing such as the
8 right to present evidence in defense of the allegations in the Accusation and the right to
9 cross-examine witnesses.

10 4. This Order is based on the factual allegations contained in the
11 Accusation. In the interest of expediency and economy, Respondent chooses not to contest these
12 factual allegations, but to remain silent and understand that, as a result thereof, these factual
13 statements will serve as a prima facie basis for the "Determination of Issues" and "Order" set
14 forth below. The Commissioner shall not be required to provide further evidence to prove such
15 allegations.

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

23 6. This Decision and Order or any subsequent Order of the Commissioner
24 made pursuant to this Stipulation and Agreement shall not constitute an estoppel, merger or
25 bar to any further administrative or civil proceedings by the Department with respect to any
26 matters which were not specifically alleged to be causes for accusation in this proceeding.

27 ///

1 by Order of the Commissioner on evidence satisfactory to the Commissioner that Respondent
2 has violated provisions of the California Real Estate Law, the Subdivided Lands Law,
3 Regulations of the Real Estate Commissioner or conditions attaching to the restricted broker
4 license and restricted mortgage loan originator endorsement.

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

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

18 5. Respondent shall, within six (6) months from the effective date of
19 this Decision and Order, take and pass the Professional Responsibility Examination
20 administered by the Department including the payment of the appropriate examination fee. If
21 Respondent fails to satisfy this condition, the Commissioner may order suspension of
22 Respondent's restricted broker license and restricted mortgage loan originator endorsement until
23 Respondent passes the examination.

24 6. All licenses and licensing rights of Respondent are indefinitely suspended
25 unless or until Respondent pays the sum of \$5,876.25 for the Commissioner's reasonable cost of
26 the investigation and enforcement which led to this disciplinary action. Said payment shall be in
27 the form of a cashier's check made payable to the Department of Real Estate, Flag Section at 651

1 Bannan Street, Suite 504, Sacramento, CA 95811, prior to the effective date of this Stipulation.

2
3
4
5 12/11/2025

6 DATED



MEGAN LEE OLSEN, Counsel
DEPARTMENT OF REAL ESTATE

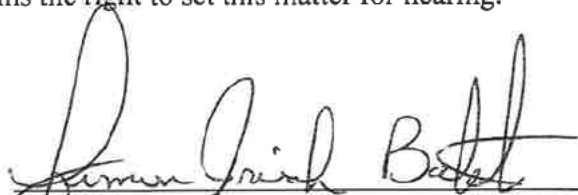
7
8 * * *

9 I have read the Stipulation and Agreement, discussed it with my counsel, and
10 its terms are understood by me and are agreeable and acceptable to me. I understand that I
11 am waiving rights given to me by the APA (including but not limited to Sections 11506,
12 11508, 11509, and 11513 of the Government Code), and I willingly, intelligently, and
13 voluntarily waive those rights, including the right of requiring the Commissioner to prove
14 the allegations in the Accusation at a hearing at which I would have the right to cross-
15 examine witnesses against me and to present evidence in defense and mitigation of the
16 charges.

17 Respondent and Respondent's attorney further agree to send the original signed
18 Stipulation by mail to the following address no later than one (1) week from the date the
19 Stipulation is signed by Respondent and Respondent's attorney: *Department of Real Estate,*
20 *Legal Section, 651 Bannan Street, Suite 507, Sacramento, California 95811.* Respondent and
21 Respondent's attorney understand and agree that if they fail to return the original signed
22 Stipulation by the due date, Complainant retains the right to set this matter for hearing.

23
24 12/11/2025

25 DATED




ARMON ISAIAH BATISTE
Respondent

26 * * *

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

I have reviewed the Stipulation and Agreement as to form and content and have advised my client accordingly.

12/11/25
DATED


RIZZA GONZALES
Attorney for Respondent

The foregoing Stipulation and Agreement is hereby adopted by the Real Estate Commissioner as her Decision and Order and shall become effective at 12 o'clock noon on

FEB 17 2026

IT IS SO ORDERED 1/15/2026

CHIKA SUNQUIST
Real Estate Commissioner



By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner