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FILED

MAR 18 2025

DEPT. OF REAL ESTATE

By [REDACTED]

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of) No. H-42833 LA
)
EDON YOSHIDA KAGASOFF,)
)
Respondent.)

ORDER NUNC PRO TUNC

It having been called to the attention of the Real Estate Commissioner that there is a mistake in the terms of the Order of the Stipulation and Agreement in Settlement and Order dated February 10, 2025 effective March 20, 2024, and good cause appearing therefor, the Order is amended as follows:

Page 4, Paragraph 5 of the Order, Lines 16-22, is amended to read as follows:

“5. Respondent shall notify the Commissioner in writing within 72 hours of any arrest by sending a certified letter to the Commissioner at the Department of Real Estate, 651 Bannon Street, Suite 504, Sacramento, CA 95811. The letter shall set forth the date of Respondent's arrest, the crime for which Respondent was arrested and the name and address of the arresting law enforcement agency. Respondent's failure to timely file written notice shall constitute an independent violation of the terms of the restricted license and shall be grounds

1 for the suspension or revocation of that license.”

2 Page 6 of the Order, Lines 15-17, is amended to read as follows:

3 “The foregoing Stipulation and Agreement is hereby adopted as my Decision as
4 to Respondent EDON YOSHIDA KAGASOFF in this matter and shall become effective at 12
5 o’clock noon on March 20, 2025.”

6 This Order shall become effective immediately.

7 IT IS SO ORDERED 3/10/2025.

8 CHIKA SUNQUIST
9 REAL ESTATE COMMISSIONER



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12 By: Marcus L. McCarther
13 Chief Deputy Real Estate Commissioner
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1 Department of Real Estate
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone: (213) 576-6982

FILED

FEB 18 2025

DEPT. OF REAL ESTATE

By 

8 **DEPARTMENT OF REAL ESTATE**
9 **STATE OF CALIFORNIA**

10 ***

11 In the Matter of the Accusation of
12 EDON YOSHIDA KAGASOFF,
13 Respondent.
14

DRE No. H-42833 LA

STIPULATION AND AGREEMENT
IN SETTLEMENT AND ORDER

15
16 It is hereby stipulated by and between Respondent EDON YOSHIDA KAGASOFF
17 (“Respondent”) and his attorney of record, Ashley Kagasoff, Esq., and the Complainant, acting by
18 and through Kevin H. Sun, Counsel for the Department of Real Estate, as follows for the purpose of
19 settling and disposing of the Accusation filed on April 30, 2024, in this matter (Case No. H-42833
20 LA):

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

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

4 3. On or about May 7, 2024, Respondent filed a Notice of Defense pursuant to
5 Section 11506 of the Government Code for the purpose of requesting a hearing on the allegations in
6 the Accusation. Respondent hereby freely and voluntarily withdraws said Notice of Defense.
7 Respondent acknowledges that he understands that by withdrawing said Notice of Defense he will
8 thereby waive his rights to require the Commissioner to prove the allegations in the Accusation at a
9 contested hearing held in accordance with the provisions of the APA and that he will waive other
10 rights afforded to him in connection with the hearing such as the right to present evidence in
11 defense of the allegations in the Accusation and the right to cross-examine witnesses.

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

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

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

1 made herein.

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

6 **DETERMINATION OF ISSUES**

7 By reason of the foregoing stipulations, admissions and waivers and solely for the
8 purpose of settlement of the pending Accusation without a hearing, it is stipulated and agreed that
9 the following determination of issues shall be made:

10 The conduct of Respondent, as described in the Accusation, is in violation of
11 California Business and Professions Code ("Code") Section 490 and is ground for the suspension or
12 revocation of the real estate license and license rights of Respondent under the provision of Code
13 Sections 10177(b) and 10186.2.

14 **ORDER**

15 WHEREFORE, THE FOLLOWING ORDER is hereby made:

16 All licenses and licensing rights of Respondent EDON YOSHIDA KAGASOFF
17 under the Real Estate Law are hereby revoked; provided, however, a restricted real estate broker
18 license shall be issued to Respondent pursuant to Section 10156.5 of the Business and Professions
19 Code if Respondent makes application therefor and pays to the Department of Real Estate the
20 appropriate fee for said license within ninety (90) days from the effective date of this Decision.
21 The restricted license issued to Respondent shall be subject to all of the provisions of Section
22 10156.7 of the Business and Professions Code and to the following limitations, conditions and
23 restrictions imposed under authority of Section 10156.6 of that Code:

24 1. The restricted license issued to Respondent may be suspended prior to hearing by
25 Order of the Real Estate Commissioner in the event of Respondent's conviction or plea
26 of nolo contendere to a crime which is substantially related to Respondent's fitness or capacity as a
27 real estate licensee.

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

5 3. Respondent shall not be eligible for the issuance of any unrestricted real estate
6 license nor for the removal of any of the conditions, limitations or restrictions of the restricted
7 license until at least three (3) years have elapsed from the effective date of this Decision.
8 Respondent shall not be eligible to apply for any unrestricted licenses until all restrictions attaching
9 to the license have been removed.

10 4. All licenses and licensing rights of Respondent are indefinitely suspended
11 unless or until Respondent pays the sum of \$1,393.80 for the Commissioner's reasonable cost of
12 the investigation and enforcement which led to this disciplinary action. Said payment shall be in
13 the form of a cashier's check made payable to the Department of Real Estate. The investigative and
14 enforcement costs must be delivered to the Department of Real Estate, Flag Section at 651 Bannan
15 Street, Suite 504, Sacramento, CA 95811, prior to the effective date of this Order.

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

23 6. Respondent shall, within nine (9) months from the effective date of this Order,
24 present evidence satisfactory to the Commissioner that Respondent has, since the most recent
25 issuance of an original or renewal real estate license, taken and successfully completed the
26 continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal
27 of a real estate license. If Respondent fails to satisfy this condition, Respondent's real estate

1 license shall automatically be suspended until Respondent presents evidence satisfactory to the
2 Commissioner of having taken and successfully completed the continuing education requirements.
3 Proof of completion of the continuing education courses must be delivered to the Department of
4 Real Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811.

5
6 DATED: 12/13/2024


Kevin H. Sun, Counselor
Department of Real Estate

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9 * * *

10 **EXECUTION OF THE STIPULATION**

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

18 Respondent shall mail the original signed signature page of the stipulation herein to
19 Kevin H. Sun, Attention: Legal Section, Department of Real Estate, 320 W. Fourth St., Suite 350,
20 Los Angeles, California 90013-1105.

21 In the event of time constraints before an administrative hearing, Respondent can
22 signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by
23 emailing a scanned copy of the signature page, as actually signed by Respondent, to the
24 Department counsel assigned to this case. Respondent agrees, acknowledges and understands that
25 by electronically sending the Department a scan of Respondent's actual signature as it appears on
26 the Stipulation and Agreement that receipt of the scan by the Department shall be binding on
27 Respondent as if the Department had received the original signed Stipulation. Respondent shall also

1 mail the original signed signature page of this Stipulation to the Department counsel.

2 Respondent's signatures below constitute acceptance and approval of the terms and
3 conditions of this Stipulation. Respondent agrees, acknowledges and understands that by signing
4 this Stipulation, Respondent is bound by its terms as of the date of such signatures and that this
5 agreement is not subject to rescission or amendment at a later date except by a separate Decision
6 and Order of the Real Estate Commissioner.

7
8 DATED: 12/12/24


EDON YOSHIDA KAGASOFF
Respondent

9
10 DATED: 12/12/24


Ashley Kagasoff, Esq.
Counsel for Respondent
Approved as to Form

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13 * * *

14
15 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
16 Respondent EDON YOSHIDA KAGASOFF in this matter and shall become effective at 12 o'clock
17 noon on _____, 2024.

18
19 IT IS SO ORDERED _____, 2024.

20 CHIKA SUNQUIST
21 REAL ESTATE COMMISSIONER

22
23 By: _____
24 Marcus L. McCarther
25 Chief Deputy Real Estate Commissioner
26
27

1 mail the original signed signature page of this Stipulation to the Department counsel.

2 Respondent's signatures below constitute acceptance and approval of the terms and
3 conditions of this Stipulation. Respondent agrees, acknowledges and understands that by signing
4 this Stipulation, Respondent is bound by its terms as of the date of such signatures and that this
5 agreement is not subject to rescission or amendment at a later date except by a separate Decision
6 and Order of the Real Estate Commissioner.

7
8 DATED: _____
9 EDON YOSHIDA KAGASOFF
Respondent

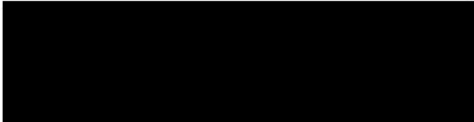
10 DATED: _____
11 Ashley Kagasoff, Esq.
12 Counsel for Respondent
Approved as to Form

13 * * *

14
15 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
16 Respondent EDON YOSHIDA KAGASOFF in this matter and shall become effective at 12 o'clock
17 noon on **MAR 20 2024**, 2024.

18
19 IT IS SO ORDERED 2/10/2025, 2024.

20 CHIKA SUNQUIST
21 REAL ESTATE COMMISSIONER

22 
23
24 By: Marcus L. McCarther
25 Chief Deputy Real Estate Commissioner
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