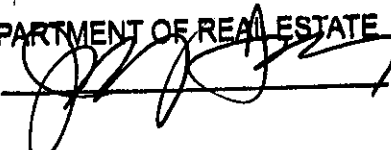


1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, CA 90013-1105

4 Telephone: (213) 576-6982

FILED

FEB - 9 2009

DEPARTMENT OF REAL ESTATE
BY: 

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) NO. H-34807 LA
12 CHARLES CHRISTOPHER HURD,) L-2008050064
13 Respondent.) STIPULATION AND AGREEMENT

14
15
16 It is hereby stipulated by and between CHARLES
17 CHRISTOPHER HURD, (sometimes referred to as "Respondent"), and
18 Respondent's attorney, Frank Buda, and the Complainant, acting
19 by and through Cheryl Keily, Counsel for the Department of Real
20 Estate, as follows for the purpose of settling and disposing of
21 the Accusation filed on April 9, 2008, in this matter.

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

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

5 3. On April 17, 2008, Respondent filed a Notice of
6 Defense, pursuant to Section 11506 of the Government Code for
7 the purpose of requesting a hearing on the allegations in the
8 Accusation. Respondent hereby freely and voluntarily withdraws
9 said Notice of Defense. Respondent acknowledges that he
10 understands that by withdrawing said Notice of Defense he will
11 thereby waive his right to require the Commissioner to prove the
12 allegations in the Accusation at a contested hearing held in
13 accordance with the provisions of the APA and that he will waive
14 other rights afforded to him in connection with the hearing,
15 such as the right to present evidence in defense of the
16 allegations in the Accusation and the right to cross-examine
17 witnesses.

18 4. Respondent, pursuant to the limitations set forth
19 below, hereby admits that the factual allegations set forth in
20 the Accusation filed in this proceeding are true and correct and
21 the Real Estate Commissioner shall not be required to provide
22 further evidence of such allegations.

23 5. It is understood by the parties that the Real
24 Estate Commissioner may adopt the Stipulation and Agreement as
25 his decision in this matter, thereby imposing the penalty and
26 sanctions on Respondent's real estate licenses and license
27 rights as set forth in the below "Order". In the event that

1 the Commissioner in his discretion does not adopt the
2 Stipulation and Agreement, it shall be void and of no effect,
3 and Respondent shall retain the right to a hearing and
4 proceeding on the Accusation under all the provisions of the
5 APA and shall not be bound by any admission or waiver made
6 herein.

7 6. The Order or any subsequent Order of the Real
8 Estate Commissioner made pursuant to this Stipulation and
9 Agreement shall constitute an estoppel, merger or bar to any
10 further administrative or civil proceedings by the Department of
11 Real Estate with respect to any matters which were specifically
12 alleged to be causes for accusation in this proceeding and the
13 conviction of October 10, 2000, in the United States District
14 Court, Central District of California, Case No. CR98-1163-ALL.

15 DETERMINATION OF ISSUES

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

20 The Conduct of Respondent, as described in the
21 Accusation, are grounds for the suspension or revocation of all
22 of the real estate licenses and license rights of Respondent
23 under the provisions of Business & Professions Code sections 490
24 and 10177(b).

25 ///

26 ///

27 ///

1 a restricted license until two (2) years have elapsed from the
2 effective date of this Decision.

3 4. Respondent shall, within nine (9) months from the
4 effective date of this Decision, present evidence satisfactory
5 to the Commissioner that Respondent has, since the most recent
6 issuance of an original or renewal real estate license, taken
7 and successfully completed the continuing education requirements
8 of Article 2.5 of Chapter 3 of the Real Estate Law for renewal
9 of a real estate license. If Respondent fails to satisfy this
10 condition, the Commissioner may order the suspension of the
11 restricted license until Respondent presents such evidence. The
12 Commissioner shall afford Respondent the opportunity for a
13 hearing pursuant to the APA to present such evidence.

14
15 DATED: 1/13/09

Cheryl D. Kelly
16 CHERYL D. KELLY, Counsel
17 DEPARTMENT OF REAL ESTATE

18 * * *

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

1 witnesses against me and to present evidence in defense and
 2 mitigation of the charges.


3 Respondent can signify acceptance and approval of the
 4 terms and conditions of this Stipulation and Agreement by faxing
 5 a copy of its signature page, as actually signed by Respondent,
 6 to the Department at the following telephone/fax number (213)
 7 576-6917. Respondent agrees, acknowledges, and understands that
 8 by electronically sending to the Department a fax copy of his
 9 actual signature as it appears on the Stipulation and Agreement,
 10 that receipt of the faxed copy by the Department shall be as
 11 binding on Respondent as if the Department had received the
 12 original signed Stipulation and Agreement.

13
 14 DATED: 1/2/09


 CHARLES CHRISTOPHER HURD,
 Respondent

16 *I have reviewed the Stipulation and Agreement as to form and content and have*
 17 *advised my client accordingly.*

18 DATED: 1-12-09


 Frank Buda,
 Attorney for Respondent

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1 witnesses against me and to present evidence in defense and
2 mitigation of the charges.

3 Respondent can signify acceptance and approval of the
4 terms and conditions of this Stipulation and Agreement by faxing
5 a copy of its signature page, as actually signed by Respondent,
6 to the Department at the following telephone/fax number (213)
7 576-6917. Respondent agrees, acknowledges, and understands that
8 by electronically sending to the Department a fax copy of his
9 actual signature as it appears on the Stipulation and Agreement,
10 that receipt of the faxed copy by the Department shall be as
11 binding on Respondent as if the Department had received the
12 original signed Stipulation and Agreement.

13
14 DATED: _____

15 CHARLES CHRISTOPHER HURD,
16 Respondent

17 *I have reviewed the Stipulation and Agreement as to form and content and have
18 advised my client accordingly.*

19 DATED: _____

20 Frank Buda,
21 Attorney for Respondent

22 ///

23 ///

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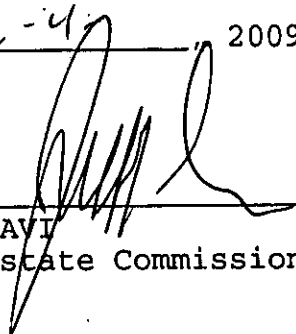
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* * *

The foregoing Stipulation and Agreement is hereby
adopted as my Decision in this matter and shall become effective
at 12 o'clock noon on March 2, 2009.

IT IS SO ORDERED 2-4 2009.



JEFF DAVI
Real Estate Commissioner

4/9/08

1 CHERYL D. KEILY, Counsel (SBN 94008)
2 Department of Real Estate
3 320 West 4th Street, Suite 350
4 Los Angeles, California 90013-1105

5 Telephone: (213) 576-6982
6 (Direct) (213) 576-5770

FILED

APR - 9 2008

DEPARTMENT OF REAL ESTATE
BY: *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-34807 LA
CHARLES CHRISTOPHER HURD,)	<u>A C C U S A T I O N</u>
Respondent.)	

16 The Complainant, Maria Suarez, a Deputy Real Estate
17 Commissioner of the State of California, for cause of Accusation
18 against CHARLES CHRISTOPHER HURD, aka Charles C. Hurd, aka
19 Charles C. Hunt, ("Respondent") alleges as follows:

20 1.

21 The Complainant, Maria Suarez, a Deputy Real Estate
22 Commissioner of the State of California, makes this Accusation
23 in her official capacity.

24 2.

25 Respondent is presently licensed and/or has license
26 rights under the Real Estate Law, Part 1 of Division 4 of the
27

1 California Business and Professions Code ("Code") as a real
2 estate broker.

3 3.

4 (CRIMINAL CONVICTIONS)

5 On or about April 13, 2005, in the Superior Court for
6 the State of California, County of Riverside, Case No.
7 INF031149, confirmed on appeal, Respondent was convicted of
8 violating California Penal Code section 664(a) and California
9 Civil Code section 892(a) (Attempted Multiple Acts of Rent
10 Skimming), a felony. The underlying facts of this crime involve
11 moral turpitude, which bear a substantial relationship under
12 Section 2910, Title 10, Chapter 6, California Code of
13 Regulations to the qualifications, functions or duties of a real
14 estate licensee.

15 4.

16 On or about April 13, 2005, in the Superior Court for
17 the State of California, County of Riverside, Case No.
18 INF034757, confirmed on appeal, Respondent was convicted of
19 violating California Penal Code section 496 (Receiving Stolen
20 Property), a felony, and California Business and Professions
21 Code section 17500 (False and Misleading Advertising), a
22 misdemeanor. The underlying facts of these crimes involve moral
23 turpitude, which bear a substantial relationship under Section
24 2910, Title 10, Chapter 6, California Code of Regulations to the
25 qualifications, functions or duties of a real estate licensee.
26
27

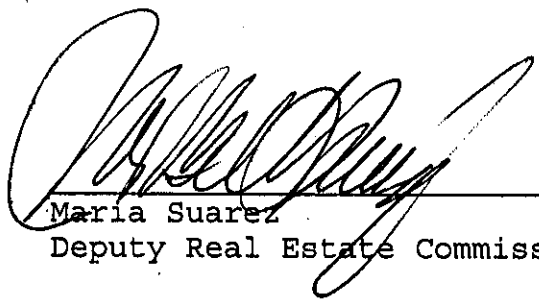
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5.

The crimes of which Respondent was convicted, as described in Paragraphs 3 and 4, above, constitute cause under Sections 490 and 10177(b) of the Code for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all the licenses and license rights of Respondent, CHARLES CHRISTOPHER HURD, under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles California
this 7th day of April, 2008.



Maria Suarez
Deputy Real Estate Commissioner

cc: CHARLES CHRISTOPHER HURD
Maria Suarez
Sacto.