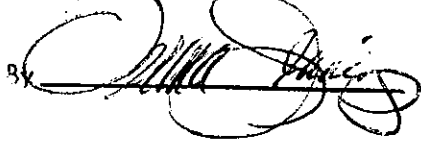


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AUG 10 2006
DEPARTMENT OF REAL ESTATE

By 

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

| | |
|--------------------------------------|----------------|
| In the Matter of the Accusation of) | |
| EDMOND ALAN SACHSE, et al.,) | No. H-31917 LA |
| Respondents.) | |

ORDER EXTENDING TIME

On January 4, 2006, a Decision was rendered herein suspending the real estate broker license of Respondent EDMOND ALAN SACHSE, but staying the suspension subject to certain terms and conditions, including a condition that Respondent EDMOND ALAN SACHSE shall, within six months from the effective date of the Decision, take and pass the Professional Responsibility Examination administered by the Department.

On July 19, 2006, Respondent petitioned for additional time to complete the above-stated condition.

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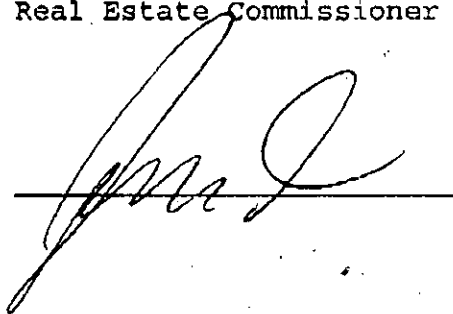
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Good cause having been shown, the time during which Respondent must complete the condition described above is hereby extended to November 21, 2006.

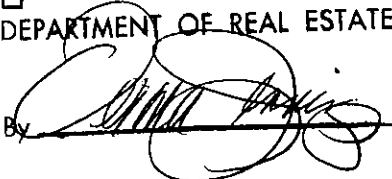
This Order shall be effective immediately.

DATED: 8-9, 2006.

JEFF DAVIS
Real Estate Commissioner



1 Department of Real Estate
2 320 W. 4th St., Room 350
3 Los Angeles, California 90013
4 Telephone: (213) 576-6982

FILED
JAN 31 2006
DEPARTMENT OF REAL ESTATE
By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-31917 LA
12 SACHSE REAL ESTATE)
13 COMPANY, INC.;) STIPULATION AND AGREEMENT
14 and EDMOND ALAN SACHSE,)
15 individually and as)
16 designated officer of)
17 Sachse Real Estate)
18 Company, Inc.,)
Respondents.)

19 It is hereby stipulated by and between SACHSE REAL
20 ESTATE COMPANY, INC., and EDMOND ALAN SACHSE (sometimes referred
21 to as Respondents), and their attorney Edward O. Lear, and the
22 Complainant, acting by and through James R. Peel, Counsel for
23 the Department of Real Estate, as follows for the purpose of
24 settling and disposing of the Accusation filed on May 17, 2005,
25 in this matter.
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1 1. All issues which were to be contested and all
2 evidence which was to be presented by Complainant and
3 Respondents at a formal hearing on the Accusation, which hearing
4 was to be held in accordance with the provisions of the
5 Administrative Procedure Act ("APA"), shall instead and in place
6 thereof be submitted solely on the basis of the provisions of
7 this Stipulation and Agreement ("Stipulation").

8 2. Respondents have received, read and understand the
9 Statement to Respondent, the Discovery Provisions of the
10 Administrative Procedure Act ("APA") and the Accusation filed by
11 the Department of Real Estate in this proceeding.

12 3. On July 12, 2005, Respondents filed a Notice of
13 Defense pursuant to Section 11506 of the Government Code for the
14 purpose of requesting a hearing on the allegations in the
15 Accusation. Respondents hereby freely and voluntarily withdraw
16 said Notice of Defense. Respondents acknowledge that they
17 understand that by withdrawing said Notice of Defense they will
18 thereby waive their right to require the Commissioner to prove
19 the allegations in the Accusation at a contested hearing held in
20 accordance with the provisions of the APA and that they will
21 waive other rights afforded to them in connection with the
22 hearing, such as the right to present evidence in defense of the
23 allegations in the Accusation and the right to cross-examine
24 witnesses.

25 4. This Stipulation is based on the factual
26 allegations contained in the Accusation filed in this
27

1 proceeding. In the interest of expedience and economy,
2 Respondents choose not to contest these factual allegations, but
3 to remain silent and understand that, as a result thereof, these
4 factual statements, will serve as a prima facie basis for the
5 disciplinary action stipulated to herein. The Real Estate
6 Commissioner shall not be required to provide further evidence
7 to prove such allegations.

8 5. This Stipulation and Respondents' decision not to
9 contest the Accusation is made for the purpose of reaching an
10 agreed disposition of this proceeding and is expressly limited
11 to this proceeding and any other proceeding or case in which the
12 Department of Real Estate ("Department"), the state or federal
13 government, or an agency of this state, another state or the
14 federal government is involved.

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

26 7. The Order or any subsequent Order of the Real
27 Estate Commissioner made pursuant to this Stipulation shall not

1 constitute an estoppel, merger or bar to any further
2 administrative or civil proceedings by the Department of Real
3 Estate with respect to any conduct which was not specifically
4 alleged to be causes for accusation in this proceeding.

5 DETERMINATION OF ISSUES

6 By reason of the foregoing stipulations and waivers
7 and solely for the purpose of settlement of the pending
8 Accusation without a hearing, it is stipulated and agreed that
9 the following determination of issues shall be made:

10 The conduct, acts and/or omissions of Respondents
11 SACHSE REAL ESTATE COMPANY, INC., and EDMOND ALAN SACHSE, as set
12 forth in the Accusation, constitute cause for the suspension or
13 revocation of all of the real estate licenses and license rights
14 of Respondents under the provisions of Business and Professions
15 Code Sections 10137 and 10177(g).

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18 ORDER

19 All licenses and licensing rights of Respondents
20 SACHSE REAL ESTATE COMPANY, INC., and EDMOND ALAN SACHSE under
21 the Real Estate Law are suspended for a period of one hundred
22 twenty (120) days from the effective date of this Decision;
23 provided, however, that ninety (90) days of said suspension
24 shall be stayed for two (2) years upon the following terms and
25 conditions:

26 1. Respondents shall obey all laws, rules and
27 regulations governing the rights, duties and responsibilities of

1 a real estate licensee in the State of California; and

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

10 3. Provided, however, that if Respondents petition,
11 the remaining thirty (30) days of said one hundred twenty (120)
12 day suspension shall be stayed upon condition that:

13 a. Respondents pay a monetary penalty pursuant to
14 Section 10175.2 of the Business and Professions Code at the rate
15 of \$166.66 for each day of the suspension for a total monetary
16 penalty of \$5,000 (\$10,000 for both Respondents).

17 b. Said payment shall be in the form of a
18 cashier's check or certified check made payable to the Recovery
19 Account of the Real Estate Fund. Said check must be received by
20 the Department prior to the effective date of the Decision in
21 this matter.

22 c. No further cause for disciplinary action
23 against the real estate licenses of Respondent occurs within two
24 (2) years from the effective date of the Decision in this
25 matter.
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1 d. If Respondents fail to pay the monetary
2 penalty in accordance with the terms and conditions of the
3 Decision, the Commissioner may, without a hearing, order the
4 immediate execution of all or any part of the stayed suspension
5 in which event the Respondents shall not be entitled to any
6 repayment nor credit, prorated or otherwise, for money paid to
7 the Department under the terms of this Decision.

8 e. If Respondents pay the monetary penalty and if
9 no further cause for disciplinary action against the real estate
10 license of Respondent occurs within two (2) years from the
11 effective date of the Decision, the stay hereby granted shall
12 become permanent.

13 4. Respondent EDMOND ALAN SACHSE shall, within six
14 months from the effective date of this Decision, take and pass
15 the Professional Responsibility Examination administered by the
16 Department including the payment of the appropriate examination
17 fee. If Respondent fails to satisfy this condition, the
18 Commissioner may order suspension of Respondent's license until
19 Respondent passes the examination.

20 DATED: Dec. 28, 2005

21 James R. Peel
22 JAMES R. PEEL, Counsel for the
23 Department of Real Estate
24
25
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* * *

1 We have read the Stipulation and Agreement, have
2 discussed it with our counsel, and its terms are understood by
3 us and are agreeable and acceptable to us. We understand that
4 we are waiving rights given to us by the California
5 Administrative Procedure Act (including but not limited to
6 Sections 11506, 11508, 11509 and 11513 of the Government Code),
7 and we willingly, intelligently and voluntarily waive those
8 rights, including the right of requiring the Commissioner to
9 prove the allegations in the Accusation at a hearing at which we
10 would have the right to cross-examine witnesses against us and
11 to present evidence in defense and mitigation of the charges.
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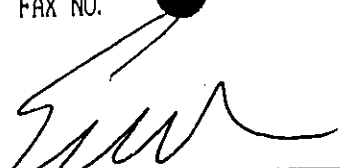
13 Respondents can signify acceptance and approval of the
14 terms and conditions of this Stipulation and Agreement by faxing
15 a copy of the signature page, as actually signed by Respondents,
16 to the Department at the following telephone/fax number:

17 (213) 576-6917. Respondents agree, acknowledge and understand
18 that by electronically sending to the Department a fax copy of
19 his or her actual signature as it appears on the Stipulation and
20 Agreement, that receipt of the faxed copy by the Department
21 shall be as binding on Respondents as if the Department had
22 received the original signed Stipulation and Agreement.


23 Further, if the Respondents are represented, the
24 Respondents' counsel can signify his or her agreement to the
25 terms and conditions of the Stipulation and Agreement by
26 submitting that signature via fax.
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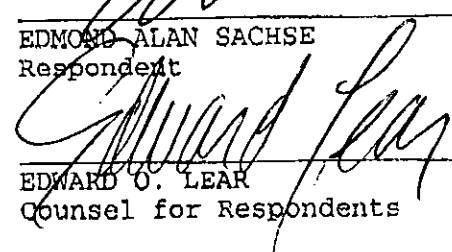
DATED: 12/16/05


SACHSE REAL ESTATE COMPANY, INC.,
Respondent

DATED: 12/16/05


EDMOND ALAN SACHSE
Respondent

DATED: 12/19/05


EDWARD O. LEAR
Counsel for Respondents

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* * *

The foregoing Stipulation and Agreement is hereby adopted as my Decision and Order in this matter, and shall become effective at 12 o'clock noon on _____

IT IS SO ORDERED _____

JEFF DAVI
Real Estate Commissioner

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DATED: _____

SACHSE REAL ESTATE COMPANY, INC.,
Respondent

DATED: _____

EDMOND ALAN SACHSE
Respondent

DATED: _____

EDWARD O. LEAR
Counsel for Respondents

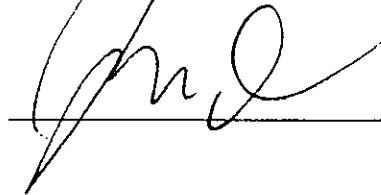
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The foregoing Stipulation and Agreement is hereby
adopted as my Decision and Order in this matter, and shall
become effective at 12 o'clock noon on February 21, 2006

IT IS SO ORDERED January 4, 2006

JEFF DAVI
Real Estate Commissioner



Handwritten initials in the top left corner.

FILED
MAY 17 2005

1 JAMES R. PEEL, Counsel (SBN 47055)
Department of Real Estate
2 320 West Fourth Street, Suite 350
Los Angeles, CA 90013-1105

DEPARTMENT OF REAL ESTATE

3 Telephone: (213) 576-6982
4 -or- (213) 576-6913 (Direct)

By *[Handwritten Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

| | |
|---|----------------------------|
| 11 In the Matter of the Accusation of) | No. H-31917 LA |
| 12) | |
| 13 SACHSE REAL ESTATE COMPANY, INC. ;) | <u>A C C U S A T I O N</u> |
| 14 and EDMOND ALAN SACHSE,) | |
| 15 individually and as) | |
| 16 designated officer of) | |
| 17 Sachse Real Estate Company, Inc.,) | |
| 18 Respondents.) | |

18 The Complainant, Janice A. Waddell, a Deputy Real
19 Estate Commissioner of the State of California, for cause of
20 accusation against SACHSE REAL ESTATE COMPANY, INC.; and EDMOND
21 ALAN SACHSE, individually and as designated officer of Sachse
22 Real Estate Company, Inc., alleges as follows:

23 I

24 The Complainant, Janice A. Waddell, acting in her
25 official capacity as a Deputy Real Estate Commissioner of the
26 State of California, makes this Accusation against SACHSE REAL
27 ESTATE COMPANY, INC., and EDMOND ALAN SACHSE.

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II

SACHSE REAL ESTATE COMPANY, INC.; and EDMOND ALAN SACHSE, individually and as designated officer of said corporation (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) (hereinafter Code).

III

Respondent SACHSE REAL ESTATE COMPANY, INC., was originally licensed as a real estate broker on October 12, 1993 with Respondent EDMOND ALAN SACHSE as its designated officer.

IV

At all times material herein, Respondent SACHSE REAL ESTATE COMPANY, INC., engaged in the business of, acted in the capacity of, advertised or assumed to act as a real estate broker in the State of California within the meaning of Sections 10131(a) and (b) of the Code.

V

During the three year period preceding the filing of this Accusation, Respondents employed and compensated James David Wallman, while an unlicensed broker or salesperson, to solicit and negotiate leases on real property.

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VI


The conduct of Respondents SACHSE REAL ESTATE COMPANY, INC., and EDMOND ALAN SACHSE, as alleged above, subjects their real estate licenses and license rights to suspension or revocation pursuant to Section 10137, 10176(i) and/or 10177(g) of the Code.

The conduct, acts and omissions of Respondent EDMOND ALAN SACHSE, as alleged above, subjects his real estate licenses and license rights to suspension or revocation pursuant to Sections 10159.2 and 10177(h) of the Code.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and license rights of Respondents SACHSE REAL ESTATE COMPANY, INC., and EDMOND ALAN SACHSE, under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California

this 12 day of May, 2005.


JANICE A. WADDELL
Deputy Real Estate Commissioner

cc: Sachse Real Estate Company, Inc.
Edmond Alan Sachse
Janice A. Waddell
Sacto.
KA