

1 The conduct described above constitutes violations of the following provisions of
2 the USPAP, 2008-2009 edition: Standards Rule 1-1(a); Standards Rule 1-4 (a);
3 Standards Rule 2-1(a) and Standard Ethics Rule---Recordkeeping.

4 **ORDER**

5
6 Based upon the foregoing Findings of Fact and Conclusions of Law, the parties
7 agree to the following:

8 1. **Upon the effective date of this Consent Agreement for Voluntary**
9 **Surrender, Respondent's Arizona Certificate as a Certified Residential**
10 **Appraiser (#20712) shall be surrendered.** Once the surrender is effectuated,
11 Respondent shall not issue a verbal or written appraisal, appraisal review, or
12 consulting assignment in the State of Arizona. The effective date of this Consent
13 Agreement for Voluntary Surrender is the date the Consent Agreement for Voluntary
14 Surrender is accepted by the Board as evidenced by the signature of the Board's
15 Executive Director

16 2. Respondent has read and understands this Consent Agreement for
17 Voluntary Surrender as set forth herein, and has had the opportunity to discuss this
18 Consent Agreement for Voluntary Surrender with an attorney or has waived the
19 opportunity to discuss this Consent Agreement for Voluntary Surrender with an
20 attorney. Respondent voluntarily enters into this Consent Agreement for Voluntary
21 Surrender for the purpose of avoiding the expense and uncertainty of an administrative
22 hearing.

23 3. Respondent understands that he has a right to a public administrative
24 hearing concerning each and every allegation set forth in the above-captioned matter,
25 at which administrative hearing he could present evidence and cross-examine
26 witnesses. By entering into this Consent Agreement for Voluntary Surrender,

1 Respondent freely and voluntarily relinquishes all rights to such an administrative
2 hearing, as well as all rights of rehearing, review, reconsideration, appeal, judicial
3 review or any other administrative and/or judicial action, concerning the matters set
4 forth herein. Respondent affirmatively agrees that this Consent Agreement for
5 Voluntary Surrender shall be irrevocable.

6 4. Respondent understands that this Consent Agreement for Voluntary
7 Surrender, or any part thereof, may be considered in any future disciplinary action
8 against him or in any future decision regarding re-certification.

9 5. The parties agree that this Consent Agreement for Voluntary Surrender
10 constitutes final resolution of this disciplinary matter.

11 6. Time is of the essence with regard to this agreement.

12 7. Respondent understands that this Consent Agreement for Voluntary
13 Surrender does not constitute a dismissal or resolution of other matters currently
14 pending before the Board, if any, and does not constitute any waiver, express or
15 implied, of the Board's statutory authority or jurisdiction regarding any other pending
16 or future investigation, action or proceeding. Respondent also understands that
17 acceptance of this Consent Agreement for Voluntary Surrender does not preclude any
18 other agency, subdivision or officer of this state from instituting other civil or criminal
19 proceedings with respect to the conduct that is the subject of this Consent Agreement
20 for Voluntary Surrender.

21 8. Respondent understands that the foregoing Consent Agreement for
22 Voluntary Surrender shall not become effective unless and until adopted by the Board
23 of Appraisal and executed on behalf of the Board. Any modification to this original
24 document is ineffective and void unless mutually approved by the parties in writing.

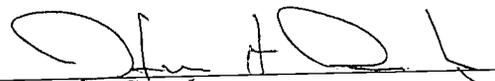
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1 9. Respondent understands that this Consent Agreement for Voluntary
2 Surrender is a public record that may be publicly disseminated as a formal action of
3 the Board.

4 10. Pursuant to the Board's Substantive Policy Statement #1, the Board
5 considers the violations in the above-referenced matter to constitute to a **Level III**
6 **Violation.**

7 11. Respondent's signing of this Consent Agreement and Order may not be
8 deemed as an admission of the Findings of Fact as set forth herein.

9 DATED this ~~13~~¹³/₃₀ day of ~~October~~^{October} 2010.

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12 
13 Steven F. Sanchez Respondent
14 
15 Dan Pietropaulo, Executive Director
16 Arizona Board of Appraisal

17 **ORIGINAL** of the foregoing filed
18 this 13 day of October, 2010 with:
19 Arizona Board of Appraisal
20 1400 W. Washington Street, Suite 360
21 Phoenix, AZ 85007

22 **COPY** of the foregoing mailed regular and
23 Certified mail 7007 1680 0000 7387 7575
24 this 13 day of October, 2010 to:
25 Steven F. Sanchez
26 1402 E. Vila Maria Dr.
Phoenix, AZ 85022

27 **COPY** of the foregoing sent or delivered
28 this 13 day of October, 2010 to:
29 Jeanne M. Galvin
30 Assistant Attorney General
31 Arizona Attorney General's Office
32 1275 W. Washington - CIV/LES
33 Phoenix, AZ 85007

34 
35 Rebecca M. Loefer
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