

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

4 (213) 576-6982

FILED

SEP 21 2015

BUREAU OF REAL ESTATE

BY *Sybil Ranner*

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)	No. H-39710 LA
)	
12 TRACY ANN GREENFIELD,)	
)	
13 Respondent.)	
)	<u>STIPULATION AND AGREEMENT</u>
14)	
15)	

16 It is hereby stipulated by and between TRACY ANN GREENFIELD (hereinafter
17 "Respondent") and her attorney, Victor Salas, Jr., and the Complainant, acting by and through
18 Julie L. To, Counsel for the Bureau of Real Estate, as follows for the purpose of settling and
19 disposing of the Accusation filed on January 14, 2015 in this matter:

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

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

4 3. On January 28, 2015, Respondent filed a Notice of Defense pursuant to
5 Section 11506 of the Government Code for the purpose of requesting a hearing on the
6 allegations in the Accusation. Respondent hereby freely and voluntarily withdraws said Notice
7 of Defense. Respondent acknowledges that she understands that by withdrawing said Notice of
8 Defense she will thereby waive her right to require the Commissioner to prove the allegations in
9 the Accusation at a contested hearing held in accordance with the provisions of the APA and
10 that she will waive other rights afforded to her in connection with the hearing such as the right
11 to present evidence in defense of the allegations in the Accusation and the right to cross-
12 examine witnesses.

13 4. Respondent, pursuant to the limitations set forth below, hereby admits that the
14 factual allegations of the Accusation filed in this proceeding are true and correct and the Real
15 Estate Commissioner shall not be required to provide further evidence of such allegations.

16 5. Respondent understands that by agreeing to this Stipulation and Agreement,
17 Respondent agrees to pay, pursuant to Section 10106 of the California Business and Professions
18 Code (Code), the cost of the investigation and enforcement which resulted in the determination
19 that Respondent committed the violations found in the Determination of Issues. The amount of
20 said costs is \$1,448.03.

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

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

7 DETERMINATION OF ISSUES

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

11 The conduct of Respondent, as set forth in the Accusation constitutes grounds for
12 suspension or revocation of Respondent’s real estate salesperson license under the provisions of
13 Sections 490, 10177(b) and 10186.2 of the Business and Professions Code.

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1 ORDER

2 WHEREFORE, THE FOLLOWING ORDER is hereby made:

3 All licenses and licensing rights of Respondent TRACY ANN GREENFIELD
4 under the Real Estate Law are revoked; provided, however, a restricted real estate salesperson
5 license shall be issued to Respondent pursuant to Section 10156.5 of the Business and
6 Professions Code if Respondent makes application therefor and pays to the Bureau of Real
7 Estate the appropriate fee for the restricted license within 90 days from the effective date of this
8 Decision. The restricted license issued to Respondent shall be subject to all of the provisions of
9 Section 10156.7 of the Business and Professions Code and to the following limitations,
10 conditions and restrictions imposed under authority of that Code:

11 1. The restricted license issued to Respondent may be suspended prior to hearing
12 by Order of the Real Estate Commissioner in the event of Respondent's conviction or plea of
13 nolo contendere to a crime which is substantially related to Respondent's fitness or capacity as a
14 real estate licensee.

15 2. The restricted license issued to Respondent may be suspended prior to hearing
16 by Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that
17 Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands
18 Law, Regulations of the Real Estate Commissioner, or conditions attaching to this restricted
19 license.

20 3. Respondent shall not be eligible to apply for the issuance of an unrestricted
21 real estate license nor for the removal of any of the conditions, limitations or restrictions
22 of a restricted license until three (3) years have elapsed from the date of issuance of the
23 restricted license to Respondent.

24 4. Respondent shall submit with any application for license under an employing
25 broker, or any application for transfer to a new employing broker, a statement signed by the
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1 prospective employing broker on a form approved by the Bureau of Real Estate which shall
2 certify:

3 (a) That the employing broker has read the Decision of the Commissioner which
4 granted the right to a restricted license; and

5 (b) That the employing broker will exercise close supervision over the
6 performance by the restricted licensee relating to activities for which a real estate license
7 is required.

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


16 6. Respondent shall notify the Commissioner in writing within 72 hours of any
17 arrest by sending a certified letter to the Commissioner at the Bureau of Real Estate, Post Office
18 Box 137013, Sacramento, CA 95813-7013. The letter shall set forth the date of Respondent's
19 arrest, the crime for which Respondent was arrested and the name and address of the arresting
20 law enforcement agency. Respondent's failure to timely file written notice shall constitute an
21 independent violation of the terms of the restricted license and shall be grounds for the
22 suspension or revocation of that license.

23 7. Respondent shall, prior to the issuance of the restricted license and as a
24 condition of the issuance of said restricted license, pay the sum of \$1,448.03 for the
25 Commissioner's reasonable cost of the investigation and enforcement which led to this
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1 disciplinary action. Said payment shall be in the form of a cashier's check made payable to the
2 Bureau of Real Estate. The investigative and enforcement costs must be delivered to the Bureau
3 of Real Estate, Flag Section, at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the
4 effective date of this Order.

5 (a) If Respondent TRACY ANN GREENFIELD fails to satisfy this
6 condition, the Commissioner shall order the suspension of the restricted license until the
7 Respondent presents evidence of payment. The Commissioner shall afford Respondent the
8 opportunity for a hearing pursuant to the Administrative Procedure Act to present such evidence
9 that payment was timely made. The suspension shall remain in effect until payment is made in
10 full or until a decision providing otherwise is adopted following a hearing held pursuant to this
11 condition.

12 DATED: 9-9-15


13 Julie L. To, Counsel for Complainant

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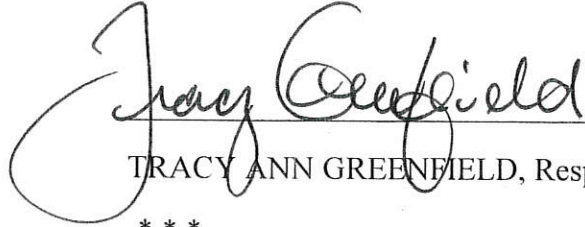
15 I have read the Stipulation and Agreement, have discussed it with my counsel,
16 and its terms are understood by me and are agreeable and acceptable to me. I understand that I
17 am waiving rights given to me by the California Administrative Procedure Act (including, but
18 not limited to Sections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

23 Respondent can signify acceptance and approval of the terms and conditions of
24 this Stipulation and Agreement by faxing a copy of the signature page, as actually signed by
25 Respondent, to the Bureau at fax number (213) 576-6917. Respondent agrees, acknowledges
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27 CALBRE STIPULATION AND AGREEMENT – H-39710 LA

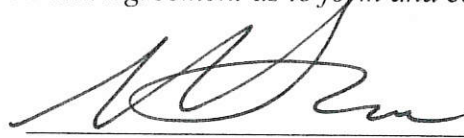
1 and understands that by electronically sending to the Bureau a fax copy of her actual signature
2 as it appears on the Stipulation and Agreement, that receipt of the faxed copy by the Bureau
3 shall be as binding on Respondent as if the Bureau had received the original signed Stipulation
4 and Agreement.

5 DATED: 9-9-2015


TRACY ANN GREENFIELD, Respondent

8 *I have reviewed the Stipulation and Agreement as to form and content and have*
9 *advised my client accordingly.*

10 DATED: Sept 9, 2015

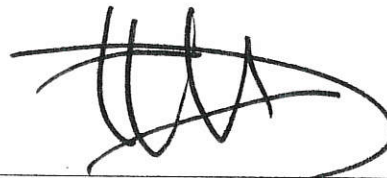


11 Victor Salas, Jr., Attorney for Respondent

13 The foregoing Stipulation and Agreement is hereby adopted as my Decision in
14 this matter and shall become effective at 12 o'clock noon on OCT 12 2015.

15 IT IS SO ORDERED SEPTEMBER 16, 2015

16 REAL ESTATE COMMISSIONER



19 By: JEFFREY MASON
20 Chief Deputy Commissioner