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2 Department of Real Estate
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7 Attorney for Complainant

FILED
JUL 13 2022
DEPT. OF REAL ESTATE
By 

8
9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of) No. H-42048 LA
13)
14 JONATHAN AARON BLOOM,) **STIPULATION AND AGREEMENT**
15) **IN SETTLEMENT AND ORDER**
16 Respondent.)
17)

18 It is hereby stipulated by and between JONATHAN AARON BLOOM
19 (“Respondent”) and his attorney of record, Mary Work, and the Complainant, acting by and
20 through Kevin H. Sun, Counsel for the Department of Real Estate, as follows for the purpose of
21 settling and disposing of the Accusation filed on June 24, 2021 in this matter:

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

27 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.

STIPULATION AND AGREEMENT

1 3. On or about June 30, 2021, Respondent filed a Notice of Defense pursuant to
2 Section 11506 of the Government Code for the purpose of requesting a hearing on the
3 allegations in the Accusation. Respondent hereby freely and voluntarily withdraws said Notice
4 of Defense. Respondent acknowledges that he understands that by withdrawing said Notice of
5 Defense he will thereby waive his right to require the Commissioner to prove the allegations in
6 the Accusation at a contested hearing held in accordance with the provisions of the APA and
7 that he will waive other rights afforded to him in connection with the hearing such as the right
8 to present evidence in defense of the allegations in the Accusation and the right to cross-
9 examine witnesses.

10 4. This Stipulation is based on the factual allegations contained in the
11 Accusation. In the interest of expedience and economy, Respondents choose not to contest
12 these allegations, but to remain silent, and understand that, as a result thereof, these factual
13 allegations, without being admitted or denied, will serve as a prima facie basis for the
14 disciplinary action stipulated to herein. The Real Estate Commissioner shall not be required to
15 provide further evidence to prove said factual allegations.

16 5. This Stipulation is made for the purpose of reaching an agreed disposition of
17 this proceeding and is expressly limited to this proceeding and any other proceeding or case in
18 which the Department or another licensing agency of this state, another state, or if the federal
19 government is involved, and otherwise shall not be admissible in any other criminal or civil
20 proceeding.

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

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

6 3. Respondent shall not be eligible to apply for the issuance of unrestricted real
7 estate licenses nor for removal of any of the conditions, limitations or restrictions of a
8 restricted license until **five (5) years** have elapsed from the effective date of this Decision and
9 Order.

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

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

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

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

26 6. All licenses and licensing rights of Respondent are indefinitely suspended
27 unless or until Respondent pays the sum of **\$1,400.10** for the Commissioner's reasonable cost

1 of the investigation and enforcement which led to this disciplinary action. Said payment shall
2 be in the form of a cashier's check or certified check made payable to the Department of Real
3 Estate. The investigation and enforcement costs must be delivered to the Department of Real
4 Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the effective
5 date of this Decision and Order.

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

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16 DATED: 5/10/2022



Kevin H. Sun
Counsel for Complainant

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20 **EXECUTION OF THE STIPULATION**

21 I have read the Stipulation and Agreement. Its terms are understood by me and
22 are agreeable and acceptable to me. I understand that I am waiving rights given to me by the
23 California Administrative Procedure Act (including but not limited to Sections 11506, 11508,
24 11509 and 11513 of the Government Code), and I willingly, intelligently and voluntarily waive
25 those rights, including the right of requiring the Commissioner to prove the allegations in the
26 Accusation at a hearing at which I would have the right to cross-examine witnesses against me
27 and to present evidence in defense and mitigation of the charges.

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EXECUTION OF THE STIPULATION

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

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MAILING AND FACSIMILE

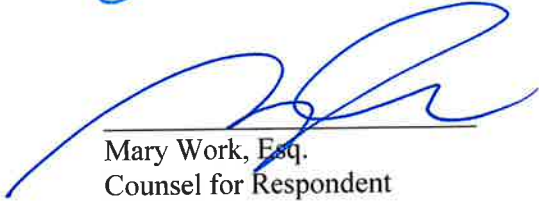
Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by sending a hard copy of the original signed signature page of the Stipulation herein to Kevin H. Sun, Legal Section, Department of Real Estate, 320 W. Fourth St., Suite 350, Los Angeles, California 90013-1105. In the event of time constraints before an administrative hearing, Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by e-mailing a scanned copy of the signature page, as actually signed by Respondent, to the Department counsel assigned to this case.

Respondent agrees, acknowledges, and understands that by electronically sending to the Department a scan of Respondent's actual signatures as they appear on the Stipulation and Agreement, that receipt of the scan by the Department shall be binding on Respondent as if the Department had received the original signed Stipulation and Agreement.

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DATED: 5/17/22


JONATHAN AARON BLOOM
Respondent

DATED: 5/23/2022


Mary Work, Esq.
Counsel for Respondent
Approved as to Form

STIPULATION AND AGREEMENT

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The foregoing Stipulation and Agreement is hereby adopted as my Decision as to Respondent JONATHAN AARON BLOOM in this matter and shall become effective at 12 o'clock noon on AUG 12 2022, 2022.

IT IS SO ORDERED 7.8.22, 2022.

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER

Douglas R. McCauley