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, 1 2 3 4 5 6 7 8	320 W. 4 TH Street, Suite 350 Los Angeles, CA 90013-1105 Telephone: (213) 576-6982	FILED DEC 3 0 2016 BUREAU OF REAL ESTATE By Jui Jan		
9	STATE OF CALIFORNIA			
10	* * *			
11	In the Matter of the Accusation of	Nos. H-39012 LA & H-39014 LA		
12 13 14	DEBRA LADEAN GORDON, individually and as Designated Officer of Laguna Coast Properties West Inc.; and JAY ALLEN GORDON,))))) STIPULATION AND		
15	Respondents.	$\frac{AND}{AGREEMENT}$		
16	In the Matter of the Accusation of			
17 18	CHARLES F. WARREN, JR.; and) JAY ALLEN GORDON,)			
19	Respondents.			
20	/			
21	It is hereby stipulated by and between Respondent CHARLES F. WARREN, JR.,			
22	(sometimes referred to as "Respondent"), acting on his own behalf, and the Complainant, acting			
23		or the Bureau of Real Estate, as follows for the		
24	purpose of settling and disposing of the First A	Amended Accusation ("Accusation") filed on		
25	December 3, 2013, in this matter:			
26	1. All issues which were to be contested and all evidence which was to be			
27	presented by Complainant and Respondent at a formal hearing on the Accusation, which hearing			
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was to be held in accordance with the provisions of the Administrative Procedure Act ("APA"),
 shall instead and in place thereof be submitted solely on the basis of the provisions of this
 Stipulation and Agreement ("Stipulation").

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

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

4. This Stipulation is based on the factual allegations contained in the
Accusation. In the interest of expedience and economy Respondent chooses not to contest these
allegations but to remain silent and understands that, as a result thereof, these factual allegations,
without being admitted or denied, will serve as a prima facie basis for the disciplinary action
stipulated to herein. The Real Estate Commissioner shall not be required to provide further
evidence to prove said factual allegations.

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

6. It is understood by the parties that the Real Estate Commissioner may adopt
this Stipulation as his Decision in this matter thereby imposing the penalty and sanctions on

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Respondent's real estate licenses and license rights as set forth in the below "Order". In the 1 event that the Commissioner in his discretion does not adopt the Stipulation, the Stipulation shall 2 be void and of no effect and Respondent shall retain the right to a hearing and proceed on the 3 Accusation under the provisions of the APA and shall not be bound by any stipulation or waiver 4 5 made herein. 6 7. The Order or any subsequent Order of the Real Estate Commissioner made pursuant to this Stipulation shall not constitute an estoppel, merger or bar to any further 7 administrative or civil proceedings by the Bureau of Real Estate with respect to any matters 8 which were not specifically alleged to be causes for accusation in this proceeding. 9 10 DETERMINATION OF ISSUES 11 By reason of the foregoing, it is stipulated and agreed that the following 12determination of issues shall be made: The conduct, acts or omissions of CHARLES F. WARREN, JR., as described in 13 Paragraph 4, above, are in violation of Section 10177(h) of the Business and Professions Code 14("Code") and Section 2725 of Title 10, Chapter 6 of the California Code of Regulations 15 ("Regulations") and are a basis for discipline of Respondent's license and license rights as a 16 17 violation of the Real Estate Law pursuant to Code Sections 10177(d) and 10177(h). 18 <u>ORDER</u> 19 WHEREFORE, THE FOLLOWING ORDER is hereby made: 20 I. A. All licenses and licensed rights of Respondent CHARLES F. WARREN, JR. 21 under the Real Estate Law are suspended for a period of ninety (90) days from the effective date 22 23 of this Decision; provided, however, that the initial thirty (30) days of that suspension shall be 24 stayed for two years upon the following terms and conditions: 25 1. Respondent shall pay a total monetary penalty pursuant to Section 10175.2 of 26 the Business and Professions Code of \$500.00. 27 111

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1 2. Said payment shall be in the form of a cashier's check made payable to the 2 Bureau of Real Estate. Said check must be delivered to the Bureau of Real Estate, Flag Section, P.O. Box 137013, Sacramento, CA 95813-7013, prior to the effective date of this 3 4 **Decision and Order.** 5 3. No further cause for disciplinary action against the real estate license of Respondent occurs within two (2) years from the effective date of the Decision and Order in this 6 7 matter. 8 4. If Respondent fails to pay the monetary penalty in accordance with the terms and conditions of the Decision and Order, the suspension will go into effect automatically In 9 10 that event, Respondent shall not be entitled to any repayment nor credit, prorated or otherwise, 11 for money paid to the Bureau under the terms of this Decision and Order. 12 5. If Respondent pays the monetary penalty and if no further cause for 13 disciplinary action against Respondent's real estate license occurs within two (2) years from the 14 effective date of the Decision and Order, the stay hereby granted shall become permanent. 15 B. The remaining sixty (60) days of the ninety (90) day suspension shall be stayed for two (2) years upon the following terms and conditions: 16 17 1. That Respondent obey all laws, rules and regulations governing the rights, 18 duties and responsibilities of a real estate licensee in the State of California; and 19 2. That no final subsequent determination be made after hearing or upon 20 stipulation, that cause for disciplinary action occurred within two (2) years from the effective date of this Decision and Order. Should such a determination be made, the Commissioner may, 21 in his discretion, vacate and set aside the stay order and re-impose all or a portion of the stayed 22 suspension. Should no such determination be made under this section, the stay imposed herein 23 24 shall become permanent. 25 П. 26 Respondent shall, within nine (9) months from the effective date of this Decision and Order, present evidence satisfactory to the Real Estate Commissioner that 27 4 -

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1	Respondent has, since the most recent issuance of an original or renewal real estate license, taker	1		
2	and successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of			
3	the Real Estate Law for renewal of a real estate license. Such continuing education shall			
4	include a course on Broker Supervision and Management of a real estate office. If			
5	Respondent fails to satisfy this condition, then Respondent's real estate license shall be			
6	automatically suspended until he presents evidence satisfactory to the Commissioner of having			
7	taken and successfully completed the continuing education requirements. Proof of completion			
8	of the continuing education courses must be delivered to the Bureau of Real Estate, Flag			
9	Section, P.O. Box 137013, Sacramento, CA 95813-7013.			
10	III.			
11	Respondent shall within six (6) months from the effective date of the Decision			
12	and Order herein, take and pass the Professional Responsibility Examination administered by			
13	the Bureau including the payment of the appropriate examination fee. If Respondent fails to			
14	satisfy this condition, Respondent's real estate license shall be automatically suspended until			
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15	Respondent passes the examination.			
15	Respondent passes the examination.			
15 16	Respondent passes the examination. IV.	-		
15 16 17	Respondent passes the examination. IV. Respondent shall within 120 days from the effective date of the Decision and	-		
15 16 17 18	Respondent passes the examination. IV. <u>Respondent shall within 120 days from the effective date of the Decision and</u> Order herein submit proof satisfactory to the Commissioner of having taken and successfully			
15 16 17 18 19	Respondent passes the examination. IV. Respondent shall within 120 days from the effective date of the Decision and Order herein submit proof satisfactory to the Commissioner of having taken and successfully completed the continuing education course on trust fund accounting and handling specified in			
15 16 17 18 19 20	IV. Respondent shall within 120 days from the effective date of the Decision and Order herein submit proof satisfactory to the Commissioner of having taken and successfully completed the continuing education course on trust fund accounting and handling specified in paragraph (3) of subdivision (a) of Section 10170.5 of the Code. If Respondent fails to satisfy			
15 16 17 18 19 20 21	IV. Respondent shall within 120 days from the effective date of the Decision and Order herein submit proof satisfactory to the Commissioner of having taken and successfully completed the continuing education course on trust fund accounting and handling specified in paragraph (3) of subdivision (a) of Section 10170.5 of the Code. If Respondent fails to satisfy this condition, Respondent's real estate license shall be automatically suspended until he presents			
15 16 17 18 19 20 21 21 22	IV. Respondent shall within 120 days from the effective date of the Decision and Order herein submit proof satisfactory to the Commissioner of having taken and successfully organized the continuing education course on trust fund accounting and handling specified in paragraph (3) of subdivision (a) of Section 10170.5 of the Code. If Respondent fails to satisfy this condition, Respondent's real estate license shall be automatically suspended until he presents evidence satisfactory to the Commissioner of having taken and successfully completed the trust			
15 16 17 18 19 20 21 22 23	IV. Respondent shall within 120 days from the effective date of the Decision and Order herein submit proof satisfactory to the Commissioner of having taken and successfully ompleted the continuing education course on trust fund accounting and handling specified in paragraph (3) of subdivision (a) of Section 10170.5 of the Code. If Respondent fails to satisfy this condition, Respondent's real estate license shall be automatically suspended until he presents evidence satisfactory to the Commissioner of having taken and successfully completed the trust fund accounting and handling course. Proof of completion of the continuing education course			
15 16 17 18 19 20 21 22 23 23 24	IV. Respondent shall within 120 days from the effective date of the Decision and Order herein submit proof satisfactory to the Commissioner of having taken and successfully completed the continuing education course on trust fund accounting and handling specified in paragraph (3) of subdivision (a) of Section 10170.5 of the Code. If Respondent fails to satisfy this condition, Respondent's real estate license shall be automatically suspended until he presents evidence satisfactory to the Commissioner of having taken and successfully completed the trust fund accounting and handling course. Proof of completion of the continuing education course must be delivered to the Bureau of Real Estate, Flag Section, P.O. Box 137013, Sacramento,			
15 16 17 18 19 20 21 22 23 24 23 24 25	IV. Respondent shall within 120 days from the effective date of the Decision and Order herein submit proof satisfactory to the Commissioner of having taken and successfully completed the continuing education course on trust fund accounting and handling specified in paragraph (3) of subdivision (a) of Section 10170.5 of the Code. If Respondent fails to satisfy this condition, Respondent's real estate license shall be automatically suspended until he presents evidence satisfactory to the Commissioner of having taken and successfully completed the trust fund accounting and handling course. Proof of completion of the continuing education course must be delivered to the Bureau of Real Estate, Flag Section, P.O. Box 137013, Sacramento, CA 95813-7013.			

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1	V.		
2	Pursuant to Sections 10106 and 10148 of the Business and Professions Code,		
3	Respondent shall pay the Commissioner's reasonable costs for (a) investigation of the case and		
4	(b) the audit which led to this disciplinary action. For the purposes of this Stipulation and		
5	Agreement, Respondent agrees to pay the full sum of \$4,000.00 for the costs of investigation and		
6	audit. Respondent shall pay such cost within 90 days of the effective date of this Decision. Said		
7	check must be delivered to the Bureau of Real Estate, Flag Section, P.O. Box 137013,		
8	Sacramento, CA 95813-7013.		
9	If Respondent fails to satisfy this condition, Respondent's real estate license shall		
10	be automatically suspended until Respondent enters into an agreement satisfactory to the		
11	Commissioner to provide for payment, or until a decision providing otherwise is adopted		
12	following a hearing held pursuant to this condition.		
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14	11th		
15	DATED: 10/19/16 Avenue Amelia V. Vetrone, Counsel for		
16	the Bureau of Real Estate		
17			
18	* * *		
19	EXECUTION OF THE STIPULATION		
20	I have read the Stipulation and Agreement. Its terms are understood by me and		
21	are agreeable and acceptable to me. I understand that I am waiving rights given to me by the		
22	California Administrative Procedure Act (including but not limited to Sections 11506, 11508,		
23	11509 and 11513 of the Government Code), and I willingly, intelligently and voluntarily waive		
24	those rights, including the right of requiring the Commissioner to prove the allegations in the		
25	Accusation at a hearing at which I would have the right to cross-examine witnesses against me		
26	and to present evidence in defense and mitigation of the charges.		
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$\frac{\text{MAILING}}{\text{Respondent shall mail the original signed signature page of the stipulation herei}}{\text{to Amelia V. Vetrone: Attention: Legal Section, Bureau of Real Estate, 320 W. Fourth St., Suite 350, Los Angeles, California 90013-1105. Respondent's signature below constitutes acceptance and approval of the terms and conditions of this Stipulation. Respondent agrees, acknowledges and understands that by signing this Stipulation Respondent is bound by its terms as of the date of such signature and this agreement is not subject to rescission or amendment at a later date except by a separate Decision and Order of the Real Estate Commissioner. DATED: 3 \text{ CF} / 10, 25 (G CHARLES F-WARREN, JR. RespondentRespondent CHARLES F. WARREN, JR, and shall become effective at 12 o'clock noon on JAN 19 2017IT IS SO ORDERED \frac{13}{26}/2016WAYNE S. BELLReal Estate Commissioner$			
2 Respondent shall mail the original signed signature page of the stipulation herei 3 to Amelia V. Vetrone: Attention: Legal Section, Bureau of Real Estate, 320 W. Fourth St., 4 Suite 350, Los Angeles, California 90013-1105. 5 Respondent's signature below constitutes acceptance and approval of the terms 6 and conditions of this Stipulation. Respondent agrees, acknowledges and understands that by 7 signing this Stipulation Respondent is bound by its terms as of the date of such signature and this 8 this agreement is not subject to rescission or amendment at a later date except by a separate 9 Decision and Order of the Real Estate Commissioner. 10 Image: Content of the Real Estate Commissioner. 11 DATED: Image: Content of the Real Estate Commissioner. 12 DATED: Image: Content of the Real Estate Commissioner. 13 Image: Content of the Real Estate Commissioner. 14 Image: Content of the Real Estate Commissioner. Image: Content of the Real Estate Commissioner. 14 Image: Content of the Real Estate Contestate Contestate contestate content of the Real Estate Content o			
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7 signing this Stipulation Respondent is bound by its terms as of the date of such signature and the this agreement is not subject to rescission or amendment at a later date except by a separate Decision and Order of the Real Estate Commissioner. 10 DATED: $3 = 7 + 10 + 25$ (6 11 DATED: $3 = 7 + 10 + 25$ (6 12 DATED: $3 = 7 + 10 + 25$ (6 13 CHARLES F-WARREN, JR. 14 Respondent 15 *** 16 *** 17 The foregoing Stipulation and Agreement is hereby adopted as my Decision as the sepondent 18 Respondent CHARLES F. WARREN, JR. and shall become effective at 12 o'clock noon on 19 JAN 19 2017 20 IT IS SO ORDERED $\frac{12/26}{2016}$ 21 WAYNE S. BELL 22 WAYNE S. BELL 23 WAYNE S. BELL			
 this agreement is not subject to rescission or amendment at a later date except by a separate Decision and Order of the Real Estate Commissioner. DATED: <u>3cf</u> 10, 25 (6 <u>CHARLES P-WARREN, JR.</u> Respondent *** The foregoing Stipulation and Agreement is hereby adopted as my Decision as to Respondent CHARLES F. WARREN, JR. and shall become effective at 12 o'clock noon on JAN 19 2017 IT IS SO ORDERED <u>12/26/2016</u> WAYNE S. BELL Real Estate Commissioner 			
 Decision and Order of the Real Estate Commissioner. DATED: <u>GC7 10, 25 (6</u> <u>CHARLES-F-WARREN, JR.</u> Respondent *** The foregoing Stipulation and Agreement is hereby adopted as my Decision as f Respondent CHARLES F. WARREN, JR. and shall become effective at 12 o'clock noon on JAN 19 2017 IT IS SO ORDERED <u>12/26 / 2016</u> WAYNE S. BELL Real Estate Commissioner 	1 that		
10 11 12 DATED: $3 c 7 10 2 \delta (6)$ CHARLES F-WARREN, JR. 13 14 15 16 17 18 Respondent CHARLES F. WARREN, JR. and shall become effective at 12 o'clock noon on 18 18 Respondent CHARLES F. WARREN, JR. and shall become effective at 12 o'clock noon on 19 10 11 12 14 15 16 17 18 18 19 10 17 19 17 18 19 20 17 17 18 19 20 17 17 18 20 20 20 20 20 20 20 20 20 20			
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