

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

FILED

MAR 22 2023

DEPT. OF REAL ESTATE

By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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12 In the Matter of the Accusation of

13 S.S.D.C. MANAGEMENT, INC.,
14 and
15 DANIELLE LATRICE THOMPSON,
16 individually and as designated officer
17 For SSDC Management, Inc.,

Respondents.

) DRE No. H-42148 LA
) OAH No. 2022040823

STIPULATION AND AGREEMENT
IN SETTLEMENT AND ORDER

18 It is hereby stipulated by and between Respondents S.S.D.C. MANAGEMENT,
19 INC. and DANIELLE LATRICE THOMPSON, individually and as Designated Officer of SSDC
20 Management, Inc., (sometimes collectively referred to as "Respondents"), acting by and through
21 their attorney, Frank M. Buda, Esq., and the Complainant, acting by and through Kathy Yi,
22 Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing
23 of the First Amended Accusation ("Accusation") filed on August 16, 2022, in this matter:

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

1 this Stipulation and Agreement (“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
4 (“Department”) in this proceeding.

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

13 4. This Stipulation is based on the factual allegations contained in the Accusation
14 filed in this proceeding. In the interest of expedience and economy, Respondents choose not to
15 contest these factual allegations, but to remain silent and understand that, as a result thereof,
16 these factual statements, will serve as a prima facie basis for the disciplinary action stipulated to
17 herein. The Real Estate Commissioner shall not be required to provide further evidence to prove
18 such allegations.

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

24 6. It is understood by the parties that the Real Estate Commissioner may adopt
25 this Stipulation as his Decision in this matter thereby imposing the penalty and sanctions on
26 Respondents’ real estate licenses and license rights as set forth in the below “Order”. In the event
27 that the Commissioner in his discretion does not adopt the Stipulation, the Stipulation shall be

1 void and of no effect and Respondents shall retain the right to a hearing and proceed on the
2 Accusation under the provisions of the APA and shall not be bound by any stipulation or waiver
3 made herein.

4 7. The Order or any subsequent Order of the Real Estate Commissioner made
5 pursuant to this Stipulation shall not constitute an estoppel, merger or bar to any further
6 administrative or civil proceedings by the Department with respect to any matters which were
7 not specifically alleged to be causes for accusation in this proceeding.

8 **DETERMINATION OF ISSUES**

9 By reason of the foregoing, and solely for the purpose of settlement of the
10 pending Accusation without a hearing, it is stipulated and agreed that the following
11 Determination of Issues shall be made:

12 The conduct, acts or omissions of Respondent S.S.D.C. MANAGEMENT, INC.,
13 as set forth in the Accusation, are in violation of California Business and Professions Code
14 ("Code") sections 10145, 10159.5, 10148, and 10161.8 and Sections 2726, 2731, 2752, 2831,
15 2831.2, and 2832 of Title 10, Chapter 6 of the California Code of Regulations ("Regulation")
16 and are a basis for discipline of Respondent S.S.D.C. MANAGEMENT, INC.'s licenses and
17 licensing rights pursuant to Code sections 10177(d) and/or 10177(g).

18 The conduct, acts or omissions of Respondent DANIELLE LATRICE
19 THOMPSON, as set forth in the Accusation, are in violation of Code section 10159.2 and
20 Regulation section 2725 and are a basis for discipline of Respondent DANIELLE LATRICE
21 THOMPSON's licenses and licensing rights pursuant to Code sections 10177(d), 10177(g),
22 and/or 10177(h).

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1 shall become permanent.

2 B. The remaining thirty (30) days of the ninety (90) day suspension shall be
3 stayed for two (2) years upon the following terms and conditions:

4 1. That Respondent S.S.D.C. MANAGEMENT, INC. shall obey all
5 laws, rules and regulations governing the rights, duties and responsibilities of a real estate
6 licensee in the State of California; and

7 2. That no final subsequent determination be made after hearing or
8 upon stipulation, that cause for disciplinary action occurred within two (2) years from the
9 effective date of this Decision and Order. Should such a determination be made, the
10 Commissioner may, in his discretion, vacate and set aside the stay order and re-impose all or a
11 portion of the stayed suspension. Should no such determination be made under this section, the
12 stay imposed herein shall become permanent.

13 II.

14 Respondent S.S.D.C. MANAGEMENT, INC. shall pay **\$1,895.75**, which is its
15 proportionate share of for the Commissioner's reasonable cost of the investigation (totaling
16 \$2,073.10) and enforcement (totaling \$1,718.40) that led to this disciplinary action. Said
17 payment shall be in the form of a cashier's check made payable to the Department of Real Estate.
18 The investigative and enforcement costs must be delivered to the Department of Real Estate,
19 Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013, **prior to the effective date of**
20 **this Decision and Order**. Payment of investigation and enforcement costs should not be made
21 until the Stipulation has been approved by the Commissioner. If Respondent S.S.D.C.
22 MANAGEMENT, INC. fails to satisfy this condition in a timely manner as provided for herein,
23 Respondent's real estate licenses shall automatically be suspended until payment is made in full,
24 or until a decision proving otherwise is adopted following a hearing pursuant to this condition.

25 III.

26 Pursuant to Code section 10148, Respondent S.S.D.C. MANAGEMENT, INC.
27 shall, jointly and severally with Respondent DANIELLE LATRTICE THOMPSON, pay the

1 Commissioner's reasonable costs for the audit which led to this disciplinary action in the amount
2 of **\$11,763.00**. Respondents shall pay such costs within sixty (60) days of receiving an invoice
3 therefor from the Commissioner. Payment of the audit costs should not be made until
4 Respondents receive the invoice. If Respondents fail to satisfy this condition in a timely manner
5 as provided for herein, Respondents' real estate licenses shall automatically be suspended until
6 payment is made in full, or until a decision providing otherwise is adopted following a hearing
7 held pursuant to this condition.

8 IV.

9 Pursuant to Code section 10148, Respondent S.S.D.C. MANAGEMENT,
10 INC. shall pay the Commissioner's reasonable costs, not to exceed **\$14,703.75**, for a **subsequent**
11 **audit** to determine if Respondent S.S.D.C. MANAGEMENT, INC. has corrected the violations
12 found in the Determination of Issues. In calculating the amount of the Commissioner's
13 reasonable costs, the Commissioner may use the estimated average hourly salary for all persons
14 performing audits of real estate brokers, and shall include an allocation for travel time to and
15 from the auditor's place of work. Respondent S.S.D.C. MANAGEMENT, INC. shall pay such
16 costs within sixty (60) days of receiving an invoice therefor from the Commissioner. If
17 Respondent S.S.D.C. MANAGEMENT, INC. fails to satisfy this condition in a timely manner as
18 provided for herein, Respondent's real estate licenses shall automatically be suspended until
19 payment is made in full, or until a decision providing otherwise is adopted following a hearing
20 held pursuant to this condition.

21 **(DANIELLE LATRICE THOMPSON)**

22 I.

23 All licenses and licensing rights of Respondent DANIELLE LATRICE
24 THOMPSON under the Real Estate Law are suspended for a period of **sixty (60) days** from the
25 effective date of this Decision; provided, however, that:

26 A. The initial thirty (30) days of said suspension shall be stayed upon the
27 following terms and conditions:

1. Respondent DANIELLE LATRICE THOMPSON shall pay a monetary penalty, pursuant to Code section 10175.2, at the rate of \$50.00 per day for each of the thirty (30) days of suspension for a total monetary penalty of **\$1,500.00**.

2. Said payment shall be in the form of a cashier's check made payable to the Department of Real Estate. Said check must be delivered to the Department of Real Estate, Flag Section, P.O. Box 137013, Sacramento, CA 95813-7013, **prior to the effective date of this Decision and Order.**

3. No further cause for disciplinary action against the real estate license of Respondent DANIELLE LATRICE THOMPSON occurs within two (2) years from the effective date of the Decision in this matter.

4. If Respondent DANIELLE LATRICE THOMPSON fails to pay the monetary penalty in accordance with the terms and conditions of the Decision and Order, the suspension shall go into effect automatically. Respondent DANIELLE LATRICE THOMPSON shall not be entitled to any repayment nor credit, prorated or otherwise, for money paid to the Department under the terms of this Decision and Order.

5. If Respondent DANIELLE LATRICE THOMPSON pays the monetary penalty and if no further cause for disciplinary action occurs within two (2) years from the effective date of the Decision, the entire stay hereby granted pursuant to this Decision and Order shall become permanent.

B. The remaining thirty (30) days of the sixty (60) day suspension shall be stayed for two (2) years upon the following terms and conditions:

1. That Respondent DANIELLE LATRICE THOMPSON shall obey all laws, rules and regulations governing the rights, duties and responsibilities of a real estate licensee in the State of California; and

2. That no final subsequent determination be made after hearing or upon stipulation, that cause for disciplinary action occurred within two (2) years from the effective date of this Decision and Order. Should such a determination be made, the

Commissioner may, in his discretion, vacate and set aside the stay order and re-impose all or a portion of the stayed suspension. Should no such determination be made under this section, the stay imposed herein shall become permanent.

II.

Respondent DANIELLE LATRICE THOMPSON shall pay **\$1,895.75**, which is her proportionate share of the Commissioner's reasonable cost of the investigation (totaling \$2,073.10) and enforcement (totaling \$1,718.40) that 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, **prior to the effective date of this Decision and Order**. Payment of investigation and enforcement costs should not be made until the Stipulation has been approved by the Commissioner. If Respondent DANIELLE LATRICE THOMPSON fails to satisfy this condition in a timely manner as provided for herein, Respondent's real estate license shall automatically be suspended until payment is made in full, or until a decision proving otherwise is adopted following a hearing pursuant to this condition.

III.

Pursuant to Code section 10148, Respondent DANIELLE LATRICE THOMPSON shall, jointly and severally with Respondent S.S.D.C. MANAGEMENT, INC., pay the Commissioner's reasonable costs for the audit which led to this disciplinary action in the amount of **\$11,763.00**. Respondents shall pay such costs within sixty (60) days of receiving an invoice therefor from the Commissioner. Payment of the audit costs should not be made until Respondents receive the invoice. If Respondents fail to satisfy this condition in a timely manner as provided for herein, Respondents' real estate licenses shall automatically be suspended until

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1 payment is made in full, or until a decision providing otherwise is adopted following a hearing
2 held pursuant to this condition.

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4 DATED: 02/09/2023


Kathy Yi, Counsel for
Department of Real Estate

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8 **EXECUTION OF THE STIPULATION**

9 Respondents have read the Stipulation, have discussed it with their counsel, and
10 its terms are understood by Respondents and are agreeable and acceptable to Respondents.
11 Respondents understand that Respondents are waiving rights given to them by the California
12 Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and
13 11513 of the Government Code), and Respondents willingly, intelligently and voluntarily waive
14 those rights, including the right of requiring the Commissioner to prove the allegations in the
15 Accusation at a hearing at which Respondents would have the right to cross-examine witnesses
16 against them and to present evidence in defense and mitigation of the charges.

17 Respondents agree, acknowledge, and understand that Respondents cannot
18 rescind or amend this Stipulation and Agreement. By signing this Stipulation, Respondents
19 understand and agree that Respondents may not withdraw Respondents' agreement or seek to
20 rescind the Stipulation prior to the time the Commissioner considers and acts upon it or prior to
21 the effective date of the Stipulation and Order.

22 Respondents can signify acceptance and approval of the terms and conditions of
23 this Stipulation and Agreement by electronically e-mailing a copy of the signature page, as
24 actually signed by Respondents, to the Department. Respondents agree, acknowledge, and
25 understand that by electronically sending to the Department an electronic copy of Respondents'
26 actual signatures, as they appear on the Stipulation, that receipt of the emailed copy by the
27 Department shall be as binding on Respondents as if the Department had received the original

signed Stipulation. Alternatively, Respondents can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by mailing the original signed Stipulation and Agreement to: Kathy Yi, Department of Real Estate, 320 West 4th Street, Suite 350, Los Angeles, California 90013-1105.

Dated:

2/4/2023


S.S.D.C. MANAGEMENT, INC.

Respondent

By:

TRINA STONE

Dated:

2/7/2023


DANIELLE LATRICE THOMPSON

Respondent

Dated:

2-8-2023


Frank M. Buda, Esq.

Counsel for Respondents

Approved as to Form

* * *

The foregoing Stipulation and Agreement is hereby adopted as my Decision as to Respondents S.S.D.C. MANAGEMENT, INC. and DANIELLE LATRICE THOMPSON, individually and as Designated Officer of S.S.D.C. Management, Inc., and shall become effective at 12 o'clock noon on. APR 12 2023

IT IS SO ORDERED.

3.9.23

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER

