

**FILED**

**DEC 02 2020**

**DEPT. OF REAL ESTATE**

By *John Aguirre*

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	No. H-41637 LA
	)	OAH No. 2020050824
RICKY LYNN RAPP,	)	
	)	<b><u>STIPULATION AND</u></b>
Respondent.	)	<b><u>AGREEMENT</u></b>
	)	

It is hereby stipulated by and between Respondent RICKY LYNN RAPP, a.k.a. "Richard Rapp," and "Rick Richard," ("Respondent"), represented by Kevin C Murphy and Heather Melone, and the Complainant, acting by and through Kathy Yi, Counsel for the Department of Real Estate ("Department"), as follows for the purpose of settling and disposing of the Accusation filed on March 26, 2020, in this matter:

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

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

1           3.       Respondent filed a Notice of Defense pursuant to Section 11:506 of the  
2 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.  
3 Respondent hereby freely and voluntarily withdraws said Notice of Defense. Respondent  
4 acknowledges that Respondent understands that by withdrawing said Notice of Defense,  
5 Respondent will thereby waive Respondent's right to require the Real Estate Commissioner  
6 ("Commissioner") to prove the allegations in the Accusation at a contested hearing held in  
7 accordance with the provisions of the APA and that Respondent will waive other rights  
8 afforded to Respondent in connection with the hearing such as the right to present evidence in  
9 defense of the allegations in the Accusation and the right to cross-examine witnesses.

10           4.       Respondent, pursuant to the limitations set forth below, hereby admits  
11 that the factual allegations in the Accusation filed in this proceeding are true and correct and  
12 the Commissioner shall not be required to provide further evidence to prove such allegations.

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

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

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

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

9                             (a) That the employing broker has read the Decision of the

10                                     Commissioner which granted the right to a restricted license; and

11                             (b) That the employing broker will exercise close supervision over the

12                                     performance by the restricted licensee relating to activities for which

13                                     a real estate license is required.

14                   5.     Respondent shall, within nine (9) months from the effective date of this  
15 Decision and Order, present evidence satisfactory to the Commissioner that Respondent has,  
16 since the most recent issuance of an original or renewal real estate license, taken and  
17 successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the  
18 Real Estate Law for renewal of a real estate license. If Respondent fails to satisfy this  
19 condition, Respondent's real estate license shall automatically be suspended until Respondent  
20 presents evidence satisfactory to the Commissioner of having taken and successfully completed  
21 the continuing education requirements. Proof of completion of the continuing education  
22 courses must be delivered to the Department of Real Estate, Flag Section at P.O. Box 137013,  
23 Sacramento, CA 95813-7013.

24                   6.     Respondent shall completely abstain from the possession, injection, or  
25 consumption by any route of all controlled substances, including alcohol, except when the same  
26 are ordered by a health care professional legally authorized to do so as part of documented  
27 medical treatment. If Respondent fails to satisfy this condition, the Commissioner shall order

1 the suspension of the restricted license, pending a hearing pursuant to the Administrative  
2 Procedure Act.

3 7. Respondent shall notify the Commissioner in writing within 72 hours of  
4 any arrest by sending a certified letter to the Commissioner at the Department of Real Estate,  
5 Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013. The letter shall set forth the  
6 date of Respondent's arrest, the crime for which Respondent was arrested and the name and  
7 address of the arresting law enforcement agency. Respondent's failure to timely file written  
8 notice shall constitute an independent violation of the terms of the restricted license and shall  
9 be grounds for the suspension or revocation of that license.

10 8. Respondent shall pay the sum of \$1,773.90 for the Commissioner's  
11 reasonable cost of the investigation and enforcement which led to this disciplinary action. Said  
12 payment shall be in the form of a cashier's check made payable to the Department of Real  
13 Estate. **The investigative and enforcement costs must be delivered to the Department of  
14 Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the  
15 effective date of this Decision and Order. Payment of investigation and enforcement costs  
16 should not be made until the Stipulation has been approved by the Commissioner.**

17 9. If Respondent fails to satisfy condition 8, above, Respondent's restricted  
18 license shall be suspended until Respondent presents evidence of payment. The Commissioner  
19 shall afford Respondent the opportunity for a hearing pursuant to the Administrative Procedure  
20 Act to present such evidence that payment was timely made. The suspension shall remain in  
21 effect until payment is made in full or until a decision providing otherwise is adopted following  
22 a hearing held pursuant to this condition.

23  
24 DATED: 10/23/2020



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Kathy Yi, Counsel  
Department of Real Estate

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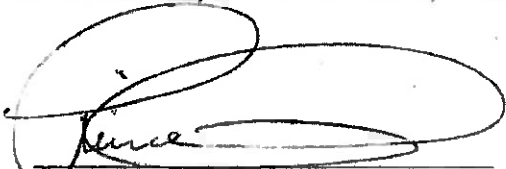
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1 Respondent has read the Stipulation and Agreement and understands that  
2 Respondent is waiving rights given to Respondent by the California Administrative Procedure  
3 Act, (including but not limited to Sections 11521 and 11523 of the Government Code), and  
4 Respondent willingly, intelligently, and voluntarily waives those rights, including the right to  
5 seek reconsideration and the right to seek judicial review of the Commissioner's Decision and  
6 Order by way of a writ of mandate.

7 Respondent agrees, acknowledges, and understands that Respondent cannot  
8 rescind or amend this Stipulation and Agreement. Respondent can signify acceptance and  
9 approval of the terms and conditions of this Stipulation and Agreement by electronically e-  
10 mailing a copy of the signature page, as actually signed by Respondent, to the Department.  
11 Respondent agrees, acknowledges, and understands that by electronically sending to the  
12 Department an electronic copy of Respondent's actual signature, as it appears on the  
13 Stipulation, that receipt of the emailed copy by the Department shall be as binding on  
14 Respondent as if the Department had received the original signed Stipulation. By signing this  
15 Stipulation, Respondent understands and agrees that Respondent may not withdraw  
16 Respondent's agreement or seek to rescind the Stipulation prior to the time the Commissioner  
17 considers and acts upon it or prior to the effective date of the Stipulation and Order.

18 Respondent can signify acceptance and approval of the terms and conditions of  
19 this Stipulation and Agreement by mailing the original signed Stipulation and Agreement by  
20 October 30, 2020, to: Kathy Yi, Department of Real Estate, 320 West 4th Street, Suite 350,  
21 Los Angeles, California 90013-1105.

22  
23 DATED: 10/21/20



RICKY LYNN RAPP  
Respondent

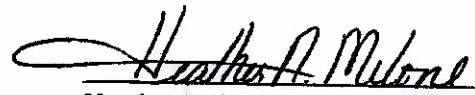
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I have reviewed the Stipulation and Agreement as to form and content, and have advised my client accordingly.

DATED: 10/21/2020

  
Heather Melone, Counsel for Respondent

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The foregoing Stipulation and Agreement is hereby adopted by me as my Decision in this matter as to Respondent RICKY LYNN RAPP and shall become effective at 12 o'clock noon on DEC 23 2020.

IT IS SO ORDERED 11.19.20

DOUGLAS R. McCAULEY  
REAL ESTATE COMMISSIONER

