

FILED

AUG 05 2014
BUREAU OF REAL ESTATE
By S. Black

1 BUREAU OF REAL ESTATE
2 P.O. Box 137007
3 Sacramento, CA 95813-7007
4 Telephone: (916) 263-8670
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8

9 BEFORE THE BUREAU OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of

13 STEVE BLAIR and
14 SHELDON KEITH PERRY
15 Respondents.

No. H-11481 SF

**STIPULATION AND AGREEMENT
IN SETTLEMENT AND ORDER**

16 It is hereby stipulated by and between STEVE BLAIR (BLAIR) and SHELDON
17 KEITH PERRY (PERRY), collectively Respondents, and their attorney, Pauline Reimer, and the
18 Complainant, acting by and through Richard K. Uno, Counsel for the Bureau of Real Estate; as
19 follows for the purpose of settling and disposing of the Accusation filed on November 6, 2012, in
20 this matter:

21 1. All issues which were to be contested and all evidence which was to be
22 presented by Complainant and Respondents at a formal hearing on the Accusation, which hearing
23 was to be held in accordance with the provisions of the Administrative Procedure Act (APA),
24 shall instead and in place thereof be submitted solely on the basis of the provisions of this
25 Stipulation and Agreement In Settlement and Order.

26 2. Respondents have received, read and understand the Statement to
27 Respondent, the Discovery Provisions of the APA and the Accusation filed by the Bureau of Real

1 ~~Estate in this proceeding.~~

2 3. On November 16, 2012, Respondents filed a Notice of Defense pursuant
3 to Section 11505 of the Government Code for the purpose of requesting a hearing on the
4 allegations in the Accusation. Respondents hereby freely and voluntarily withdraw said Notice
5 of Defense. Respondents acknowledge that they understand that by withdrawing said Notice of
6 Defense they will thereby waive their right to require the Commissioner to prove the allegations
7 in the Accusation at a contested hearing held in accordance with the provisions of the APA and
8 that they will waive other rights afforded to them in connection with the hearing such as the right
9 to present evidence in defense of the allegations in the Accusation and the right to cross-examine
10 witnesses.

11 4. Respondents, pursuant to the limitations set forth below, hereby admit that
12 the factual allegations or findings of fact as set forth in the Accusation filed in this proceeding are
13 true and correct and the Real Estate Commissioner shall not be required to provide further
14 evidence of such allegations.

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

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

27 7. BLAIR understands that by agreeing to this Stipulation and Agreement

1 In Settlement and Order, BLAIR agrees to pay, pursuant to Section 10148 of the Business and
2 Professions Code (Code), the cost of the audit which led to this disciplinary action. The
3 amount of said cost is \$5,507.00.

4 8. BLAIR has received, read and understands the "Notice Concerning Costs
5 of Subsequent Audits". BLAIR understands that by agreeing to this Stipulation and Agreement
6 in Settlement and Order, the findings set forth below in the DETERMINATION OF ISSUES
7 becomes final, and that the Commissioner may charge Respondent for the cost of any audit
8 conducted pursuant to Section 10148 of the Code to determine if the violations have been
9 corrected. The maximum costs of said audit will not exceed \$5,507.00.

10 DETERMINATION OF ISSUES

11 By reason of the foregoing stipulations, admissions and waivers, and solely for
12 the purpose of settlement of the pending Accusation without a hearing, it is stipulated and
13 agreed that the acts and/or omissions of Respondents, as described in the Accusation, constitute
14 grounds for the suspension or revocation of the licenses and license rights of SHELDON KRITH
15 PERRY under the provisions of Section 10177(g) of the Code and constitutes grounds for the
16 suspension or revocation of the licenses and license rights of STEVE BLAIR under the
17 provisions of Section 10177(g) of the Code.

18 ORDER

19 SHELDON KRITH PERRY

20 1. All licenses and licensing rights of PERRY, under the Real Estate Law are
21 revoked; provided, however, a restricted real estate salesperson license shall be issued to PERRY
22 pursuant to Section 10156.5 of the Code, if PERRY makes application therefore and pays to the
23 Bureau of Real Estate the appropriate fee for the restricted license within 90 days from the
24 effective date of this Decision. The restricted license issued to PERRY shall be subject to all of
25 the provisions of Section 10156.7 of the Code and to the following limitations, conditions and
26 restrictions imposed under authority of Section 10156.6 of the Code:

27 a. The license shall not confer any property right in the privileges to

1 be exercised, and the Real Estate Commissioner may by appropriate order suspend, prior to a
2 hearing, the right to exercise any privileges granted under this restricted license in the event of:

3 (1) The conviction of PERRY (including a plea of nolo
4 contendere) of a crime which is substantially related to PERRY's fitness or capacity as a
5 real estate licensee; or

6 (2) The receipt of evidence that PERRY has violated
7 provisions of the California Real Estate Law, the Subdivided Lands Law, Regulations of
8 the Real Estate Commissioner, or conditions attaching to this restricted license.

9 2. PERRY shall not be eligible to apply for the issuance of an unrestricted
10 real estate license nor the removal of any of the conditions, limitations, or restrictions attaching
11 to the restricted license until two (2) years have elapsed from the date of issuance of the
12 restricted license to PERRY.

13 3. With the application for license, or with the application for transfer to a
14 new employing broker, PERRY shall submit a statement signed by the prospective employing
15 real estate broker on a form approved by the Bureau which shall certify as follows:

16 a. That the employing broker has read the Decision which is the basis
17 for the issuance of a restricted license; and

18 b. That the employing broker will carefully review all transaction
19 documents prepared by the restricted licensee and otherwise exercise close supervision over the
20 licensee's performance of acts for which a license is required.

21 4. All mortgage loan originator license endorsement and licensing rights of
22 PERRY under the Real Estate Law are revoked; provided, however, a restricted mortgage loan
23 originator license endorsement shall be issued to PERRY pursuant to Sections 10156.5 and
24 10166.51(a) of the Code and Section 2945.4 of the Regulations if PERRY makes application
25 therefor and pays to the Bureau the appropriate fee for the restricted mortgage loan originator
26 license endorsement within 90 days of the effective date of this Decision. The restricted
27 mortgage loan originator license endorsement issued to PERRY shall be subject to all of the

1 provisions of Section 10156.7 of the Code and to the following limitations, conditions and
2 restrictions imposed under authority of Section 10156.6 of the Code:

3 a. The restricted mortgage loan originator license endorsement issued to
4 Respondant may be suspended prior to hearing by Order of the Commissioner in the event of
5 PERRY's conviction or plea of nolo contendere to a crime which is substantially related to
6 PERRY's fitness or capacity as a real estate licensee.

7 b. The restricted mortgage loan originator license endorsement issued to
8 PERRY may be suspended prior to hearing by Order of the Commissioner on evidence
9 satisfactory to the Commissioner that PERRY has violated provisions of the California Real
10 Estate Law, the Subdivided Lands Law, Regulations of the Commissioner, or condition attaching
11 to the restricted mortgage loan originator license endorsement.

12 c. PERRY shall not be eligible to apply for the issuance of an
13 unrestricted mortgage loan originator license endorsement nor for removal of any of the
14 conditions, limitations, or restrictions of a restricted license until two (2) years have elapsed from
15 the effective date of this Decision.

16 **STEVE BLAIR**

17 1. All licenses and licensing rights of BLAIR, under the Real Estate Law are
18 revoked; provided, however, a restricted real estate broker license shall be issued to BLAIR
19 pursuant to Section 10156.5 of the Code, if BLAIR makes application therefor and pays to the
20 Bureau of Real Estate the appropriate fee for the restricted license within 90 days from the
21 effective date of this Decision. The restricted license issued to BLAIR shall be subject to all of
22 the provisions of Section 10156.7 of the Code and to the following limitations, conditions and
23 restrictions imposed under authority of Section 10156.6 of that Code:

24 a. The license shall not confer any property right in the privileges to
25 be exercised, and the Real Estate Commissioner may by appropriate order suspend, prior to a
26 hearing, the right to exercise any privileges granted under this restricted license in the event of:

27 (1) The conviction of BLAIR (including a plea of nolo

1. (contenders) of a crime which is substantially related to BLAIR's fitness or capacity as a real estate licensee; or

2. (2) The receipt of evidence that BLAIR has violated
3. provisions of the California Real Estate Law, the Subdivided Lands Law, Regulations of
4. the Real Estate Commissioner, or conditions attaching to this restricted license.

5. b. BLAIR shall not be eligible to apply for the issuance of an
6. unrestricted real estate license nor the removal of any of the conditions, limitations, or
7. restrictions attaching to the restricted license until two (2) years have elapsed from the date of
8. issuance of the restricted license to BLAIR.

9. 2. Pursuant to Section 10148 of the Code, BLAIR shall pay the sum of
10. \$5,507.00 for the Commissioner's cost of the audit which led to this disciplinary action.
11. RESPONDENT shall pay such cost within sixty (60) days of receiving an invoice therefore
12. from the Commissioner. Payment of audit costs should not be made until BLAIR receives the
13. invoice. If BLAIR fails to satisfy this condition in a timely manner as provided for herein,
14. BLAIR's real estate license shall automatically be suspended until payment is made in full, or
15. until a decision providing otherwise is adopted following a hearing held pursuant to this
16. condition.

17. 3. Pursuant to Section 10148 of the Code, BLAIR shall pay the
18. Commissioner's reasonable cost, not to exceed \$5,507.00, for an audit to determine if BLAIR has
19. corrected the violation(s) found in the Determination of Issues. In calculating the amount of the
20. Commissioner's reasonable cost, the Commissioner may use the estimated average hourly salary
21. for all persons performing audits of real estate brokers, and shall include an allocation for travel
22. time to and from the auditor's place of work. BLAIR shall pay such cost within sixty (60) days
23. of receiving an invoice therefore from the Commissioner. Payment of the audit costs should
24. not be made until Respondent receives the invoice. If BLAIR fails to satisfy this condition in a
25. timely manner as provided for herein, BLAIR's real estate license shall automatically be
26. suspended until payment is made in full, or until a decision providing otherwise is adopted following a hearing held pursuant to this
27. condition.

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suspended until payment is made in full, or until a decision providing otherwise is adopted following a hearing held pursuant to this condition.

4. BLAIR may not apply for or obtain a Mortgage Loan Originator Endorsement during the time that his license is suspended.

7/9/14
DATED

Richard K. Uno
RICHARD K. UNO, Counsel III
BUREAU OF REAL ESTATE

I have read the Stipulation and Agreement in Settlement and Order 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 (including but not limited to Sections 11506, 11508, 11509 and 11513 of the Government Code), 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.

5-2-2014
DATED

SHELDON KEITH PERRY
Respondent

Steve Blair
STEVE BLAIR
Respondent

Excel Financial

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1- suspended until payment is made in full, or until a decision providing otherwise is adopted
2 following a hearing held pursuant to this condition.

3 4. BLAIR may not apply for or obtain a Mortgage Loan Originator
4 Endorsement during the time that his license is suspended.


8 _____
9 DATED

_____ RICHARD K. UNO, Council III
BUREAU OF REAL ESTATE

10 * * *

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

20 5/11/14
21 _____
22 DATED

_____ 
21 SHELDON KEITH PERRY
22 Respondent

24 _____
25 DATED

_____ STEVE BLAIR
25 Respondent

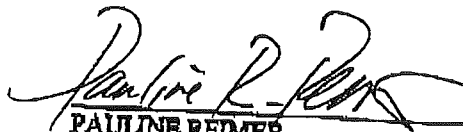
26 * * *

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1
2 I have reviewed this Stipulation and Agreement as to form and contents and have
3 advised my clients accordingly.

4 5/6/14

5 DATED

6 

7 PAULINE REIMER
8 Attorney For Respondents

9 ***

10 The foregoing Stipulation and Agreement in Settlement and Order is hereby
11 adopted by the Real Estate Commissioner as his Decision and Order and shall become effective
12 at 12 o'clock noon on AUG 26 2014

13 IT IS SO ORDERED AUG 01 2014

14 REAL ESTATE COMMISSIONER

15 

16 By: JEFFREY MASON
17 Chief Deputy Commissioner

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FILED

OCT 16 2013

BUREAU OF REAL ESTATE

By S. Jones

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of)	
)	
STEVE BLAIR and)	No. H-11481 SF
SHELDON KEITH PERRY,)	
)	
Respondents.)	

ORDER NUNC PRO TUNC SETTING ASIDE
STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER

It having been called to the attention of the Real Estate Commissioner that Respondent Sheldon Keith Perry signed the Stipulation and Agreement in Settlement under a misunderstanding as to the terms in the Decision dated July 24, 2013, effective October 21, 2013, and good cause appearing therefor, the Decision is:

Set aside in its entirety.

This Order shall become effective at 12 o'clock noon on October 21, 2013.

IT IS SO ORDERED 10/16/2013

REAL ESTATE COMMISSIONER

Wayne S. Bell
Wayne S. Bell

FILED

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187007
3 Sacramento, CA 95818-7007
4 Telephone: (916) 227-2380

OCT 01 2013

BUREAU OF REAL ESTATE

By *L. Jones*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11	In the Matter of the Accusation of)	DRE No. H-11481 SF
12)	
13	STEVE BLAIR and)	<u>STIPULATION AND AGREEMENT</u>
14	SHELDON KEITH PERRY,)	<u>IN SETTLEMENT AND ORDER</u>
15)	
	Respondents.)	
)	

16 It is hereby stipulated by and between STEVE BLAIR and SHELDON KEITH
17 PERRY (collectively Respondents), and their attorney, Pauline Reimer, and the Complainant,
18 acting by and through Richard K. Uno, Counsel for the Department of Real Estate; as follows for
19 the purpose of settling and disposing of the Accusation filed on November 6, 2012, in this
20 matter:

21 1. All issues which were to be contested and all evidence which was to be
22 presented by Complainant and Respondents at a formal hearing on the Accusation, which hearing
23 was to be held in accordance with the provisions of the Administrative Procedure Act ("APA"),
24 shall instead and in place thereof be submitted solely on the basis of the provisions of this
25 Stipulation and Agreement In Settlement and Order.

26 2. Respondents have received, read and understand the Statement to Respondent,
27 the Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate

1 in this proceeding.

2 3. On November 16, 2012, Respondents filed a Notice of Defense pursuant to
3 Section 11505 of the Government Code for the purpose of requesting a hearing on the allegations
4 in the Accusation. Respondents hereby freely and voluntarily withdraw said Notice of Defense.
5 Respondents acknowledge that they understand that by withdrawing said Notice of Defense they
6 will thereby waive their right to require the Commissioner to prove the allegations in the
7 Accusation at a contested hearing held in accordance with the provisions of the APA and that
8 they will waive other rights afforded to them in connection with the hearing such as the right to
9 present evidence in defense of the allegations in the Accusation and the right to cross-examine
10 witnesses.

11 4. Respondents, pursuant to the limitations set forth below, hereby admit that the
12 factual allegations or findings of fact as set forth in the Accusation filed in this proceeding are
13 true and correct and the Real Estate Commissioner shall not be required to provide further
14 evidence of such allegations.

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

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

27 7. Respondent STEVE BLAIR (BLAIR) has received, read and understands the

1 "Notice Concerning Costs of Subsequent Audits". BLAIR understands that by agreeing to this
2 Stipulation and Agreement in Settlement and Order, the findings set forth below in the
3 DETERMINATION OF ISSUES become final, and that the Commissioner may charge
4 Respondent for the cost of any audit conducted pursuant to Section 10148 of the Business and
5 Professions Code (Code) to determine if the violations have been corrected. The maximum
6 costs of said audit will not exceed \$5, 507.00.

7 DETERMINATION OF ISSUES

8 By reason of the foregoing stipulations, admissions and waivers, and solely for
9 the purpose of settlement of the pending Accusation without a hearing, it is stipulated and
10 agreed that the acts and/or omissions of Respondents, as described in the Accusation, constitute
11 grounds for the suspension or revocation of the licenses and license rights of SHELDON KEITH
12 PERRY under the provisions of Section 10177(g) of the Code and constitutes grounds for the
13 suspension or revocation of the licenses and license rights of STEVE BLAIR under the
14 provisions of Section 10177(g) of the Code.

15 ORDER

16 SHELDON KEITH PERRY

17 I

18 1. All licenses and licensing rights of SHELDON KEITH PERRY (PERRY),
19 under the Real Estate Law are revoked; provided, however, a restricted real estate salesperson
20 license shall be issued to PERRY pursuant to Section 10156.5 of the Business and Professions
21 Code, if PERRY makes application therefore and pays to the Department of Real Estate the
22 appropriate fee for the restricted license within 90 days from the effective date of this Decision.

23 The restricted license issued to PERRY shall be subject to all of the provisions of Section
24 10156.7 of the Business and Professions Code and to the following limitations, conditions and
25 restrictions imposed under authority of Section 10156.6 of that Code:

26 a. The license shall not confer any property right in the privileges to be
27 exercised, and the Real Estate Commissioner may by appropriate order suspend, prior to a

1 hearing, the right to exercise any privileges granted under this restricted license in the event of:

2 (1) The conviction of PERRY (including a plea of nolo contendere) of

3 a crime which is substantially related to PERRY's fitness or
4 capacity as a real estate licensee; or

5 (2) The receipt of evidence that PERRY has violated provisions of the

6 California Real Estate Law, the Subdivided Lands Law,
7 Regulations of the Real Estate Commissioner, or conditions
8 attaching to this restricted license.

9 b. PERRY shall not be eligible to apply for the issuance of an unrestricted real

10 estate license nor the removal of any of the conditions, limitations, or restrictions attaching to the
11 restricted license until two (2) years have elapsed from the date of issuance of the restricted
12 license to PERRY.

13 II

14 All mortgage loan originator license endorsement and licensing rights of

15 Respondent SHELDON KEITH PERRY(PERRY) under the Real Estate Law are revoked;

16 provided however, a restricted mortgage loan originator license endorsement shall be issued to

17 PERRY pursuant to Sections 10156.5 and 10166.51(a) of the Code and Section 2945.4 of the

18 Regulations if PERRY makes application therefor and pays to the Department the appropriate fee

19 for the restricted mortgage loan originator license endorsement within 90 days of the effective

20 date of this Decision. The restricted mortgage loan originator license endorsement issued to

21 PERRY shall be subject to all of the provisions of Section 10156.7 of the Code and to the

22 following limitations, conditions and restrictions imposed under authority of Section 10156.6 of
23 the Code:

24 1. The restricted mortgage loan originator license endorsement issued to

25 Respondent may be suspended prior to hearing by Order of the Commissioner in the event
26 of PERRY's conviction or plea of nolo contendere to a crime which is substantially
27 related to PERRY's fitness or capacity as a real estate licensee.

1 2. The restricted mortgage loan originator license endorsement issued to PERRY
2 may be suspended prior to hearing by Order of the Commissioner on evidence
3 satisfactory to the Commissioner that PERRY has violated provisions of the California
4 Real Estate Law, the Subdivided Lands Law, Regulations of the Commissioner, or
5 condition attaching to the restricted mortgage loan originator license endorsement.

6 3. PERRY shall not be eligible to apply for the issuance of an unrestricted
7 mortgage loan originator license endorsement nor for removal of any of the conditions,
8 limitations, or restrictions of a restricted license until two (2) years have elapsed from the
9 effective date of this Decision.

10 STEVE BLAIR

11 1. All licenses and licensing rights of BLAIR, under the Real Estate Law are
12 revoked; provided, however, a restricted real estate broker license shall be issued to BLAIR
13 pursuant to Section 10156.5 of the Business and Professions Code, if BLAIR makes application
14 therefore and pays to the Department of Real Estate the appropriate fee for the restricted license
15 within 90 days from the effective date of this Decision. The restricted license issued to BLAIR
16 shall be subject to all of the provisions of Section 10156.7 of the Business and Professions Code
17 and to the following limitations, conditions and restrictions imposed under authority of Section
18 10156.6 of that Code:

19 a. The license shall not confer any property right in the privileges to be
20 exercised, and the Real Estate Commissioner may by appropriate order suspend, prior to a
21 hearing, the right to exercise any privileges granted under this restricted license in the event of:

22 (1) The conviction of BLAIR (including a plea of nolo contendere) of
23 a crime which is substantially related to BLAIR's fitness or
24 capacity as a real estate licensee; or

25 (2) The receipt of evidence that BLAIR has violated provisions of the
26 California Real Estate Law, the Subdivided Lands Law,
27 Regulations of the Real Estate Commissioner, or conditions

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attaching to this restricted license.

b. BLAIR shall not be eligible to apply for the issuance of an unrestricted real estate license nor the removal of any of the conditions, limitations, or restrictions attaching to the restricted license until two (2) years have elapsed from the date of issuance of the restricted license to BLAIR.

2. BLAIR may not apply for or obtain a Mortgage Loan Originator Endorsement during the time that his real estate license is restricted.

3. Pursuant to Section 10148 of the Business and Professions Code, BLAIR shall pay a) the amount of \$5,507.00 for the Commissioner's reasonable cost for the audit which led to this disciplinary action and b) an amount less than or equal to \$5,507.00 for a subsequent audit to determine if BLAIR has corrected the trust fund 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 costs, including mileage, time to and from the auditor's place of work and per diem. BLAIR shall pay such cost within sixty (60) days of receiving an invoice from the Commissioner detailing the activities performed during the audit and the amount of time spent performing those activities. The Commissioner may, in his discretion, vacate and set aside the stay order, if payment is not timely made as provided for herein, or as provided for in a subsequent agreement between the BLAIR and the Commissioner. The vacating and the setting aside of the stay shall remain in effect until payment is made in full, or until BLAIR enters into an agreement satisfactory to the Commissioner to provide for payment. Should no order vacating the stay be issued, either in accordance with this condition, the stay imposed herein shall become permanent.

6/21/13

DATED



RICHARD K. UNO, Counsel III
DEPARTMENT OF REAL ESTATE

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

DATED

SHELDON KEITH PERRY
Respondent

5-22-2013

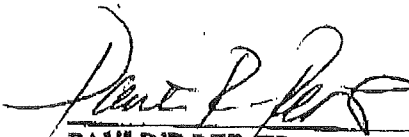


DATED

STEVE BLAIR
Respondent

22 I have reviewed this Stipulation and Agreements as to form and content and have
23 advised my clients accordingly.

5/23/2013



DATED


PAULINE REIMER
Attorney For Respondents

Remind 5/23/2013

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I have read the Stipulation and Agreement in Settlement and Order 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 (including but not limited to Sections 11506, 11508, 11509 and 11513 of the Government Code), 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.

5/22/13
DATED



SHELDON KEITH PERRY
Respondent

DATED

STEVE BLAIR
Respondent

I have reviewed this Stipulation and Agreement as to form and content and have advised my clients accordingly.

5/22/13
DATED


PAULINE REIMER
Attorney For Respondents

Steve Blair's copy to be submitted directly to Richard Uno, P. Reimer

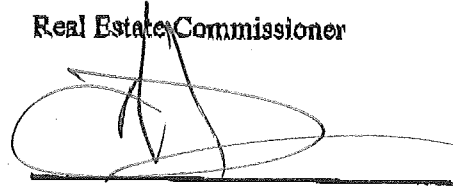
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The foregoing Stipulation and Agreement In Settlement and Order is hereby
adopted by the Real Estate Commissioner as his Decision and Order and shall become effective
at 12 o'clock noon on OCT 21 2013

IT IS SO ORDERED

July 29, 2013

Real Estate Commissioner



By: JEFFREY MASON
Chief Deputy Commissioner