

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

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

**FILED**  
AUG 17 2007  
DEPARTMENT OF REAL ESTATE  
By C-2

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7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of ) NO. H-34029 LA  
12 )  
13 EDGEFIELD REAL ESTATE, INC. and ) STIPULATION AND AGREEMENT  
14 JULIE CHRISTINE SIMPSON, )  
15 )  
16 Respondent. )  
17 )

18 It is hereby stipulated by and between Respondent  
19 JULIE CHRISTINE SIMPSON (hereinafter "Respondent") and the  
20 Complainant, acting by and through Lissete Garcia, Counsel for  
21 the Department of Real Estate, as follows for the purpose of  
22 settling and disposing of the Accusation filed on June 7, 2007,  
23 in this matter:

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

1 submitted solely on the basis of the provisions of this  
2 Stipulation and Agreement (hereinafter "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 June 7, 2007, Respondent was served with a  
8 blank Notice of Defense pursuant to Section 11506 of the  
9 Government Code for the purpose of requesting a hearing on the  
10 allegations in the Accusation. Respondent did not file a Notice  
11 of Defense to the allegations in the Accusation. Respondent  
12 hereby freely and voluntarily waives said Notice of Defense.  
13 Respondent acknowledges that she understands that by waiving  
14 said Notice of Defense she will thereby waive her right to  
15 require the Commissioner to prove the allegations in the  
16 Accusation at a contested hearing held in accordance with the  
17 provisions of the APA and that she will waive other rights  
18 afforded to her in connection with the hearing such as the right  
19 to present evidence in defense of the allegations in the  
20 Accusation and the right to cross-examine witnesses.

21 4. This Stipulation is based on the factual  
22 allegations contained in the Accusation filed in this proceeding.  
23 In the interest of expedience and economy, Respondent chooses not  
24 to contest these factual allegations, but to remain silent and  
25 understand that, as a result thereof, these factual statements,  
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1 will serve as a prima facie basis for the disciplinary action  
2 stipulated to herein. The Real Estate Commissioner shall not be  
3 required to provide further evidence to prove such allegations.

4 5. This Stipulation and Respondent's decision not to  
5 contest the Accusation are made for the purpose of reaching an  
6 agreed disposition of this proceeding and are expressly limited  
7 to this proceeding and any other proceeding or case in which the  
8 Department of Real Estate, or another licensing agency of this  
9 state, another state or if the federal government is involved and  
10 otherwise shall not be admissible in any other criminal or civil  
11 proceedings.

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

23 7. The Order or any subsequent Order of the Real  
24 Estate Commissioner made pursuant to this Stipulation shall not  
25 constitute an estoppel, merger or bar to any further  
26 administrative or civil proceedings by the Department of Real  
27

1 Estate with respect to any matters which were not specifically  
2 alleged to be causes for accusation in this proceeding.

3 DETERMINATION OF ISSUES

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

8 The acts and omissions of Respondent, as set forth  
9 above, are in violation of Section 10162 of the Business and  
10 Professions Code and Section 2715, Title 10, Chapter 6,  
11 California Code of Regulations, and are grounds for the  
12 suspension or revocation of the licenses and license rights of  
13 Respondent pursuant to Section 10165 of the Business and  
14 Professions Code.

15 ORDER

16 WHEREFORE, THE FOLLOWING ORDER is hereby made:

17 The real estate broker license of Respondent JULIE

18 CHRISTINE SIMPSON is hereby publicly reproved.

19 DATED: 6/29/07

20 Lisete Garcia  
21 LISSETE GARCIA, Counsel for  
22 the Complainant, the Department  
23 of Real Estate


24 \* \* \*

25 I have read the Stipulation and Agreement and its terms  
26 are understood by me and are agreeable and acceptable to me. I  
27

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

9           Respondent can signify acceptance and approval of the  
10 terms and conditions of this Stipulation and Agreement by faxing  
11 a copy of the signature page, as actually signed by Respondent,  
12 to the Department at the following telephone/fax number: (213)  
13 576-6917. Respondent agrees, acknowledges and understands that  
14 by electronically sending to the Department a fax copy of her  
15 actual signature as it appears on the Stipulation and Agreement,  
16 that receipt of the faxed copy by the Department shall be as  
17 binding on Respondent as if the Department had received the  
18 original signed Stipulation and Agreement.

19  
20 DATED: 6/25/07

  
21 JULIE CHRISTINE SIMPSON  
22 Respondent  
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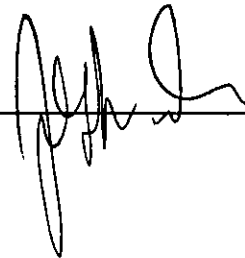
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The foregoing Stipulation and Agreement is hereby  
adopted as my Decision in this matter and shall become effective  
at 12 o'clock noon on September 6, 2007.

IT IS SO ORDERED           8-9-07          

JEFF DAVI  
Real Estate Commissioner

  
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**FILED**  
JUL 18 2007  
DEPARTMENT OF REAL ESTATE  
By C. J.

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of ) No. H-34029 LA  
EDGEFIELD REAL ESTATE, INC., )  
Respondent. )

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On June 7, 2007, an Accusation was filed in this matter against Respondent EDGEFIELD REAL ESTATE, INC.

On June 14, 2007, Respondent petitioned the Commissioner to voluntarily surrender its corporate real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent EDGEFIELD REAL ESTATE, INC.'s petition for voluntary surrender of its corporate real estate broker license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent's Declaration dated

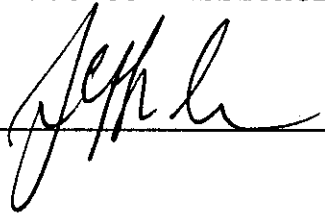
1 June 14, 2007 (attached as Exhibit "A" hereto). Respondent's  
2 license certificate(s), pocket card(s) and any branch office  
3 license certificate(s) shall be sent to the below listed address  
4 so that they reach the Department on or before the effective date  
5 of this Order:

6 Department of Real Estate  
7 Atten: Licensing Flag Section  
8 P.O. Box 187000  
9 Sacramento, CA 95818-7000

10 This Order shall become effective at 12 o'clock noon  
11 on August 7, 2007.

12 DATED: 7-9-07.

13 JEFF DAVI  
14 Real Estate Commissioner

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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|--------------------------------------|----------------|
| In the Matter of the Accusation of ) |                |
| EDGEFIELD REAL ESTATE, INC., )       | No. H-34029 LA |
| Respondent. )                        |                |

DECLARATION

My name is JULIE CHRISTINE SIMPSON and I am the designated broker-officer of EDGEFIELD REAL ESTATE, INC., which is licensed as a real estate corporation and/or has license rights with respect to said license. I am authorized and empowered to sign this declaration on behalf of EDGEFIELD REAL ESTATE, INC. I am acting on behalf of the corporation in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Government Code) EDGEFIELD REAL ESTATE,

1 INC. wishes to voluntarily surrender its real estate license  
2 issued by the Department of Real Estate ("Department"), pursuant  
3 to Business and Professions Code Section 10100.2.

4 I understand that EDGEFIELD REAL ESTATE, INC., by so  
5 voluntarily surrendering its license, can only have it reinstated  
6 in accordance with the provisions of Section 11522 of the  
7 Government Code. I also understand that by so voluntarily  
8 surrendering its license, EDGEFIELD REAL ESTATE, INC. agrees to  
9 the following:

10 The filing of this Declaration shall be deemed as its  
11 petition for voluntary surrender. It shall also be deemed to be  
12 an understanding and agreement by EDGEFIELD REAL ESTATE, INC.,  
13 that it waives all rights it has to require the Commissioner to  
14 prove the allegations contained in the Accusation filed in this  
15 matter at a hearing held in accordance with the provisions of the  
16 Administrative Procedure Act (Government Code Sections 11400 et  
17 seq.), and that it also waives other rights afforded to it in  
18 connection with the hearing such as the right to discovery, the  
19 right to present evidence in defense of the allegations in the  
20 Accusation and the right to cross-examine witnesses. I further  
21 agree on behalf of EDGEFIELD REAL ESTATE, INC., that upon  
22 acceptance by the Commissioner, as evidenced by an appropriate  
23 order, all affidavits and all relevant evidence obtained by the  
24 Department in this matter prior to the Commissioner's acceptance,  
25 and all allegations contained in the Accusation filed in the  
26 Department Case No. H-34029 LA, may be considered by the  
27

1 Department to be true and correct for the purpose of deciding  
2 whether or not to grant reinstatement of EDGEFIELD REAL ESTATE,  
3 INC.'s license pursuant to Government Code Section 11522.

4 I declare under penalty of perjury under the laws of  
5 the State of California that the above is true and correct and  
6 that I am acting freely and voluntarily on behalf of EDGEFIELD  
7 REAL ESTATE, INC. to surrender its license and all license rights  
8 attached thereto.

9  
10 6-14-07 Costa Mesa  
11 Date and Place

Julie Christine Simpson  
EDGEFIELD REAL ESTATE, INC.  
By JULIE CHRISTINE SIMPSON



II

1  
2 EDGEFIELD REAL ESTATE, INC. (hereinafter referred to as  
3 "Respondent ERE") is presently licensed and/or has license rights  
4 under the Real Estate Law (Part 1 of Division 4 of the Business  
5 and Professions Code, hereinafter "Code").

6 III

7 JULIE CHRISTINE SIMPSON (hereinafter referred to as  
8 "Respondent SIMPSON") is presently licensed and/or has license  
9 rights under the Real Estate Law (Part 1 of Division 4 of the  
10 Code.)

11 IV

12 At all times herein mentioned, Respondent ERE was  
13 licensed by the Department of Real Estate of the State of  
14 California as a real estate corporation acting by and through  
15 Respondent SIMPSON as its designated broker-officer.  
16

17 V

18 At all times herein mentioned, Respondent SIMPSON was  
19 licensed by the Department of Real Estate of the State of  
20 California as a real estate broker and as the broker-officer of  
21 Respondent ERE.

22 VI

23 On April 22, 2004, the California Secretary of State  
24 issued a Certificate of Filing certifying that Respondent ERE had  
25 terminated its status as a corporation and that the corporate  
26 existence of Respondent ERE had ceased.  
27

VII

1  
2 Said corporate dissolution would have constituted  
3 grounds for the denial of Respondent's corporate real estate  
4 broker license under Section 2742 of Chapter 6, Title 10,  
5 California Code of Regulations, and is now cause to revoke the  
6 real estate license and license rights of Respondent ERE pursuant  
7 to Section 10177(f) of the Code.

8 VIII

9 The current business address and mailing address  
10 maintained by Respondents ERE and SIMPSON with the Department is  
11 1500 Adams Avenue, Suite 201, Costa Mesa, California 92626.  
12 Respondents are no longer located at this address nor have  
13 Respondents informed the Real Estate Commissioner of any new  
14 address nor are Respondents presently maintaining any definite  
15 place of business in the State of California which shall serve as  
16 its office for the transaction of business requiring a real  
17 estate license.  
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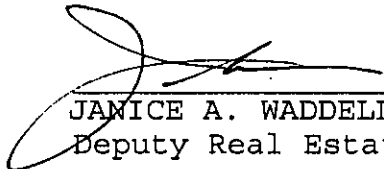
19 IX

20 The acts and omissions of Respondents, as set forth  
21 above, are in violation of Section 10162 of the Code and Section  
22 2715, Title 10, Chapter 6, California Code of Regulations, and  
23 are grounds for the suspension or revocation of the licenses and  
24 license rights of Respondents pursuant to Section 10165 of the  
25 Code.  
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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 all licenses and license rights of Respondents  
5 EDGEFIELD REAL ESTATE, INC. and JULIE CHRISTINE SIMPSON under the  
6 Real Estate Law (Part 1 of Division 4 of the Business and  
7 Professions Code) and for such other and further relief as may be  
8 proper under other applicable provisions of law.

9 Dated at Los Angeles, California,

10 this 31 day of May, 2007.  
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14   
15 JANICE A. WADDELL  
16 Deputy Real Estate Commissioner  
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24 cc: Edgefield Real Estate, Inc.  
25 Julie Christine Simpson  
26 Janice A. Waddell  
27 Sacto.