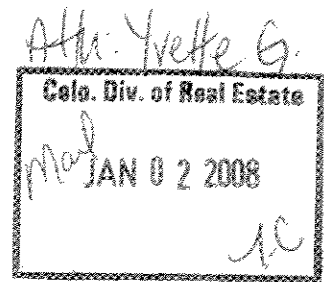


BEFORE THE BOARD OF REAL ESTATE APPRAISERS
STATE OF COLORADO

Case No. 8065032, 80356699, 80356700, 80359680



STIPULATION AND FINAL AGENCY ORDER

IN THE MATTER OF THE DISCIPLINARY ACTION AGAINST THE APPRAISER'S
LICENSE OF **ERICA AMBRIZ (LICENSE #CR40027531)**,

Respondent.

IT IS HEREBY STIPULATED by and between the Colorado Board of Real Estate Appraisers (the "Board") and Respondent, as follows:

1. At all times relevant hereto, Respondent was registered, licensed or certified as a real estate appraiser in the State of Colorado.
2. The Board has jurisdiction over Respondent, Respondent's license and the subject matter of this action.
3. The Board commenced an investigation of Respondent's activities based upon a complaint filed on the Board's own motion or by an individual with specific knowledge of Respondent's actions.
4. The Board notified Respondent of the complaint and of the investigation and provided to Respondent a copy of the complaint and investigative report. The Board allowed Respondent to give written data, views and arguments concerning the complaint, investigation and investigative report.
5. The Board has considered the investigative report regarding the appraisal and appraisal reporting of the properties identified on Exhibit A and has found probable cause to refer Respondent to hearing for violation of appraisal law. The Board authorized the preparation of this settlement agreement including the disciplinary terms set forth herein and set forth on Exhibit A as a means to resolve the matter without need for formal hearing.
6. Respondent admits to factual findings and violations of appraisal laws, Board Rules and Uniform Standards of Professional Appraisal Practice as set forth on Exhibit A.

7. Respondent agrees to and accepts the discipline set forth below. Respondent also agrees to and accepts the discipline set forth on Exhibit A.

a. If the discipline set forth on Exhibit A includes a fine, such fine shall be made payable to the "Colorado Board of Real Estate Appraisers" and shall be paid to the Board in good funds in one lump-sum payment when Respondent signs and returns this Stipulation and Final Agency Order to the Board. Respondent's failure to include the payment for the fine when returning this signed Stipulation and Final Agency Order to the Board will not preclude the Board from executing and accepting this Stipulation and Final Agency Order which has been signed by Respondent. In such event, the Board may, in its sole discretion, execute this Stipulation and Final Agency Order signed by Respondent and treat Respondent's failure to pay the fine as a failure to comply with the terms of this Stipulation and Final Agency Order.

b. If the discipline set forth on Exhibit A includes the completion of course work, Respondent shall enroll in and successfully complete the courses set forth on Exhibit A by the due dates set forth therein. Respondent shall also submit written proof of course work completion in a form and manner acceptable to the Board by such due dates. All such course work shall be completed in addition to any continuing education courses required by §12-61-706, C.R.S., and the rules and regulations of the Board.

c. If the discipline set forth on Exhibit A includes supervision, Respondent shall be directly supervised by an independent third party appraiser approved by the Board or the Board's designee. Respondent shall bear the responsibility and any costs associated with locating and retaining said review appraiser. During the period of supervision, Respondent's work product shall be reviewed by the supervisor in accordance with the terms and conditions set forth on Exhibit A.

d. If the discipline set forth on Exhibit A includes probation, Respondent shall be placed on probationary status for the period set forth on Exhibit A. During the period of probation, Respondent may continue to practice as an appraiser subject to the terms and conditions set forth on Exhibit A.

e. If the discipline set forth on Exhibit A includes suspension, Respondent shall be suspended from practicing as an appraiser commencing on the date set forth on Exhibit A and continuing for the period set forth on Exhibit A. During the period of suspension, Respondent shall not engage in any act requiring an appraiser registration, license or certificate as set forth in §12-61-706 and §12-61-712, C.R.S. Any registration(s), license(s), certificate(s) and/or pocket card(s) of the Respondent shall be returned to the Board no later than the effective date of the suspension.

f. Respondent agrees that the Board shall have the right to publish this Stipulation and Final Agency Order (or a summary of the disciplinary terms provided for herein) on the Board's website and in the "Appraiser Update," a Board publication, and to continue thereafter to treat this Stipulation and Final Agency Order as a public record in the custody of the Board.

8. It is the intent and purpose of this Stipulation to provide for the settlement of the particular issues, allegations and/or charges raised by the investigation of the Respondent's activities by the Board as set forth in paragraphs 3, 4 and 5 above.

9. Upon execution by all parties, this Stipulation and Final Agency Order shall represent the entire and final agreement of the parties. In the event any provision of this Stipulation and Final Agency Order is deemed invalid or unenforceable by a court of law, it shall be severed and the remaining provisions of this Stipulation and Final Agency Order shall be given full force and effect.

10. Respondent expressly agrees and acknowledges that Respondent has entered into this Stipulation and Final Agency Order knowingly and voluntarily. Regardless of whether Respondent has been represented by legal counsel, Respondent affirms that Respondent has read this Stipulation and Final Agency Order and fully understands its nature, meaning and content. Respondent agrees that upon execution of this Stipulation and Final Agency Order, no subsequent action or assertion shall be maintained or pursued by Respondent asserting the invalidity in any manner of this Stipulation and Final Agency Order.

11. The Respondent agrees that the following terms shall apply if the Respondent fails to comply with any of the terms of this Stipulation and Final Agency Order:

a. In the event that Respondent fails to comply with any of the terms of this Stipulation and Final Agency Order, such failure shall constitute a violation of §12-61-710(1)(b), C.R.S., and the Board shall have the right to proceed with formal disciplinary action against the Respondent pursuant to §12-61-710, §24-4-104 and §24-4-105, C.R.S. Completion of the terms of this Stipulation and Final Agency Order after the date required herein shall not excuse the failure to comply nor prohibit the Board from proceeding with such formal disciplinary action.

b. In a proceeding against Respondent for failing to comply with the terms of this Stipulation and Final Agency Order, this Stipulation and Final Agency Order shall be admissible as evidence, and the matters at issue shall be limited to the question of whether or not the Respondent has failed to comply with any of the terms of this Stipulation and Final Agency Order. Any issues relating to the underlying complaint or investigation that formed the basis for disciplinary action against Respondent (and any defenses that Respondent may have to such complaint and investigation) shall specifically not be at issue in the proceeding against Respondent for failing to comply with the terms of this Stipulation and Final Agency Order.

c. In the event that Respondent is found, after a hearing, to have failed to comply with any of the terms of this Stipulation and Final Agency Order, Respondent stipulates and agrees that the appropriate form of formal discipline to be imposed by the Board shall consist of revocation of Respondent's appraiser registration, license or certificate. Upon such revocation, Respondent shall not engage in any act requiring an appraiser registration, license or certificate as set forth in §§12-61-706 and §12-61-712, C.R.S. Respondent shall also be required to pay any unpaid fine provided for in

this Stipulation and Final Agency Order. The Board shall also have the right to publish the Final Agency Order from the hearing (or a summary of the disciplinary terms therein) on the Board's website and in the "Appraiser Update," a Board publication, and to continue thereafter to treat such Final Agency Order as a public record in the custody of the Board.

12. Respondent understands and knowingly and voluntarily enters into this Stipulation and Final Agency Order. The Respondent further understands and knowingly and voluntarily waives the following rights:

a. The right to a formal disciplinary hearing on the merits of the matters forming the basis of this Stipulation and Final Agency Order and the right to require the Board to meet its burden of proof in the formal hearing.

b. The right to confront and cross-examine all witnesses against the Respondent at the formal hearing.

c. The right to subpoena witnesses, present evidence and to testify on the Respondent's own behalf at the formal hearing.

d. The right to be represented by counsel of the Respondent's own choosing and at the Respondent's expense at any stage of this proceeding.

e. The right to engage in pre-hearing discovery of the Board's evidence.


f. The right to appeal the Final Agency Order provided for by this Stipulation.

13. On the date upon which this Stipulation is executed by an authorized representative of the Board, it shall become the Final Agency Order of the Board.

EXECUTED BY THE BOARD this 4th day of January, 2008.

RESPONDENT

COLORADO BOARD OF REAL ESTATE APPRAISERS


Respondent


By: 
Director (or Designee of the Director)
Division of Real Estate
1560 Broadway, Ste. 925
Denver, CO 80202

EXHIBIT A

Respondent Name: **Erica Ambriz**
License Number: **CR40027531**
Case Number: **8065032, 80356699, 80356700, 80359680**

Property Appraised

- 9088 Golden Field Lane, Loveland, CO
- 19251 Weld County Road 13, Johnstown, CO
- 5975 Clearwater Dr., Loveland, CO
- 2511 West 9th Street, Greeley, CO

Appraisal Report Date

July 15, 2005
March 29, 2005
August 3, 2005
January 13, 2005

Admissions: Respondent neither admits nor denies the allegations contained in the investigative reports regarding the appraisals of the above referenced properties. Respondent agrees, however, that the allegations stated in the investigative reports, if proven at a hearing held pursuant to the Colorado Administrative Procedures Act, §§ 24-4-104 and 105, C.R.S., (as amended) would constitute a violation or violations of Standard Rule 1-1(b); Standard Rule 1-1(c); Standard Rule 1-5; Standard Rule 1-5(a); Standard Rule 1-4; Competency Rule, Ethics Rule and Advisory Opinion 22 (AO-22) and would properly subject Respondent to the imposition of discipline.

Discipline: Respondent accepts the discipline set forth in paragraph 7 and the discipline set forth below:

- Fine: \$4,800. Notwithstanding paragraph 7(a), payment of the fine shall be in twenty-four installments of \$200.00 each. The first installment is due on May 1, 2008. The remaining installments are due monthly, on the 1st of each month thereafter. Payments shall be made payable to the "Colorado Board of Real Estate Appraisers"; and
- Suspension: License Suspension commencing on January 1, 2008 and continuing through March 30, 2008; and
- Course Work:
 1. 75 or more hours of real estate appraisal education in topics set forth in Board Rules 2.3A2d through 2.3A2i (residential market analysis and highest and best use; residential appraiser site valuation and cost approach; residential sales comparison and income approaches, residential report writing and case studies; statistics, modeling and finance; advanced residential applications and case studies) to be successfully completed by March 30, 2008. To be considered "successfully completed", Respondent must pass any required examination given as part of the course. The 75 hours

of course work required by this stipulation must include at least 15 hours of residential market analysis and highest and best use, 15 hours of residential report writing and case studies, and 15 hours of advanced residential applications and case studies.

2. 15 hour course in USPAP to be successfully completed by March 30, 2008. To be considered “successfully completed”, Respondent must pass any required examination given as part of the course.

- Supervision:

Prior to April 1, 2008, the Respondent must obtain the approval of the Colorado Division of Real Estate, Appraiser Program Manager of an independent third party appraiser who will directly supervise the Respondent in an active, diligent and personal manner from April 1, 2008 through September 30, 2008. If Respondent does not complete at least 12 appraisal reports during the period of April 1, 2008 through September 30, 2008, the period of supervision shall continue after September 30, 2008 until Respondent has completed 12 appraisal reports.

During the period of supervision, all aspects of the Respondent’s work must be supervised by the approved supervisor. No work product is to be completed or submitted to a client without the supervisor’s direct consent. The Respondent shall be responsible for correcting all deficiencies in the Respondent’s work that are identified by the supervisor. The Respondent shall also implement all practice management strategies recommended by the supervisor. Respondent and the supervisor shall comply with Board Rule 11.2 in the preparation of all appraisal reports completed as part of this supervision.

Respondent shall be responsible for notifying the Colorado Division of Real Estate, Appraiser Program Manager in writing upon completion of the supervision required above. Upon receipt of such written notification, the Appraiser Program Manager may require Respondent to repeat the supervision set forth above for an additional period of 6 months. In making the decision of whether to require this additional supervision, the Appraiser Program Manager will request input from the supervisor who supervised Respondent during the original supervision period. Respondent may request a different supervisor for the subsequent supervision, but Respondent must obtain approval from the Appraiser Program Manager of the subsequent supervisor.

All fees and costs associated with the supervision of Respondent shall be paid by the Respondent.