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DEPARTMENT OF REAL ESTATE
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105
Telephone: (213) 620-2072

FILED
MAR 28 2023
DEPT. OF REAL ESTATE
By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation against

LOGIC PROPERTIES, INC. and
JOSE SOLORZANO, individually and as
designated officer for Logic Properties, Inc.,

Respondents.

DRE No. H-42384 LA
OAH No. 2022090832

**STIPULATION AND
AGREEMENT IN SETTLEMENT
AND ORDER**

It is hereby stipulated by and between Respondent LOGIC PROPERTIES, INC. and Respondent JOSE SOLORZANO (collectively "Respondents"), Respondents are represented by attorney Joshua A. Rosenthal, and the Complainant, acting by and through Lissete Garcia, Counsel for the Department of Real Estate ("Department"), as follows for the purpose of settling and disposing the Accusation ("Accusation") filed on July 26, 2022, with Department Case No. H-42384 LA ("Accusation") in this matter:

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

1 instead and in place thereof be submitted on the basis of the provisions of this Stipulation and
2 Agreement in Settlement and Order (“Stipulation”).

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

5 3. Respondents filed a Notice of Defense pursuant to Section 11506 of the
6 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
7 Respondents hereby freely and voluntarily withdraw said Notice of Defense. Respondents
8 acknowledge and understand that by withdrawing said Notice of Defense, Respondents will
9 thereby waive Respondents’ rights to require the Real Estate Commissioner (“Commissioner”) to
10 prove the allegations in the Accusation at a contested hearing held in accordance with the
11 provisions of the APA and that Respondents will waive other rights afforded to Respondents in
12 connection with the hearing such as the right to present evidence in defense of the allegations in
13 the Accusation and the right to cross-examine witnesses.

14 4. This Stipulation is based on the factual allegations contained in the Accusation
15 filed in this proceeding. In the interest of expedience and economy, Respondents choose not to
16 contest these factual allegations, but to remain silent and understand that, as a result thereof,
17 these factual statements, will serve as a prima facie basis for the disciplinary action stipulated to
18 herein. The Real Estate Commissioner shall not be required to provide further evidence to prove
19 such allegations.

20 5. This Stipulation and Respondents’ decision not to contest the Accusation are
21 made for the purpose of reaching an agreed disposition of this proceeding and are expressly
22 limited to this proceeding and any other proceeding or case in which the Department, or another
23 licensing agency of this state, another state or if the federal government is involved and
24 otherwise shall not be admissible in any other criminal or civil proceedings.

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II.

The conduct, acts and/or omissions of Respondent JOSE SOLORZANO as set forth herein above in Paragraph 4, constitute cause for the suspension or revocation of all real estate licenses and license rights of Respondent JOSE SOLORZANO pursuant to the provisions of Code section 10177, subdivision (h), for violation of Code section 10159.2 and Regulation 2725.

ORDER

I.

All licenses and licensing rights of Respondent LOGIC PROPERTIES, INC. under the Real Estate Law are revoked; provided, however, a restricted real estate broker license shall be issued to Respondent LOGIC PROPERTIES, INC. pursuant to Section 10156.5 of the Code if Respondent LOGIC PROPERTIES, INC. makes application therefor and pays to the Department the appropriate fee for the restricted license within 90 days from the effective date of this Decision and Order. The restricted license issued to Respondent LOGIC PROPERTIES, INC. shall be subject to all of the provisions of Section 10156.7 of the 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 Respondent LOGIC PROPERTIES, INC. may be suspended prior to hearing by Order of the Commissioner in the event of Respondent's conviction or plea of nolo contendere to a crime which is substantially related to Respondent's fitness or capacity as a real estate licensee.
- 2. The restricted license issued to Respondent LOGIC PROPERTIES, INC. may be suspended prior to hearing by Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions attaching to the restricted license.

1 3. Respondent LOGIC PROPERTIES, INC. shall not be eligible to petition for the
2 issuance of any unrestricted real estate license nor for removal of any of the conditions,
3 limitations or restrictions of a restricted license until two (2) years have elapsed from the
4 effective date of this Decision and Order. Respondent shall not be eligible to apply for any
5 unrestricted licenses until all restrictions attaching to the license have been removed.

6 4. All licenses and licensing rights of Respondent LOGIC PROPERTIES, INC. are
7 indefinitely suspended unless or until Respondent LOGIC PROPERTIES, INC. pays, severally
8 or jointly with Respondent JOSE SOLORZANO, the total sum of \$3,792.30 for the
9 Commissioner's reasonable cost of the investigation and enforcement which led to this
10 disciplinary action. Said payment shall be in the form of a cashier's check made payable to the
11 Department of Real Estate. **The investigative and enforcement costs must be delivered to the**
12 **Department of Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013,**
13 **prior to the effective date of this Decision and Order. Payment of investigation and**
14 **enforcement costs should not be made until the Stipulation has been approved by the**
15 **Commissioner.**

16 5. Respondents have already paid the invoice for Department Audit no. SD210019.
17 Pursuant to Section 10148 of the Code, Respondents shall pay the Commissioner's reasonable
18 cost, not to exceed \$10,980.90, for an audit to determine if Respondent LOGIC PROPERTIES,
19 INC. has corrected the violation(s) found in the Determination of Issues. In calculating the
20 amount of the Commissioner's reasonable cost, the Commissioner may use the estimated average
21 hourly salary for all persons performing audits of real estate brokers, and shall include an
22 allocation for travel time to and from the auditor's place of work. **Respondents shall pay such**
23 **cost within sixty (60) days of receiving an invoice therefore from the Commissioner.**
24 Payment of the audit costs should not be made until Respondents receive the invoice. If

1 Respondent LOGIC PROPERTIES, INC. fails to satisfy this condition in a timely manner as
2 provided for herein, Respondent LOGIC PROPERTIES, INC.'s real estate license shall
3 automatically be suspended until payment is made in full, or until a decision providing otherwise
4 is adopted following a hearing held pursuant to this condition.

5 II.

6 All licenses and licensing rights of Respondent JOSE SOLORZANO under the Real
7 Estate Law are revoked; provided, however, a restricted real estate broker license shall be issued
8 to Respondent JOSE SOLORZANO pursuant to Section 10156.5 of the Code if Respondent
9 JOSE SOLORZANO makes application therefor and pays to the Department the appropriate fee
10 for the restricted license within 90 days from the effective date of this Decision and Order. The
11 restricted license issued to Respondent JOSE SOLORZANO shall be subject to all of the
12 provisions of Section 10156.7 of the Code and to the following limitations, conditions and
13 restrictions imposed under authority of Section 10156.6 of that Code:

14 1. The restricted license issued to Respondent JOSE SOLORZANO may be
15 suspended prior to hearing by Order of the Commissioner in the event of Respondent's
16 conviction or plea of nolo contendere to a crime which is substantially related to Respondent's
17 fitness or capacity as a real estate licensee.

18 2. The restricted license issued to Respondent JOSE SOLORZANO may be
19 suspended prior to hearing by Order of the Real Estate Commissioner on evidence satisfactory to
20 the Commissioner that Respondent has violated provisions of the California Real Estate Law, the
21 Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions attaching to
22 the restricted license.

23 3. Respondent JOSE SOLORZANO shall not be eligible to petition for the issuance
24 of any unrestricted real estate license nor for removal of any of the conditions, limitations or

1 restrictions of a restricted license until two (2) years have elapsed from the effective date of this
2 Decision and Order. Respondent shall not be eligible to apply for any unrestricted licenses until
3 all restrictions attaching to the license have been removed.

4 4. All licenses and licensing rights of Respondent JOSE SOLORZANO are
5 indefinitely suspended unless or until Respondent JOSE SOLORZANO pays, severally or jointly
6 with Respondent LOGIC PROPERTIES, INC, the total sum of \$3,792.30 for the
7 Commissioner's reasonable cost of the investigation and enforcement which led to this
8 disciplinary action. Said payment shall be in the form of a cashier's check made payable to the
9 Department of Real Estate. **The investigative and enforcement costs must be delivered to the**
10 **Department of Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013,**
11 **prior to the effective date of this Decision and Order. Payment of investigation and**
12 **enforcement costs should not be made until the Stipulation has been approved by the**
13 **Commissioner.**

14 5. All licenses and licensing rights of Respondent JOSE SOLORZANO are
15 indefinitely suspended unless or until Respondent JOSE SOLORZANO provides proof
16 satisfactory to the Commissioner, of having taken and successfully completed the continuing
17 education course on trust fund accounting and handling specified in paragraph (3) of subdivision
18 (a) of Section 10170.5 of the Business and Professions Code. Proof of satisfaction of these
19 requirements includes evidence that Respondent JOSE SOLORZANO has successfully
20 completed the trust fund account and handling continuing education courses, no earlier than 120
21 days prior to the effective date of the Decision and Order in this matter. **Proof of completion of**
22 **the trust fund accounting and handling course must be delivered to the Department of Real**
23 **Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013 or by fax at 916-263-**
24 **8758, prior to the effective date of this Decision and Order.**

1 DATED: 02/23/2023



Lissete Garcia, Counsel
Department of Real Estate

3 * * *

4 We have read this Stipulation and its terms are understood by us and are agreeable and
5 acceptable to us. We understand that we are waiving rights given to us by the California APA
6 (including, but not limited to, Sections 11506, 11508, 11509, and 11513 of the Government
7 Code), and we willingly, intelligently, and voluntarily waive those rights, including the right of
8 requiring the Commissioner to prove the allegations in the Accusation at a hearing at which we
9 would have the right to cross-examine witnesses against us and to present evidence in defense
10 and mitigation of the charges.

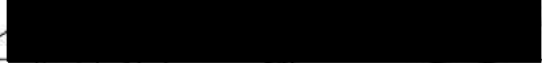
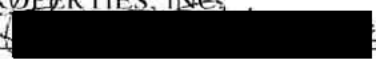
11 Respondents can signify acceptance and approval of the terms and conditions of this
12 Stipulation and Agreement by electronically e-mailing a copy of the signature page, as actually
13 signed by Respondents, to the Department. Respondents agree, acknowledge, and understand
14 that by electronically sending to the Department an electronic copy of Respondents' actual
15 signatures, as they appear on the Stipulation, that receipt of the emailed copy by the Department
16 shall be as binding on Respondents as if the Department had received the original signed
17 Stipulation. By signing this Stipulation, Respondents understand and agree that Respondents
18 may not withdraw Respondents' agreement or seek to rescind the Stipulation prior to the time the
19 Commissioner considers and acts upon it or prior to the effective date of the Stipulation and
20 Order.

21 MAILING

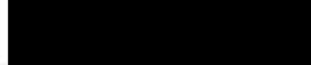
22 Respondents and their counsel shall, within five (5) business days from signing the
23 Stipulation, mail the original signed signature page(s) of the Stipulation herein to Lissete Garcia,
24

1 Attention: Legal Section, Department of Real Estate, 320 W. Fourth St., Room 350, Los
2 Angeles, California 90013-1105.

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

8 DATED: 2-23-2023 
9 Respondent LOGIC PROPERTIES, INC.
By (Printed Name): 
10 Title: Broker / CFO

11 DATED: 2-23-2023 
12 Respondent JOSE SOLORZANO


13 DATED: 2/23/2023 
14 Joshua A. Rosenthal, Esq., Attorney for Respondents
15 Logic Properties, Inc. and Jose Solorzano
Approved as to Form

16 * * *

17 The foregoing Stipulation and Agreement in Settlement and Order is hereby adopted by
18 me as my Decision in this matter and shall become effective at 12 o'clock noon
19 on 4/17/2023

20 IT IS SO ORDERED 3.23.23

21 REAL ESTATE COMMISSIONER

22 
23 Douglas R. McCauley
24