

**BEFORE THE
DIRECTOR OF THE BUREAU OF REAL ESTATE APPRAISERS
BUREAU OF REAL ESTATE APPRAISERS
STATE OF CALIFORNIA**

Case No. C20140807-04

In the Matter of the of the
Real Estate Appraiser License of:

Shorat S. Singh,

Real Estate Appraiser License No. 030324

Respondent.

DECISION AND ORDER

The attached Stipulated Surrender of License and Order is hereby adopted by the Director of the Bureau of Real Estate Appraisers, as its Decision in this matter.

This Decision shall become effective on 9-4-15.

It is so ORDERED 8-4-15.

Original Signed

JAMES MARTIN, BUREAU CHIEF,
BUREAU OF REAL ESTATE APPRAISERS
DEPARTMENT OF CONSUMER AFFAIRS

1 Bureau of Real Estate Appraisers
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5 **BEFORE THE**
6 **CHIEF OF THE BUREAU OF REAL ESTATE APPRAISERS**
7 **STATE OF CALIFORNIA**

8 In the Matter of the Administrative Allegation of
9 Violation Against:

Case No. C20140807-04

10 **Shorat S. Singh**
11 **Real Estate Appraiser License No. 030324**

**STIPULATED SURRENDER OF
LICENSE AND ORDER**

Respondent.

12 In the interest of a prompt and speedy settlement of this matter, consistent with the public
13 interest and mission of the Bureau of Real Estate Appraisers ("Bureau"), the parties hereby agree
14 to the following Stipulated Surrender of License and Order ("Stipulated Surrender") which will
15 be submitted to the Chief of the Bureau of Real Estate Appraisers ("Bureau Chief") for approval
16 and adoption as the final disposition of this proceeding:

17 PARTIES

18 1. Elizabeth Seaters, acting on behalf of the Bureau of Real Estate Appraisers
19 ("Complainant"), brings this action solely in her official capacity as Chief of Enforcement for
20 Complainant.

21 2. Shorat S. Singh ("Respondent") is representing himself and has chosen not to
22 exercise his right to be represented by counsel.

23 3. On or about March 14, 2003, the Bureau issued Real Estate Appraiser License No.
24 030324 to Respondent. Respondent's License was in full force and effect at all times relevant to
25 the attached administrative allegation of violation and has since expired on October 12, 2013.

26 JURISDICTION

27 4. The Bureau initiated an investigation resulting in the administrative allegation of
28 violation associated with Case No. C20140807-04.

1 CULPABILITY

2 11. Respondent admits the truth of each and every administrative allegation of violation
3 attached as Exhibit "A", and agrees that cause exists for discipline against his Real Estate
4 Appraiser License No. 030324.

5 12. Respondent agrees that his Real Estate Appraiser License No. 030324 is subject to
6 discipline and he agrees to be bound by the Bureau Chief's imposition of discipline as set forth in
7 the following Disciplinary Order.

8 CONTINGENCY

9 13. This Stipulated Surrender shall be subject to approval by the Bureau Chief.
10 Respondent understands and agrees that counsel for Complainant and Complainant's staff may
11 communicate directly with the Bureau Chief regarding this Stipulated Surrender, without notice
12 to or participation by Respondent or his counsel. By signing this Stipulated Surrender,
13 Respondent understands and agrees that he may not withdraw his agreement or seek to rescind
14 this Stipulated Surrender prior to the time the Bureau Chief considers and acts upon it. If the
15 Bureau Chief fails to adopt this Stipulated Surrender, the Stipulated Surrender shall be of no force
16 or effect, and, except for this paragraph, it shall be inadmissible in any legal action between the
17 parties, and the Bureau Chief shall not be disqualified from further action by having considered
18 this matter.

19 14. The parties understand and agree that Portable Document Format ("PDF") or
20 facsimile copies of this Stipulated Surrender, including PDF or facsimile signatures thereto, shall
21 have the same force and effect as the originals.

22 15. This Stipulated Surrender is intended by the parties to be an integrated writing
23 representing the complete, final, and exclusive embodiment of their agreement. It supersedes any
24 and all prior or contemporaneous agreements, understandings, discussions, negotiations, and
25 commitments (written or oral). This Stipulated Surrender may not be altered, amended, modified,
26 supplemented, or otherwise changed except by a writing executed by an authorized representative
27 of each of the parties.

ENDORSEMENT

The foregoing Stipulated Surrender is hereby respectfully submitted for the Bureau Chief's consideration.

Dated: 8/4/2015

Original Signed

Elizabeth Seaters
Chief of Enforcement

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Exhibit A

Administrative Allegation of Violation - Case No. C20140807-04

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3 On or about May 29, 2014, Respondent completed an appraisal report for the property located at
4 4147 Mount Isabel Road, Antioch, California. The report contains certain errors or omissions,
5 listed below, in violation of the California Code of Regulations Title 10, Chapter 6.5 Sections
6 3500 *et seq.*, and the Uniform Standards of Professional Appraisal Practice (USPAP) listed as
7 follows:

- 8 a) Respondent committed acts involving dishonesty, fraud or deceit, with the intent to
9 benefit himself by completing an appraisal report on his own residence while forging the
10 signature and altering the license expiration date of another appraiser (California Code of
11 Regulations Sections 3702 (a)(1) and (3), 3721 (a)(2), (4) and (6), 3722 (a)(1), (3), and (7)
12 and USPAP Conduct Section of the Ethics Rule, S.R. 2-1(a), and 2-3.

13 On or about June 2, 2014, Respondent completed a review appraisal report of an appraisal for the
14 properties located at 3548 & 3566 Y Street, Sacramento, California. The report contains certain
15 errors or omissions, listed below, in violation of the California Code of Regulations Title 10,
16 Chapter 6.5 Sections 3500 *et seq.*, and the Uniform Standards of Professional Appraisal Practice
17 (USPAP) listed as follows:

- 18 a) Respondent committed acts involving dishonesty, fraud or deceit, with the intent to
19 benefit himself by forging the signature of another appraiser (California Code of
20 Regulations Sections 3702 (a)(1) and (3), 3721 (a)(2), (4), and (6), 3722 (a)(1), (3), and
21 (7) and USPAP, Conduct Section of the Ethics Rule, S.R. 2-1(a), and 2-3.
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