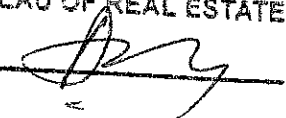


Saudi

FILED

1 Bureau of Real Estate
320 W. 4th St., Room 350
2 Los Angeles, California 90013
3 Telephone: (213) 576-6982
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JUL - 8 2016
BUREAU OF REAL ESTATE
By 

9 BEFORE THE BUREAU OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of) No. H-39943 LA
13) L-2015 090 882
14 GRAY WOLF TRANSFERS, INC.;)
15 and CHARLES ANTHONY) STIPULATION AND AGREEMENT
16 BENNETT individually)
and as designated officer of)
Gray Wolf Transfers, Inc.)
Respondents.)

17
18 It is hereby stipulated by and between CHARLES ANTHONY
19 BENNETT (sometimes referred to as Respondent), and his attorney,
20 Stephen A. DiGiuseppe, and the Complainant, acting by and
21 through James R. Peel, Counsel for the Bureau of Real Estate, as
22 follows for the purpose of settling and disposing of Accusation
23 filed in this matter.

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1 1. All issues which were contested and all evidence
2 which was presented by Complainant and Respondent at a formal
3 hearing on the Accusation, which hearing is to be held in
4 accordance with the provisions of the Administrative Procedure
5 Act ("APA"), shall instead and in place thereof be submitted
6 solely on the basis of the provisions of this Stipulation and
7 Agreement ("Stipulation").

8 2. Respondent has received, read and understands the
9 Statement to Respondent, the Discovery Provisions of the
10 Administrative Procedure Act ("APA") and the Accusation filed by
11 the Bureau of Real Estate in this proceeding.

12 3. On September 1, 2015, Respondent filed a Notice of
13 Defense pursuant to Section 11506 of the Government Code for the
14 purpose of requesting a hearing on the allegations in the
15 Accusation. Respondent hereby freely and voluntarily withdraws
16 said Notice of Defense. Respondent acknowledges that he
17 understands that by withdrawing said Notice of Defense he
18 thereby waives his right to require the Commissioner to prove
19 the allegations in the Accusation at a contested hearing held in
20 accordance with the provisions of the APA and that he will waive
21 other rights afforded to him in connection with the hearing such
22 as the right to present evidence in defense of the allegations
23 in the Accusation and the right to cross-examine witnesses.

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

10 5. This Stipulation is made for the purpose of
11 reaching an agreed disposition of this proceeding and is
12 expressly limited to this proceeding and any other proceeding or
13 case in which the Bureau of Real Estate ("Bureau"), the state or
14 federal government, or an agency of this state, another state or
15 the federal government is involved.

16 6. It is understood by the parties that the Real
17 Estate Commissioner may adopt the Stipulation as his decision
18 in this matter thereby imposing the penalty and sanctions on
19 Respondent's real estate licenses and license rights as set
20 forth in the below "Order". In the event that the Commissioner
21 in his discretion does not adopt the Stipulation, the
22 Stipulation shall be void and of no effect, and Respondent shall
23 retain the right to a hearing and proceeding on the Accusation
24 under all the provisions of the APA and shall not be bound by
25 any stipulation or waiver made herein.
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1 7. The Order or any subsequent Order of the Real
2 Estate Commissioner made pursuant to this Stipulation shall not
3 constitute an estoppel, merger or bar to any further
4 administrative or civil proceedings by the Bureau of Real Estate
5 with respect to any conduct which was not specifically alleged
6 to be causes for accusation in this proceeding.

7 DETERMINATION OF ISSUES

8 By reason of the foregoing stipulations and waivers
9 and solely for the purpose of settlement of the pending
10 Accusation, it is stipulated and agreed that the following
11 determination of issues shall be made:

12 I

13 The conduct, acts and/or omissions of Respondent
14 CHARLES ANTHONY BENNETT, constitute cause for the suspension or
15 revocation of all of the real estate licenses and license rights
16 of Respondent under the provisions of Sections 10177(d) and
17 10177(g) of the Business and Professions Code ("Code") for
18 violation of Code Section 10145 and section 2831.1, Title 10,
19 Chapter 6, California Code of Regulations.
20

21 ORDER

22 All licenses and licensing rights of Respondent
23 CHARLES ANTHONY BENNETT under the Real Estate Law are revoked
24 provided, however, a restricted broker license shall be issued
25 to Respondent pursuant to Section 10156.5 of the Code if
26 Respondent makes application therefore and pays to the Bureau
27 the appropriate fee for the restricted license within 90 days

1 from the effective date of this Decision and Order. The
2 restricted license issued to Respondent shall be subject to all
3 of the provisions of Section 10156.7 of the Code and to the
4 following limitations, conditions and restrictions imposed under
5 authority of Section 10156.6 of the Code:

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

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

17 3. Respondent shall not be eligible to petition for
18 the issuance of any unrestricted real estate license nor for
19 removal of any of the conditions, limitations, or restrictions
20 of a restricted license until two (2) years have elapsed from
21 the effective date of this Decision and Order. Respondent shall
22 not be eligible to apply for any unrestricted licenses until all
23 restrictions attached to the license have been removed.
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1 4. Pursuant to Section 10148 of the Code, Respondent
2 shall pay the sum of \$12,333 for the Commissioner's cost of the
3 audit which led to this disciplinary action. Respondent shall
4 pay such cost within sixty (60) days of receiving an invoice
5 therefore from the Commissioner. Payment of audit costs should
6 not be made until Respondent receives the invoice. If
7 Respondent fails to satisfy this condition in a timely manner as
8 provided for herein, Respondent's real estate licenses shall
9 automatically be suspended until payment is made in full or
10 until a decision providing otherwise is adopted following a
11 hearing held pursuant to this condition.

12 5. All licenses and licensing rights of Respondent
13 are indefinitely suspended unless or until Respondent pays the
14 sum of \$895 for the Commissioner's reasonable cost of the
15 investigation and enforcement which led to this disciplinary
16 action. Said payment shall be in the form of a cashier's check
17 made payable to the Bureau of Real Estate. The investigative
18 and enforcement costs must be delivered to the Bureau of Real
19 Estate, Flag Section at P. O. Box 137013, Sacramento, CA 95813-
20 7013, prior to the effective date of this Decision and Order.

21
22
23 DATED: 5-4-16

James R. Peel
JAMES R. PEEL, Counsel for the
Bureau of Real Estate

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1 * * *

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

13 Respondent can signify acceptance and approval of the
14 terms and conditions of this Stipulation and Agreement by faxing
15 a copy of the signature page, as actually signed by Respondent,
16 to the Bureau at the following telephone/fax number:
17 (213) 576-6917. Respondent agrees, acknowledges and understands
18 that by electronically sending to the Bureau a fax copy of his
19 actual signature as it appears on the Stipulation and
20 Agreement, that receipt of the faxed copy by the Bureau shall be
21 as binding on Respondent as if the Bureau had received the
22 original signed Stipulation and Agreement.

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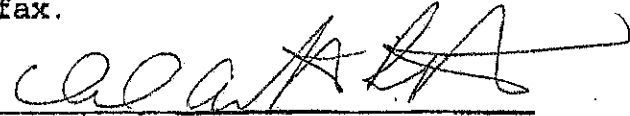
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Further, if the Respondent is represented, the Respondent's counsel can signify his or her agreement to the terms and conditions of the Stipulation and Agreement by submitting that signature via fax.

DATED: 5/3/16


CHARLES ANTHONY BENNETT
Respondent

DATED: 5/4/16


STEPHEN A. DIGIUSEPPE
Counsel for Respondent
* * *

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

IT IS SO ORDERED _____

WAYNE S. BELL
Real Estate Commissioner

1 Further, if the Respondent is represented, the
2 Respondent's counsel can signify his or her agreement to the
3 terms and conditions of the Stipulation and Agreement by
4 submitting that signature via fax.

5 DATED: _____

6 CHARLES ANTHONY BENNETT
7 Respondent

8 DATED: _____

9 STEPHEN A. DIGIUSEPPE
10 Counsel for Respondent
11 * * *

12 The foregoing Stipulation and Agreement is hereby
13 adopted as my Decision and Order in this matter, and shall
14 become effective at 12 o'clock noon on July 28, 2016.

15 IT IS SO ORDERED

16 July 5, 2016
17 WAYNE S. BELL
18 Real Estate Commissioner
19 

20 By: JEFFREY MASON
21 Chief Deputy Commissioner
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