

Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013

(213) 576-6982

FILED

JAN 31 2023

DEPT. OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of	)	No. H-42519 LA
	)	
LLOYD DOUGLAS ROBINSON,	)	<u>STIPULATION AND AGREEMENT</u>
	)	<u>IN SETTLEMENT AND ORDER</u>
Respondent.	)	
	)	(B & P § 10100.4)

Respondent LLOYD DOUGLAS ROBINSON, a.k.a. "Lloyd Robinson" ("Respondent") is presently licensed and/or have license rights under the Real Estate Law, Part 1, of Division 4, of the California Business and Professions Code ("Code") as a real estate broker. Respondent's real estate broker license number is 00478292.

Respondent has been informed by the Department of Real Estate that Respondent is the subject of an investigation of possible violations of the Real Estate Law, Sections 10000 et seq., of the Code, and Regulations of the Real Estate Commissioner, Title 10, Chapter 6, of the California Code of Regulations, which could result in the filing of an Accusation to revoke or suspend Respondent's real estate license. Pursuant to Code Section 10100.4, it is hereby stipulated by and between Respondent LLOYD DOUGLAS ROBINSON, in pro per, and the Complainant, acting by and through Kathy Yi, Counsel for the Department of Real Estate ("Department"), to enter into this Stipulation and Agreement ("Stipulation") as follows:

STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER

1 1. Respondent acknowledges that that by entering into this Stipulation,
2 Respondent is stipulating that the Real Estate Commissioner ("Commissioner") has found
3 grounds to file an Accusation to revoke or suspend Respondent's real estate license and license
4 rights based on the following:

5 a. Pursuant to Section 10177(b) of the Code based on Respondent's
6 January 21, 2020 conviction for violation of Los Angeles Municipal Code section 104.15(b)(4)
7 (unlawful rent for unpermitted commercial cannabis), a misdemeanor, in the Superior Court of
8 California, County of Los Angeles, Case No. 8CJ00608. On April 29, 2022, said conviction was
9 expunged pursuant to Penal Code section 1203.4.

10 b. Pursuant to Section 10186.2 of the Code based on Respondent's failure
11 to report the said misdemeanor conviction to the Department within 30 days of the conviction.

12 c. Pursuant to Section 10176(a) of the Code based on Respondent making
13 a substantial misrepresentation on his broker renewal application submitted to the Department on
14 or about December 10, 2021, by denying that Respondent has ever been convicted of any
15 violation of law at the felony or misdemeanor level within the six (6) years prior to the filing of
16 the renewal application.

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

21 3. Respondent understands that by signing of this Stipulation, provided this
22 Stipulation is accepted and signed by the Commissioner, the Commissioner will not file an
23 Accusation based on the grounds herein, and Respondent is waiving Respondent's right to a
24 formal hearing and the opportunity to present evidence at the hearing to establish Respondent's
25 rehabilitation in order to maintain an unrestricted real estate broker license.

26 4. Respondent understands that the Commissioner, in his discretion, will revoke
27 Respondent's real estate broker license and licensing rights, and under the authority of Code

1 Section 10100.4, issue a restricted real estate broker license to Respondent pursuant to Code
2 Section 10156.5, if Respondent makes application therefore and pay to the Department of Real
3 Estate the appropriate fee for the restricted license within ninety (90) days of the effective date of
4 the below Decision and Order adopting this Stipulation. Respondent understands that any such
5 restricted license will be issued subject to the provisions and limitations of Code Sections
6 10156.6 and 10156.7.

7 5. Respondent understands that the Commissioner will adopt this Stipulation as
8 his decision in this matter, imposing the penalty and sanctions on Respondent's real estate
9 licenses and license rights, as set forth in the Order below.

10 6. Respondent understands that the Order or any subsequent Order of the
11 Commissioner made pursuant to this Stipulation will not constitute an estoppel, merger, or bar to
12 any further administrative or civil proceedings by the Department with respect to any matters
13 which were not specifically alleged as grounds for discipline in this matter or known by the
14 Department.

15 DETERMINATION OF ISSUES

16 By reason of the foregoing stipulations, admissions, and waivers and solely for the
17 purpose of settling, without a hearing, the Department's investigation of Respondent's acts and
18 omissions, it is stipulated and agreed that the following Determination of Issues shall be made:

19 The conduct, acts, or omissions of Respondent LLOYD DOUGLAS ROBINSON,
20 as described above in Paragraph 1 constitute cause for the suspension or revocation of all real
21 estate licenses and license rights of Respondent LLOYD DOUGLAS ROBINSON under
22 California Business and Professions Code ("Code") sections 490 and 10177(b), 10186.2, and
23 10176(a).

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1 the suspension or revocation of that license.

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3 DATED: 01/03/2023


Kathy Yi, Counsel
Department of Real Estate

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5 * * *

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7 Respondent has read this Stipulation, herein, and its terms are understood by
8 Respondent and are agreeable and acceptable to Respondent. Respondent understands that
9 Respondent is waiving rights given to Respondent by the California Administrative Procedure
10 Act (including, but not limited to, California Government Code sections 11504, 11506, 11508,
11 11509, and 11513), and Respondent willingly, intelligently, and voluntarily waives those rights,
12 including, but not limited to, the right to a hearing on an Accusation at which Respondent would
13 have the right to cross-examine witnesses against Respondent and to present evidence in defense
14 and mitigation of the charges.

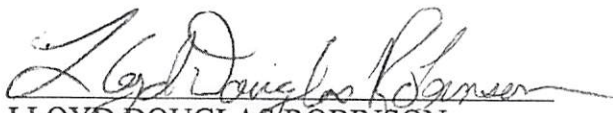
15 Respondent agrees, acknowledges and understands that by signing this Stipulation
16 Respondent is bound by its terms as of the date of such signature and that such agreement is not
17 subject to rescission or amendment at a later date except by a separate Decision and Order of the
18 Commissioner.

19 Respondent can signify acceptance and approval of the terms and conditions of
20 this Stipulation and Agreement by sending a hard copy of the original signed signature page(s) of
21 the Stipulation herein to Kathy Yi, Legal Section, Department of Real Estate, 320 W. Fourth
22 Street, Suite 350, Los Angeles, California, 90013-1105.

23 Alternatively, Respondent agrees to acceptance and approval of the terms and
24 conditions of this Stipulation and Agreement by emailing a scanned copy of the signature page,
25 as actually signed by Respondent, to the Department counsel assigned to this case.

26 Respondent agrees, acknowledges and understands that by electronically sending the Department
27 a scan of Respondent's actual signature as it appears on the Stipulation and Agreement that

1 receipt of the scan by the Department shall be binding on Respondent as if the Department had
2 received the original signed Stipulation and agreement.

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4 Date: Dec. 23, 2022 
5 LLOYD DOUGLAS ROBINSON
6 Respondent

7 * * *

8 I have read the foregoing Stipulation signed by Respondent LLOYD DOUGLAS
9 ROBINSON. I am satisfied that the hearing for the purpose of requiring further proof as to
10 honesty and truthfulness of Respondent need not be called, and that it will not be inimical to the
11 public interest to issue a restricted real estate broker license to Respondent.

12 Therefore, IT IS HEREBY ORDERED that the real estate broker license of
13 Respondent LLOYD DOUGLAS ROBINSON revoked and a restricted real estate broker license
14 be issued if Respondent has otherwise fulfilled all of the statutory requirements for licensure.
15 The restricted real estate broker license shall be limited, conditioned, and restricted as specified
16 in the foregoing Stipulation and Agreement.

17 The foregoing Stipulation and Agreement is hereby adopted as my Decision in
18 this matter and shall become effective at 12 o'clock noon on MAR 03 2023.

19 IT IS SO ORDERED 1/24/23.

20 DOUGLAS R. McCAULEY
21 REAL ESTATE COMMISSIONER

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