

FILED

MAR - 8 2024

DEPT. OF REAL ESTATE

By

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	No. H-41910 LA
	)	OAH No. 2022030660
S.D.S. REALTY & PROPERTY	)	
MANAGEMENT and	)	
EDDY XAVIER SANDOVAL,	)	
individually and as designated officer of	)	
S.D.S. Realty & Property Management,	)	
	)	
Respondents.	)	

STIPULATION AND AGREEMENT AFTER DECISION

It is hereby stipulated by and between Respondents S.D.S. REALTY & PROPERTY MANAGEMENT and EDDY XAVIER SANDOVAL, individually and as designated officer of S.D.S. Realty & Property Management ("Respondents"), and the Complainant, acting by and through Steve Chu, Counsel for the Department of Real Estate ("Department"), as follows for the purpose of creating a payment plan pursuant to the Decision rendered on August 11, 2023:

1. On May 24, 2023, a formal hearing was held on the Accusation in accordance with the provisions of the Administrative Procedure Act ("APA") before Administrative Law Judge Belvedere ("ALJ Belvedere").

1 2. On June 19, 2023, ALJ Belvedere issued a Proposed Decision. The
2 Proposed Decision ordered costs in the amount of \$9,420.78 to be paid by Respondents that
3 may be paid pursuant to a payment plan.

4 3. On August 11, 2023, the Commissioner adopted the Proposed Decision.

5 4. On December 18, 2023, the Department received Respondent's written
6 request for a payment plan. Respondent requested payments to be completed on June 5, 2024.

7 5. The parties wish to enter into a payment plan pursuant to the Proposed
8 Decision.

9 6. It is understood by the parties that the Commissioner may adopt the
10 Stipulation and Agreement After Decision ("Stipulation and Agreement") as her decision
11 regarding the payment plan in this matter. In the event the Commissioner, in her discretion,
12 does not adopt the Stipulation and Agreement, the Stipulation and Agreement shall be void and
13 of no effect.

14 7. The Order or any subsequent Order of the Commissioner made pursuant
15 to this Stipulation and Agreement shall not constitute an estoppel, merger or bar to any further
16 administrative or civil proceedings by the Department with respect to any matters which were
17 not specifically alleged to be causes for the Accusation in this proceeding as admitted or
18 withdrawn.

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ORDER

Respondents S.D.S. REALTY & PROPERTY MANAGEMENT and EDDY XAVIER SANDOVAL shall pay the costs in the amount of \$9,420.78 by June 5, 2024. Respondents shall not submit partial payments to the Department less than the total amount of \$9,420.78, and instead will hold any partial payments until Respondents have the total amount of \$9,420.78 ready to submit to the Department. All licenses and licensing rights of Respondents are indefinitely suspended after June 5, 2024, if Respondents have failed to pay the total amount of \$9,420.78 for the Commissioner's reasonable cost of the investigation and enforcement which led to this disciplinary action. Said payment shall be in the form of a cashier's check made payable to the Department of Real Estate. The investigative and enforcement costs must be delivered to the Department of Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013, by June 5, 2024.

DATED: 2/1/2024


Steve Chu, Attorney
Department of Real Estate

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