

Exhibit One (1). Her criminal conviction¹ related to her inflating her residential real estate appraisals to reach a certain number required by an "investor." See Department's Exhibit Two (2). At hearing, the Department's counsel requested that the undersigned make findings of facts on the basis of the Notice and enter a default judgment against Respondent revoking her real estate broker's license. The Department has jurisdiction over this matter pursuant to R.I. Gen. Laws § 5-20.5-1 *et seq.*

Based on the foregoing, the undersigned makes the following findings of fact:

1. Pursuant to Section 21 of the *Central Management Regulation 2 – Rules of Procedure in Administrative Hearings* ("CMR2"), the Respondent is declared to be in default for failing to appear at the pre-hearing conference.

2. Pursuant to Section 21 of CMR2, the allegations in the Notice are found to be true.

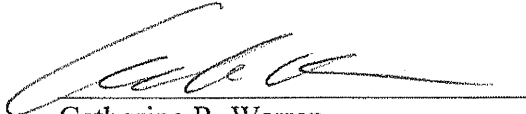
Based on the forgoing, the undersigned makes the following conclusions of law:

1. Pursuant to R.I. Gen. Laws § 5-20.5-14(a)(14), the Respondent has been convicted of a crime delineated in R.I. Gen. Laws § 5-20.5-14(a)(14) and her real estate broker's license shall be revoked.

On the basis of the forgoing, the undersigned makes the following recommendation:

1. That the Respondent's real estate broker's license is revoked.

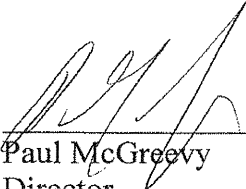
Date: 3/31/11


Catherine R. Warren
Hearing Officer

¹ R.I. Gen. Laws § 12-18-3 provides that pleas of *nolo contendere* followed by a suspended or deferred sentence are considered convictions.

I have read the Hearing Officer's recommendation in this matter and I hereby ADOPT/REJECT the findings of facts, the conclusions of law, and the recommendation of the hearing officer in the above-entitled Order of Revocation.

Date: 5 April 2011


Paul McGreevy
Director

Entered as Administrative Order No. 11-020 on the 6th day of April, 2011.

NOTICE OF APPELLATE RIGHTS

THIS ORDER CONSTITUTES A FINAL ORDER OF THE DEPARTMENT OF BUSINESS REGULATION PURSUANT TO R.I. GEN. LAWS § 42-35-12. PURSUANT TO R.I. GEN. LAWS § 42-35-15, THIS ORDER MAY BE APPEALED TO THE SUPERIOR COURT SITTING IN AND FOR THE COUNTY OF PROVIDENCE WITHIN THIRTY (30) DAYS OF THE MAILING DATE OF THIS DECISION. SUCH APPEAL, IF TAKEN, MUST BE COMPLETED BY FILING A PETITION FOR REVIEW IN SUPERIOR COURT. THE FILING OF THE COMPLAINT DOES NOT ITSELF STAY ENFORCEMENT OF THIS ORDER. THE AGENCY MAY GRANT, OR THE REVIEWING COURT MAY ORDER, A STAY UPON THE APPROPRIATE TERMS.

CERTIFICATION

I hereby certify on this 6th day of April, 2011, that a copy of the within Order was sent by first class mail, postage prepaid to Peter Leach, Esquire, Law Office of Peter P. Leach, 293 South Main Street, Suite 1, Providence, RI 02903 and Ms. Sharon Kosciusko, 190 Viceroy Road, Warwick, RI 02886 and by electronic delivery to Ellen R. Balasco, Esquire and Maria D'Alessandro, Deputy Director, Department of Business Regulation, Pastore Complex, 1511 Pontiac Avenue, Cranston, RI