

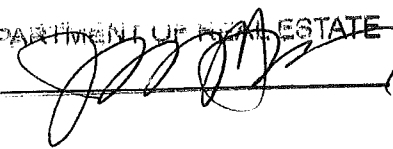
10/12

1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, CA 90013-1105

FILED

JUL 20 2012

4 Telephone: (213) 576-6982

DEPARTMENT OF REAL ESTATE
BY: 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11	In the Matter of the Accusation of)	H-37817 LA
)	L-2012030583
12	LAURA CHARLOTTE WARSTADT,)	
)	STIPULATION AND
13	Respondent.)	AGREEMENT
14)	
15)	

16 It is hereby stipulated by and between LAURA
17 CHARLOTTE WARSTADT, (sometimes referred to as "Respondent"),
18 and Respondent's attorney, Mary E. Work, Esq. and the
19 Complainant, acting by and through Cheryl D. Keily, Counsel for
20 the Department of Real Estate, as follows for the purpose of
21 settling and disposing of the Accusation filed on January 30,
22 2012, 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

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.

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

9 3. On February 13, 2012, Respondent filed a Notice of
10 Defense, pursuant to Section 11506 of the Government Code for
11 the purpose of requesting a hearing on the allegations in the
12 Accusation. Respondent hereby freely and voluntarily withdraws
13 said Notice of Defense. Respondent acknowledges that she
14 understands that by withdrawing said Notice of Defense she will
15 thereby waive her right to require the Commissioner to prove the
16 allegations in the Accusation at a contested hearing held in
17 accordance with the provisions of the APA and that she will
18 waive other rights afforded to her in connection with the
19 hearing, such as the right to present evidence in defense of the
20 allegations in the Accusation and the right to cross-examine
21 witnesses.
22
23

24 4. Respondent, pursuant to the limitations set forth
25 below, hereby admits that the factual allegations set forth in
26 the Accusation filed in this proceeding are true and correct and
27

1 a crime which is substantially related to Respondent's fitness
2 or capacity as a real estate salesperson licensee.

3 2. The restricted license issued to Respondent may be
4 suspended prior to hearing by Order of the Commissioner on
5 evidence satisfactory to the Commissioner that Respondent has
6 violated provisions of the Real Estate law, the Subdivided
7 Lands Law, Regulations of the Real Estate Commissioner or
8 conditions attaching to the restricted license.

9
10 3. Respondent shall not be eligible to apply for
11 issuance of an unrestricted real estate salesperson license nor
12 for the removal of any of the conditions, limitations or
13 restrictions of a restricted license until two (2) years have
14 elapsed from the effective date of this Decision.

15
16 4. Respondent shall submit with any application for
17 license under an employing broker, or any application for
18 transfer to a new employing broker, a statement signed by the
19 prospective employing real estate broker, on a form approved by
20 the Department, which shall certify:

21
22 (a) That the employing broker has read the Decision
23 of the Commissioner which granted the right to a restricted
24 license; and

25 (b) That the employing broker will exercise close
26 supervision over the performance by the restricted licensee
27

1 relating to activities for which a real estate salesperson
2 license is required.

3 5. Respondent shall, within nine (9) months from the
4 effective date of this Decision, present evidence satisfactory
5 to the Commissioner that Respondent has, since the most recent
6 issuance of an original or renewal real estate salesperson
7 license, taken and successfully completed the continuing
8 education requirements of Article 2.5 of Chapter 3 of the Real
9 Estate Law for renewal of a real estate salesperson license.
10 If Respondent fails to satisfy this condition, the Commissioner
11 may order the suspension of the restricted license until
12 Respondent presents such evidence. The Commissioner shall
13 afford Respondent the opportunity for a hearing pursuant to the
14 APA to present such evidence.

15 DATED: June 12, 2012

16 Cheryl D. Kelly
17 CHERYL D. KELLY, Counsel
18 DEPARTMENT OF REAL ESTATE
19
20

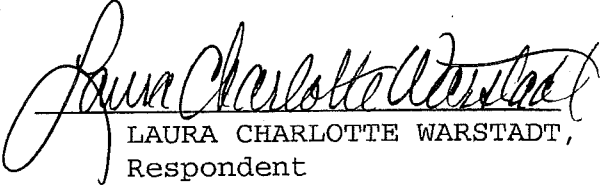
21 * * *

22 I have read the Stipulation and Agreement, and its
23 terms are understood by me and are agreeable and acceptable to
24 me. I understand that I am waiving rights given to me by the
25 California Administrative Procedure Act (including but not
26 limited to Sections 11506, 11508, 11509 and 11513 of the
27

1 Government Code), and I willingly, intelligently and
2 voluntarily waive those rights, including the right of
3 requiring the Commissioner to prove the allegations in the
4 Accusation at a hearing at which I would have the right to
5 cross-examine witnesses against me and to present evidence in
6 defense and mitigation of the charges.
7

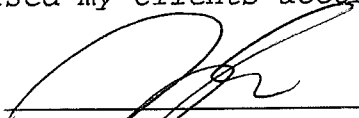
8 Respondent can signify acceptance and approval of the
9 terms and conditions of this Stipulation and Agreement by
10 faxing a copy of its signature page, as actually signed by
11 Respondent, to the Department at the following telephone/fax
12 number (213) 576-6917. Respondent agrees, acknowledges,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

20 DATED: June 4th 2012


LAURA CHARLOTTE WARSTADT,
Respondent

23 I have reviewed the Stipulation and Agreement as to
24 form and content and have advised my clients accordingly.

25 DATED: 6/5/12


Mary E. Work, Esq.
Attorney for Respondent
LAURA CHARLOTTE WARSTADT

26 * * *

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

The foregoing Stipulation and Agreement is hereby
adopted as my Decision in this matter and shall become
effective at 12 o'clock noon on AUG 09 2012, 2012.

IT IS SO ORDERED 7/13, 2012.

REAL ESTATE COMMISSIONER



By WAYNE S. BELL
Chief Counsel