The CALIFORNIA Appraiser

Vol. 15, No. 1 OFFICE OF REAL ESTATE APPRAISERS Fall 2005

Director's Message

Anthony F. Majewski

Welcome to the Fall 2005 edition of *The California Appraiser*, the online OREA newsletter. When we published our last edition of the newsletter, we informed you that it would be the last one prepared for hardcopy distribution. With the advent of expanded publication and distribution technology, we are striving to reach as many licensed appraisers, applicants and stakeholders as possible consistent with our efforts to maintain a cost-efficient regulatory program through the use of our website.

Much has transpired since we published our last edition of *The California Appraiser*. The number of license applications has grown substantially, we have investigated a significant number of complaints, and our office location has changed. In this edition you will find details about those changes as well as interesting and, we hope, useful information on specific appraisal-related issues.

Inside this edition you will notice that as of November 28, 2005, California had over 18,800 licensed real estate appraisers, including almost 6,500 trainees. In 2003, we reported that the state had just over 12,000 licensed appraisers with trainees making up about 22 percent of the total. With the proportion of trainees now making up 34 percent of the total, we think it is imperative that we bring to everyone's attention some of the issues affecting the licensing and supervision of trainees. Please read carefully the article on page 6 so that you are clear on your responsibilities under current law and regulation with regard to applying for and receiving a trainee license and supervising trainees.

In addition to information regarding trainees and supervision of appraisers, we hope you will find of interest other articles inside dealing with issues such as what constitutes a complex assignment, differentiation between application for license upgrade as opposed to renewal, and the significance of your signature on an appraisal report. In presenting this kind of information, we are hoping to provide helpful insight on these subjects. They are issues we have been asked about and have found to be confusing and a cause for problems for some licensees.

You will also find inside information on disciplinary actions taken since our last publication. Note

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How Are We Doing?

Despite our heavy volume of licensing applications and complaints to review, we strive to provide the best level of customer service possible. To help achieve this end, we sincerely appreciate and value input from our customers. Therefore, please take a moment to let us know how we're doing by visiting the "Customer Survey" page on our website (www.orea.ca.gov).

Thanks!

State of California

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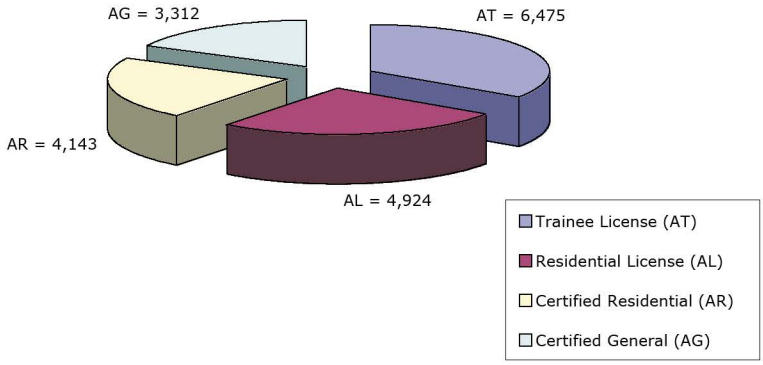
Anthony F. Majewski
Acting Director

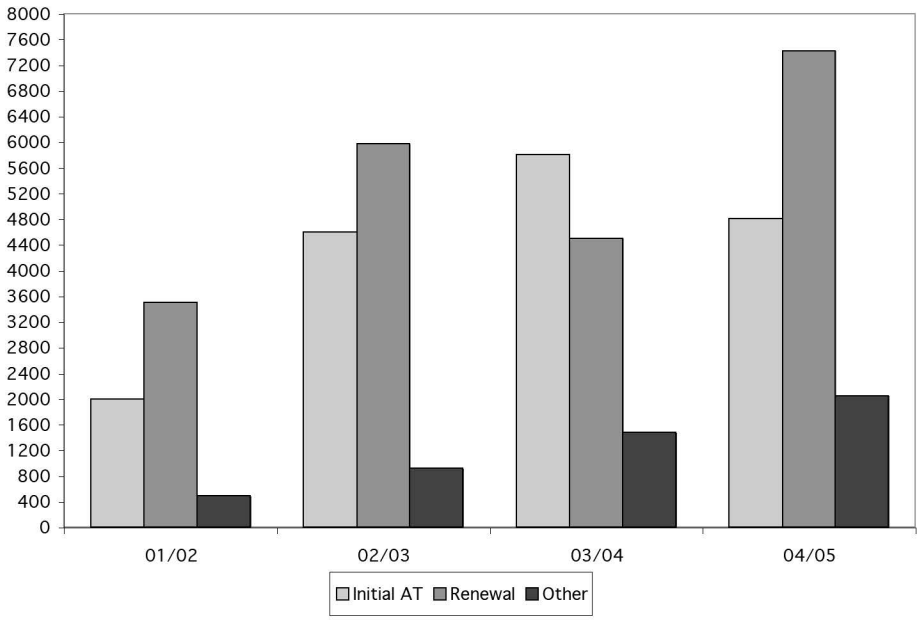
OREA Updates

Active Licenses

18,854 Licensees as of November 28, 2005



Applications Received by Fiscal Year



Director's Message *(Continued from page 1)*

that we are presenting identifying information only with regard to the public actions taken along with a general summary of those actions that did not warrant publication of identifying information. You can also find a listing of public disciplinary information on our website by clicking the *Find an Appraiser* button on our homepage then scrolling down to the notice directing you to the listing of disciplinary actions.

Finally, if you have any forms or publications with our old address, please take note that our address has changed to:

1102 Q Street, Suite 4100
Sacramento, CA 95814

Upgrade vs. Renewal

License Upgrades

There is often confusion between the renewal and upgrade application processes. The upgrade application process will upgrade a current California license to a higher level. The expiration date of the upgraded license will remain the same as the expiration date of the current license. Therefore, upgrading a license does not extend its expiration date. If your current license expires, your upgrade application cannot be processed until your license is renewed.

License Renewals

This application process will renew a current California license at the same level for an additional term. The term of a license is two years and a license must be renewed every two years.

If you wish to upgrade your level of licensure and renew the term please keep in mind you will need to submit both a renewal and an upgrade application. Also, note that separate education is also required for each application. Renewal applications require continuing education while upgrade applications may require additional basic education. For more information concerning requirements for each of these applications, please refer to the *Licensing Requirements Handbook*.

The issuance date of a renewed license is dependent on the following:

1. Complete license renewal packages submitted prior to license expiration will have an issuance date with no lapse in licensure. It is important to submit complete license renewal packages at least 90 days prior to license expiration in order to avoid delays.

2. Incomplete license renewal packages will result in deficiencies, which can adversely impact the timely issuance of the renewal. If the renewal requirements are met prior to the expiration date of the license,

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Upgrade vs. Renewal *(Continued from page 3)*

the renewal date will not change, but there may be a delay in receiving the renewal license by the renewal date. If the educational requirements are not met by the expiration date of the license, the application may become a late renewal, even if the application was received prior to the license expiration date.

3. Renewal applications submitted *after* the license expiration date, but within one year after the license expiration date are considered late renewals. In addition, applications received prior to the expiration date wherein the educational requirements have not been met prior to the expiration date are also considered late renewals. The new license will have an issuance date as of the date the complete renewal application is processed.

Renewal applications that are late require additional continuing education and fees. An additional seven hours of continuing education are required for each six-month late period.

Incomplete continuing education is a common renewal application deficiency. The most prevalent of these are deficiencies in meeting the 7-hour National USPAP Update Course requirement. Please be aware that there are two types of renewal cycle periods. There are two two-year USPAP cycles in every four-year continuing education cycle. Each licensee must complete the 7-hour National USPAP Update Course during every two-year cycle. A total of 56 hours of continuing education (including the two 7-hour National USPAP Update Courses) are required every four years.

Please note that signing appraisals for federally related transactions while unlicensed is a **serious violation**. Please send in your complete application in a timely manner to avoid finding yourself in this situation.

What Constitutes A Complex Appraisal Assignment?

Under current licensing regulations, the scope of practice for the holder of a residential appraisal license (AL) in federally related transactions is limited to the appraisal of any non-complex 1-4 family property with a transaction value up to $1 million; and non-residential property with a transaction value up to $250,000. The definitions of "transaction value" and federally related" are relatively straightforward, but what exactly constitutes a "complex" appraisal assignment?

The definition of a complex appraisal assignment is found in Section 225.62(e), Subpart G, Part 225, Subchapter A, Chapter II, Title 12 of the Code of Federal Regulations, which states:

> "Complex 1-to-4 family residential property appraisal means one in which that property to be appraised, the form of ownership, or market conditions are atypical."

Some examples of appraisal assignments that would be considered complex include:

A 1-4 unit residential property located on a commercially zoned site. The assignment is complex because the determination of highest and best use must include an analysis of the alternative potential uses for the site, including those uses that would be allowed under the commercial zoning designation.

A 1-4 unit residential property when the ownership encompasses less than a fee simple interest, such as a leased fee or a leasehold interest. The assignment is complex because it involves the valuation of partial ownership interests (leased fee and leasehold).

A 1-4 unit residential property located on rural acreage, where the highest and best use is agricultural in nature, not residential. The assignment is complex because a determination of the value of the agricultural use is required.

A single-family residence of 3,000 square feet (recently remodeled and expanded) located in a market area comprised of single-family residences constructed in the 1970's and ranging from 1,600 to 2,000 square feet. The assignment is complex because the 3,000 square foot recently remodeled and expanded residence is not typical within the subject market area.

A single-family residence in a custom home market, where the quality of materials utilized and amenities differ significantly between residences. The assignment is complex because it will involve detailed identification of the quality of materials utilized in constructing the subject property improvements, the ability to quantify value influences for differences in the quality of materials utilized in the subject property improvements as compared to the comparable sale property improvements, and an analysis of higher cost amenities and determination of their contribution to value.

Remember, no matter what the circumstances, if you do not personally have the knowledge and expertise necessary to complete an assignment (which is implied if the assignment is complex and you hold an AL level license), the Competency Rule of the Uniform Standards of Professional Appraisal Practice (USPAP) applies and you should:

1. Disclose the lack of knowledge and/or experience to your client before accepting the assignment;

2. Take all steps necessary or appropriate to complete the assignment competently; and

3. Describe the lack of knowledge and/or experience and the steps taken to complete the assignment competently in the report.

If an assignment is accepted and subsequently turns out to be complex, inform your client of the situation. Ask if your client would be amenable to you affiliating with a licensed appraiser competent in that property type in order for you to complete the assignment and remain in compliance with USPAP. Learn from your association with more experienced appraisers and apply for an upgrade to your license when you have accumulated the necessary education and experience.

The Trainee Dilemma

During the past four years, a large number of individuals have entered the appraisal industry. Trainee application rates have been so heavy that trainees now account for approximately 35 percent of the total licensing database. As the number of trainees has increased, OREA has noted a veritable Pandora's box of problems arising out of the working relationships established between many trainees and their mentors. Following is a brief overview of the problems and some steps trainees can take to avoid a poor start in the industry.

Many trainees decided to become appraisers because of the perceived benefits of the industry. They hear, often through advertisements by providers of educational services, that there are excellent opportunities for good compensation within the appraisal industry. In many cases, those opportunities do not materialize for newly licensed trainees.

OREA receives numerous calls each week from trainees seeking advice on how to achieve employment opportunities; however, it is not the function of OREA to serve as an employment agency. Trainees are responsible for researching employment opportunities available within the appraisal industry prior to applying for the trainee license. Trainees must determine if there is a fit for them in the industry. Ideally, a trainee should have an arrangement for training with a mentor prior to application.

In addition, trainees must evaluate their true motivation for entering the appraisal industry. Is the concept of property valuation exciting? If so, the motivation to learn appraisal theory and practice with the intent of establishing oneself as a contributing member of the industry will pay rewards over the longer term. If the motivation of becoming an appraiser is solely for economic gain, reconsideration of involvement in appraisal would be prudent, as the industry tends to be cyclical in nature for many appraisers. During the 1990's, for example, many appraisers were forced to weather the downturn in the demand for appraisals due to the sluggish real estate market. The appraisal industry is in need of newcomers who desire to educate themselves about appraisal theory and practice and contribute professionally to the industry in a positive manner during both the "up" and the "down" cycles, not those who are seeking a quick way to make money.

Searching and locating the correct mentor is key to a successful apprenticeship. Trainees must align themselves with individuals who exhibit professionalism, are ethical, and are willing to invest their time in training. At the present time, there are many supervisory appraisers who view trainees solely as an economic enhancement to increase revenue. OREA is aware of situations where residential trainees have associated with "trainee mill" appraisal shops, where the training is minimal and sometimes consists of being accompanied only once on a property inspection. The trainees are then expected to independently conduct inspections at a rapid pace. Many of these "absentee" supervisory appraisers then sign the appraisal reports falsely certifying that they performed exterior and interior inspections of the subject properties. A goal at OREA is to remove these supervisory appraisers from the appraisal industry through revocation of their license, as they have created very misleading appraisal reports. In these cases, the trainees will also likely not receive experience credit for their participation in these assignments.

Trainees can benefit from attending meetings and seminars sponsored by professional organizations, which provide the opportunity for networking and meeting qualified appraisers. In these instances it is important that trainees show prospective employers their qualifications to enter the industry and their

level of interest and dedication to the profession. Trainees must also demonstrate their willingness to make a full time commitment to the job of being an appraiser. On several occasions OREA staff members have observed trainees networking at professional organization meetings. Many of those trainees eventually gained their opportunity to enter the profession.

It is important to seek classes recognized in the industry for their quality both in content and presentation. Quick on-line courses are not always the best method for education. The current pass rate for applicants taking the examination for the first time is less than 40 percent; therefore, we recommend as a better alternative, particularly for qualifying education, courses in a classroom setting with student/instructor interaction. It is important for all appraisers to continue to complete relevant classes and seminars to increase their knowledge of appraisal theory and practice.

With the proper education and success in selecting the right mentor, the training process begins. Trainees and mentors have mutual obligations. Trainees must be assured that they are receiving adequate and thorough instruction. Trainees must eventually be involved in every step of the appraisal process. Supervisory appraisers must accompany trainees on property inspections until they are convinced that trainees are competent to independently complete inspections. If a trainee is not a co-signor of the appraisal report, but is recognized for his or her significant professional assistance, the scope of that involvement must be clearly disclosed to comply with USPAP. This disclosure will also assist OREA in evaluating experience according to the required experience categories. Accurate logs of appraisal assignments must be maintained. Supervisory appraisers must always remember that when they co-sign a report they are taking full responsibility for the contents of the report.

Because of heavy lending volumes, the demand for appraisals has been enormous during the past few years. As a result, there have been opportunities for new entrants into the industry. Unfortunately, many supervisory appraisers and trainees have abused this opportunity. Their transgressions account for a significant amount of the current enforcement caseload at OREA. In order to achieve success, trainees must experience good quality education, search for and learn from an ethical and knowledgeable mentor, and make a strong commitment to efficiently learn appraisal practice. With the proper training and education, appraiser trainees will be on the way to becoming valued members of the appraisal industry, and will have the capability of weathering the economic cycles that occur.

Reminder

Check the OREA website frequently for updated information, including:

- *2008 AQB Changes*
- *Important Announcements*
- *Frequently Asked Questions*
- *Education Search Database*
- *Application Status Check*
- *License Verification (Find An Appraiser)*
- *Licensing Forms*

www.orea.ca.gov

2006 USPAP Update

The Appraisal Standards Board (ASB) of The Appraisal Foundation has completed numerous changes to 2006 edition of the Uniform Standards of Professional Appraisal Practice (USPAP), most importantly those resulting from the Scope of Work project. Since the appraisal industry will need time to adjust to the final edits adopted at the October 28, 2005, ASB public meeting, the 2005 USPAP will be extended until June 30, 2006. The 2006 USPAP will become effective July 1, 2006, and be valid through December 31, 2007, instead of the traditional annual term of January 1 through December 31.

Reciprocal States

California has reciprocity (meaning OREA licensees may obtain reciprocal licenses in another state and vice versa) with the following states:

Arizona	Kentucky	New Hampshire	Tennesee
Arkansas	Louisiana	New Mexico	Texas
Colorado	Massachusetts	North Carolina	Utah
Georgia	Missouri	Ohio	Washington*
Illinois	Montana	Oregon	West Virginia
Iowa	Nebraska	South Dakota*	Wyoming*

Contact information for California's reciprocal states may be found on our website (www.orea.ca.gov) or on the Appraisal Subcommittee's website (www.asc.gov). Please note, reciprocal agreements do not apply to the Trainee level.

* Indicates reciprocal agreement is valid at the certified levels only.

Enforcement Actions

Enforcement actions are based upon the totality of the circumstances and the merits of each matter on a case-by-case basis, including the nature and severity of the offenses involved, prior disciplinary actions, if any, and circumstances that support a finding that the offender has been rehabilitated. Violation descriptions may be partial and summarized due to space limitations. For these reasons, cases may appear similar on their face yet warrant different sanctions. For a description of the criteria followed by OREA in enforcement matters, please refer to Title 10, Article 12 (commencing with section 3721) of the California Code of Regulations. The following actions only involve cases that resulted in public disciplinary action.

Public Disciplinary Actions

Robert J. Alter AR001912 Riverside	8/31/2004 - Stipulated Settlement, $5,000 fine, $5,000 enforcement costs, revocation stayed, 30 day suspension effective 9/30/2004, 15 hrs. USPAP, 40 hrs. basic education, quarterly appraisal logs for three years for monitoring. Alleged violations of USPAP S.R. 1 and 2, Conduct and Record Keeping Sections of the Ethics Rule, Competency Rule: failure in reporting and analyzing the current sale agreement or recent sale and transaction history of the subject property and sale comparables on multiple reports, failure in accurately describing the pertinent property characteristics of the subject property, failure in disclosing significant assistance of another individual in the preparation of the appraisal on multiple reports, failure in submitting true and accurate copies of appraisal reports and workfiles.
Roderick T. Ballard Los Angeles	1/13/2005 - Default Decision effective 2/12/2005, $2,000 fine, $4,579.20 enforcement costs, license revocation. Violations of USPAP S.R. 1 and 2, failure to analyze current agreement of sales for multiple subject properties; failure to analyze a recent sale of the subject property; failure to accurately report key data for sales comparables used in the Sales Comparison Approach for multiple properties.
Michael B. Bates Riverside	3/23/2005 - Stipulated Surrender of License effective 4/22/2005, $5,000 fine, $5,000 enforcement costs deferred until reapplication, ineligible to reapply for licensure for three years from effective date of action. Alleged violations of USPAP S.R. 1 and 2, Conduct Section and Record Keeping Section of the Ethics Rule, Competency Rule; Business and Professions Code section 11324(a); Title 10, California Code of Regulations sections 3702(a)(1),(2): failure to recognize significant professional assistance of an unlicensed appraiser involved in multiple assignments; misrepresentation of relevant property characteristics including the failure to report adverse market conditions in local market areas for multiple subject properties; failure to disclose and analyze recent sales history, current listing information, and current agreements of sale for multiple properties; failure to use appropriate

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	sales comparables in the Sales Comparison Approach which facilitated "flip" sales transactions.
John M. Betteker AR011910 San Diego	11/15/2004 - Stipulated Settlement effective 12/15/2004, $2,500 fine, $2,500 enforcement costs, one year suspension stayed, 15 hrs. USPAP, 20 hrs. basic education, public reproval. Alleged violations of USPAP S.R. 1 and 2, Conduct Section of the Ethics Rule, Competency Rule: failure to correctly employ recognized methods and techniques in developing highest and best use of the subject parcels, commission of a series of errors in the Sales Comparison Approach including the failure to adequately verify and analyze the comparable sales, failure to analyze the prior sale of the subject parcels.
Anthony L. Blackburn AR002124 Contra Costa	12/8/2003 - Settlement Agreement effective 1/7/2004, $3,000 fine, $3,211 enforcement costs, 15 hrs. USPAP, 45 hrs. basic education, one year appraisal log for monitoring, public reproval. Alleged violations of USPAP S.R. 3, Conduct Section of the Ethics Rule; Title 10, California Code of Regulations section 3721(a)(2); Business and Professions Code section 11319: falsely certified personal inspection of subject properties in appraisal reviews; failure to recognize the significant professional assistance of another appraiser involved in appraisal review assignments; commission of a series of errors in the Sales Comparison Approach of a review assignment resulting in an undervaluation.
Paul G. Chenelia Los Angeles	12/15/2004 - Stipulated Surrender of License effective 1/14/2005, $15,000 enforcement costs deferred until reapplication. Alleged violations of USPAP Conduct Section of the Ethics Rule, California Code of Regulations sections 3721(a)(2)(4), 3722(a)(2)(6); performing and submitting multiple appraisal reports with forged signatures of another appraiser's name and license number.
Thomas H. Cole AL012774 Sonoma	3/8/2004 - Settlement Agreement effective 4/7/2004, surrendering appraisal license, $2,700 enforcement costs payable if Respondent reapplies at a later date for licensure. Alleged violations of USPAP S.R. 1 and 2, Conduct Section of the Ethics Rule: failure to accurately describe and analyze relevant property characteristics of the subject properties; falsely certified level of inspection of the subject property; commission of a series of errors in the Sales Comparison Approach resulting in an overvaluation.
Eardley W. Colombage Los Angeles	2/7/2005 - Stipulated Surrender of License effective 3/9/2005, $1,600 enforcement costs payable at license reapplication (if applicable). Violations

	of USPAP S.R. 1&2, Conduct Section of Ethics Rule: falsely certified personal inspection of a subject property; failure to disclose significant professional assistance of another appraiser involved in assignment; commission of a series of errors in the Sales Comparison Approach including the misrepresentation of key physical characteristics of the sales comparables and the failure to consider appropriate adjustments for significantly inferior sales comparables.
Barbra J. Cornelius Los Angeles	2/17/2003 - Director adopted Administrative Law Judge's proposed decision revoking appraiser's license: Convicted of misdemeanor violations of California Penal Code section 17(b).
Lorenzo Crenshaw AR016768 Alameda	8/30/2005 - Probation satisfactorily completed and license is no longer probationary. 4/13/2003 - Director adopted Administrative Law Judge's proposed decision; $3,000 fine, $11,975.80 enforcement costs, two year stayed suspension of license, issuance of a probationary license contingent upon satisfactory completion of disciplinary items, 15 hrs. USPAP, 45 hours basic education, six month appraisal log for monitoring, public reproval. Violations of USPAP S.R. 1 and 2, Competency Rule: failure to accurately analyze relevant property characteristics for multiple subject properties; failure to analyze the highest and best use of the subject properties; failure to provide adequate verification and analysis of the data and conclusions in the Sales Comparison and Income Approaches.
Anthony R. Curtis AR016113 Los Angeles	9/9/2003 - Settlement Agreement effective 10/9/2003, 30 day stayed suspension, $3,000 fine, 15 hrs. USPAP, 45 hrs. basic education, one year appraisal log for monitoring, public reproval. Alleged violations of USPAP S.R. 1 and 2, Conduct Section of the Ethics Rule: failure to accurately analyze relevant property characteristics of the subject property; commission of a series of errors in the Sales Comparison Approach including the failure to analyze previous recent sales of the sales comparables at significantly lower prices and the omission of relevant sales comparables.
Mark E. DeBelle San Mateo	7/19/2004 - Default Decision effective 8/18/2004, license revocation. Alleged violations of Business and Professions Code sections 11321(a)(b); Title 10 California Code of Regulations sections 3702(a), 3721(2)(4) and 3722(a)(1)(6)(7); USPAP S.R. 1 & 2, Conduct Section of the Ethics Rule; submitted appraisal reports with name of a supervisory appraiser not involved in assignment; commission of a series of errors in the Sales Comparison Approach including the misrepresentation of data and use of sales comparables significantly superior to the subject properties.

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Vincent P. Del Negro AR013932 San Bernardino	3/4/2004 - Settlement Agreement effective 4/5/2004 revoking appraiser license, revocation stayed three years subject to terms of agreement, $3,000 fine, $3,276 enforcement costs, 15 hrs. USPAP, 30 hrs. basic education, public reproval. Alleged violations of USPAP S.R. 1 and 2, Conduct Section of the Ethics Rule: failure to accurately describe and analyze relevant property characteristics of the subject property; commission of a series of errors in the Sales Comparison Approach for two properties including the omission of relevant sales comparables and a misrepresentation of relevant property characteristics of sales comparables employed in analysis.
Clifford C. Fan AR026482 Los Angeles	2/7/2005 - Stipulated Settlement effective 3/9/2005, $1,000 fine, $1,500 enforcement costs, 15 hrs. USPAP, 20 hrs. basic education, 18 month appraisal log for monitoring, public reproval. Alleged violations of USPAP S.R. 1&2, Conduct Section of Ethics Rule: falsely certified the interior inspection of the subject property; failure to acknowledge significant professional assistance of another appraiser in an assignment; commission of a series of errors in the Sales Comparison Approach including the misrepresentation of relevant physical characteristics of the sales comparables and unsupported adjustments.
Noble L. Fields AT026546 Alameda	9/9/2003 - Settlement Agreement effective 10/9/2003, Upgrade Application Denied, $1,000 enforcement costs, public reproval. Alleged violations of Business and Professions Code sections 11321(a) and 11324(a)(b); Title 10, California Code of Regulations, sections 3702(a)(2), 3721(a)(5) and 3722(a)(2)(6) and(9): submission of a Log of Appraisal Experience with application for licensure containing material misrepresentation.
Kathleen L. Fischer AL022462 San Bernardino	9/22/2004 - Stipulated Settlement effective 10/22/2004, $3,000 fine, $3,000 enforcement costs. Alleged violations of USPAP S.R. 1 and 2, Conduct Section of the Ethics Rule: false certification of the inspection of the subject property and failure to disclose significant professional assistance of another appraiser; failure to analyze current and prior sales of the subject property; commission of a series of errors in the Sales Comparison Approaches for two properties including the misrepresentation of key information in the reporting of the sales comparables.
James A. Forde AR019478 Orange	8/12/2004 - Settlement Agreement, $4,000 fine, $6,000 enforcement costs, 60 day suspension stayed 30 days effective 9/13/2004, 15 hrs. USPAP, 40 hrs. basic education, semi-annual appraisal logs for one year for monitoring. Alleged violations of USPAP S.R. 1 and 2, Conduct Section of the Ethics Rule, Competency Rule: failure to accurately analyze the relevant property

	characteristics for multiple subject properties; failure to analyze a current agreement of sale and a previous sale of a subject property; commission of a series of errors in the Sales Comparison Approaches for multiple properties including a misleading representation and analysis of the sales comparables.
William R. Garbrick Placer	7/8/2005 - Stipulation for Revocation effective 8/7/2005; may reapply for license after three years, $3,000 enforcement costs at reapplication (if applicable). Violations of Title 10, California Code of Regulations sections 3721(a)(1)(2): convicted for violations of California Penal Code sections 487(1) and 503 and 18 USC sections 1341 and 1343.
Shannon K. Halpert Ventura	10/15/2004 - Stipulated Surrender of License effective 11/14/2004, $5,096 enforcement costs deferred until reapplication. Alleged violations of USPAP Conduct Section of the Ethics Rule; Penal Code section 118; California Code of Regulations sections 3701, 3702(a)(1), 3721(a)(2),(4), 3722(a)(2); Business and Professions Code sections 11320, 11321(a), 11324(a),(b): conviction of a felony substantially related to the qualifications, functions, or duties of a real estate appraiser; falsifying an application for license upgrade; and forging and falsifying multiple appraisal reports.
Donald E. Hayden AL025991 Orange	1/26/2004 - Settlement Agreement effective 2/25/2004, $3,000 fine, $3,000 enforcement costs, 15 hrs. USPAP, 30 hrs. basic education, quarterly appraisal logs for 12 months for monitoring, public reproval. Alleged violations of USPAP S.R. 1 and 2, Conduct Section of the Ethics Rule, Competency Rule: falsely certified personal inspection of the subject property and that no one provided significant professional assistance; commission of a series of errors in the Sales Comparison Approach including the misrepresentation of data sources and the omission of relevant sales comparables.
Cynthia J. Hensel AL016958 Nevada	3/23/2004 - Settlement Agreement, $3,000 fine, $1,000 enforcement costs, 30 day suspension effective 4/23/2004, 15 hrs. USPAP, semiannual appraisal logs for two years for monitoring. Alleged violations of Business and Professions Code section 11321(a) and Title 10, California Code of Regulations sections 3721(a)(2) and (7); USPAP S.R. 1 and 2, Conduct Section of the Ethics Rule: signed an appraisal report referencing a valid state license when in fact license had expired; submission of an altered appraisal license to a client showing incorrect expiration date.
Edward I. Hu Los Angeles	7/7/2004 - Default Decision effective 8/6/2004, $2,642.08 enforcement costs, license revocation. Violations of Title 10, California Code of Regulations,

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	section 3721(a)(2), Business and Professions Code section 11328, USPAP S.R. 1 and 2, Conduct Section of the Ethics Rule, Competency Rule: failure to describe the relevent property characteristics of the subject property including misrepresentation of its actual condition, commission of a series of errors in the Sales Comparison Approach including failure to describe the relevent property characteristics of the sales comparables, failure to disclose and analyze the prior sales of the sales comparables, failure to submit a copy of the appraisal report and workfile to facilitate the investigation of illegal or unethical activities by a licensee.
Ara L. Keushgerian Los Angeles	11/9/2004 - Stipulated Surrender of License effective 12/9/2004, $5,000 fine, $4,000 enforcement costs deferred until reapplication. Alleged violations of USPAP S.R. 1 and 2, Conduct Section, Management Section, and Record Keeping Section of the Ethics Rule, Competency Rule; Business and Professional Code section 11328: failure in disclosing being the broker of record for the company named as the client on multiple appraisal reports; performing an appraisal with unauthorized use of another appraiser's name and license number; failure in submitting copies of the appraisal reports and workfiles to facilitate the investigation of illegal or unethical activities by a licensee.
Marcos Leal AL010862 Ventura	10/14/2004 - Director adopted Administrative Law Judge's proposed decision effective 11/13/2004, $5,000 fine, $7.567.93 enforcement costs, 15 day suspension, 15 hrs. USPAP, 45 hrs. basic education. Alleged violations of USPAP S.R. 1 and 2, Conduct Section of the Ethics Rule, Competency Rule: failure in analyzing the current agreement of sale and listing of the subject properties, commission of a series of errors in the Sales Comparison Approaches including misrepresenting the sales comparables as vacant lots and ignoring their significant improvements, failure in providing adequate verification and analysis of the data and conclusions in the Sales Comparison Approaches, and failure in performing appraisal assignments competently on the type of properties being appraised.
Chuck C. Lee AR014727 Los Angeles	7/8/2003 - Settlement Agreement, resigned license while under investigation, $1,000 enforcement costs. Alleged violations of USPAP, Conduct Section of the Ethics Rule; Title 10, California Code of Regulations, sections 3702(a)(2), 3721(a)(2), (4), (6) and (7); Business and Professions Code sections 11321(a), (b) and 11324(a), (b): failure to disclose potential conflict of interest in appraisal assignments; signed name of supervising appraiser without their knowledge or authorization; altered the appraisal license of the supervising appraiser.

Robert C. May AR012920 Orange	2/26/2004 - Settlement Agreement, $2,000 fine, 30 day suspension effective 3/27/2004, 30 hrs. basic education, quarterly appraisal logs for two years for monitoring, public reproval. Alleged violations of USPAP S.R. 1 and 2, Conduct Section of the Ethics Rule: failure to accurately describe and analyze relevant property characteristics of the subject property; commission of a series of errors in the Sales Comparison Approach including the omission of relevant sales comparables and a misrepresentation of transaction data in the sales used.
Ricardo C. Mendoza AL014725 Orange	9/8/2004 - Stipulated Settlement effective 10/8/2004, $3,631 enforcement costs, 30 day suspension stayed, quarterly appraisal logs for one year for monitoring. Alleged violations of USPAP S.R. 1 and 2, Record Keeping Section of the Ethics Rule: failure to analyze current and prior listings of the subject property; commission of a series of errors in the Sales Comparison Approach including the exclusion of relevant sales comparables in the subject property complex resulting in significant overvaluation; and failure in maintaining a complete and accurate workfile for a period of five years.
Philip E. Mitchell Orange	4/23/2004 - Default Decision effective 5/24/2004, license revocation. Violations of Title 10, California Code of Regulations, sections 3702(a)(2), 3721(a)(2), (4), (6), & (7); Conduct Section of the Ethics Rule of USPAP: signed appraisal reports with the name and license number of another appraiser.
Robert T. Ngo Orange	10/17/2003 - Settlement Agreement, resigned license effective 11/17/2003, before Administrative Hearing, $3,000 enforcement costs. Alleged Violations of USPAP S.R. 1 and 2, Conduct Section of the Ethics Rule; Title 10, California Code of Regulations sections 3701, 3702(a)(2), 3721(a)(5); Business and Professions Code sections 11313, 11319, 11321(a) and 11324(a)(b): submission of a Log of Appraisal Experience with application for licensure containing material misrepresentation; submission of appraisal reports for experience review containing forged supervisory signatures.
Patricia J. Nolan AL014773 Contra Costa	6/3/2004 - Settlement Agreement effective 7/3/2004, 30 day stayed suspension, $3,000 fine, $1,500 enforcement costs, 15 hrs USPAP, semi-annual appraisal log for monitoring, public reproval. Alleged violations of USPAP S.R. 3, Conduct Section of the Ethics Rule; Business and Professions Code sections 11320, 11321(a) and 11321(b); Title 10, California Code of Regulations sections 3721(a)((4), 3721(a)(6), and 3725: falsely certified, in multiple appraisal assignments, that appraisals were completed by a licensed appraiser after appraisal license had expired; while mistakenly believing her trainee

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	license was current, she engaged in appraisal services and represented herself as a licensed appraiser while not maintaining a current appraisal license.
Jo Anne M. Noziska AR018544 Nevada	7/18/2005 - Stipulated Settlement effective 8/17/2005, $2,000 fine, $2,500 enforcement costs, 15 hrs. USPAP, 20 hrs basic education, public reproval. Alleged violations of USPAP S.R. 1&2: Misrepresented a light industrial condominium unit as a residential condominium unit; failed to use the appropriate property types as sales comparables in the Sales Comparison Approach.
Thomas E. Oakley AG025518 Orange	10/15/04 - Settlement Agreement effective 11/14/04, $2,000 fine, $3,000 enforcement costs, 15 hrs. USPAP, 40 hrs. basic education, six-month appraisal logs for two years for monitoring, public reproval. Alleged violations of USPAP S.R. 1 and 2, Conduct Section of the Ethics Rule, Competency Rule: failure to accurately disclose and analyze the relevant property characteristics of the subject property; commission of a series of errors in the Sales Comparison Approach that resulted in a significant overvaluation including the selection of inappropriate sales comparables and the inaccurate description of the sales comparables.
Kevin L. Odom San Joaquin	1/21/2004 - Director adopted Administrative Law Judge's proposed decision issuing a restricted license effective 2/20/2004, with a three year stay of revocation, $1,084 enforcement costs. Convicted of a misdemeanor violation of California Penal Code section 368(c).
Greg A. Owens AR011742 Orange	1/24/2003 - Settlement Agreement, $2,000 fine, 15 hrs. USPAP, 30 hrs. basic education, public reproval. Alleged violations of USPAP S.R. 1 and 2, Competency Provision: failure to analyze current agreement of sales for multiple subject properties and prior sales of the subject properties within the past year; failure to properly analyze significantly lower prior sales of the comparable properties that occurred within the past year in multiple appraisal assignments.
William G. Pegg AL016500 Alameda	11/3/2003 - Settlement Agreement effective 12/3/2003, $1,000 enforcement costs, 15 hrs. USPAP, public reproval. Alleged violations of USPAP S.R. 1 and 2, Conduct Section of the Ethics Rule; Title 10 California Code of Regulations, sections 3721(a)(2). falsely certified a log of appraisal experience for a trainee who had not performed the appraisals on the log.

Al Penaranda AG007507 Los Angeles	8/5/2005 - Superior Court of California, County of San Diego, Order Prohibiting Defendant Alberto Penaranda From Engaging In The Practice of A Licensed Real Estate Appraiser Pending The Issuance Of A Final Decision By The Office of Real Estate Appraisers In The Administrative Action (Penal Code section 23). Convicted of two counts of California Penal Code sections 487(a) and 182(a)(1). 1/28/2003 - Settlement Agreement, $5,000 cost of enforcement, 15 hr. USPAP, 30 hrs. basic education, public reproval. Alleged violations of USPAP S.R. 1 and 2, Conduct Section of the Ethics Rule: failure to properly analyze current agreements of sale for multiple subject properties; failure to accurately analyze and disclose relevant property characteristics of subject properties; commission of a series of errors in the Sales Comparison Approach in multiple appraisal assignments, including failure to properly analyze significantly lower prior sales of comparable properties that occurred within the past year.
Troy L. Peters AG025225 Los Angeles	6/12/2003 - Settlement Agreement, $2,000 fine, 15 hrs. USPAP, 20 hrs. basic education, public reproval. Alleged violations of USPAP S.R. 1 and 2, Conduct Section of Ethics Rule, Business and Professions Code section 11320: performance of an appraisal assignment while license was suspended; failure to accurately describe the relevant property characteristics for sales comparables employed in the Sales Comparison Approach.
Ronald S. Powell AR011637 Los Angeles	9/20/2005 - Director adopted Administrative Law Judge's proposed decision effective 10/20/2005, revoking appraisal license. Convicted of a felony violation of California Penal Code section 487(A).
Donald R. Reece AR004879 San Bernardino	7/19/2004 - Settlement Agreement, $3,000 fine, $3,000 enforcement costs, revocation stayed, 60 day suspension stayed 30 days effective 8/18/2004, semi-annual appraisal logs for one year for monitoring. Alleged violations of USPAP S.R. 1 and 2, Conduct Section of the Ethics Rule: failure to analyze current and prior sales of the subject properties; commission of a series of errors in the Sales Comparison Approach including inaccurate information regarding the sales comparables and the omission of relevant sales comparables; resulting in unsupported value conclusions in multiple reports.
Vladimir Rivkin AG014402 Santa Clara	5/18/2005 - Stipulated Settlement effective 6/18/2005, $2,000 fine, 15 hrs. USPAP, public reproval. Alleged violations of USPAP S.R. 1&2, Conduct Section of Ethics Rule: falsely certified the personal inspection of multiple subject properties.

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Lila M. Rizk AR015428 Orange	1/10/2005 - Stipulated Settlement effective 2/9/2005, $2,500 fine, $2,500 enforcement costs, 15 hrs. USPAP, 20 hrs. basic education, public reproval. Alleged violations of USPAP S.R. 1&2, Conduct Section of Ethics Rule: failure to disclose a current listing of the subject property; commission of a series of errors in the Sales Comparison Approach including the selection of inappropriate sales comparables and the omission of sales comparables with a greater degree of comparability resulting in an overvaluation.
Robert J. Romero AR023662 Los Angeles	9/28/2004 - Director adopted Administrative Law Judge's proposed decision, $2,227 enforcement costs, 20 day suspension effective 10/28/2004. Violations of USPAP S.R. 1 and 2, Competency Rule: failure in supporting the highest and best use of the subject property, failure in adequately researching and describing the sale comparables in the Sales Comparison Approach, failure in researching and reporting the market history of the subject property.
Stephen A. Seidlinger AR013584 Santa Cruz	10/15/2004 - Stipulated Settlement effective 11/15/2004, $3,000 fine, $2,000 enforcement costs, 15 hrs. USPAP, 30 hrs. basic education. Alleged violations of USPAP S.R. 1 and 2, Conduct Section, Record Keeping Section of the Ethics Rule, Competency Rule: significantly misleading and failing to describe the actual condition of the subject property and sale comparables on two reports, failure in reporting and analyzing the prior sale and recent listing of the subject property on two reports, failure in submitting true and accurate copies of the appraisal reports and workfiles.
Manouchehr M. Shadab Orange	7/14/2004 - Settlement Revocation effective 8/13/2004, $2,500 fine and $2,089 enforcement costs deferred until reapplication. Alleged violations of California Code of Regulations sections 3702(a)(1)(2), 3721(a)(2)(4) & (6), 3722(a)(2) and 3722(b), USPAP Conduct Section of the Ethics Rule: submission of an appraisal report using the name of another appraiser without their knowledge or authorization; altered the effective date of the appraisal report.
Wei F. Shi Santa Clara	6/3/2005 - Default Decision effective 7/3/2005, revoking appraiser's license. Violations of USPAP Conduct Section of the Ethics Rule and Title 10, California Code of Regulations section 3722(a)(2): forged the name of another licensed appraiser on two appraisal reports.
Michael L. Siegler Santa Clara	5/26/2004 - Director adopted Administrative Law Judge's proposed decision revoking appraiser's license effective 6/25/2004, $1,726.78 enforcement costs: Convicted of felony violation of California Penal Code section 243.4(A).

Patricia K. Spitzer Shasta	2/3/2005 - Stipulation for Revocation effective 3/5/2005, license revocation, $5,000 fine and $5,000 enforcement costs at license reapplication (if applicable). Violations of USPAP S.R. 1&2, Competency Rule: failure to analyze a pending sale of a subject property, failure to disclose and analyze a prior sale of the subject property within the past year; failure to accurately report and analyze relevant property characteristics for multiple subject properties; commission of a series of errors in the Sales Comparison Approaches for multiple properties including the misrepresentation of the sales comparables and the omission of relevant sales comparables in proximity to the subject properties.
Leanne B. Sweers AL024063 Butte	1/31/2005 - Stipulated Settlement effective 3/2/2005, $900 fine, $750 enforcement costs, 15 hrs. USPAP, public reproval. Violations of USPAP S.R. 1&2, Conduct Section of Ethics Rule: falsely certified interior inspection of a subject property, failure to disclose significant professional assistance of another appraiser involved in two appraisal assignments.
Leslie A. Toland El Dorado	8/12/2003 - Settlement Agreement, resigned license, $4,600 enforcement costs. Alleged violations of USPAP S.R. 1 and 2, Conduct Section of the Ethics Rule: violated terms of a prior settlement agreement by performing appraisals in violation of USPAP.
Samuel K. Tong Santa Clara	10/4/2004 - Stipulated Surrender of License effective 11/3/2004, $10,414.60 enforcement costs deferred until reapplication. Alleged violations of USPAP S.R. 1 and 2, Conduct Section, Management Section of the Ethics Rule, Competency Rule; California Code of Regulations sections 3702(a)(1), 3721(a)(2),(4), 3722(a)(2): failure in disclosing being the broker of record for the company named as the client on multiple appraisal reports; performing appraisals with unauthorized use of another supervising appraiser's name and license number on multiple appraisal reports; commission of a series of errors in the Sales Comparison Approaches for two properties including the misrepresentation of key information in the reporting of the sales comparables resulting in overstated value conclusions.
Marie A. Vernon AL010252 Riverside	6/2/2004 - Settlement Agreement effective 7/3/2004, $2,000 fine, $2,500 enforcement costs, 15 hrs. USPAP, 20 hrs. basic education, semiannual appraisal logs for one year for monitoring. Alleged violations of Business and Professions Code section 11328, USPAP S.R. 1 and 2, Conduct Section of the Ethics Rule, Competency Rule: failure to provide a copy of appraisal and work file to the OREA for investigative purposes; failure to analyze a current listing and agreement of sale of the subject property; commission of

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	a series of errors in the Sales Comparison Approach including a misleading representation of the sales comparables and a misleading analysis of the sales comparables.
Edgar M. Villamor AR009544 Los Angeles	1/21/2004 - Settlement Agreement effective 2/20/2004, $3,000 fine, $2,700 enforcement costs, 15 hrs. USPAP, 30 hrs. basic education, quarterly appraisal logs for one year for monitoring, public reproval. Alleged violations of USPAP S.R. 1 and 2, Conduct Section of the Ethics Rule: failure to accurately describe and analyze relevant property characteristics of the subject properties; failure to analyze a pending sale of the subject property; commission of a series of errors in the Sales Comparison Approach including the selection of inappropriate sales comparables and an inaccurate description of the sales comparables.
David C. Wallace San Mateo	1/31/2005 - Director adopted Administrative Law Judge's proposed decision effective 3/2/2005; denial of application, $4,499.75 enforcement costs. Violations of Business and Professions Code sections 11320 and 11321(a); California Code of Regulations sections 3702(a)(1)(2), 3721(a)(2)(4), and 3722(a)(2); USPAP Conduct Section of the Ethics Rule. performing appraisal assignments requiring a certified appraiser without being licensed; using the name and license number of a certified appraiser on the appraisal reports.
Rosemary Wascher AR006427 El Dorado	10/6/2005 - Settlement Agreement effective 11/5/2005, $2,500 fine, $2,000 enforcement costs, 20 hrs. basic education, public reproval. Alleged violations of USPAP S.R. 1 and 2, Conduct Section of the Ethics Rule: failure to analyze a prior sale of the subject property; failure to accurately disclose and analyze the relevant property characteristics of the subject property; commission of a series of errors in the Sales Comparison Approach that resulted in a significant overvaluation including the selection of inappropriate sales comparables from a superior neighborhood while omitting proximate sales comparables.
Michael A. Young AL015992 Stanislaus	10/25/2004 - Stipulated Settlement effective 11/24/2004, $4,000 fine, $6,000 enforcement costs, 15 hrs. USPAP, 30 hrs. basic education, public reproval. Alleged violations of USPAP S.R. 1&2, Conduct Section of Ethics Rule: failure to analyze a recent sale of the subject property; failure to analyze relevant property characteristics for multiple subject properties; commission of a series of errors in the Sales Comparison Approach for multiple subject properties including the selection of inappropriate sales comparables and the lack of support for adjustments to the sales comparables; falsely certified interior inspection of three properties.

Non-Public Disciplinary Actions

The cases referenced above all resulted in public discipline. During the time period of October 16, 2002, through October 15, 2005, there were 185 cases that resulted in discipline that did not warrant public notification. In addition, there were 152 letters of warning issued for minor violations.

Appraisers often encounter problems that result in deficiencies as a result of lack of due diligence and succumbing to pressure by clients. Following is a summary of the violations most common in the enforcement cases that did not warrant public discipline:

1. Involvement in assignments in which the appraiser lacked either geographical or technical competency.
2. Failure to adequately disclose the scope of work performed in appraisal assignments.
3. Misrepresentation of relevant property characteristics, typically involving neighborhood factors as well as the site and improvements.
4. Failure to properly analyze property zoning. The use of public records data as a zoning source is often inaccurate.
5. Failure to accurately employ Extraordinary Assumptions and Hypothetical Conditions.
6. Commission of errors in the Sales Comparison Approach, typically involving the misrepresentation of comparable data through inadequate verification, the lack of support for adjustments to the comparable sales, and in some cases use of non-similar sales comparables when superior sales were available.
7. Failure to provide adequate support for the site value, reproduction cost new, and depreciation estimates of the improvements in the Cost Approach.
8. Commission of errors in the Income Approach, including non-support for the estimates of economic rent and capitalization rates, and in the analysis of leased fee ownership interests.
9. Reliance by appraisers on boilerplate comments that are often not relevant to the subject property analysis and that result in an overall misleading report.

Appraisers have been under significant pressure over the past few years by clients to generate reports expeditiously. This problem is often exacerbated with client's requests for a specific value. Appraisers must always remember to function in an independent, impartial, and objective manner in order to avoid the errors noted above. If an assignment appears too difficult after its acceptance, appraisers should always ensure that they associate themselves with an appraiser knowledgeable in the subject matter.

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Delinquent Court-Ordered Child Support Actions

Steven P. Arthur AT033628	10/8/2005: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6. 1/25/2005: License Reinstated. 10/14/2004: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Ben Baca AT034207	7/8/2005: License Reinstated. 6/8/2005: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Lance E. Bagley AL026104	10/27/2005: License Reinstated. 10/5/2005: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Kenneth B. Bartel AT020210	8/16/2005: License Reinstated. 5/11/2005: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Edward A. Bedrosian AT032340	11/4/2005: License Expired. 7/7/2004: License Suspended: Violation of Welfare and Institutions Code Section 11350.6.
John Corpus AT030823	2/14/2005: License Reinstated. 9/13/2004: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6. 6/30/2004: License Reinstated. 4/15/2004: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Sydney B. Darington AL012707	6/30/2005: License Expired. 8/4/2004: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Gregg L. Dobrowsky AL029065	6/11/2004: License Reinstated. 4/15/2004: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Robert W. Endy Jr. AR012561	4/20/2004: License Reinstated. 4/2/2004: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Marcus F. Espinoza AR033988	12/20/2004: License Reinstated. 11/5/2004: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Aldo J. Fernandez AL027893	8/15/2005: License Reinstated. 8/2/2005: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Andrew E. Foggio AT027857	4/30/2004: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.

Michael M. Foley AR026903	3/18/2005: License Reinstated. 3/1/2005: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Iray Frederick Jr. AT031519	9/13/2004: License Reinstated. 8/4/2004: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Alejandro Gutierrez AT031059	6/17/2005: License Expired. 4/30/2004: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Stephen W. Hancock AL026240	8/30/2005: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Jason K. Hollister AT029435	9/19/2004: License Expired. 5/6/2003: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Gerald W. Howard Jr. AT034104	8/2/2005: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Michael D. Howard AG016417	7/20/2004: License Reinstated. 7/1/2004: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Randal D. Joseph AT036180	9/9/2005: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Stanley P. Kacher AR016054	2/6/2004: License Reinstated. 2/2/2004: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Mathew L. Kreitzer AT029877	1/7/2005: License Expired. 10/31/2003: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Clint T. Krueger AR008476	1/12/2005: License Reinstated. 4/30/2004: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6. 1/10/2003: License Reinstated. 4/8/2002: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Abdul Y. Lecky AL029347	8/12/2005: License Reinstated. 8/2/2005: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Donald T. Lowe AT028273	3/22/2004: License Reinstated. 2/2/2004: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.

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Timothy J. Mares AR013051	3/5/2004: License Reinstated. 2/10/2004: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Stephen J. Melendres AR015616	1/23/2003: License Reinstated. 12/31/2002: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Paul A. Pattillo AT030210	2/25/2005: License Expired. 2/9/2004: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Troy L. Peters AG025225	3/5/2004: License Reinstated. 2/9/2004: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Rohollah Piryaei AL029025	8/18/2003: License Reinstated. 11/12/2002: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Sergio C. Ramos AT034752	12/3/2004: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Harold A. Richland AL015704	3/18/2005: License Reinstated. 3/1/2005: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
James A. Santana AL011974	7/13/2004: License Reinstated. 5/17/2004: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6. 7/9/2003: License Reinstated. 6/9/2003: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Tracie M. Soldano AT031335	7/22/2005: License Expired. 8/4/2004: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Robert D. Stone AT028549	12/18/2003: License Expired. 12/31/2002: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Timothy J. Thibodeaux Jr. AG009087	8/17/2005: License Reinstated. 7/6/2005: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.
Ernest A. Wright AR012494	3/24/2003: License Reinstated. 1/6/2003: License Suspended: Violation of Welfare and Institutions Code, Section 11350.6.