

1 Department of Real Estate  
320 W. 4th Street, Suite 350  
2 Los Angeles, CA 90013-1105  
3 Telephone: (213) 576-6982  
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**FILED**

APR 26 2021

DEPT. OF REAL ESTATE

By *[Signature]*

8 **DEPARTMENT OF REAL ESTATE**  
9 **STATE OF CALIFORNIA**

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11 In the Matter of the Accusation of )  
12 SECURE HERITAGE REALTY INC, )  
13 SECURE HERITAGE LENDING INC, and )  
14 CHARLES ROBERT OLSEN, individually )  
and as designated officer of Secure Heritage )  
15 Realty Inc and Secure Heritage Lending, Inc, )  
16 Respondents.

DRE No. H-41520 LA

**STIPULATION AND AGREEMENT**

17 It is hereby stipulated by and between Respondents SECURE HERITAGE  
18 REALTY INC, SECURE HERITAGE LENDING INC, and CHARLES ROBERT OLSEN  
19 (collectively "Respondents") and their attorney of record, Douglas Richardson, and the  
20 Complainant, acting by and through Kevin H. Sun, Counsel for the Department of Real Estate, as  
21 follows for the purpose of settling and disposing of the Accusation filed on October 10, 2019 and  
22 Accusation filed on August 21, 2020 (collectively "Accusation"), in this matter (Case No. H-41520  
23 LA):

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

1 in Settlement and Order ("Stipulation").

2           2. Respondents have received, read and understand the Statement to Respondent,  
3 the Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate in  
4 this proceeding.

5           3. On or about October 22, 2019, Respondents filed Notices of Defense pursuant to  
6 Section 11506 of the Government Code for the purpose of requesting a hearing on the allegations in  
7 the Accusation. Respondents hereby freely and voluntarily withdraw said Notices of Defense.  
8 Respondents acknowledge that they understand that by withdrawing said Notices of Defense they  
9 will thereby waive their rights to require the Commissioner to prove the allegations in the  
10 Accusation at a contested hearing held in accordance with the provisions of the APA and that they  
11 will waive other rights afforded to them in connection with the hearing such as the right to present  
12 evidence in defense of the allegations in the Accusation and the right to cross-examine witnesses.

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

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

23           6. The Order or any subsequent Order of the Real Estate Commissioner made  
24 pursuant to this Stipulation and Agreement shall not constitute an estoppel, merger or bar to any  
25 further administrative or civil proceedings by the Department of Real Estate with respect to any  
26 matters which were not specifically alleged to be causes for Accusation in this proceeding.

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1 **DETERMINATION OF ISSUES**

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

5 The conduct of Respondents, as described in the Accusation, are in violation of  
6 California Business and Professions Code ("Code") Sections 10141.6, 10145, 10148, 10159.2,  
7 10159.5, 10166.07, 10177, 10236.4, and 10240, Title 10, Chapter 6, California Code of  
8 Regulations ("Regulations") Sections 2725, 2731, 2742, 2831, 2831.1, 2831.2, 2832, 2832.1, 2834,  
9 2840, 2950, and 2951, and Health and Safety Code Sections 35800 et. seq. and are grounds for the  
10 suspension or revocation of all of the real estate license and license rights of Respondents.

11 **ORDER**

12 WHEREFORE, THE FOLLOWING ORDER is hereby made:

13 I.

14 (SECURE HERITAGE REALTY INC)

15 All licenses and licensing rights of Respondent SECURE HERITAGE REALTY  
16 INC under the Real Estate Law are revoked; provided, however: a restricted real estate corporate  
17 license shall be issued to Respondent SECURE HERITAGE REALTY INC, to be issued pursuant  
18 to Code Section 10156.5 if Respondent makes application therefore and pays to the Department the  
19 appropriate fee for his restricted real estate corporate license within ninety (90) days from the  
20 effective date of this Decision and Order. The restricted license issued to Respondent SECURE  
21 HERITAGE REALTY INC shall be subject to all of the provisions of Section 10156.7 of the Code  
22 and to the following limitations, conditions and restrictions imposed under authority of Section  
23 10156.6 of the Code:

24 A. The restricted license issued to Respondent SECURE HERITAGE REALTY  
25 INC may be suspended prior to hearing by Order of the Commissioner in the event of Respondent's  
26 conviction or plea of *nolo contendere* to a crime which is substantially related to Respondent's  
27 fitness or capacity as a real estate licensee.

1 B. The restricted license issued to Respondent SECURE HERITAGE REALTY INC  
2 may be suspended prior to hearing by Order of the Real Estate Commissioner on evidence  
3 satisfactory to the Commissioner that Respondent has violated provisions of the California Real  
4 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions  
5 attaching to the restricted licenses.

6 C. Respondent SECURE HERITAGE REALTY INC shall not be eligible to apply  
7 for the issuance of unrestricted real estate licenses nor for removal of any of the conditions,  
8 limitations or restrictions of a restricted license until two (2) years have elapsed from the effective  
9 date of this Decision and Order.

10 II.

11 (SECURE HERITAGE LENDING INC)

12 All licenses and license rights of Respondent SECURE HERITAGE LENDING INC  
13 under the Real Estate Law are suspended immediately. Respondent SECURE HERITAGE  
14 LENDING INC shall file a petition for voluntary surrender prior to the effective date of this  
15 Decision and Order.

16 III.

17 (CHARLES ROBERT OLSEN)

18 All licenses and licensing rights of Respondent CHARLES ROBERT OLSEN under  
19 the Real Estate Law are revoked; provided, however: a restricted real estate broker license shall be  
20 issued to Respondent CHARLES ROBERT OLSEN, to be issued pursuant to Code Section  
21 10156.5 if Respondent makes application therefore and pays to the Department the appropriate fee  
22 for his restricted real estate broker license within ninety (90) days from the effective date of this  
23 Decision and Order. The restricted license issued to Respondent CHARLES ROBERT OLSEN  
24 shall be subject to all of the provisions of Section 10156.7 of the Code and to the following  
25 limitations, conditions and restrictions imposed under authority of Section 10156.6 of the Code:

26 A. The restricted license issued to Respondent CHARLES ROBERT OLSEN may  
27 be suspended prior to hearing by Order of the Commissioner in the event of Respondent's

1 conviction or plea of *nolo contendere* to a crime which is substantially related to Respondent's  
2 fitness or capacity as a real estate licensee.

3 B. The restricted license issued to Respondent CHARLES ROBERT OLSEN may  
4 be suspended prior to hearing by Order of the Real Estate Commissioner on evidence satisfactory  
5 to the Commissioner that Respondent has violated provisions of the California Real Estate Law, the  
6 Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions attaching to the  
7 restricted licenses.

8 C. Respondent CHARLES ROBERT OLSEN shall not be eligible to apply for the  
9 issuance of unrestricted real estate licenses nor for removal of any of the conditions, limitations or  
10 restrictions of a restricted license until two (2) years have elapsed from the effective date of this  
11 Decision and Order.

12 D. Respondent CHARLES ROBERT OLSEN shall, within six (6) months from the  
13 effective date of this Decision and Order, take and pass the Professional Responsibility  
14 Examination administered by the Department, including the payment of the appropriate  
15 examination fee. If Respondent CHARLES ROBERT OLSEN fails to satisfy this condition,  
16 Respondent's real estate license shall automatically be suspended until Respondent passes the  
17 examination.

18 E. Respondent CHARLES ROBERT OLSEN shall, within six (6) months from the  
19 effective date of this Decision and Order, take and complete trust fund management course and  
20 filed proof of completion of such course with the Department. If Respondent CHARLES  
21 ROBERT OLSEN fails to satisfy this condition, Respondent's real estate license shall  
22 automatically be suspended until Respondent provides such proof of completion.

23 III.

24 (SECURE HERITAGE REALTY INC and CHARLES ROBERT OLSEN)


25 A. Respondents SECURE HERITAGE REALTY INC and CHARLES ROBERT  
26 OLSEN shall, within thirty (30) days from the effective date of this Decision and Order, cure the  
27 trust account (TA 1) shortage of \$12,665.24, unless Respondents provide the Department with

1 proof, satisfactory to the Commissioner, that the \$12,665.24 was disbursed to, for the benefit of, or  
2 on behalf of the owners of the funds in the trust account. If Respondents fail to satisfy this  
3 condition, Respondents' licenses real estate license shall automatically be suspended until such  
4 amount is cured.

5 B. Pursuant to Code Sections 10106 and 10148, Respondents SECURE HERITAGE  
6 REALTY INC, SECURE HERITAGE LENDING INC, and CHARLES ROBERT OLSEN shall  
7 pay the Commissioner's reasonable costs for the investigation, enforcement, and audit which led to  
8 this disciplinary action in the amount of \$15,991.21. Respondents shall pay \$8,000 prior to the  
9 effective date of this Decision and Order. Thereafter, Respondents shall pay the remainder of such  
10 costs within sixty (60) days after the effective date of this Decision and Order. If Respondents fail  
11 to satisfy this condition in a timely manner as provided for herein, Respondents' real estate licenses  
12 shall automatically be suspended until payment is made in full.

13 C. Pursuant to Code Section 10148 of the Code, Respondents SECURE HERITAGE  
14 REALTY INC, SECURE HERITAGE LENDING INC, and CHARLES ROBERT OLSEN shall  
15 pay the Commissioner's reasonable costs, not to exceed \$11,903.95, for a subsequent audit to  
16 determine if Respondents have corrected the violations found in the Determination of Issues. In  
17 calculating the amount of the Commissioner's reasonable costs, the Commissioner may use the  
18 estimated average hourly salary for all persons performing audits of real estate brokers, and shall  
19 include an allocation for travel time to and from the auditor's place of work. Respondents shall pay  
20 such costs within sixty (60) days of receiving an invoice therefor from the Commissioner. Payment  
21 of the audit costs should not be made until Respondents receives the invoice. If Respondents fail to  
22 satisfy this condition in a timely manner as provided for herein, Respondents' real estate license  
23 shall automatically be suspended until payment is made in full.


24  
25 DATED: 2/2/2021

  
26 Kevin H. Sun, Counsel for  
27 Department of Real Estate


\* \* \*



1 DATED: 12/14/2020

  
SECURE HERITAGE REALTY, INC  
Respondent  
By: Charles Olsen


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5 DATED: 12/14/2020

  
SECURE HERITAGE LENDING, INC  
Respondent  
By: Charles Olsen

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9 DATED: 12/14/2020

  
CHARLES ROBERT OLSEN  
Respondent

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11  
12 DATED: 12/14/2020

  
Douglas Richardson, Esq.  
Counsel for Respondents  
Approved as to Form

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16 \* \* \*

17 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to  
18 Respondents SECURE HERITAGE REALTY INC, SECURE HERITAGE LENDING INC, and  
19 CHARLES ROBERT OLSEN in this matter and shall become effective at 12 o'clock noon on  
20 MAY 26 2021, 2020.

21  
22 IT IS SO ORDERED 4.12.21, 2020.

23 DOUGLAS R. McCauley  
24 REAL ESTATE COMMISSIONER

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