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

In the Matter of the Administrative Allegation
of Violation Against:

Anthony L. Blackburn
Real Estate Appraiser License No. 002124

Respondent.

Case No. L20201211-01

DECISION AND ORDER

The attached Stipulated Settlement of Probation Violation and Disciplinary Order is hereby
adopted by the Chief of the Bureau of Real Estate Appraisers, as its Decision in this matter.

This Decision shall become effective on January 8, 2021.

It is so ORDERED January 8, 2021.



Loretta Dillon
Deputy Chief of the Bureau of Real Estate
Appraisers

Bureau of Real Estate Appraisers
3075 Prospect Park Drive, Suite 190
Rancho Cordova, CA 95670

Telephone: (916) 552-9021
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STATE OF CALIFORNIA**

In the Matter of the Administrative Allegation of
Violation Against:

Anthony L. Blackburn
Real Estate Appraiser License No. 002124

Respondent.

Case No. L20201211-01

**STIPULATED SETTLEMENT OF
PROBATION VIOLATION AND
DISCIPLINARY ORDER**

In 2019, the Bureau of Real Estate Appraisers ("Bureau" or "BREA") and Anthony L. Blackburn ("Respondent") entered into a Stipulated Settlement and Disciplinary Order ("Stipulated Settlement"). On October 21, 2019, the Stipulated Settlement became effective. The Stipulated Settlement resulted in Respondent's Real Estate Appraisers License being revoked. However, the revocation was stayed and Respondent's license was be publically reproved, restricted, and monitored on probation for two (2) years from the effective date on the terms and conditions. One of the terms of probation was to obey all laws. On May 21, 2020, Respondent was convicted of misdemeanor Vehicle Code 23152(a) [driving under the influence]. The conviction is a violation of probation and the Bureau may revoke probation and carry out the disciplinary order that was stayed.

In the interest of a prompt and speedy settlement of this matter, consistent with the public interest and mission of the Bureau, the parties hereby agree to the following Stipulated Settlement of Probation Violation and Disciplinary Order ("Settlement of Probation Violation") which will be submitted to the Chief of the Bureau of Real Estate Appraisers ("Bureau Chief" or "Chief of BREA") for approval and adoption as the final disposition.

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2 PARTIES

3 1. Aaron Klinger, acting on behalf of the Bureau of Real Estate Appraisers
4 ("Complainant"), brings this action solely in his official capacity as Chief of Enforcement for
5 Complainant.

6 2. Anthony L. Blackburn ("Respondent") is representing himself and has chosen not to
7 exercise his right to be represented by counsel at this time.

8 3. On or about November 22, 1991, the Bureau issued Real Estate Appraiser License
9 Number 002124 to Respondent. Respondent's License was in full force and effect at all times
10 relevant to the attached administrative allegation of violation and unless renewed will expire on
11 January 23, 2022.

12 JURISDICTION

13 4. The Bureau initiated an investigation resulting in administrative allegation of
14 violation.

15 5. When deemed by the Bureau Chief to be in the public interest, the Bureau Chief has
16 the authority under Business and Professions Code section 11315.5 to enter into a settlement
17 related to administrative allegation of violation of the Real Estate Appraisers' Licensing and
18 Certification Law or regulations promulgated pursuant thereto, upon any terms and conditions as
19 the Bureau Chief deems appropriate.

20 6. The administrative allegation of violation against Respondent is attached as Exhibit
21 "A" and incorporated herein by reference.

22 ADVISEMENT AND WAIVERS

23 7. Respondent has carefully read and understands the charges and allegations in the
24 administrative allegation of violation. Respondent has also carefully read and understands the
25 effects of this Stipulated Settlement.

26 8. Respondent is fully aware of his or her legal rights in this matter, including the right
27 to a hearing on the administrative allegation of violation; the right to be represented by counsel at
28 his or her own expense; the right to confront and cross-examine the witnesses against him or her;

1 the right to present evidence and to testify on his or her own behalf; the right to the issuance of
2 subpoenas to compel the attendance of witnesses and the production of documents; the right to
3 reconsideration and court review of an adverse decision; and all other rights accorded by the
4 California Administrative Procedure Act and other applicable laws.

5 9. Respondent voluntarily, knowingly, and intelligently waives and gives up each and
6 every right set forth above.

7 CULPABILITY

8 10. Respondent admits the truth of each and every administrative allegation of violation
9 attached as Exhibit "A", and agrees that cause exists for discipline against his or her Real Estate
10 Appraiser License.

11 11. Respondent agrees that his or her Real Estate Appraiser License is subject to
12 discipline and he or she agrees to be bound by the Bureau Chief's imposition of discipline as set
13 forth in the following Disciplinary Order.

14 CONTINGENCY

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

25 13. The parties understand and agree that Portable Document Format ("PDF") or
26 facsimile copies of this Stipulated Settlement, including PDF or facsimile signatures thereto, shall
27 have the same force and effect as the originals.
28

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

15. In consideration of the foregoing admissions and stipulations, the parties agree that the Bureau Chief may, without further notice or formal proceeding, issue and enter the following Disciplinary Order:

DISCIPLINARY ORDER

IT IS HEREBY ORDERED that Respondent's Real Estate Appraisers License No. 002124 is revoked. However, the revocation shall be stayed and Respondent's license shall be publically reprobved. Additionally, Respondent's license shall be restricted, and monitored on probation for two (2) years from the effective date of the Decision and Order on the terms and conditions described below.

1. Restricted License – Shall not Appraise Vacant Land. Respondent shall not appraise any vacant land during the entire probationary period.

2. Payment of Fine. Respondent shall pay a fine in the sum of Three Thousand Dollars (\$3,000.00). Payment is due thirty (30) days from the effective date of the Decision and Order as signed by the Bureau Chief. Payment shall be made to the Real Estate Appraisers Regulation Fund, c/o Bureau of Real Estate Appraisers, 3075 Prospect Park Drive, Suite 190, Rancho Cordova, CA 95670, by check or money order and shall indicate on its face the notation: "BREA Case No. L20201211-01." If payment is not received by the due date, a ten (10) percent late penalty shall be added to the unpaid balance and interest will accrue on the unpaid balance at the pooled money investment rate in effect at that time, until the amount is paid. Respondent shall not be eligible to renew his or her license until full payment is made. Failure to make timely payment on the fine shall constitute a violation of the probationary order.

1 **3. Appraisal Log/Work Assignments.** Commencing on the effective date of the
2 Decision and Order and continuing for one (1) year, Respondent shall maintain a log of all
3 appraisal and appraisal reviews Respondent performs on an Enforcement Log of Appraisal
4 Assignments form REA 4020 ("log") provided by BREa. Respondent shall submit a complete
5 and accurate log listing all appraisal and appraisal reviews completed each six (6) months. If zero
6 (0) to five (5) appraisal or appraisal reviews are completed, the log must still be completed
7 indicating the work completed or indicating no work was completed. Each six (6) month log
8 shall be submitted to BREa within thirty (30) days following the end of each six (6) month
9 period. BREa may request a copy of any appraisal or appraisal review listed on any log and
10 Respondent must provide the appraisal or appraisal review within the timeframe provided in
11 BREa's request.

12 Failure to comply with the log requirements shall result in an automatic suspension of
13 Respondent's real estate appraiser license. In order to reinstate Respondent's license, Respondent
14 must provide BREa with the following: (i) a copy of past due log(s); (ii) completion and filing of
15 a reinstatement application; and (iii) payment of all applicable fees, fines, or penalties.

16 Failure to complete a minimum of six (6) appraisal or appraisal reviews of California real
17 property every six (6) months shall result in a tolling of Respondent's probation for the applicable
18 six (6) month period(s). Periods during which probation is tolled shall not apply to reduction of
19 the probationary period, suspension, or any other disciplinary order or term.

20 **4. Monitoring.** Respondent shall be subject to, and shall permit and cooperate with,
21 monitoring and investigation of Respondent's professional practice. Such monitoring and
22 investigation shall be conducted by representatives of BREa.

23 **5. Monitoring Costs.** Respondent shall pay Four Hundred and Fifty Dollars (\$450.00)
24 every six (6) months for the entire probationary period to compensate BREa for monitoring
25 costs. This includes periods when zero (0) to five (5) appraisal or appraisal reviews are completed
26 and probation is tolled. Failure to pay monitoring costs shall be a violation of probation.

27 **6. Obey All Laws.** Respondent shall comply with all federal, state and local laws, the
28 Real Estate Appraisers' Licensing and Certification Law and regulations promulgated thereto,

1 and conform to the minimum guidelines set forth under the Uniform Standards of Professional
2 Appraisal Practice ("USPAP"), and all other laws and regulations pertaining to real estate
3 appraisers. Additionally, if Respondent is subject to criminal court orders, Respondent shall
4 comply with all criminal court orders, including probation and parole.

5 **7. Comply with Probation.** Respondent shall fully comply with the terms and
6 conditions of the probation imposed by the Chief of BREa and shall cooperate fully with
7 representatives of BREa in its monitoring and investigation of Respondent's compliance with the
8 terms and conditions of probation.

9 **8. Violation of Probation.** If Respondent violates probation in any respect, the Chief of
10 BREa, after giving Respondent notice and an opportunity to be heard, may revoke probation and
11 carry out the disciplinary order that was stayed. If an accusation or a petition to revoke probation
12 is filed against Respondent during probation, the Chief shall have continuing jurisdiction until the
13 matter is final, and the period of probation shall be extended until the matter is final.

14 ACCEPTANCE

15 I have carefully read the above Stipulated Settlement. I understand the stipulation and the
16 effect it will have on my Real Estate Appraiser License. I enter into this Settlement of Probation
17 Violation voluntarily, knowingly, and intelligently, and agree to be bound by the Decision and
18 Order of the Bureau Chief.

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20 DATED: 1/4/21


21 
22 Anthony L. Blackburn
23 Respondent
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ENDORSEMENT

The foregoing Settlement of Probation Violation is hereby respectfully submitted for the
Bureau Chief's consideration.

DATED:

1/5/2021


Aaron Klinger
Chief of Enforcement

1 **Exhibit A**

2 **Administrative Allegation of Violation - Case No. L20201211-01**

3 In 2019, the Bureau of Real Estate Appraisers ("Bureau" or "BREA") and Anthony L.
4 Blackburn ("Respondent") entered into a Stipulated Settlement and Disciplinary Order
5 ("Stipulated Settlement"). On October 21, 2019, the Stipulated Settlement became effective. The
6 Stipulated Settlement resulted in Respondent's Real Estate Appraisers License being revoked.
7 However, the revocation was stayed and Respondent's license was to be publically reprobved,
8 restricted, and monitored on probation for two (2) years from the effective date on the terms and
9 conditions. One of the terms of probation was to obey all laws. On May 21, 2020, Respondent
10 was convicted of misdemeanor Vehicle Code 23152(a) [driving under the influence]. The
11 conviction is a violation of probation and the Bureau may revoke probation and carry out the
12 disciplinary order that was stayed.

13 Business and Professions Code section 11318 requires licensees to report to the Bureau, in
14 writing, within thirty days any convictions. Respondent was convicted on May 21, 2020, but did
15 not report the conviction to the Bureau within the thirty day reporting period. Failure to make a
16 report required shall constitute a cause for discipline.
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