

FILED
AUG 17 2004

DEPARTMENT OF REAL ESTATE

By K. Medelich

ELLIOTT MAC LENNAN, SBN 66674
Department of Real Estate
320 West 4th Street, Ste. 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6911 (direct)
-or- (213) 576-6982 (office)

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

No. H-29290 LA

STIPULATION

AND

AGREEMENT

LIMON REALTY INC., doing
business as Real Estate
Investments 2000; and,
FILIBERTO LIMON, individually
and as designated officer of
Limon Realty Inc.

Respondents.

It is hereby stipulated by and between LIMON REALTY
INC. and FILIBERTO LIMON, individually and as designated officer
of Limon Realty, Inc. (sometimes collectively referred to as
"Respondents"), represented by Frank Buda, Esq., and the
Complainant, acting by and through Elliott Mac Lennan, Counsel
for the Department of Real Estate, as follows for the purpose of
settling and disposing of the Accusation filed on November 19,
2001, in this matter:

1. All issues which were to be contested and all
evidence which was to be presented by Complainant and Respondents

1 at a formal hearing on the Accusation, which hearing was to be
2 held in accordance with the provisions of the Administrative
3 Procedure Act ("APA"), shall instead and in place thereof be
4 submitted solely on the basis of the provisions of this
5 Stipulation and Agreement (Stipulation).

6 2. Respondents have received, read and understand the
7 Statement to Respondent, the Discovery Provisions of the APA and
8 the Accusation filed by the Department of Real Estate in this
9 proceeding.

10 3. Respondents filed a Notice of Defense pursuant to
11 Section 11506 of the Government Code for the purpose of
12 requesting a hearing on the allegations in the Accusation.
13 Respondents hereby freely and voluntarily withdraw said Notice of
14 Defense. Respondents acknowledge that they understand that by
15 withdrawing said Notice of Defense they thereby waive their right
16 to require the Commissioner to prove the allegations in the
17 Accusation at a contested hearing held in accordance with the
18 provisions of the APA and that they will waive other rights
19 afforded to them in connection with the hearing such as the right
20 to present evidence in their defense of the allegations in the
21 Accusation and the right to cross-examine witnesses.

22 4. This Stipulation is based on the allegations
23 contained in the Accusation. In the interest of expedience and
24 economy, Respondents choose not to contest these allegations, but
25 to remain silent and understand that, as a result thereof, these
26 allegations, without being admitted or denied, will serve as a
27 prima facie basis for the disciplinary action stipulated to

1 herein. The Real Estate Commissioner shall not be required to
2 provide further evidence to prove said allegations.

3 5. This Stipulation is based on Respondents decision
4 not to contest the allegations set forth in the Accusation as a
5 result of the agreement negotiated between the parties. This
6 Stipulation is expressly limited to this proceeding and any
7 further proceeding initiated by or brought before the Department
8 of Real Estate based upon the facts and circumstances alleged in
9 the Accusation, and is made for the sole purpose of reaching an
10 agreed disposition of this proceeding without a hearing. The
11 decision of Respondents not to contest the allegations is made
12 solely for the purpose of effectuating this Stipulation. It is
13 the intent and understanding of the parties that this Stipulation
14 shall not be binding or admissible against Respondents in any
15 actions against Respondents by third parties.

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

1 7. The Order or any subsequent Order of the Real
2 Estate Commissioner made pursuant to this Stipulation shall not
3 constitute an estoppel, merger or bar to any further
4 administrative or civil proceedings by the Department of Real
5 Estate with respect to any matters which were not specifically
6 alleged to be causes for Accusation in this proceeding but do
7 constitute a bar, estoppel and merger as to any allegations
8 actually contained in the Accusation against Respondents herein.

9 8. This Stipulation and the order made pursuant to
10 this Stipulation shall have no collateral estoppel or res
11 judicata effect in any proceeding(s) in which LIMON REALTY INC.
12 and/or FILIBERTO LIMON and the Department are not parties. This
13 Stipulation is made and accepted with the express understanding
14 and agreement that it is for the purpose of settling these
15 proceedings only, and is not intended as, nor shall be it be
16 deemed, used, argued, or accepted as an acknowledgement or
17 admission of fact in any other judicial, administrative, or other
18 proceeding in which the Department is not a party.

19 9. Respondents understand that by agreeing to this
20 Stipulation, Respondents agree to pay, pursuant to Business and
21 Professions Code Section 10148, the cost of the audit (LA 000478
22 and LA 000098) which led to this disciplinary action. The amount
23 of said cost is \$4,951.32.

24 10. Respondents have received, read, and understand
25 the "Notice Concerning Costs of Subsequent Audit". Respondents
26 further understand that by agreeing to this Stipulation, the
27

1 findings set forth below in the Determination of Issues become
2 final, and the Commissioner may charge Respondents for the cost
3 of any subsequent audits conducted pursuant to Business and
4 Professions Code Section 10148 to determine if the violations
5 have been corrected. The maximum cost of the subsequent audit
6 will not exceed \$4,951.32.

7 DETERMINATION OF ISSUES

8 By reason of the foregoing stipulations, it is
9 stipulated and agreed that the following determination of issues
10 shall be made:

11 1.

12 The conduct of LIMON REALTY INC. as described in
13 Paragraph 4, is in violation of Section 10145 of the Business and
14 Professions Code ("Code") and Sections 2831, 2832, 2832.1 and
15 2950(h), of Title 10, Chapter 6 of the California Code of
16 Regulations and is a basis for the suspension or revocation of
17 Respondent's license pursuant to Sections 10177(d) and/or
18 10177(g) of the Code.

19 2.

20 The conduct of FILIBERTO LIMON, as described in
21 Paragraph 4, constitutes a failure to exercise reasonable
22 supervision over the activities of Limon Realty Inc., for which a
23 real estate license is required, in violation of Code Section
24 10159.2 This conduct is a basis for the suspension or revocation
25 of Respondent's broker license pursuant to Code Section 10177(d).
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TO THE WRITTEN STIPULATION OF THE PARTIES:

All licenses and licensing rights of Respondents
LIMON REALTY INC. and FILIBERTO LIMON under the Real Estate Law
are suspended for a period of sixty (60) days from the effective
date of this Decision; provided, however, that thirty (30) days
of said suspension shall be stayed for two (2) years upon the
following terms and conditions:

B. All licenses and licensing rights of Respondent
FILIBERTO LIMON are indefinitely suspended unless or until he
provides proof satisfactory to the Commissioner, of having taken,
within one hundred twenty (120) days prior to this Order or any
time after said date, the trust fund accounting and handling
course specified in paragraph (3) of subdivision (a) of Business
and Professions Code Section 10170.5. Upon satisfaction of this
condition, the indefinite suspension shall be stayed for two (2)
years.

1 1. Respondents shall obey all laws, rules and
2 regulations governing the rights, duties and responsibilities
3 of a real estate licensee in the State of California.

4 2. That no final subsequent determination be made,
5 after hearing or upon stipulation, that cause for disciplinary
6 action occurred within two (2) years of the effective date of
7 this Decision. Should such determination be made, the
8 Commissioner may, in his discretion, vacate and set aside the
9 stay order and reimpose all or a portion of the stayed
10 suspension. Should no such determination be made, the stay
11 imposed herein shall become permanent.

12 3. The initial thirty (30) day portion of said sixty
13 (60) day suspension shall commence on the effective date of this
14 Decision; provided, however, that if Respondents petition, said
15 suspension shall be stayed upon condition that:

16 (a) Pursuant to Section 10175.2 of the Business
17 and Professions Code, Respondent LIMON REALTY INC. pays a
18 monetary penalty of one-hundred dollars (\$100) per day totaling
19 three thousand dollars (\$3,000); and Respondent FILIBERTO LIMON
20 pays a monetary penalty of one-hundred dollars (\$100) per day
21 totaling three thousand dollars (\$3,000);

22 (b) Said payment shall be in the form of a
23 cashier's check or certified check made payable to the Recovery
24 Account of the Real Estate Fund. Said check must be received
25 by the Department prior to the effective date of the Decision
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1 in this matter.

2 (c) No further cause for disciplinary action
3 against the real estate license of Respondents occur within two
4 (2) years from the effective date of the Decision in this matter.

5 (d) If Respondents fail to pay the monetary
6 penalty in accordance with the terms and conditions of the
7 Decision, the Commissioner may, without a hearing, order the
8 immediate execution of all or any part of the stayed suspension
9 in which event Respondents shall not be entitled to any repayment
10 nor credit, prorated or otherwise, for money paid to the
11 Department under the terms of this Decision.

12 (e) If Respondents pay the monetary penalty and if
13 no further cause for disciplinary action against the real estate
14 licenses of Respondents occur within two (2) years from the
15 effective date of the Decision, the stay hereby granted shall
16 become permanent.

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18 II.

19 Pursuant to Section 10148 of the Business and
20 Professions Code, Respondents shall pay the Commissioner's
21 reasonable cost for: (a) the audit (Audit Report LA 000478 and
22 LA 000098) which led to this disciplinary action and (b) a
23 subsequent audit to determine if Respondent LIMON REALTY INC. is
24 now in compliance with the Real Estate Law. The cost of the
25 audit which led to this disciplinary action is \$4,951.32. In
26 calculating the amount of the Commissioner's reasonable cost, the
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1 Commissioner may use the estimated average hourly salary for all
2 persons performing audits of real estate brokers, and shall
3 include an allocation for travel time to and from the auditor's
4 place of work. Said amount for the prior and subsequent audit
5 shall not exceed \$9,902.64.

6 Respondents shall pay such cost within 60 days of
7 receiving an invoice from the Commissioner detailing the
8 activities performed during the audit and the amount of time
9 spent performing those activities.

10 The Commissioner may suspend the license of a
11 Respondent pending a hearing held in accordance with Section
12 11500, et seq., of the Government Code, if payment is not timely
13 made as provided for herein, or as provided for in a subsequent
14 agreement between the Respondent and the Commissioner. The
15 suspension shall remain in effect until payment is made in full
16 or until a Respondent enters into an agreement satisfactory to
17 the Commissioner to provide for payment, or until a decision
18 providing otherwise is adopted following a hearing held pursuant
19 to this condition.
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23 DATED: 4-23-64

23 EL
24 ELLIOTT MAC LENNAN, Counsel for
25 the Department of Real Estate
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* * *

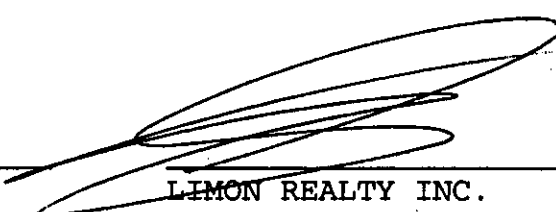
1 We have read the Stipulation and Agreement, and have
2 discussed it with our counsel. Its terms are understood by us
3 and are agreeable and acceptable to us. We understand that we
4 are waiving rights given to us by the California Administrative
5 Procedure Act (including but not limited to Sections 11506,
6 11508, 11509 and 11513 of the Government Code), and we willingly,
7 intelligently and voluntarily waive those rights, including the
8 right of requiring the Commissioner to prove the allegations in
9 the Accusation at a hearing at which we would have the right to
10 cross-examine witnesses against us and to present evidence in
11 defense and mitigation of the charges.
12

13 Respondents can signify acceptance and approval of the
14 terms and conditions of this Stipulation and Agreement by faxing
15 a copy of its signature page, as actually signed by Respondents,
16 to the Department at the following telephone/fax number: (213)
17 576-6917, Attention: Elliott Mac Lennan. Respondents agree,
18 acknowledge and understand that by electronically sending to the
19 Department a fax copy of Respondents' actual signatures as they
20 appear on the Stipulation and Agreement, that receipt of the
21 faxed copy by the Department shall be as binding on Respondents
22 as if the Department had received the original signed Stipulation
23 and Agreement.
24


25 ///

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3 DATED: 6/23/4


LIMON REALTY INC.
BY: FILIBERTO LIMON,
Respondent

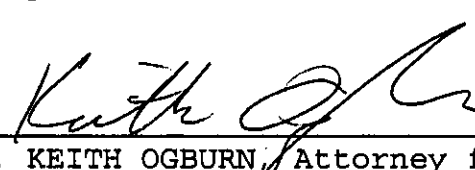
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6 DATED: 6/23/4


FILIBERTO LIMON, individually and
as designated officer of Limon
Realty Inc. Respondent

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10 DATED: 6-23-04


FRANK BUDA, Attorney for
Respondents

11
12
13 DATED: 6/23/04


L. KEITH OGBURN, Attorney for
Respondents

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16 * * *

17 The foregoing Stipulation and Agreement is hereby
18 adopted as my Decision and Order and shall become effective at 12
19 SEP - 7 2004
20 o'clock noon on _____.

21 IT IS SO ORDERED August 11, 2004.

22 JOHN R. LIBERATOR
23 Acting Real Estate Commissioner

24
25 
26
27

Handwritten initials

**BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA**

FILED
APR 29 2004
DEPARTMENT OF REAL ESTATE

In the Matter of the Accusation of

By K. Medeiros

LIMON REALTY INC., ET AL,

}

Case No. H-29290 LA

OAH No. L-2001120477

Respondent

**CONTINUED
NOTICE OF HEARING ON ACCUSATION**

To the above named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at 320 W. Fourth Street, Ste. 630, Los Angeles, CA on July 6-8,, 2004, at the hour of 9:00 a.m., or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

DEPARTMENT OF REAL ESTATE

Dated: APR 29 2004

By *E. J. L.*
ELLIOTT MAC LENNAN, Counsel

cc: Limon Realty Inc/Filiberto Limon
Frank M. Buda, Esq.,
Sacto/OAH/LF

Sacto guy

**BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA**

FILED
MAR 14 2002
DEPARTMENT OF REAL ESTATE

In the Matter of the Accusation of

LIMON REALTY INC., ET AL.,

By K. Mederholt

Case No. H-29290 LA

OAH No. L-2001120477

Respondent

NOTICE OF HEARING ON ACCUSATION

To the above named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at **Office of Administrative Hearings, 320 West Fourth Street, Ste. 630, Los Angeles, CA** on **July 2 & 3, 2002**, at the hour of **9:00 a.m.**, or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

DEPARTMENT OF REAL ESTATE

Dated: March 14, 2002

By

E. J. L.

ELLIOTT MAC LENNAN, Counsel

cc: Limon Realty Inc.

Filiberto Limon

Frank M. Buda, Esq. /Sacto/OAH/LF

Back 3/15

FILED
NOV 19 2001
DEPARTMENT OF REAL ESTATE

1 ELLIOTT MAC LENNAN, SBN 66674
Department of Real Estate
2 320 West 4th Street, Ste. 350
Los Angeles, California 90013-1105
3
4 Telephone: (213) 576-6911 (direct)
-or- (213) 576-6982 (office)

By *H. Miederholt*

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

11 In the Matter of the Accusation of)	No. H-29290 LA
12 LIMON REALTY INC., doing)	<u>ACCUSATION</u>
13 business as Real Estate)	
14 Investments 2000; and,)	
15 FILIBERTO LIMON, individually)	
and as designated officer of)	
Limon Realty Inc.)	
16 Respondents.)	

17 The Complainant, Maria Suarez, a Deputy Real Estate
18 Commissioner of the State of California, for cause of Accusation
19 against LIMON REALTY INC. dba Real Estate Investments 2000, and
20 FILIBERTO LIMON, individually and as designated officer of LIMON
21 REALTY INC., alleges as follows:

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1.

The Complainant, Maria Suarez, acting in her official capacity as a Deputy Real Estate Commissioner of the State of California makes this Accusation against LIMON REALTY INC. (LRI) and FILIBERTO LIMON (LIMON).

2.

All references to the "Code" are to the California Business and Professions Code and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

3.

LRI and LIMON (hereinafter referred to as Respondents) are presently licensed and/or have license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code).

4.

At all mentioned times, LIMON was licensed by the Department as designated officer of LRI to qualify it and to act for it as a real estate broker and, as provided by Section 10159.2 of the Code, was responsible for the supervision and control of the activities conducted on its behalf by its officers, managers and employees as necessary to secure full compliance with the provisions of the Real Estate Law including the supervision of the salespersons licensed to the corporation in the performance of acts for which a real estate license is required. LIMON was originally licensed as a real estate salesperson on November 22, 1989, and as a real estate broker on

1 November 26, 1996. LRI was originally licensed as a corporate
2 real estate broker on March 22, 2000.

3 5.

4 Whenever reference is made in an allegation in the
5 Accusation to an act or omission of LRI such allegation shall be
6 deemed to mean that the officers, directors, managers, employees,
7 agents and real estate licensees employed by or associated with
8 LRI including LIMON committed such act or omission while engaged
9 in the furtherance of its business or operation and while acting
10 within the course and scope of its corporate authority, agency
11 and employment.
12

13 6.

14 At all times mentioned, in the City of Downey, Los
15 Angeles County, LIMON acted as a real estate broker, within the
16 meaning of:

17 A. Section 10131(a) of the Code in that it operated a
18 residential resale brokerage dba Real Estate Investments 2000
19 and,

20 B. Conducted broker-controlled escrows through its
21 escrow division under the exemption set forth in Section
22 17006(a)(4) of the California Financial Code for real estate
23 brokers performing escrows incidental to a real estate
24 transaction where the broker is a party and where the broker is
25 performing acts for which a real estate license is required.
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7.

On July 13, 2001, the Department completed an audit examination (Audit Reports LA 000478 & 000098 and exhibits/workpapers attached to said audit report) of the books and records of LRI pertaining to residential resale and escrow activities that require a real estate license. The audit examination covered a period of time beginning on January 1, 1999 and terminating on March 31, 2001. The audit examination revealed violations of the Code and the Regulations as set forth in the following paragraphs.

8.

At all times mentioned, in connection with the activities described in Paragraph 6, above, LRI accepted or received funds in trust (trust funds) from or on behalf of buyers and sellers and thereafter made disposition of such funds. LRI maintained the following escrow trust account during the audit period into which were deposited certain of these funds at the Imperial Bank, 9920 S. La Cienaga Blvd, 11th Floor, Inglewood, California:

"Limon Realty Inc. dba Real Estate Investments 2000 Escrow Trust Acct.
Account No. 0031-020-638"

(The Escrow Trust Account)

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2 With respect to the trust funds referred to in
3 Paragraph 8, it is alleged that LRI:

4 (a) Permitted, allowed or caused the disbursement of
5 trust funds from the escrow trust account where the disbursement
6 of funds reduced the total of aggregate funds in the escrow
7 trust account, to an amount which, on March 31, 2001, was
8 \$5,497.46 less than the existing aggregate trust fund liability
9 of LIMON to every principal who was an owner of said funds,
10 without first obtaining the prior written consent of the owners
11 of said funds, as required by Code Section 10145 and Regulations
12 2832.1, 2950(g) and 2951. The \$5,497.46 deficit was principally
13 caused by negative balance escrows.

14 (b) Failed to maintain an adequate control record in
15 the form of a columnar record in chronological order of all trust
16 funds received in the escrow trust account, as required by Code
17 Section 10145 and Regulations 2831, 2950(d) and 2951;

18 (c) Failed to place funds accepted on behalf of
19 buyers in the form of earnest money deposits from buyers Otero,
20 Guevara, and Enriquez, into the hands of the owner of the funds,
21 into a neutral escrow depository or into a trust fund account in
22 the name of the broker as trustee at a bank or other financial
23 institution not later than three business days following receipt
24 of the funds, as required by Code Section 10145 and Regulation
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1 2832, in violation of Code Section 10145 of the Code and
2 Regulations 2832, 2950(d) and 2951; and

3 (d) Failed to advise all parties to the escrow
4 operation of LIMON of its ownership of said escrow company, as
5 required by Code Section 10145 and Regulation 2950(h).

6 10.

7 The conduct of Respondent LIMON, described in Paragraph
8 9, above, violated the Code and the Regulations as set forth
9 below:

10 PARAGRAPH

PROVISIONS VIOLATED

11 9(a)

Code Section 10145 and
12 Regulation 2832.1, 2950(g) and 2951

14 9(b)

Code Section 10145 and
15 Regulation 2831, 2950(d) and 2951

18 9(c)

Code Section 10145 and
19 Regulation 2832, 2950(d) and 2951,
20 and

22 9(d)

Code Section 10145 and
23 Regulation 2950(h)

24 The foregoing violation constitutes cause for the suspension or
25 revocation of the real estate license and license rights of LIMON
26 under the provisions of Code Section 10177(d) and/or 10177(g).
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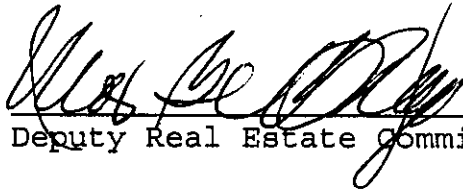
11.

1 The overall conduct of Respondent LIMON constitutes a
2 failure on his part, as officer designated by a corporate broker
3 licensee, responsible for the supervision and control over the
4 activities conducted on behalf of LIMON by its officers, managers
5 and employees as necessary to secure full compliance with the
6 provisions of the Real Estate Law including the supervision of
7 the salespersons licensed to the corporation in the performance
8 of acts for which a real estate license is required. This
9 conduct is cause for the suspension or revocation of the real
10 estate license and license rights of LIMON pursuant to the
11 provisions of Code Sections 10159.2, 10177(h), 10177(d) and/or
12 10177(g).
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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against the license and license rights of Respondents
5 LIMON REALTY INC., and LOUIS FILIBERTO LIMON under the Real
6 Estate Law (Part 1 of Division 4 of the Business and Professions
7 Code) and for such other and further relief as may be proper
8 under other applicable provisions of law.
9

10 Dated at Los Angeles, California
11 this 19th day of November, 2001
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15 Deputy Real Estate Commissioner
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24 cc: Limon Realty Inc.

25 cc: Filiberto Limon
26 Sacto
27 LF
MS
Audits