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AUG 17 2015

BUREAU OF REAL ESTATE

By 

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * * * *

In the Matter of the Accusation of)	CalBRE No. H-39729 LA
)	
JAMES VITO CICHSE)	OAH No. 2015020677
)	
Respondent.)	

DECISION

The Proposed Decision dated July 1, 2015, of the Administrative Law Judge of the Office of Administrative Hearings, is hereby adopted as the Decision of the Real Estate Commissioner in the above-entitled matter.

Pursuant to Section 11517 (c) (2) of the Government Code, the following corrections are made:

Findings, Page 1, Paragraph 1, Line 3:

"Steven" shall read: "Steve".

Findings, Page 1, Paragraph 2, Line 1:

"formerly Board of Real Estate" shall read : "formerly Department of Real Estate".

Findings, Page 6, Paragraph 20, Line 5:

"Steven" shall read: "Steve".

The Decision suspends or revokes one or more real estate licenses, but the right to a restricted license is granted to Respondent.

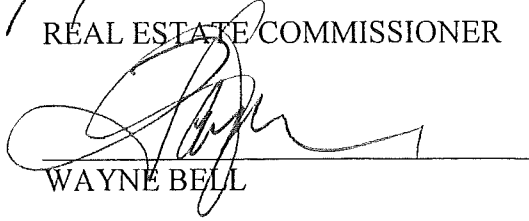
The right to reinstatement of a revoked real estate license or to the reduction of a penalty is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of respondent.

This Decision shall become effective at 12 o'clock noon on September 7, 2015

IT IS SO ORDERED

8/11/2015

REAL ESTATE COMMISSIONER

A handwritten signature in dark ink, appearing to read 'Wayne Bell', is written over a horizontal line.

WAYNE BELL

**BEFORE THE
BUREAU OF REAL ESTATE
DEPARTMENT OF CONSUMER AFFAIRS
STATE OF CALIFORNIA**

In the Matter of the Accusation Against:

JAMES VITO CICCHESE

Respondent.

Case No. H-39729-LA

OAH No. 2015020677

PROPOSED DECISION

Glynda B. Gomez, Administrative Law Judge (ALJ) with the Office of Administrative Hearings, heard this matter on June 23, 2015 in Los Angeles, California. Steven Chu, Real Estate Counsel, represented Complainant. Mary Work, attorney at law, represented Respondent James Vito Cicchese (Respondent) who was present for the hearing. Oral and documentary evidence was received, and argument was heard. The record was closed and the matter submitted on June 23, 2015.

FACTUAL FINDINGS

1. Maria Suarez, Deputy Real Estate Commissioner (Complainant), filed the Accusation in her official capacity.
2. The Bureau of Real Estate (formerly Board of Real Estate) (BRE) issued real estate salesperson license number 01008300 to Respondent on November 17, 1988. The license will expire on November 16, 2016, unless renewed. The licensee has no history of discipline.
3. Respondent is a 52-year-old man. He has a Bachelor's Degree in Zoology from Ohio State University. Respondent completed one semester of Dental School and is also a certified dental hygienist. Respondent worked as a dental hygienist for four years before he became a real estate salesperson in 1988. In 1988, Respondent began his career in the Conejo Valley and since then has become a well-known and respected authority on real estate in that community. Respondent has a particular expertise in relocation assistance and receives many referrals from major corporations relocating international and out-of-state employees. Respondent served as the Office Manager for a Re/Max brokerage for 6 years until his brokerage downsized and closed several offices during the real estate down turn in 2009. Respondent was recruited by Terry Arias of Keller Williams to join her team in

February of 2013. Respondent is directly supervised by Ms. Arias under the brokerage supervision of Gaye Rainey. The brokerage is a franchise owned by Outwest Holdings, Inc.

4. On July 15, 2014, in the Superior Court of California, County of Los Angeles, in Case No. LA077264, Respondent was convicted, on his plea of nolo contendere, of one count of violation of the California Penal Code Section 646.9 (stalking), a felony substantially related to the qualifications, functions and duties of a real estate salesperson pursuant to California Code of Regulations, title 10 (CCR), section 2910, subdivisions (a)(1) and (a)(10).

5. Respondent was sentenced to 30 days in jail and placed on formal probation for a period of five years under various terms and conditions including payment of fines, assessments and restitution, 60 hours of community service and compliance with an order to stay away from the victim and to undergo psychotherapy. Respondent is in compliance with the terms and conditions of probation and has paid all fines and restitution and completed all community service and jail time. Respondent attends individual psychotherapy sessions twice per week and has found the therapy extremely helpful.

6. The facts and circumstances underlying the conviction are that, on March 3, 2014, Respondent was arrested after a video surveillance camera recorded him in the home of his former friend BY stealing some of BY's clothing including underwear and pants. Respondent learned that the police were looking for him when a neighbor called him on his cell phone to ask if his burglar alarm had been activated at his residence because there were police in the front yard of his home. Respondent immediately called his home and alerted his 90-year-old father that the police were in the front yard and asked that he pass the telephone to the police. Respondent came home as the police requested, admitted his conduct, and was arrested.

7. At hearing, Respondent recounted that he and BY had become friends and were gym workout partners for a period of time and went on many mountain bike rides together. They became close friends when BY was ill and experiencing emotional distress as a result of a break up with his girlfriend and Respondent was experiencing distress from the demands of taking care of his elderly father. Respondent considered BY to be his closest friend and even asked him to be the executor of his estate. When BY and his girlfriend reconciled, BY no longer wanted to continue his relationship with Respondent. Respondent was devastated. Respondent had possession of a set of keys to BY's residence. Respondent obtained the keys when BY accidentally left them at the gym and never returned them to BY. On three occasions, Respondent entered BY's residence and stole items of clothing because he wanted to have something related to BY to hold on to since he no longer had a relationship with BY. Respondent was devastated by the rejection and did not understand how to handle the feelings.

8. Respondent reported the conviction to BRE on July 23, 2014 on BRE's form 238 (Indictment, Conviction, and Disciplinary Action) and provided all pertinent court records and documents. Respondent is deeply remorseful for his criminal conduct. After

his arrest, Respondent realized that his interest in BY had become a serious problem and sought therapy to deal with his feelings. After his arrest, Respondent never contacted BY again and no longer frequents the gym where the two met. Respondent understands that there was no excuse for his conduct. Respondent is truly remorseful and ashamed of his conduct. Respondent has completed his jail sentence, his community service, paid all fines and restitution ordered by the court and has attended therapy with a psychologist since his arrest.

9. Andrew Yellen, Respondent's treating psychologist, testified on his behalf. Mr. Yellen received a doctorate in Psychology from Sierra University and has been in private practice as a clinical psychologist for 30 years. Yellen has a general practice with a specialty in trauma cases, but often works with patients that have been referred to him by their attorneys. Dr. Yellen conducted a clinical interview of Respondent, administered a Personality Assessment Inventory, spoke to his criminal defense attorney, reviewed letters from Respondent's colleagues, supervisors and former clients and the sheriff's arrest report as part of his analysis. He has also provided psychotherapy to Respondent on a regular basis for over a year. Most often, Respondent receives therapy with Dr. Yellen twice a week.

10. Dr. Yellen opined that Respondent had no significant personality disorder and was not a danger to the public. Dr. Yellen testified that the absence of prior or subsequent similar conduct by Respondent support the premise that this was an isolated situation and an aberration in conduct from a usually law abiding and conscientious person. Dr. Yellen attributed Respondent's conduct in part to a history of childhood trauma and to his lack of his experience in developing social relationships. Dr. Yellen testified that Respondent, an only child of older parents, had never married, had no long term partner, no children, and had not learned how to develop and maintain such relationships nor to cope with the feelings of abandonment, rejection and panic that he experienced in his relationship with BY. As a result, he clung to what he could of his relationship with BY—stolen clothing. Dr. Yellen found Respondent to be candid and very willing to accept responsibility for his wrongdoing. Dr. Yellen also found Respondent very willing to commit to the goals of therapy. At this time, Respondent is in the midst of working on finding and engaging in theme oriented social activity such as church charitable events and mountain biking clubs so he can gain experience in personal social relationships and not become isolated. Dr. Yellen recommended that Respondent remain in therapy for a minimum of six additional months and focus on building social relationships. Dr. Yellen found Respondent to be suffering from Anxiety and Adjustment Disorder related to his new role as the primary care giver for his elderly father. Dr. Yellen has made suggestions to Respondent about delegating tasks to his real estate assistants and hiring a driver/caregiver to help with his father's transportation. Respondent has accepted all of Dr. Yellen's suggestions and continues to follow his treatment plan. Dr. Yellen opined that he was "99.9 percent sure" that Respondent would not re-offend and presented no danger to the public.

11. Respondent's father, a 90-year-old dialysis patient, credibly testified at hearing about the care his son has rendered to him for the six years since his wife died and

the care he rendered to both parents before his mother's death as she suffered complications from dementia. After Respondent's mother died and his father was no longer able to safely drive, Respondent sold his home and moved into his father's home to care for him. Respondent exhausted himself trying to handle his real estate career and take care of all of his father's needs. Respondent's father testified to his son's ethical and responsible character.

12. As a result of a newspaper crime blotter report and the conviction, Respondent was the subject of an ethics inquiry before the Professional Standards Committee of his local board of realtors. After a hearing on the circumstances, the Board determined not to discipline Respondent although his felony conviction did constitute a violation of the Board's ethical rules. The decision was made based upon the fact that Respondent's conduct was not in the course and scope of his real estate activities and upon review of Respondent's extraordinary reputation in the community. One of the members of the hearing panel, Peter Greer, a manager and corporate broker, wrote a letter on Respondent's behalf. Greer wrote:

It has been my experience that Jim [Respondent] is an honest hard working Real Estate Professional. I've had a professional relationship with him for over a decade and can attest to his honesty and his personal commitment to serving his clients as well the respect he shows fellow agents. I expect that he is remorseful for his actions and wants to make amends, which fits his personality; to take care of what he can and work to right wrong. ... Jim Cicchese is an asset to our Profession and the community I would hope that you will understand as I do that he is the kind of person we need in Real Estate.

13. Gaye Rainey, the Broker of Record for the Westlake Village office of Keller Williams, wrote a letter and testified on Respondent's behalf at the administrative hearing. Ms. Rainey is also the President of the Southland Regional Association of Realtors. Ms. Rainey has supervised Respondent's work for two years. Respondent disclosed his conviction and the circumstances to Ms. Rainey and the Keller Williams "leadership team." Respondent advised Ms. Rainey of the situation before he actually entered a plea in the case. She opined that he was an excellent agent and that she would be willing to continue supervising him if he is issued a restricted license. In her June 15, 2015 letter to the Real Estate Commissioner, she wrote:

Jim has not only sold real estate for over 26 years, but he had also managed a Re/Max Olson office in Westlake Village for 6 years. He is very knowledgeable in not only the CAR contracts, but also in the area we work in. He is known throughout the Conejo Valley as the master of tracts and neighborhoods. He even gets phone calls from agents in other offices for advice

regarding the area, as they know that nobody knows it better than Jim. In fact, Jim covers for me when I am on vacation. He is there to answer contractual questions as well as general real estate questions and scenarios for the agents in the office. He is always ready to help. In fact when I am in the office but tied up, the agents will often call Jim to answer a quick question. He does is [sic] willingly and is always there to help his fellow agents....Jim also served as an instructor for the Keller Williams ignite series of classes over the last two years. He also served as a member of the Agent Leadership Council for two consecutive years. ...

Jim is an honest and trustworthy person and is held in high esteem by me, the leadership team at Keller Williams Westlake Village and by his peers both at Keller Williams and throughout the Conejo Valley real estate community. Jim is an ethical agent and has always put his clients' best interest first. He is a valuable member of the Keller Williams Family and continues to be a consummate professional. Jim exemplifies what a real estate professional should be. Jim has admitted his guilt, he has shown remorse and he has proven beyond a shadow of doubt that he has taken the right steps to rehabilitate himself. I strongly believe that he should be allowed to keep his California Real Estate License and continue to practice our profession.

14. Terry Arias, the team leader and Chief Executive Officer for the Westlake Village office of Keller Williams, credibly testified in support of Respondent. Ms. Arias recruited Respondent to work for her company a few years prior to his criminal conviction. She recruited Respondent based upon his excellent reputation in the community. She had known Respondent for at least 10 years before recruiting him to work for her company. Ms. Arias testified that she knew about Respondent's conviction for stalking. Respondent shared the facts and circumstances with her and with many other members of the real estate community immediately after his arrest. She believes that this was an isolated situation completely out of character for Respondent. She described his extraordinary dedication to the real estate profession, his clients, his colleagues and his elderly father. Although the conviction involved the misuse of keys and the entering of BY's home without permission, Ms. Arias believed that it was not related to his real estate activities, but rather to a personal relationship that did not end well. She testified that she would have a different opinion if BY had been a client or if Respondent had misused a lockbox to gain entry. Ms. Arias would like Respondent to remain with her company and is willing to accept him if he is placed on a restricted license. She has been so confident in Respondent that she has referred clients to him after his arrest and during the pendency of his criminal case.

15. Keith Myers, the President and Owner of RE/Max Olson & Associates, Inc., Respondent's former broker, wrote a letter addressed to the Real Estate Commissioner dated June 16, 2015 wherein he stated that Respondent had worked for his firm for more than 10 years and had always shown "exemplary character." Mr. Myers wrote that he was familiar with Respondent's stalking conviction, and opined that Respondent had made a mistake, but was not a risk to the public. In his letter, Mr. Myers mentioned Respondent's ongoing counseling and involvement with his church.

16. Several real estate agents wrote letters in support of Respondent's continued licensure. All of the agents had known Respondent for more than 10 years and all were aware of his conviction and the facts and circumstances surrounding it. Among the writers were: Denise Arledge, Fern Friedman, Sue Yaeger, Stacey Cook, Susan Ruttenberg, Judi Irwin, Linda Bianchi, Rick Bianchi, Kathy Bernal, Dick Goodrich, and Terry Goodrich. All of the writers described Respondent as being kind, considerate, professional and knowledgeable in the real estate field and an asset to the local real estate community.

17. Several long time clients also wrote letters in support of Respondent in which they described his professionalism and the extra care he provides to his clients. One client had used Respondent's services multiple times for various transactions over the past 20 years. Others praised his excellence in relocation assistance.

18. Respondent is an active participant in religious activities and charitable events. He was the chair person for the Keller Williams "Red Day" event which required him to organize several charitable activities for his colleagues at a food bank, a clothing drive and an animal outreach center. He also participates in "KW Cares", a charitable arm of Keller Williams and "Serve Day" through his church. Respondent participates in a men's Bible study group, a general Bible study group and in a ministry that provides sack lunches to local homeless persons.

19. Respondent has attended and taught various professional courses offered by Keller Williams to its agents over the last two years. The courses were designed to enhance the professional skills of agents.

Costs

20. Complainant produced a declaration of BRE Supervising Special Investigator II Maria Suarez which described 7.55 hours of investigative time by BRE Investigator Samuel Delgado at a rate of \$62 per hour and 5.75 hours of investigative time by Program Technician Lolita Reyes at \$37 per hour, for a total of \$688.85 investigative costs. Such costs are deemed reasonable. Additionally, Complainant's attorney Steven Chu, provided a declaration regarding enforcement attorney time. According to Mr. Chu's declaration, he

expended 9.2 hours conducting an initial review of the file, preparing the accusation, engaging in discovery, responding to a motion to continue and preparing for hearing. Mr. Chu's time was charged at an hourly rate of \$89 for a total of \$818 in attorney costs and such costs are deemed reasonable. Accordingly, Complainant incurred \$1,506.85 in reasonable costs in the investigation and prosecution of this matter.

LEGAL CONCLUSIONS

1. Business and Professions Code section 10177, subdivision (f),¹ provides that the Commissioner may suspend or revoke the license of a real estate licensee if he conducted himself in a manner that would have warranted the denial of his application for a real estate license, or had a license issued by another California agency suspended or revoked for acts that if done by a real estate licensee would be grounds for the suspension or revocation of a California real estate license.
2. Code section 10177, subdivision (b), provides that the Bureau may suspend or revoke the license of a real estate licensee who has entered a plea of guilty or nolo contendere to, or been found guilty of, or been convicted of, a felony, or a crime substantially related to the qualifications, functions, or duties of a real estate licensee. Similarly, section 490, subdivision (a), provides, in pertinent part, that a board may suspend or revoke a license on the ground that the licensee has been convicted of a crime, if the crime is substantially related to the qualifications, functions, or duties of the business or profession for which the license was issued.
3. Respondent's conviction for stalking involved three instances in which he used a key that he was not authorized to have, entered the home of BY, and stole BY's clothing. Pursuant to California Code of Regulations, Title 19, section 2910 (Regulation), subdivision (a) (1), the conviction is substantially related to the qualifications, functions, or duties of Respondent's real estate salesperson license because it involves the fraudulent taking of property belonging to someone else. The substantial relationship criteria of Regulation, subdivision (a)(10) is also met because the conviction involved a pattern of three separate instances that Respondent entered BY's home and stole personal items.
4. Cause exists, pursuant to Code sections 490 and 10177, subdivision (b), in conjunction with Regulation, section 2910, subdivisions (a) (1) and (10) to suspend or revoke Respondent's real estate salesperson license, in that Respondent was convicted of a felony crime substantially related to the qualifications, functions and duties of a real estate licensee, based on Factual Findings 3-7 and Legal Conclusions 1-3.
5. The purpose of a disciplinary matter is to protect the public and not to punish the licensee. (*Handeland v. Department of Real Estate* (1976) 58 Cal.App.3d 513, 518; *Camacho v. Youde* (1979) 95 Cal.App.3d 161; *Small v. Smith* (1971) 16 Cal.App.3d 450,

¹ All references to Code are to the Business and Professions Code.

457.) As cause for discipline of Respondent's real estate license has been established, Respondent bears the burden of proving he is sufficiently rehabilitated to warrant his continued licensure. (See, *Martin v. Alcoholic Beverage Control Appeals Bd.* (1950) 52 Cal.2d 259, 264-265.)

6. Regulation section 2912 sets forth the Bureau's criteria for rehabilitation to be used in evaluating the rehabilitation of a licensee against whom an administrative disciplinary proceeding for revocation or suspension of the licensee has been initiated on account of a crime committed by the licensee. The regulation provides that the following factors are to be considered:

- (a) The passage of not less than two years since the most recent criminal conviction that is "substantially related" to the qualifications, functions or duties of a licensee of the Bureau.
- (b) Restitution to any person who has suffered monetary losses through "substantially related" acts or omissions of the applicant.
- (c) Expungement of criminal convictions which culminated in the administrative proceeding to take disciplinary action.
- (d) Expungement or discontinuance of a requirement of registration pursuant to the provisions of Section 290 of the Penal Code.
- (e) Successful completion or early discharge from probation or parole.
- (f) Abstinence from the use of controlled substances or alcohol for not less than two years if the conduct which is the basis to deny the Bureau action sought is attributable in part to the use of controlled substances or alcohol.
- (g) Payment of the fine or other monetary penalty imposed in connection with a criminal conviction that is the basis for revocation or suspension of the license.
- (h) Correction of business practices responsible in some degree for the crime or crimes of which the licensee was convicted.
- (i) New and different social and business relationships from those which existed at the time of the commission of the acts that led to the criminal conviction or convictions in question.
- (j) Stability of family life and fulfillment of parental and familial responsibilities subsequent to the criminal conviction.

(k) Completion of, or sustained enrollment in, formal education or vocational training courses for economic self-improvement.

(l) Significant and conscientious involvement in community, church or privately-sponsored programs designed to provide social benefits or to ameliorate social problems.

(m) Change in attitude from that which existed at the time of the commission of the criminal acts in question as evidenced by any or all of the following:

(1) Testimony of applicant.

(2) Evidence from family members, friends or other persons familiar with licensee's previous conduct and with his subsequent attitudes and behavioral patterns.

(3) Evidence from probation or parole officers or law enforcement officials competent to testify as to applicant's social adjustments.

(4) Evidence from psychiatrists, clinical psychologists, sociologists or other persons competent to testify with regard to neuropsychiatric or emotional disturbances.

(5) Absence of subsequent felony or misdemeanor convictions that are reflective of an inability to conform to societal rules when considered in light of the conduct in question.

7. The criteria, as applicable to Respondent, are analyzed as follows: (a) only one year has passed since Respondent's conviction; (b) Respondent made full restitution to the victim and has changed his habits in order to avoid contact with the victim; (c) the conviction has not been expunged; (d) the conviction has not been expunged and there was not a registration requirement; (e) Respondent has not been discharged from probation, but has completed all requirements of his probation except the passage of time; (f) not applicable; (g) Respondent has paid all fines and restitution and completed a jail sentence and 60 hours of community service; (h) not applicable; (i) Respondent has made new and different social relationships and has deepened his relationships with colleagues and friends, has become more involved in his church and social themed groups; (j) Respondent has a stable life with his father and has established a support network which includes colleagues, friends, a psychologist and hired appropriate assistance; (k) Respondent has completed and taught several professional development courses in addition to his required continuing education; (l) Respondent has paid all sums owed as a result of his crime; and (m) Respondent has been involved in his church through Bible study groups and charitable activities and has been the organizer and an active participant in the Keller Williams charitable endeavors. Perhaps, most importantly, Respondent has displayed the change of attitude referenced in (m). This change was evidenced in his testimony about the

tremendous benefit he had received from therapy and the changes he had made in his life. It was supported by the testimony of his father, his colleagues and his psychologist as well as letters from other real estate licensees and clients. Additionally, Respondent's treating psychologist credibly testified that Respondent was making substantial progress and that Respondent was not a danger to the public. Finally, the conduct which gave rise to Respondent's conviction appears to be an aberration from Respondent's usual conduct and his character. There have been no further convictions.

8. Respondent realizes that his conduct was serious and that the BRE has cause for concern about his continued licensure and has done as much as he can to reassure the BRE that his conviction was for aberrational conduct which is unlikely to ever occur again. He has been candid not only in his testimony, but also with his colleagues and members of the real estate community. While Respondent has demonstrated that his conduct was related to an isolated situation and apparently an aberration from his usual behavior, it remains cause for concern. Given the nature of Respondent's crime, the BRE must protect the public by having the opportunity to monitor Respondent's real estate practice to ensure that he is fully rehabilitated. A properly-conditioned restricted license should accomplish that purpose.

ORDER

All licenses and licensing rights of Respondent James Vito Cicchese under the Real Estate Law are revoked; provided, however, a restricted real estate salesperson license shall be issued to Respondent pursuant to Section 10156.5 of the Business and Professions Code if Respondent makes application therefor and pays to the Bureau of Real Estate the appropriate fee for the restricted license within 90 days from the effective date of this Decision. The restricted license issued to Respondent shall be subject to all of the provisions of Section 10156.7 of the Business and Professions Code and to the following limitations, conditions and restrictions imposed under authority of Section 10156.6 of that Code:

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

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

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

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

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

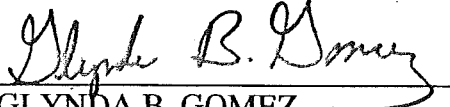
(b) That the employing broker will exercise close supervision over the performance by the restricted licensee relating to activities for which a real estate license is required.

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

6. Respondent shall notify the Commissioner in writing within 72 hours of any arrest by sending a certified letter to the Commissioner at the Bureau of Real Estate, Post Office Box 137000, Sacramento, CA 95813-7000. The letter shall set forth the date of Respondent's arrest, the crime for which Respondent was arrested and the name and address of the arresting law enforcement agency. Respondent's failure to timely file written notice shall constitute an independent violation of the terms of the restricted license and shall be grounds for suspension or revocation of that license.

7. Respondent shall pay the Bureau of Real Estate's reasonable costs of investigation and enforcement in the amount of \$1,506.85 within 180 days of the effective date of this order.

Dated: July 1, 2015


GLYNDA B. GOMEZ
Administrative Law Judge
Office of Administrative Hearings