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Department of Real Estate  
320 W. 4<sup>TH</sup> Street, Suite 350  
Los Angeles, CA 90013-1105

Telephone: (213) 576-6982

**FILED**

JAN 14 2013

DEPARTMENT OF REAL ESTATE  
BY: *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of )

No. H-37098 LA

OASIS FUNDING INC.; and ANNA )  
MARIE LIZARRAGA individually )  
and as designated officer of )  
Oasis Funding Inc., )

STIPULATION

AND

AGREEMENT

Respondents. )

It is hereby stipulated by and between Respondents OASIS FUNDING INC., and ANNA MARIE LIZARRAGA, individually and as designated officer of Oasis Funding Inc. (sometimes collectively referred to as "Respondents"), and their attorney of record, Richard A. Rogers of SHANE, DIGUISEPPE & ROGERS LLP, and the Complainant, acting by and through Amelia V. Vetrone, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Accusation filed on March 1, 2011, in this matter:

1. All issues which were to be contested and all

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

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

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

23           4. This Stipulation is based on the factual  
24 allegations contained in the Accusation. In the interest of  
25 expedience and economy Respondents choose not to contest these  
26 allegations but to remain silent and understand that, as a result  
27 thereof, these factual allegations, without being admitted or

1 denied, will serve as a prima facie basis for the disciplinary  
2 action stipulated to herein. The Real Estate Commissioner shall  
3 not be required to provide further evidence to prove said factual  
4 allegations.

5           5. This Stipulation is made for the purpose of  
6 reaching an agreed disposition of this proceeding and is  
7 expressly limited to this proceeding and any other proceeding or  
8 case in which the Department of Real Estate ("Department"), or  
9 another licensing agency of this state, another state, or the  
10 federal government is involved, and otherwise shall not be  
11 admissible in any other criminal or civil proceeding.

12           6. It is understood by the parties that the Real  
13 Estate Commissioner may adopt this Stipulation as his Decision in  
14 this matter thereby imposing the penalty and sanctions on  
15 Respondents' real estate licenses 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 Respondents shall retain the right  
19 to a hearing and proceeding on the Accusation under the  
20 provisions of the APA and shall not be bound by any stipulation  
21 or waiver made herein.

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



1 10177(d), and 10177(g).

2 II.

3 The conduct, acts and omissions of ANNA MARIE  
4 LIZARRAGA, as described in Paragraph 4, above, constitute a  
5 failure to ensure that her brokerage was in compliance with the  
6 Real Estate Law and is a basis for the suspension or revocation  
7 of Respondent's license pursuant to Code Sections 10177(d), and  
8 10177(h).

9 ORDER

10 WHEREFORE, THE FOLLOWING ORDER is hereby made:

11 I.

12 A. All licenses and licensed rights of Respondents  
13 OASIS FUNDING INC. and ANNA MARIE LIZARRAGA under the Real Estate  
14 Law are suspended for a period of sixty (60) days from the  
15 effective date of this Decision; provided, however, that the  
16 initial thirty (30) days of said suspension shall be stayed upon  
17 the following terms and conditions:

18 1. Respondents OASIS FUNDING INC. and ANNA MARIE  
19 LIZARRAGA shall each pay a monetary penalty pursuant to Section  
20 10175.2 of the Business and Professions Code of \$1,500 (at the  
21 rate of \$50 per day for each day of the suspension) for a total  
22 monetary penalty of \$1,500 each.

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

1                   3. No further cause for disciplinary action against  
2 the real estate licenses of Respondents OASIS FUNDING INC. and  
3 ANNA MARIE LIZARRAGA occurs within two (2) years from the  
4 effective date of the Decision in this matter.

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

13                   5. If Respondents OASIS FUNDING INC. and ANNA MARIE  
14 LIZARRAGA pay the monetary penalty and if no further cause for  
15 disciplinary action against the real estate licenses of  
16 Respondents OASIS FUNDING INC. and ANNA MARIE LIZARRAGA occurs  
17 within two (2) years from the effective date of the Decision,  
18 the stay hereby granted shall become permanent.

19                   B. The remaining thirty (30) days of the sixty (60)  
20 day suspension shall be stayed for two (2) years upon the  
21 following terms and conditions:

22                   1. Respondents OASIS FUNDING INC. and ANNA MARIE  
23 LIZARRAGA shall obey all laws, rules and regulations governing  
24 the rights, duties and responsibilities of a real estate  
25 licensee in the State of California; and

26                   2. That no final subsequent determination be made  
27 after hearing or upon stipulation, that cause for disciplinary

1 action occurred within two (2) years from the effective date of  
2 this Decision. Should such a determination be made, the  
3 Commissioner may, in his discretion, vacate and set aside the  
4 stay order and reimpose all or a portion of the stayed  
5 suspensions. Should no such determination be made under this  
6 section, the stay imposed herein shall become permanent.

7 II.

8 Respondent ANNA MARIE LIZARRAGA shall submit proof  
9 satisfactory to the Commissioner of having taken and successfully  
10 completed the continuing education course on trust fund  
11 accounting and handling specified in paragraph (3) of subdivision  
12 (a) of Section 10170.5 of the Business and Professions Code.  
13 Proof of satisfaction of this requirement includes evidence that  
14 Respondent has successfully completed the trust fund account and  
15 handling continuing education course within 120 days prior to the  
16 effective date of this Decision. If Respondent fails to satisfy  
17 this condition, the Commissioner may, in his discretion, vacate  
18 and set aside the stay order and reimpose all or a portion of the  
19 stayed suspension until Respondent presents such evidence.

20 III.

21 Respondent ANNA MARIE LIZARRAGA shall, within nine (9)  
22 months from the effective date of this Decision, present evidence  
23 satisfactory to the Real Estate Commissioner that Respondent has,  
24 since the most recent issuance of an original or renewal real  
25 estate license, taken and successfully completed the continuing  
26 education requirements of Article 2.5 of Chapter 3 of the Real  
27 Estate Law for renewal of a real estate license. If Respondent

1 fails to satisfy this condition, the Commissioner may, in his  
2 discretion, vacate and set aside the stay order and reimpose all  
3 or a portion of the stayed suspension until Respondent presents  
4 such evidence. The Commissioner shall afford Respondent the  
5 opportunity for a hearing pursuant to the Administrative  
6 Procedure Act to present such evidence.

7 IV.

8 Respondent ANNA MARIE LIZARRAGA shall, within six (6)  
9 months after the effective date of this Decision, take and pass  
10 the Professional Responsibility Examination administered by the  
11 Department including the payment of the appropriate examination  
12 fee. If Respondent fails to satisfy this condition, the  
13 Commissioner may order suspension of the license until respondent  
14 passes the examination.

15 V.

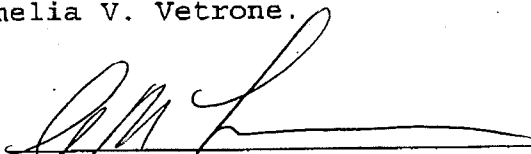
16 Pursuant to Section 10148 of the Business and  
17 Professions Code, Respondents OASIS FUNDING INC. and ANNA MARIE  
18 LIZARRAGA shall pay the Commissioner's reasonable cost for (a)  
19 the audit which led to this disciplinary action and (b) a  
20 subsequent audit to determine if Respondents are now in  
21 compliance with the Real Estate Law. The cost of the audit which  
22 led to this disciplinary action is \$3,685.55. In calculating the  
23 amount of the Commissioner's reasonable cost, the Commissioner  
24 may use the estimated average hourly salary for all persons  
25 performing audits of real estate brokers, and shall include an  
26 allocation for travel time to and from the auditor's place of  
27 work. Said amount for the subsequent audits, shall not exceed



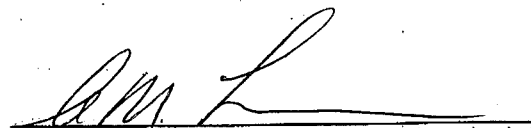
1 Sections 11506, 11508, 11509 and 11513 of the Government Code),  
 2 and I willingly, intelligently and voluntarily waive those  
 3 rights, including the right of requiring the Commissioner to  
 4 prove the allegations in the Accusation at a hearing at which I  
 5 would have the right to cross-examine witnesses against me and to  
 6 present evidence in defense and mitigation of the charges.

7 Respondent shall (1) mail the original signed signature  
 8 page of the stipulation herein to Amelia V. Vetrone: Attention:  
 9 Legal Section, Department of Real Estate, 320 W. Fourth St.,  
 10 Suite 350, Los Angeles, California 90013-1105. Additionally,  
 11 Respondent shall also (2) facsimile a copy of the signed  
 12 signature page, to the Department at the following fax number:  
 13 (213) 576-6917, Attention: Amelia V. Vetrone.


14  
 15 DATED: 11-27-12

  
 OASIS FUNDING INC.  
 BY: ANNA MARIE LIZARRAGA, as  
 designated officer  
 Respondent

16  
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 20 DATED: 11-27-12

  
 ANNA MARIE LIZARRAGA, individually  
 and as designated officer of Oasis  
 Funding Inc., Respondent

21  
 22  
 23  
 24 DATED: 12-5-12

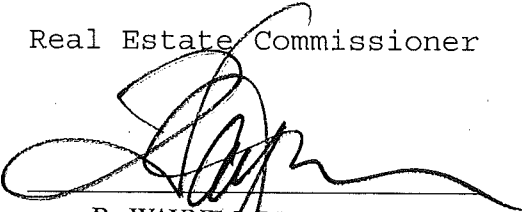
  
 RICHARD A. ROGERS, ESQ.  
 Attorney for Respondents  
 Approved as to form

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The foregoing Stipulation and Agreement is hereby  
adopted as my Decision as to Respondents OASIS FUNDING INC. and  
ANNA MARIE LIZARRAGA and shall become effective at 12 o'clock  
noon on February 13, 2013.

IT IS SO ORDERED December 27, 2012.

Real Estate Commissioner  
  
By WAYNE S. BELL  
Chief Counsel