

BEFORE THE STATE BOARD OF REAL ESTATE APPRAISERS

STATE OF COLORADO

Case Numbers: 802 5355, 803 5478, 803 5479, 803 5480, 804 5060, 804 5188, 804 5193, 804 5195, 804 5196, & 804 5197

STIPULATION FOR SURRENDER OF LICENSE AND FINAL AGENCY ORDER

IN THE MATTER OF DISCIPLINARY ACTION AGAINST THE REAL ESTATE
APPRAISER LICENSE OF JERRY M. FRIBERG, LICENSE NUMBER AL-40015459

Respondent.

IT IS HEREBY STIPULATED by and between the Colorado State Board of Real Estate Appraisers, (the "Board") and Jerry Mr. Friberg ("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. His license is identified as AL-40015459.
2. The Board has jurisdiction over Respondent and the subject matter of this action.
3. The Board commenced an investigation of Respondent's activities based upon complaints filed with the Board by Chester Gillings, 802 5355; Ivor J. Hill, 803 5478 & 803 5479; Gary Grantham, 803 5480; Kevin Roark, 804 5060; Patrick Reimer, 804 5188; Bryan Shelman, 804 5193; Frank Finn Jr., 804 5195; Charles Aragon, 804 5196; and Loretta & Tom Ruble, 804 5197.
4. The Board notified Respondent of the investigation and provided Respondent with the opportunity to give written data, views and arguments concerning the investigations.
5. At a regularly scheduled public meeting held on May 14, 2004 the Board considered the investigative report regarding the appraisal and appraisal reporting of the properties known as 450 Gemini Lane, Pueblo County, Colorado; 3173 36th Lane, Pueblo County, Colorado; 171 Byrd Drive, Pueblo West, Colorado; 150 Coyote Trail, Rockvale, Colorado; 2761 Santa Fe Drive, Pueblo County, Colorado; 2308 Newport Avenue, Pueblo, Colorado; 2411 Carthage Avenue, Pueblo, Colorado; 2312 Canyon River Court, Pueblo, Colorado; 3013 Ridgewood Place, Pueblo, Colorado; and 3019 Ridgeview Place, Pueblo, Colorado, and found probable cause to refer Respondent to hearing for violation of the real estate appraiser licensing law. The Board authorized the preparation of the Stipulation for Surrender of License and Final Agency Order.
6. Respondent neither admits nor denies the allegations contained in the investigative report referred to in paragraph 5 above. Respondent agrees, however, that the allegations stated in the investigative report, if proven at a hearing held pursuant to the Colorado Administrative

Procedures Act, C.R.S., Sect. 24-4-104 and -105, would constitute a violation or violations of C.R.S. Sec. 12-61-710(1)(b) and (g), and would properly subject Respondent to the imposition of discipline. This Stipulation for Surrender of License and Final Agency Order shall not be used as an admission or evidence of any wrongdoing by Respondent.

7. Respondent accepts and agrees to the following terms:

a. Respondent shall surrender his license to the Board. Respondent understands and agrees that such surrender is equivalent to revocation of licensure as provided in C.R.S. Sec. 12-61-710(5)(a). Such surrender shall be effective upon signature of this Stipulation for Surrender of License and Final Agency Order. All licenses and pocket identification cards shall be immediately returned to the Board. On and after the effective date of this Stipulation for Surrender of License and Final Agency Order, Respondent shall permanently cease from engaging in any act requiring licensure as an appraiser as set forth in C.R.S. Sec. 12-61-706 and 12-61-712.

8. It is the intent and purpose of this Stipulation for Surrender of License and Final Agency Order to resolve the particular issues and allegations raised by the investigation of Respondent's activities as set forth in paragraphs 3 and 4 above.

9. Whether Respondent is represented by an attorney, he acknowledges that he has read this Stipulation for Surrender of License and Final Agency Order, understands all of its parts and knowingly and voluntarily enters into it. Respondent agrees that upon execution of this Stipulation, no subsequent action or assertion shall be maintained or pursued asserting the invalidity in any manner of this Stipulation and its provisions.

10. Respondent understands and knowingly and voluntarily waives the following rights:

a. The right to a formal hearing on the merits of the matters forming the basis for this Stipulation for Surrender of License 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 testifying for the Board at the formal hearing.

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

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

e. The right to appeal the Final Agency Order provided for by this stipulation.

11. On the date upon which an authorized representative of the Board executes this

Stipulation it shall become the Final Agency Order of the Board.

EXECUTED BY THE BOARD this 14th day of July, 2005.

RESPONDENT

COLORADO BOARD OF
REAL ESTATE APPRAISERS

Joseph M. Putney
Respondent

Stewart A. Leach
Stewart A. Leach
Program Administrator
1900 Grant Street, Suite 600
Denver, Colorado 80203

Residence Address