

1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, California 90013

4 (213) 576-6982

FILED

JAN - 6 2012

DEPARTMENT OF REAL ESTATE
[Signature]

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)
12 POLLY CHAN STANDRIDGE,) NO. H-37284 LA
13) L-2011071062
14 Respondent.) STIPULATION AND AGREEMENT

15 It is hereby stipulated by and between POLLY CHAN
16 STANDRIDGE ("Respondent") and the Complainant, acting by and
17 through Diane Lee, Counsel for the Department of Real Estate, as
18 follows for the purpose of settling and disposing of the
19 Accusation filed on May 20, 2011 in this matter:

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

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

5 3. On June 3, 2011, Respondent filed a Notice of
6 Defense pursuant to California Government Code Section 11506 for
7 the purpose of requesting a hearing on the allegations in the
8 Accusation. Respondent hereby freely and voluntarily withdraws
9 said Notice of Defense. Respondent acknowledges that she
10 understands that by withdrawing said Notice of Defense, she will
11 thereby waive her right to require the Commissioner to prove the
12 allegations in the Accusation at a contested hearing held in
13 accordance with the provisions of the APA and that she will waive
14 other rights afforded to her in connection with the hearing, such
15 as the right to present evidence in defense of the allegations in
16 the Accusation and the right to cross-examine witnesses.

17 4. Respondent, pursuant to the limitations set forth
18 below, hereby admits that the factual allegations of the
19 Accusation filed in this proceeding are true and correct and the
20 Real Estate Commissioner shall not be required to provide further
21 evidence of such allegations.

22 5. It is understood by the parties that the Real
23 Estate Commissioner may adopt the Stipulation and Agreement as
24 her Decision in this matter, thereby imposing the penalty and
25 sanctions on Respondent's real estate license and license rights
26 as set forth in the below "Order." In the event that the
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1 Commissioner in her discretion does not adopt the Stipulation and
2 Agreement, it shall be void and of no effect, and Respondent
3 shall retain the right to a hearing and proceeding on the
4 Accusation under all the provisions of the APA and shall not be
5 bound by any admission or waiver made herein.

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

13 DETERMINATION OF ISSUES

14 By reason of the foregoing stipulations, admissions and
15 waivers and solely for the purpose of settlement of the pending
16 Accusation without a hearing, it is stipulated and agreed that
17 the following determination of issues shall be made:

18 The conduct of Respondent, as set forth in the
19 Accusation, is grounds for the suspension or revocation of all of
20 the real estate licenses and license rights of Respondent under
21 the provision of California Business and Professions Code
22 Sections 490 and 10177(b).

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1 Commissioner, or conditions attaching to this restricted
2 license.

3 3. Respondent shall not be eligible to apply for the
4 issuance of an unrestricted real estate license nor for the
5 removal of any of the conditions, limitations, or restrictions
6 of a restricted license until two (2) years have elapsed from
7 the date of issuance of the restricted license to Respondent.

8 4. Respondent shall submit with any application for
9 license under an employing broker, or any application for
10 transfer to a new employing broker, a statement signed by the
11 prospective employing real estate broker on a form approved by
12 the Department of Real Estate which shall certify: (a) That the
13 employing broker has read the Decision of the Commissioner which
14 granted the right to a restricted license; and (b) That the
15 employing broker will exercise close supervision over the
16 performance by the restricted licensee relating to activities
17 for which a real estate license is required.

18 5. Respondent shall, within nine (9) months from the
19 effective date of this Decision, present evidence satisfactory
20 to the Real Estate Commissioner that Respondent has, since the
21 most recent issuance of an original or renewal real estate
22 license, taken and successfully completed the continuing
23 education requirements of Article 2.5 of Chapter 3 of the Real
24 Estate Law for renewal of a real estate license. If Respondent
25 fails to satisfy this condition, the Commissioner may order the
26 suspension of the restricted license until the Respondent

1 presents such evidence. The Commissioner shall afford
2 Respondent the opportunity for a hearing pursuant to the
3 Administrative Procedure Act to present such evidence.

4 6. Respondent shall notify the Commissioner in
5 writing within 72 hours of any arrest by sending a certified
6 letter to the Commissioner at the Department of Real Estate,
7 Post Office Box 187000, Sacramento, CA 95818-7000. The letter
8 shall set forth the date of Respondent's arrest, the crime for
9 which Respondent was arrested, and the name and address of the
10 arresting law enforcement agency. Respondent's failure to
11 timely file written notice shall constitute an independent
12 violation of the terms of the restricted license and shall be
13 grounds for the suspension or revocation of that license.

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15 DATED:

12/14/2011

Diane Lee
DYANE LEE

Counsel for Complainant

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

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

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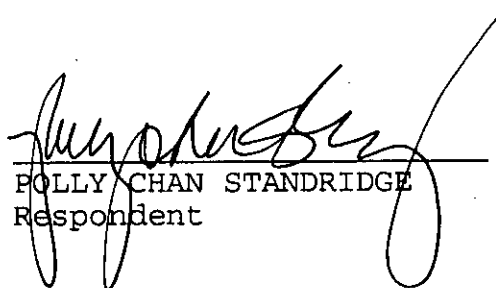
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DATED: 12/12/2011

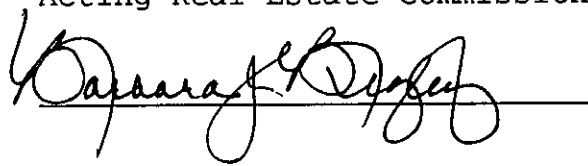

POLLY CHAN STANDRIDGE
Respondent

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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 JAN 20 2012.

IT IS SO ORDERED 12/22, 2011.

BARBARA J. BIGBY
Acting Real Estate Commissioner



DIANE LEE, Counsel (SBN 247222)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013

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

FILED

MAY 20 2011

DEPARTMENT OF REAL ESTATE
BY: Sheela Holt

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H- 37284 LA
)	
POLLY CHAN STANDRIDGE,)	<u>A C C U S A T I O N</u>
)	
Respondent.)	
)	

The Complainant, Maria Suarez, a Deputy Real Estate
Commissioner of the State of California for cause of Accusation
against POLLY CHAN STANDRIDGE aka Polly Chan Standbridge
("Respondent") alleges as follows:

1.

The Complainant, Maria Suarez, a Deputy Real Estate
Commissioner of the State of California, makes this Accusation
in her official capacity.

2.

Respondent is presently licensed and/or has license
rights under the Real Estate Law, Part 1 of Division 4 of the
California Business and Professions Code as a real estate
salesperson.

(CRIMINAL CONVICTIONS)

3.

On or about July 1, 2008, in the Superior Court of California, County of Orange, in case no. 08SM00143, Respondent was convicted of violating California Penal Code Sections 487(a) (grand theft), a misdemeanor, and 148(a)(1) (resisting and obstructing peace officer), misdemeanor. These crimes are substantially related to the qualifications, functions, or duties of a real estate licensee under Section 2910, Title 10, Chapter 6, California Code of Regulations.

4.

The crimes of which Respondent was convicted as described above constitute cause under California Business and Professions Code Sections 490 and 10177(b) for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

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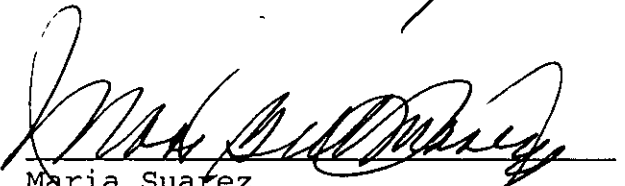
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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all licenses and/or license rights of Respondent,
5 POLLY CHAN STANDRIDGE, and for such other and further relief as
6 may be proper under applicable provisions of law.

7 Dated at Los Angeles, California: 19 May, 2011.

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11 Maria Suarez
12 Deputy Real Estate Commissioner
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25 cc: POLLY CHAN STANDRIDGE
26 First Team Real Estate - Orange County
27 Maria Suarez
Sacto.