

FILED

JUN 20 2010

DEPARTMENT OF REAL ESTATE

By H. Mar

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of

GEORGE VASSILIADES,

Respondent.

No. H-10835 SF

STIPULATION AND
AGREEMENT

It is hereby stipulated by and between GEORGE VASSILIADES, (Respondent) and his attorney, Felipe Parker, and the Complainant, acting by and through Richard K. Uno, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Accusation filed on January 19, 2010 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 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 Commissioner to prove the
5 allegations in the Accusation at a contested hearing held in accordance with the provisions of
6 the APA and that he will waive other rights afforded to him in connection with the hearing such
7 as the right to present evidence in defense of the allegations in the Accusation and the right to
8 cross-examine witnesses.

9 4. Respondent, pursuant to the limitations set forth below, hereby admits
10 that the factual allegations in Paragraphs 1 through 3 of the Accusation filed in this proceeding
11 are true and correct and the Real Estate Commissioner shall not be required to provide further
12 evidence to prove such allegations.

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

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24 as admitted or withdrawn.

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DETERMINATION OF ISSUES

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

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

ORDER

1. All licenses and licensing rights of Respondent GEORGE VASSILIADES under the Real Estate Law are revoked; provided, however, a restricted real estate salesperson's license shall be issued to Respondent pursuant to Section 10156.5 of the Business and Professions Code if Respondent makes application therefore and pays to the Department of Real Estate the appropriate fee for the restricted license within 90 days from the effective date of this Decision.

2. The restricted license issued to Respondent shall be subject to all of the provisions of Section 10156.7 of the Business and Professions Code as to the following limitations, conditions and restrictions imposed under authority of Section 10156.6 of that Code:

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

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

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

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

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

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

13 7. Respondent shall, within nine months from the effective date of this Decision,
14 present evidence satisfactory to the Real Estate Commissioner that Respondent has, since the
15 most recent issuance of an original or renewal real estate license, taken and successfully
16 completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate
17 Law for renewal of a real estate license. If Respondent fails to satisfy this condition, the
18 Commissioner may order the suspension of the restricted license until the Respondent presents
19 such evidence. The Commissioner shall afford Respondent the opportunity for a hearing
20 pursuant to the Administrative Procedure Act to present such evidence.

21 6/11/10
22 _____
23 DATED

21 Richard K. Uno
22 _____
23 RICHARD K. UNO, Counsel
24 DEPARTMENT OF REAL ESTATE

25 * * *

26 I have read the Stipulation and Agreement, have discussed it with my counsel,
27 and its terms are understood by me and are agreeable and acceptable to me. I understand that I

1 am waiving rights given to me by the California Administrative Procedure Act (including but
2 not limited to Sections 11506, 11508, 11509, and 11513 of the Government Code), and I
3 willingly, intelligently, and voluntarily waive those rights, including the right of requiring the
4 Commissioner to prove the allegations in the Accusation at a hearing at which I would have the
5 right to cross-examine witnesses against me and to present evidence in defense and mitigation
6 of the charges.

7 5/6/10

8 DATED

George Vassiliades

9 GEORGE VASSILIADES
Respondent

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

12 5/28/10

13 DATED

Felipe Parker

14 FELIPE PARKER
Attorney for Respondent

15 * * *

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

18 JUL 12 2010

19 IT IS SO ORDERED

6/16/2010

20 JEFF DAVI
Real Estate Commissioner

21 Jeff Davi

1 RICHARD K. UNO, Counsel (SBN 98275)
2 Department of Real Estate
3 P. O. Box 187007
4 Sacramento, CA 95818-7007
5 Telephone: (916) 227-2380

FILED

JAN 19 2010

DEPARTMENT OF REAL ESTATE

By K. Mar

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)
12) H-10835 SF
13 GEORGE VASSILIADES,)
14) ACCUSATION
Respondent.)

15 The Complainant, TRICIA D. SOMMERS, a Deputy Real Estate Commissioner
16 of the State of California, for cause of Accusation against GEORGE VASSILIADES, also
17 known as "Giorgos Vassiliades", (Respondent), is informed and alleges as follows:

18 1

19 Complainant makes this Accusation against Respondent in her official capacity.

20 2

21 Respondent is presently licensed and/or has license rights under the Real Estate
22 Law, Part 1 of Division 4 of the Business and Professions Code (the Code) as a real estate
23 broker.

24 3

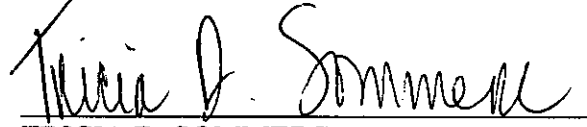
25 On or about March 23, 2009, in the Superior Court of the State of California,
26 County of San Francisco, Case No. 2321083, Respondent was convicted of violating Section
27 20002(a) of the California Vehicle Code (Hit and Run), a misdemeanor and a crime which

1 bears a substantial relationship under Section 2910, Title 10, California Code of Regulations,
2 to the qualifications, functions or duties of a real estate licensee.

3 4

4 The facts alleged in Paragraph 3, above, constitute cause under Section 490
5 and Section 10177(b) of the Code for suspension or revocation of Respondent's license under
6 the Real Estate Law.

7 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
8 of this Accusation and that upon proof thereof, a Decision be rendered imposing disciplinary
9 action against all licenses and license rights of Respondent under the Code, and for such other
10 and further relief as may be proper under provisions of law.

11 
12 TRICIA D. SOMMERS
13 Deputy Real Estate Commissioner

14 Dated at Sacramento, California,
15 this 14th day of January, 2010.
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