

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

4 (213)576-6982

FILED

NOV 05 2014

BUREAU OF REAL ESTATE

By *Angela Manner*

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-39224 LA
12) L-2014 010 648
13 CHRISTOPHER GARVIN,)
14) STIPULATION AND AGREEMENT
Respondent.)

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16 It is hereby stipulated by and between CHRISTOPHER
17 GARVIN ("Respondent"), and the Complainant acting by and through
18 James R. Peel, Counsel for the Bureau of Real Estate, as follows
19 for the purpose of settling and disposing of the Accusation
20 filed on December 27, 2013, in this matter:

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

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

5 3. On January 3, 2014, Respondent filed a Notice of
6 Defense pursuant to Section 11506 of the Government Code for the
7 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 he
10 understands that by withdrawing said Notice of Defense he will
11 thereby waive his 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 he will waive
14 other rights afforded to him in connection with the hearing such
15 as the right to present evidence in defense of the allegations
16 in 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 (or findings
19 of fact as set forth below) in Paragraphs II, III, IV, and V, of
20 the Accusation filed in this proceeding are true and correct and
21 the Real Estate Commissioner shall not be required to provide
22 further evidence of such allegations.

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

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

14 DETERMINATION OF ISSUES

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

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

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

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

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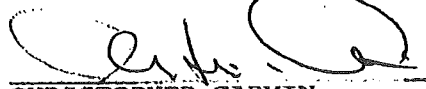
DATED:

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1 Respondent can signify acceptance and approval of the
2 terms and conditions of this Stipulation and Agreement by faxing
3 a copy of the signature page, as actually signed by Respondent,
4 to the Bureau at the following telephone/fax number: (213) 976-
5 6917. Respondent agrees, acknowledges and understands that by
6 electronically sending to the Bureau a fax copy of his/her
7 actual signature as it appears on the Stipulation and Agreement,
8 that receipt of the faxed copy by the Bureau shall be as binding
9 on Respondent as if the Bureau had received the original signed
10 Stipulation and Agreement.

11
12 DATED: Monday 10/13/14


CHRISTOPHER GARVIN
Respondent.

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15 * * *
16 The foregoing Stipulation and Agreement is hereby
17 adopted as my decision in this matter, and shall become
18 effective at 12 o'clock noon on _____.
19 IT IS SO ORDERED _____.

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

DATED: _____

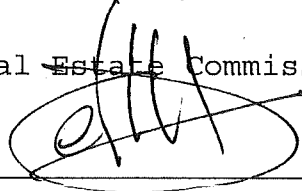
CHRISTOPHER GARVIN
Respondent

* * *

The foregoing Stipulation and Agreement is hereby
adopted as my Decision in this matter, and shall become
effective at 12 o'clock noon on OCT 25 2014.

IT IS SO ORDERED OCT 29 2014.

Real Estate Commissioner


By: JEFFREY MASON
Chief Deputy Commissioner