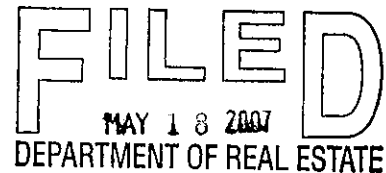


1 Department of Real Estate
2 320 West Fourth Street, #350
3 Los Angeles, California 90013

4 (213) 576-6982
5 (213) 576-6914



6 By C

7
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) NO. H-33510 LA
12) L-2007020726
13 ALISANDRO ROMERO,)
14) STIPULATION AND AGREEMENT
15 Respondent.)

16 It is hereby stipulated by and between ALISANDRO
17 ROMERO ("Respondent") and his attorney of record, Joseph H.
18 Hofman, Esq., and the Complainant, acting by and through
19 Jennifer A. Granat, Counsel for the Department of Real Estate,
20 as follows for the purpose of settling and disposing of the
21 Accusation filed on December 6, 2006, in this matter:

22 1. All issues which were to be contested and all
23 evidence which was to be presented by Complainant and Respondent
24 at a formal hearing on the Accusation, which hearing was to be
25 held in accordance with the provisions of the Administrative
26 Procedure Act ("APA"), shall instead and in place thereof be
27

1 submitted solely on the basis of the provisions of this
2 Stipulation and Agreement ("Stipulation").

3 2. Respondent has received, read and understands the
4 Statement to Respondent, the Discovery Provisions of the APA and
5 the Accusation filed by the Department of Real Estate in this
6 proceeding.

7 3. On January 11, 2007, Respondent filed a Notice of
8 Defense pursuant to Section 11506 of the Government Code for the
9 purpose of requesting a hearing on the allegations in the
10 Accusation. Respondent hereby freely and voluntarily withdraws
11 said Notice of Defense. Respondent acknowledges that he
12 understands that by withdrawing said Notice of Defense,
13 Respondent will thereby waive his right to require the
14 Commissioner to prove the allegations in the Accusation at a
15 contested hearing held in accordance with the provisions of the
16 APA and that Respondent will waive other rights afforded to him
17 in connection with the hearing such as the right to present
18 evidence in defense of the allegations in the Accusation and the
19 right to cross-examine witnesses.
20

21 4. Respondent, pursuant to the limitations set forth
22 below, hereby admits that the factual allegations of the
23 Accusation are true and correct and the Real Estate Commissioner
24 shall not be required to provide further evidence of such
25 allegations.

26 5. It is understood by the parties that the Real
27 Estate Commissioner may adopt the Stipulation as his Decision in

1 this matter thereby imposing the penalty and sanctions on
2 Respondent's real estate license and license rights as set forth
3 in the below "Order." In the event the Commissioner, in his
4 discretion, does not adopt the Stipulation, it shall be void and
5 of no effect, and Respondent shall retain the right to a hearing
6 and proceeding on the Accusation under all the provisions of the
7 APA and shall not be bound by any admission or waiver made
8 herein.

9 6. The Order or any subsequent Order of the Real
10 Estate Commissioner made pursuant to this Stipulation shall not
11 constitute an estoppel, merger or bar to any further
12 administrative or civil proceedings by the Department of Real
13 Estate with respect to any matters which were not specifically
14 alleged to be causes for accusation in this proceeding.

15 DETERMINATION OF ISSUES

16
17 By reason of the foregoing stipulations, admissions and
18 waivers and solely for the purpose of settlement of the pending
19 Accusation without a hearing, it is stipulated and agreed that
20 the following Determination of Issues shall be made:

21 The conduct of Respondent, as set forth in the
22 Accusation, constitutes grounds for the suspension or revocation
23 of Respondent's real estate license and license rights under the
24 provisions of Sections 490 and 10177(b) of the Business and
25 Professions Code.
26
27

1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7

2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7

3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7

4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7

5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7

6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7

7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7

8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7

9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7

0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7

1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7

2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7

3
4
5
6
7
8
9
0
1
2
3
4
5
6
7

4
5
6
7
8
9
0
1
2
3
4
5
6
7

5
6
7
8
9
0
1
2
3
4
5
6
7

6
7
8
9
0
1
2
3
4
5
6
7

7
8
9
0
1
2
3
4
5
6
7

8
9
0
1
2
3
4
5
6
7

9
0
1
2
3
4
5
6
7

0
1
2
3
4
5
6
7

1
2
3
4
5
6
7

2
3
4
5
6
7

3
4
5
6
7

4
5
6
7

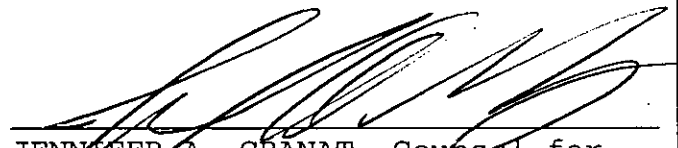
5
6
7

6
7

7

1 removal of any of the conditions, limitations or restrictions
2 of a restricted license until two (2) years have elapsed from the
3 effective date of issuance of this Decision.

4
5 DATED: 4-25-07


JENNIFER A. GRANAT, Counsel for
Complainant, Department of Real
Estate

6
7
8 * * *

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

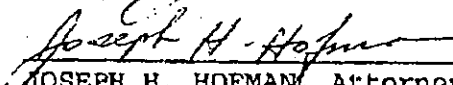
20 Respondent can signify acceptance and approval of the
21 terms and conditions of this Stipulation and Agreement by faxing
22 a copy of the signature page, as actually signed by Respondent,
23 to the Department at the following telephone/fax number: (213)
24 576-6917. Respondent agrees, acknowledges and understands that
25 by electronically sending to the Department a fax copy of his
26 actual signature as it appears on the Stipulation and Agreement,
27 that receipt of the faxed copy by the Department shall be as

1 binding on Respondent as if the Department had received the
2 original signed Stipulation and Agreement.

3
4 DATED: 4-12-07


ALISANDRO ROMERO, Respondent

5
6 DATED: 4-12-07


JOSEPH H. HOFMAN, Attorney for
Respondent, Approved as to Form

7
8 * * *

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

12 IT IS SO ORDERED on _____, 2007.

13 JEFF DAVI
14 Real Estate Commissioner
15
16 _____
17
18
19
20
21
22
23
24
25
26
27

1 binding on Respondent as if the Department had received the
2 original signed Stipulation and Agreement.

3
4 DATED: _____

ALISANDRO ROMERO, Respondent

5
6 DATED: _____

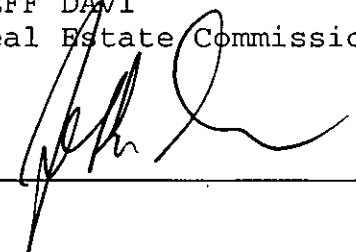
JOSEPH H. HOFMAN, Attorney for
Respondent, Approved as to Form

7
8 * * *

9 The foregoing Stipulation and Agreement is hereby
10 adopted as my Decision in this matter and shall become effective
11 at 12 o'clock noon on June 7, 2007.

12 IT IS SO ORDERED on 5-16, 2007.

13 JEFF DAVI
14 Real Estate Commissioner

15 
16 _____
17
18
19
20
21
22
23
24
25
26
27

JENNIFER A. GRANAT, Counsel (SBN 199868)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982
(Direct) (213) 576-6907



By C. [Signature]

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) NO. H-33510 LA
ALISANDRO ROMERO,) A C C U S A T I O N
Respondent.)

The Complainant, Maria Suarez, a Deputy Real Estate
Commissioner of the State of California, for cause of Accusation
against ALISANDRO ROMERO ("Respondent"), is informed and alleges
in her official capacity as follows:

I

At all times herein mentioned, Respondent ALISANDRO
ROMERO was and is presently licensed by the Department of Real
Estate of the State of California as a real estate broker under
the Real Estate Law, Part 1 of Division 4 of the California
Business and Professions Code.

II

CONVICTION

On or about August 10, 2005, in the Superior Court of California, County of Los Angeles, Case No. 5DW03652, Respondent ALISANDRO ROMERO was convicted of one (1) count of violating California Vehicle Code Section 20002 (hit and run accident: property damage), a crime involving moral turpitude which is substantially related under Section 2910, Title 10, Chapter 6, California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

III

The crime of which Respondent was convicted, as set forth above, constitutes cause under California Business and Professions Sections Code 490 and/or 10177(b) for the suspension or revocation of Respondent's license and license rights under the Real Estate Law.

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/or license rights of Respondent, ALISANDRO ROMERO, under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code) and for such

///

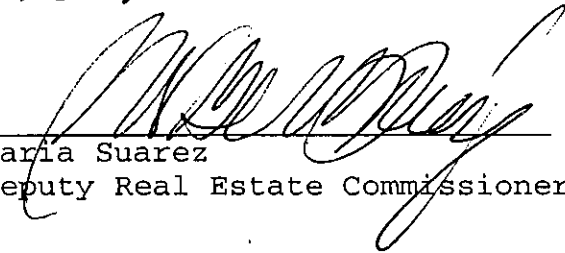
///

///

1 other and further relief as may be proper under other provisions
2 of law.

3 Dated at Los Angeles, California

4 this 29th day of November, 2006.

5
6 
7 Maria Suarez
8 Deputy Real Estate Commissioner
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

25 cc: Alisandro Romero
26 Maria Suarez
27 Sacto.