Department of Real Estate
320 W. 4th Street, Suite 350
Los Angeles, CA 90013-1105

Telephone: (213) 559-5990

FILED

AUG 26 2026

DEPT. OF REAL ESTATE

By [redacted]

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of PRB SALES, INC., and GERALD VERDE DIZA, individually and as designated officer of PRB Sales, Inc., Respondent(s).	DRE No. H-43225 LA **STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER**

It is hereby stipulated by and between Respondents PRB SALES, INC. and GERALD VERDE DIZA (collectively "Respondents") and the Complainant, acting by and through Kevin H. Sun, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Accusation filed on February 23, 2026, in Case No. H-43225 LA:

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

2. Respondents have received, read and understand the Statement to Respondents, the Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate in this proceeding.

3. On or about March 20, 2026, Respondents filed Notices of Defense pursuant to Section 11506 of the Government Code for the purpose of requesting a hearing on the allegations in the Accusation in Case No. H-43225 LA. Respondents hereby freely and voluntarily withdraw said Notices of Defense. Respondents acknowledge that they understands that by withdrawing said Notices of Defense they will thereby waive their rights to require the Commissioner to prove the allegations in the Accusation at a contested hearing held in accordance with the provisions of the APA and that they will waive other rights afforded to them in connection with the hearing such as the right to present evidence in defense of the allegations in the Accusation and the right to cross-examine witnesses.

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

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

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

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

DETERMINATION OF ISSUES

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

The conduct of Respondents, as described in the Accusation, is in violation of California Business and Professions Code ("Code") and is ground for the suspension or revocation of the real estate license and license rights of Respondents under the provision of Code Sections 10177(h) (as to Respondent GERALD VERDE DIZA) and Regulations of the Real Estate Commissioner ("Regulations") Section 2773.

ORDER

WHEREFORE, THE FOLLOWING ORDER is hereby made:

I.

(PRB SALES, INC.)

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

1. The restricted license may be suspended prior to hearing by Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that PRB has violated

provisions of the California Real Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions attaching to said restricted license.

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

II.

(GERALD VERDE DIZA)

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

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

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

3. DIZA shall not be eligible for the issuance of any unrestricted real estate license nor for the removal of any of the conditions, limitations or restrictions of the restricted license until

at least **three (3) years** have elapsed from the effective date of this Decision. DIZA shall not be eligible to apply for any unrestricted licenses until all restrictions attaching to the license have been removed.

4. DIZA 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, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811. The letter shall set forth the date of DIZA's arrest, the crime for which DIZA was arrested and the name and address of the arresting law enforcement agency. DIZA's failure to timely file written notice shall constitute an independent violation of the terms of the restricted license and shall be grounds for the suspension or revocation of that license.

5. DIZA shall, within nine (9) months from the effective date of this Order, present evidence satisfactory to the Commissioner that DIZA has, since the most recent issuance of an original or renewal real estate license, taken and successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate license. If DIZA fails to satisfy this condition, DIZA's real estate license shall automatically be suspended until DIZA presents evidence satisfactory to the Commissioner of having taken and successfully completed the continuing education requirements. Proof of completion of the continuing education courses must be delivered to the Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811.

6. DIZA shall, **within six (6) months from the effective date of this Order**, take and pass the Professional Responsibility Examination administered by the Department of Real Estate including the payment of the appropriate examination fee. If DIZA fails to satisfy this condition, DIZA's real estate license shall automatically be suspended until DIZA passes the examination.

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III.

(PRB SALES, INC. and GERALD VERDE DIZA)

1. All licenses and licensing rights of Respondent are indefinitely suspended unless or until Respondent pays the sum of **$4,918.57** 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 651 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the effective date of this Order.

DATED: 7/31/2026

[redacted]

Department of Real Estate

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EXECUTION OF THE STIPULATION

We have read the Stipulation and its terms are understood by us and are agreeable and acceptable to us. We understand that we are waiving rights given to us by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and 11513 of the Government Code), and we 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 we would have the right to cross-examine witnesses against us and to present evidence in defense and mitigation of the charges.

Respondents shall mail the original signed signature page of the stipulation herein to Kevin H. Sun, Attention: 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, Respondents can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by

emailing a scanned copy of the signature page, as actually signed by Respondents, to the Department counsel assigned to this case. Respondents agree, acknowledge and understand that by electronically sending the Department a scan of Respondents' actual signatures as it appears on the Stipulation and Agreement that receipt of the scan by the Department shall be binding on Respondents as if the Department had received the original signed Stipulation. Respondents shall also mail the original signed signature page of this Stipulation to the Department counsel.

Respondents' signature below constitutes acceptance and approval of the terms and conditions of this Stipulation. Respondents agree, acknowledge and understand that by signing this Stipulation, Respondents are bound by its terms as of the date of such signatures and that this agreement is not subject to rescission or amendment at a later date except by a separate Decision and Order of the Real Estate Commissioner.

DATED: 7/30/2026

[redacted]
PRB SALES, INC.
By: [redacted]
Respondent

DATED: 7/30/2026

[redacted]
GERALD VERDE DIZA
Respondent

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The foregoing Stipulation and Agreement is hereby adopted as my Decision as to Respondents PRB SALES, INC. and GERALD VERDE DIZA in this matter and shall become effective at 12 o'clock noon on SEP 25 2026, 2026.

IT IS SO ORDERED August 20, 2026.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER
[redacted]