BEFORE THE IDAHO STATE BOARD OF REAL ESTATE APPRAISERS

In the Matter of:	)	
	)	Case No. REA _____ ORIGINAL
VALDI PACE,	)	
License No. CRA-85,	)	
	)	**CONSENT ORDER**
Respondent.	)	
	)	

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Information having been received by the Idaho State Board of Real Estate Appraisers (hereinafter the "Board") which constitutes sufficient grounds for the initiation of an administrative action is acknowledged by Real Estate Appraiser Valdi Pace (hereinafter "Respondent").

WHEREAS, the parties mutually agree to settle the matter pending administrative Board action in an expeditious manner,

IT IS HEREBY STIPULATED AND AGREED between the undersigned parties that this matter shall be settled and resolved upon the following terms:

I

1. The Board may regulate the practice of real estate appraising in the state of Idaho in accordance with title 54, chapter 41, Idaho Code, the Idaho Real Estate Appraisers Act.

2. Respondent is a licensee of the Idaho State Board of Real Estate Appraisers and holds License No. CRA-85 to practice real estate appraising in the State of Idaho. Respondent's license is and has been in full force and effect at all times pertinent herein. Respondent's license is subject to the provisions of title 54, chapter 41, Idaho Code.

3. The Board has received and investigated the following complaints:

   a. REA-B1A-02-96-015-Pace: Involving deficiencies in an appraisal of real property located at 831 N. Main Street, Hailey, Idaho;

b. REA-P2C-02-96-027-V. Pace: Involving deficiencies in an appraisal of real property located at 3010 Woodside Boulevard, Hailey, Idaho;

c. REA-L1A-02-96-029-V. Pace: Involving deficiencies in an appraisal of real property located at Lot 2, Block 2, American Legion Subdivision, Ketchum, Idaho, (according to a preliminary plat); and

d. REA-B1A-02-96-038-V.Pace: Involving deficiencies in an appraisal of real property located at State Highway 75, Blaine County, Idaho.

II

I, Valdi Pace, by affixing my signature hereto, acknowledge that:

1. I have read and understand the allegations pending before the Board, as stated above in Section I. I further understand that these allegations constitute cause for disciplinary action upon my license to appraise real estate in the State of Idaho.

2. I understand that I have the right to a full and complete hearing; the right to confront and cross-examine witnesses who would testify against me; the right to present evidence in my favor or to call witnesses in my behalf, or to so testify myself; the right to reconsideration; the right to appeal; and all rights accorded by the Administrative Procedure Act of the State of Idaho and the laws and rules governing the practice of real estate appraising in the State of Idaho. I hereby freely and voluntarily waive these rights in order to enter into this stipulation as a resolution of the pending allegations against me.

3. I understand that in signing this Consent Order I am enabling the Board to impose disciplinary action upon my license without further process.

III

1. Based upon the foregoing stipulation, it is agreed that the Board may issue a decision and order upon this stipulation whereby any action against Real Estate Appraiser License No. CRA-85, issued to Respondent Valdi Pace, shall be stayed upon condition that Respondent, within nine (9) months from the date of execution of this order: (a)

attend a USPAP course, Parts A and B; (b) attend a fifteen (15) hour course in highest and best use; and (b) successfully pass the examinations for each of the two courses. Upon sufficient written evidence from Respondent that she has successfully completed these conditions, the Board will close this matter without any action against Respondent's license related to the aforementioned complaints.

2. The violation of any of the terms of this stipulation by Respondent will result in the termination of the stay. The Board therefore retains jurisdiction over this proceeding until all matters are finally resolved as set forth in this stipulation.

IV

1. It is hereby agreed between the parties that this settlement agreement shall be presented to the Board with a recommendation for approval from the Attorney General's Office at the next regularly-scheduled meeting of the Board.

2. Respondent understands that the Board is free to accept or reject this settlement agreement, and if rejected by the Board, a formal complaint may be filed against the Respondent. Respondent hereby agrees to waive any right she may have to challenge the impartiality of the Board to hear the disciplinary complaint if, after review by the Board, this settlement agreement is rejected.

3. If the settlement agreement is not accepted by the Board, it shall be regarded as null and void. Admissions by the Respondent in the settlement agreement will not be regarded as evidence against her at the subsequent disciplinary hearing.

4. The Consent Order shall not become effective until it has been approved by a majority of the Board and endorsed by a representative member of the Board.

> I have read the above stipulation fully and have discussed it with my counsel. I understand that by its terms I will be waiving certain rights accorded me under Idaho law. I also understand that by its terms the Idaho State Board of Real Estate Appraisers will issue an Order on this stipulation whereby my license to practice real estate appraising will be placed up on

probation, subject to the above delineated terms and conditions. I agree to the above stipulation for settlement.

DATED this 10th day of March, 1998.

Valdi Pace

Valdi Pace
Respondent

I concur in the stipulation and order.

DATED this 13th day of March, 1998.

STATE OF IDAHO
OFFICE OF THE ATTORNEY GENERAL

By

Douglas A. Donohue
Deputy Attorney General

Pursuant to Idaho Code § 54-4106, the foregoing is adopted as the decision of the Board of Real Estate Appraisers in this matter and shall be effective on the 16th day of March, 1998. **IT IS SO ORDERED.**

IDAHO STATE BOARD OF
REAL ESTATE APPRAISERS

By Ed Morse

~~Ruby Strosehein~~ Ed Morse
Chairman

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of March, 1998, I caused to be served a correct copy of the Consent Order by the method indicated below and addressed to the following:

Valdi Pace
The Appraisal Company, Ltd.
P.O. Box 3270
Hailey, ID 83333

X U.S. Mail
____ Certified Mail
____ Hand Delivery
____ Overnight Mail

By _____
DOUGLAS A. DONOHUE
Deputy Attorney General