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FILED

MAR -5 2012

DEPARTMENT OF REAL ESTATE
BY: C.A.

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

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8 (213) 576-6982

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of	)	NO. H-37368 LA
	)	
TELLES REALTY CORPORATION and	)	<u>STIPULATION AND</u>
CHRISTOPHER JOHN TELLES,	)	<u>AGREEMENT</u>
individually and as designated	)	
officer of Telles Realty	)	
Corporation,	)	
	)	
Respondents.	)	

It is hereby stipulated by and between Respondent CHRISTOPHER JOHN TELLES ("Respondent") and the Complainant, acting by and through Lissete Garcia, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Accusation filed on July 1, 2011, in this matter:

1. All issues which were to be contested and all evidence which was to be presented by Complainant and Respondent at a formal hearing on the Accusation, which hearing was to be held in accordance with the provisions of the Administrative

1 Procedure Act ("APA"), shall instead and in place thereof be
2 submitted solely on the basis of the provisions of this
3 Stipulation and Agreement ("Stipulation").

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

8 3. On July 25, 2011, Respondent filed a Notice of
9 Defense pursuant to Section 11506 of the Government Code for the
10 purpose of requesting a hearing on the allegations in the
11 Accusation. Respondent hereby freely and voluntarily waives
12 said Notice of Defense. Respondent acknowledges that he
13 understands that by waiving said Notice of Defense he will
14 thereby waive his right to require the Commissioner to prove the
15 allegations in the Accusation at a contested hearing held in
16 accordance with the provisions of the APA and that he will waive
17 other rights afforded to him in connection with the hearing such
18 as the right to present evidence in defense of the allegations
19 in the Accusation and the right to cross-examine witnesses.

20 4. This Stipulation is based on the factual
21 allegations contained in the Accusation filed in this proceeding.
22 In the interest of expedience and economy, Respondent chooses not
23 to contest these factual allegations, but to remain silent and
24 understands that, as a result thereof, these factual statements,
25 will serve as a prima facie basis for the disciplinary action
26 stipulated to herein. The Real Estate Commissioner shall not be
27

1 required to provide further evidence to prove such allegations.

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

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

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

DETERMINATION OF ISSUES

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

The acts and omissions of Respondent CHRISTOPHER JOHN TELLES, as set forth in the Accusation, constitute cause for the suspension or revocation of all the real estate licenses and license rights of Respondent CHRISTOPHER JOHN TELLES under the provisions of Section 10177(h) of the Business and Professions Code for violation of Code Section 10159.2.

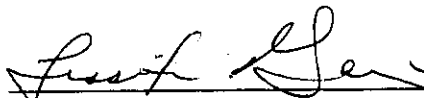
ORDER

WHEREFORE, THE FOLLOWING ORDER is hereby made:

The real estate broker license of Respondent CHRISTOPHER JOHN TELLES is hereby publicly reprovred.

Respondent shall, within six months from the effective date of this Decision, take and pass the Professional Responsibility Examination administered by the Department including the payment of the appropriate examination fee. If Respondent fails to satisfy this condition, the Commissioner may order suspension of Respondent's license until Respondent passes the examination.

DATED: 2/1/12

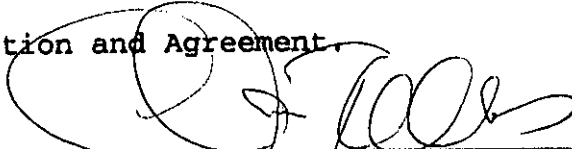

LISSETE GARCIA, Counsel for
the Complainant, the Department
of Real Estate

* * *

1
2 I have read the Stipulation and Agreement and its terms
3 are understood by me and are agreeable and acceptable to me. I
4 understand that I am waiving rights given to me 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 I 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 I
10 would have the right to cross-examine witnesses against me and to
11 present evidence in defense and 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 at the following telephone/fax number: (213)
16 576-6917. Respondent agrees, acknowledges and understands that
17 by electronically sending to the Department a fax copy of his
18 actual signature as it appears on the Stipulation and Agreement,
19 that receipt of the faxed copy by the Department shall be as
20 binding on Respondent as if the Department had received the
21 original signed Stipulation and Agreement.

22
23 DATED: 2/1/12


CHRISTOPHER JOHN TELLES
Respondent

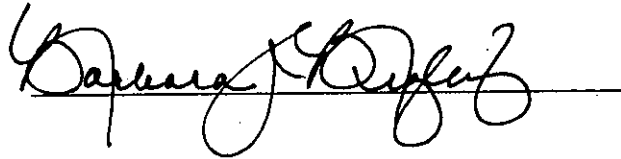
* * *

The foregoing Stipulation and Agreement is hereby
adopted as my Decision in this matter and shall become effective
at 12 o'clock noon on March 26, 2012.

IT IS SO ORDERED

2/21/12

BARBARA J. BIGBY
Acting Real Estate Commissioner

A handwritten signature in cursive script, appearing to read "Barbara J. Bigby", is written over a horizontal line.

5/12

FILED

FEB. 16, 2012

DEPARTMENT OF REAL ESTATE

BY: C-a

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of	)	DRE No. H-37368 LA
	)	
<u>TELLES REALTY CORPORATION</u> and	)	OAH No. L-2011080977
CHRISTOPHER JOHN TELLES,	)	
individually and as designated	)	
officer of Telles Realty	)	
Corporation,	)	
	)	
<u>Respondents.</u>	)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On July 1, 2011, an Accusation was filed in this matter against Respondent TELLES REALTY CORPORATION.

On January 24, 2012, Respondent CHRISTOPHER JOHN TELLES petitioned the Commissioner on behalf of Respondent TELLES REALTY CORPORATION to voluntarily surrender TELLES REALTY CORPORATION's corporate real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent TELLES REALTY CORPORATION's petition for voluntary surrender of its corporate real estate broker license is accepted as of the effective date

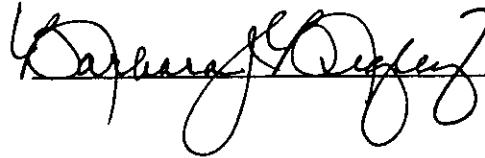
1 of this Order as set forth below, based upon the understanding
2 and agreement expressed in Respondent CHRISTOPHER JOHN TELLES'
3 Declaration dated January 24, 2012, (attached as Exhibit "A"
4 hereto). Respondent TELLES REALTY CORPORATION's license
5 certificate and pocket card shall be sent to the below listed
6 address so that they reach the Department on or before the
7 effective date of this Order:

8 Department of Real Estate
9 Attn: Licensing Flag Section
10 P.O. Box 187000
11 Sacramento, CA 95818-7000

12 This Order shall become effective at 12 o'clock noon on
13 March 7, 2012.

14 DATED: 2/10, 2012

15 BARBARA J. BIGBY
16 Acting Real Estate Commissioner

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) DRE NO. H-37368 LA
)
TELLES REALTY CORPORATION and)
CHRISTOPHER JOHN TELLES,)
individually and as designated)
officer of Telles Realty)
Corporation,)
)
Respondents.)

DECLARATION

My name is CHRISTOPHER JOHN TELLES and I am the
designated officer of TELLES REALTY CORPORATION, which was
licensed as a real estate corporation and has license rights with
respect to said license. I am authorized and empowered to sign
this declaration on behalf of TELLES REALTY CORPORATION. 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

1 11400 et seq., of the Government Code) TELLES REALTY CORPORATION
2 wishes to voluntarily surrender its real estate license issued by
3 the Department of Real Estate ("Department"), pursuant to
4 Business and Professions Code Section 10100.2.

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

11 The filing of this Declaration shall be deemed as its
12 petition for voluntary surrender. It shall also be deemed to be
13 an understanding and agreement by TELLES REALTY CORPORATION that
14 it waives all rights it has to require the Commissioner to prove
15 the allegations contained in the Accusation filed in this matter
16 at a hearing held in accordance with the provisions of the
17 Administrative Procedure Act (Government Code Sections 11400 et
18 seq.), and that it also waives other rights afforded to it in
19 connection with the hearing such as the right to discovery, the
20 right to present evidence in defense of the allegations in the
21 Accusation and the right to cross-examine witnesses. I further
22 agree on behalf of TELLES REALTY CORPORATION, that upon
23 acceptance by the Commissioner, as evidenced by an appropriate
24 order, all affidavits and all relevant evidence obtained by the
25 Department in this matter prior to the Commissioner's acceptance,
26 and all allegations contained in the Accusation filed in the
27

1 Department Case No. H-37368 LA, may be considered by the
2 Department to be true and correct for the purpose of deciding
3 whether or not to grant reinstatement of TELLES REALTY
4 CORPORATION's license pursuant to Government Code Section 11522.

5 I declare under penalty of perjury under the laws of
6 the State of California that the above is true and correct and
7 that I am acting freely and voluntarily on behalf of TELLES
8 REALTY CORPORATION to surrender its license and all license
9 rights attached thereto.

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11 01/24/2012 Newport Beach, CA
12 Date and Place


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TELLES REALTY CORPORATION
By Christopher John Telles

LISSETE GARCIA, Counsel (SBN 211552)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982
(Direct) (213) 576-6914

FILED
JUL - 1 2011
DEPARTMENT OF REAL ESTATE

By

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of	)	NO. H-37368 LA
	)	
TELLES REALTY CORPORATION and	)	<u>A C C U S A T I O N</u>
CHRISTOPHER JOHN TELLES,	)	
individually and as designated	)	
officer of Telles Realty	)	
Corporation,	)	
	)	
Respondents.	)	
	)	

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against TELLES REALTY CORPORATION and CHRISTOPHER JOHN TELLES, individually and as designated officer of Telles Realty Corporation (collectively "Respondents"), is informed and alleges as follows:

I

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California, makes this Accusation

1 in her official capacity.

2 II

3 From November 20, 2002 through November 19, 2010,
4 Respondent TELLES REALTY CORPORATION ("Respondent TRC") was
5 licensed under the Real Estate Law (Part 1 of Division 4 of the
6 California Business and Professions Code "Code") as a real
7 estate corporation. Respondent TRC's license expired on
8 November 19, 2010. Respondent TRC has renewal rights under Code
9 Section 10201. The Department retains jurisdiction pursuant
10 Code Section 10103.

11 III

12 From April 29, 2002 through April 28, 2010, Respondent
13 CHRISTOPHER JOHN TELLES ("Respondent TELLES") was licensed or
14 has license rights under the Real Estate Law (Part 1 of Division
15 4 of the Code) as a real estate broker. Respondent TELLES'
16 broker license expired on April 28, 2010. Respondent TELLES has
17 renewal rights under Code Section 10201. The Department retains
18 jurisdiction pursuant Code Section 10103.

19 IV

20 From November 20, 2006 through November 19, 2010,
21 Respondent TRC was authorized to act by and through Respondent
22 TELLES as its broker and officer designated pursuant to Code
23 Section 10159.2 to be responsible for ensuring compliance with
24 the Real Estate Law.

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26 ///

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1 V

2 Respondent TRC is a California corporation formed on
3 August 24, 2000. Respondent TELLES is the Chief Executive
4 Officer, Chief Financial Officer and President of TRC.

5 VI

6 On January 29, 2009, the California Secretary of State
7 suspended the corporate powers, rights and privileges of
8 Respondent TRC. On May 1, 2009, the California Franchise Tax
9 Board suspended the corporate powers, rights and privileges of
10 Respondent TRC pursuant to the provisions of the California
11 Revenue and Taxation Code. TRC's corporate status remains
12 suspended.

13 VII

14 The suspension of Respondent TRC is in violation of
15 Regulation 2742, subdivision (c) and constitutes grounds to
16 suspend or revoke Respondent TRC's corporate real estate broker
17 license pursuant to Code Sections 10177(d), 10177(g) and/or
18 10177(f).

19 VIII

20 The conduct, acts and/or omissions of Respondent
21 TELLES as set forth in Paragraphs VI and VII, above, in failing
22 to adequately supervise the activities of Respondent TRC is in
23 violation of Section 10159.2 of the Code and constitutes grounds
24 to discipline the license and/or license rights of Respondent
25 TELLES pursuant to Sections 10177(h), 10177(d) and/or 10177(g)
26 of the Code.

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
5 Respondents, TELLES REALTY CORPORATION and CHRISTOPHER JOHN
6 TELLES, individually and as designated officer of Telles Realty
7 Corporation, under the Real Estate Law (Part 1 of Division 4 of
8 the Business and Professions Code) and for such other and
9 further relief as may be proper under other applicable
10 provisions of law.

11 Dated at Los Angeles, California

12 this 27 day of June, 2011.

13
14 
15 ROBIN TRUJILLO
16 Deputy Real Estate Commissioner
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23 cc: Telles Realty Corporation
24 Christopher John Telles
25 Robin Trujillo
26 Sacto.
27