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FILED

FEB - 6 2013

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

DEPARTMENT OF REAL ESTATE
BY: James B. Demus

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DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

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In the Matter of the Accusation of)
ALLIANCE PROPERTY AND ASSET)
MANAGEMENT INC and JEROME A.)
CYGAN, individually, and as)
designated officer of Alliance)
Property and Asset Management Inc)
and JOSEPH SAMUEL PUGLISE,)
individually, and as former)
designated officer of Alliance)
Property and Asset Management Inc,)
Respondents.)

DRE No: H-37914 LA
OAH No: 2012031325

STIPULATION AND
AGREEMENT

It is hereby stipulated by and between Respondent
JOSEPH SAMUEL PUGLISE, and the Complainant, acting by and through
James A. Demus, Counsel for the Department of Real Estate, as
follows for the purpose of settling and disposing of the
Accusation filed on February 24, 2012, in this matter:

1. All issues which were to be contested and all
evidence which was to be presented by Complainant and Respondent

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

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

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

22 4. This Stipulation is based on the factual
23 allegations contained in the Accusation. In the interest of
24 expedience and economy, Respondent chooses not to contest these
25 allegations, but to remain silent and understands that, as a
26 result thereof, these factual allegations, without being admitted
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1 or 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"), the
9 state or federal government, or any agency of this state, another
10 state or federal government is a party.

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

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 but do
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1 constitute a bar, estoppel and merger as to any allegations
2 actually contained in the Accusation against Respondent herein.

3 DETERMINATION OF ISSUES

4 By reason of the foregoing, it is stipulated and agreed
5 that the following determination of issues shall be made:

6 The conduct of JOSEPH SAMUEL PUGLISE as described in
7 Paragraph 4, hereinabove, is a basis for discipline of
8 Respondent's license and license rights pursuant to Business and
9 Professions Code ("Code") Sections 10177(d) and 10177(g), for
10 violation of Code Section 10145 and Title 10, Chapter 6,
11 California Code of Regulations, Section 2834.

12 * * * *

13 ORDER

14 WHEREFORE THE FOLLOWING ORDER IS MADE PURSUANT TO THE
15 WRITTEN STIPULATION OF THE PARTIES:

16 I

17 Respondent JOSEPH SAMUEL PUGLISE is publicly reprov

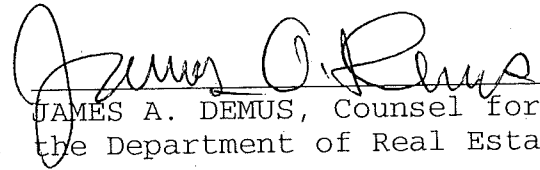
18 II

19 Respondent JOSEPH SAMUEL PUGLISE shall within six (6)
20 months from the effective date of the Decision herein, take and
21 pass the Professional Responsibility Examination administered by
22 the Department including the payment of the appropriate
23 examination fee. If Respondent JOSEPH SAMUEL PUGLISE fails to
24 satisfy this condition, the Commissioner may order suspension of
25 Respondent JOSEPH SAMUEL PUGLISE's license until Respondent
26 passes the examination.

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DATED: 1/2/13


JAMES A. DEMUS, Counsel for
the Department of Real Estate

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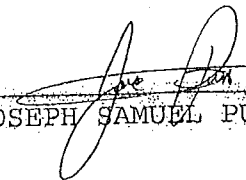
EXECUTION OF THE STIPULATION

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

Respondent can signify acceptance and approval of the terms and conditions of this Stipulation by faxing a copy of its signature page, as actually signed by Respondent, to the Department at the following telephone/fax number: James A. Demus at (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending to the Department a fax copy of Respondent's actual signature, as it appears on the Stipulation, that receipt of the faxed copy by the Department shall be as binding on Respondent as if the Department had received the original signed Stipulation.

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DATED: 12/26/2012


JOSEPH SAMUEL PUGLISE, Respondent

The foregoing Stipulation and Agreement is hereby
adopted as my Decision and shall become effective at 12 o' clock
noon on _____

IT IS SO ORDERED _____

Real Estate Commissioner

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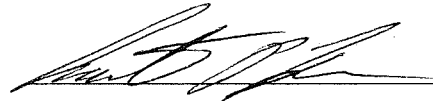
DATED: _____

JOSEPH SAMUEL PUGLISE, Respondent

The foregoing Stipulation and Agreement is hereby
adopted as my Decision and shall become effective at 12 o' clock
noon on FEB 26 2013,

IT IS SO ORDERED 4/30/13,

Real Estate Commissioner



By AWET P. KIDANE
Chief Deputy Commissioner