

1 Bureau of Real Estate
2 320 W. 4TH Street, Suite 350
3 Los Angeles, CA 90013-1105

4 Telephone: (213) 576-6982

FILED

JUN 17 2014

BUREAU OF REAL ESTATE

By 

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)
12 CRAWFORD REAL ESTATE SERVICES INC.)
13 CRAWFORD INVESTMENT COMPANY; and)
14 CHRISTOPHER ARTHUR CRAWFORD,)
15 individually and as designated officer of)
16 Crawford Real Estate Services Inc. and)
17 Crawford Investment Company,)
18 Respondents.)
19)

No. H-38951 LA

STIPULATION
AND
AGREEMENT

20 It is hereby stipulated by and between Respondents CRAWFORD REAL
21 ESTATE SERVICES INC. and CRAWFORD INVESTMENT COMPANY and
22 CHRISTOPHER ARTHUR CRAWFORD, individually and as designated officer of Crawford
23 Real Estate Services Inc. and Crawford Investment Company (sometimes collectively referred to
24 as "Respondents"), and the Complainant, acting by and through Elliott Mac Lennan, Counsel for
25 the Bureau of Real Estate ("Bureau,") as follows for the purpose of settling and disposing of the
26 Accusation filed on July 15, 2013, herein in this matter:
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1 1. All issues which were to be contested and all evidence which was to be
2 presented by Complainant and Respondents at a formal hearing on the Accusation, which hearing
3 was to be held in accordance with the provisions of the Administrative Procedure Act ("APA")
4 shall instead and in place thereof be submitted solely on the basis of the provisions of this
5 Stipulation and Agreement ("Stipulation.")

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

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

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

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

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

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

12 8. Respondents understand that by agreeing to this Stipulation, Respondents agree
13 to pay, pursuant to Business and Professions Code Section 10148, the cost of the audit
14 (H-38951 LA) which led to this disciplinary action. The amount of said cost is \$15,410.79.
15

16 9. Respondents have received, read, and understand the "Notice Concerning
17 Costs of Subsequent Audit." Respondents further understand that by agreeing to this Stipulation,
18 the findings set forth below in the Determination of Issues become final, and the Commissioner
19 may charge Respondents for the cost of any subsequent audit conducted pursuant to Business and
20 Professions Code Section 10148 to determine if the violations have been corrected. The
21 maximum cost of the subsequent audit will not exceed \$15,410.79, consisting of the audits costs:
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23	Crawford Real Estate Services Inc (LA100012 & LA100315)	\$ 7,943.31.
24	Crawford Investment Company (LA100011)	<u>\$ 7,467.48</u>
25		<u>\$15,410.79</u>

1 to determine if Respondents are now in compliance with the Real Estate Law. The cost of the
2 audit which led to this disciplinary action is \$15,410.79. In calculating the amount of the
3 Commissioner's reasonable cost, the Commissioner may use the estimated average hourly salary
4 for all persons performing audits of real estate brokers, and shall include an allocation for travel
5 time to and from the auditor's place of work. Said amount for the prior and subsequent audits
6 shall not exceed \$30,851.58. Respondents are jointly and severally liable for the cost of the
7 audits.

8 Respondents shall pay such cost within 60 days of receiving an invoice from the
9 Commissioner detailing the activities performed during the audit and the amount of time spent
10 performing those activities.

11 The Commissioner may suspend the license of Respondents pending a hearing
12 held in accordance with Section 11500, et seq., of the Government Code, if payment is not timely
13 made as provided for herein, or as provided for in a subsequent agreement between the
14 Respondents and the Commissioner. The suspension shall remain in effect until payment is
15 made in full or until Respondents enters into an agreement satisfactory to the Commissioner to
16 provide for payment, or until a decision providing otherwise is adopted following a hearing held
17 pursuant to this condition.

18 III.

19 All licenses and licensing rights of Respondents are indefinitely suspended unless
20 or until Respondents pay the sum of \$3,302.95 for the Commissioner's reasonable cost of the
21 investigation and enforcement which led to this disciplinary action by the effective date. Said
22 payment shall be in the form of a cashier's check made payable to the Bureau of Real Estate. The
23 investigative costs shall be delivered to the Elliott Mac Lennan, Counsel, Legal Section, Bureau
24 of Real Estate, 320 W. Fourth St., Suite 350, Los Angeles, California 90013-1105, prior to the
25 effective date of this Order.
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IV.

Respondent CHRISTOPHER ARTHUR CRAWFORD shall, within nine (9)
months from the effective date of this Decision, present evidence satisfactory to the Real Estate
Commissioner that Respondent 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 Respondent fails
to satisfy this condition, the Commissioner may order the suspension of the license until
Respondent presents such evidence. The Commissioner shall afford Respondent the opportunity
for a hearing pursuant to the Administrative Procedure Act to present such evidence.

V.

All licenses and licensing rights of CHRISTOPHER ARTHUR CRAWFORD are
indefinitely suspended unless or until Respondent provides proof satisfactory to the
Commissioner of having taken and successfully completed the continuing education course on
trust fund accounting and handling specified in paragraph (3) of subdivision (a) of Section
10170.5 of the Business and Professions Code. Proof of satisfaction of this requirement includes
evidence that Respondent has successfully completed the trust fund account and handling
continuing education course within 120 days prior to the effective date of the Decision in this
matter.

VI.

As an additional condition for the Commissioner to enter into this Stipulation,
Respondents shall either remove or employ bookkeeper Tekla Housley if she is a signatory of
any trust account of Respondents.

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VII.

As a further condition for the Commissioner to enter into this Stipulation,

Respondents shall provide evidence satisfactory to the Real Estate Commissioner that all violations have been corrected prior to the effective date of the Stipulation.

VIII.

All proof required by this Order, shall be sent to the attention of Elliott Mac

Lennan, Counsel, Legal Section, Bureau of Real Estate, 320 W. Fourth St., Suite 350, Los Angeles, California 90013-1105.

DATED: 4 - 22 - 14

EJL
ELLIOTT MAC LENNAN,
Counsel for Bureau of Real Estate

* * *

EXECUTION OF THE STIPULATION

We have read the Stipulation. 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 are 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.

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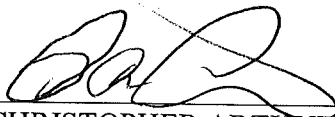
Respondents can signify acceptance and approval of the terms and conditions of this Stipulation by faxing a copy of its signature page, as actually signed by Respondents, to the Bureau at the following facsimile number: Elliott Mac Lennan at (213) 576-6917. Respondents agree, acknowledge and understand that by electronically sending to the Bureau a fax copy of Respondents' actual signature as they appear on the Stipulation, that receipt of the faxed copy by the Bureau shall be as binding on Respondents as if the Bureau had received the original signed Stipulation.

DATED: 3-19-2014



CRAWFORD REAL ESTATE SERVICES INC.
and CRAWFORD INVESTMENT COMPANY
BY: CHRISTOPHER ARTHUR CRAWFORD,
as designated officer,
Respondents

DATED: 3-19-2014



CHRISTOPHER ARTHUR CRAWFORD,
individually and as designated officer of
Crawford Real Estate Services Inc. and
Crawford Investment Company,
Respondent

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The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
Respondents CRAWFORD REAL ESTATE SERVICES INC., CRAWFORD INVESTMENT
COMPANY and CHRISTOPHER ARTHUR CRAWFORD, individually and as designated
officer of Crawford Real Estate Services Inc. and Crawford Investment Company and shall
become effective at 12 o'clock noon on JUL 08 2014

IT IS SO ORDERED MAY 21 2014

Real Estate Commissioner



JEFFREY MASON
Chief Deputy Commissioner