

In the Matter of:

LAWRENCE SHULMAN

Respondent

Before the State Ethics Commission

Complaint No.: C-132-H

RECEIVED

JUN 30 2011

STATE ETHICS COMMISSION

STIPULATION OF SETTLEMENT AGREEMENT

On the 29 day of June, 2011, between Lawrence Shulman, Respondent and William J. Colquhoun, Staff Counsel, agreed as follows:

STIPULATIONS

1. The State Ethics Commission ("Commission") is an executive agency of the State of Maryland established for the purpose of enforcing the Maryland Public Ethics Law (Title 15, State Government Article, Annotated Code of Maryland, hereinafter "the Ethics Law").
2. The Respondent timely registered as a lobbyist with the State Ethics Commission on behalf of Land Fair Properties, LLC (T/A Reliable Properties) ("the employer") for the period of November 1, 2010 through October 31, 2011 as required by § 15-703(d)(1) of the Ethics Law.
3. The Respondent was required to submit a Lobbying Activity Report by May 31, 2011, for the period November 1, 2010 through April 30, 2011, as required by § 15-704(a)(i) of the Ethics Law, and failed to submit the required report in a timely manner.
4. On June 16, 2011, the Respondent submitted the delinquent Lobbying Activity Report for the period November 1, 2010 through April 30, 2011.
5. On June 15, 2011, the Commission issued a complaint against the Respondent alleging the failure to file, by May 31, 2011, a Lobbying Activity Report for the period of November 1, 2010 through April 30, 2011.
6. The Respondent is voluntarily entering into this Stipulation of Settlement Agreement to admit his failure to timely file the Lobbying Activity Report for the period November 1, 2010 through April 30, 2011 and to pay a sum of money in lieu of potential late filing fees and fines that could be assessed pursuant to § 15-405 of the Ethics Law.

NOW THEREFORE, in consideration of the agreements herein contained and effective on the Commission's acceptance of the terms of this Agreement, Lawrence Shulman, Respondent, and William J. Colquhoun, Staff Counsel agree as follows:

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- A. Respondent admits that he did not timely file his Lobbying Activity Report on behalf of the employer for the period November 1, 2010 through April 30, 2011 by May 31, 2011, in violation of § 15-704(a)(ii) of the Ethics Law.
- B. Respondent subsequently filed the required Lobbying Activity Report with the Commission (a copy of which has been attached hereto and made a part hereof).
- C. Respondent understands that failure to comply with the lobbying disclosure provisions of the Ethics Law may subject him to the possibility of late fees, civil fines, reprimand, a suspension of his ability to lobby for compensation and other penalties. Respondent acknowledges that he has been advised that the filing deadlines for activity reports are May 31st for the period of November 1st to April 30th and November 30th for the period May 1st through October 31st if he is registered in those reporting periods. Respondent also acknowledges that future late filed activity reports could be viewed as knowing and willful violations of the Ethics Law.
- D. Based on the facts stated in this Stipulation of Settlement, the Respondent agrees to pay as settlement of the complaint, the amount of One Hundred Dollars (\$100.00) at the time of the execution of this agreement in lieu of potential late fees and in lieu of civil fines for the above admitted late activity report (paragraph 1).
- E. Respondent waives a formal hearing on this matter and agrees that acceptance of the Stipulation of Settlement by the Commission would constitute, based on his admission of violations of the Ethics Law, a final action and finding of violation by the Commission, and, pursuant to § 15-407 of the Ethics Law, this Agreement and materials relating to this matter are not subject to the confidentiality provisions of the Ethics Law and will be public information unless otherwise protected.
- F. Staff Counsel, upon execution of this Agreement by the Respondent, will recommend that the Commission suspend further complaint proceedings against the Respondent and recommend further that the Commission issue a Final Order in accordance with the terms of this Agreement.
- G. The agreement, including any documents incorporated herein, and the Final Order will be transmitted to the employer.

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H. Respondent and Staff Counsel have entered into this Agreement for the sole purpose of resolving the late submission of the Lobbying Activity Report, the payment in lieu of late fees and fines, to resolve the complaint now pending, and for no other purpose.

IN WITNESS WHEREFORE, Lawrence Shulman, Respondent and William J. Colquhoun, Staff Counsel for the State Ethics Commission, have signed below.

(SIGNATURE APPEARS ON ORIGINAL AGREEMENT)

William J. Colquhoun, Staff Counsel
State Ethics Commission
45 Calvert Street, 3rd Floor
Annapolis, MD 21401
(410) 260-7770

(SIGNATURE APPEARS ON ORIGINAL AGREEMENT)

Lawrence Shulman
Lobbyist
Land Fair Properties, LLC (T/A Reliable Properties)

State of Maryland

County of: MONTGOMERY, to wit:

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lawrence Shulman, who made oath on this 29th day of JUNE, 2011, in due form of law that the matters and facts hereinabove set forth are true to the best of his knowledge, information and belief, and are his voluntary act, and that he executed this document for the purpose set forth herein.

(SIGNATURE APPEARS ON ORIGINAL AGREEMENT)

Notary Public



BARBARA L. HAWES
NOTARY PUBLIC
Prince George's County Maryland
My Commission Expires
February 9, 2013

My Commission Expires: 2-9-13

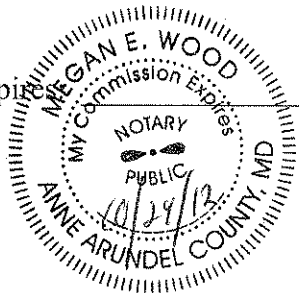
State of Maryland

County of: Anne Arundel, to wit:

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William J. Colquhoun, Staff Counsel to the State Ethics Commission, who made oath on this 30 day of June, 2011, in due form of law, and that he executed this agreement for the purposes set forth herein.

(SIGNATURE APPEARS ON ORIGINAL AGREEMENT)

Notary Public



My Commission Expires

Accepted by the Commission

(SIGNATURE APPEARS ON ORIGINAL
AGREEMENT)

Robert F. Scholz, Chairman
for the Commission

Date: July 14, 2011

June 21, 2011

VIA FEDERAL EXPRESS

William J. Colquhoun, Staff Counsel
State Ethics Commission
45 Calvert Street, 3rd Floor
Annapolis, Maryland 21401

RE: Complaint – (C-132-11, C-89-11, and C-139-11)
Land Fair Properties, LLC, t/a Reliable Properties
Our File No. 066194.00033

Dear Mr. Colquhoun,

We are writing to you on behalf of Employer, Land Fair Properties, LLC, and Lawrence Shulman, Larry Gordon, and Anne Marie Vassallo (the “Lobbyists”). The Lobbyists each received correspondence from Robert A. Hahn, Executive Director of the State Ethics Commission, dated June 15, 2011 regarding the Commission’s Complaint pursuant to § 15-401(b) of the Maryland Public Ethics Law (Maryland Code Annotated, State Government Articles, Title 15 (Supp. 2010)). The Complaints allege the failure of the Lobbyists to timely file on or before May 31, 2011 the Activity Report for period ending April 30, 2011 of Land Fair Properties, LLC with the Commission.

We would like it noted that Activity Reports were forwarded to the State Ethics Commission for each of the Lobbyists by Federal Express on June 14, 2011. Further, email notice was received by each Lobbyist of the Commission’s acceptance of the Activity Reports on June 16, 2011.

The Lobbyists offer to you for your consideration that the Activity Reports were not timely filed due to a recent conversion of our accounting/billing system. This conversion and system downtime did not allow us to compute the compensation required for reporting. As soon as the conversion was complete *and* operational, we prepared the Activity Reports and filed them with the Ethics Commission. Since the accounting/billing system is now operational and running smoothly, we do not anticipate any further issues relating to this matter.

Further, we understand the Commission’s position in issuing the Complaint, however we kindly request that no sanctions or suspension of our lobbying registration be issued. We regret the untimely filing and ask that you take into account that all previously filed Activity Reports have been timely and this is the first complaint the Firm has received since its registration in January 2006.

ATTACHMENT “1”

William J. Colquhoun, Staff Counsel
June 21, 2011
Page 2

Please contact us if additional information is necessary to close this matter. We respect your decision however, would ask for your leniency considering the circumstances.

Very truly yours,

(SIGNATURE APPEARS ON ORIGINAL
AGREEMENT)

Jenny E. Kamachaitis

c: Robert A. Hahn, Executive Director
Lawrence A. Shulman
~~Larry A. Gordon~~
Anne Marie Vassallo

MARYLAND STATE ETHICS COMMISSION

45 Calvert Street, 3rd Floor
Annapolis, Maryland 21401
410-260-7770
Toll Free 1-877-669-6085

GENERAL LOBBYING ACTIVITY FORM (Form #4)

Read instructions carefully before completing this form. If you had reportable expenses or compensation during the reporting period, complete Parts A, B, C, D, E, F and G of the Activity Report. If you had no reportable compensation or expenses during the reporting period, but were registered to engage in lobbying, check here _____ and complete Parts A, E, F, and G. If additional forms are required for this employer, those forms should be attached to and made part of this filing.

Activity Report for reporting period: November 01, 2010 through April 30, 2011

Termination Report: Yes _____ No x

Termination Date:

PART A Identification of Regulated Lobbyist (Registration and Employer)

A. 1) Identifying Information (complete all blanks, compare to registration form, and explain any differences)

a) Name: Lawrence A. Shulman

b) Permanent Address (Include firm name if applicable):
Firm Name: Shulman, Rogers, Gandal, Pordy & Ecker

Address:
12505 Park Potomac Avenue, 6th Floor
Potomac, MD 20852

c) Business telephone: 301-230-5200

Cell phone:

d) What is your occupation or type of business? Attorney

If other:

A. 2) Identification of others required to register:

a) Was any other person required to register as a lobbyist on behalf of the filer?
Yes x No _____

b) If the answer to a) is "Yes", identify each such person below and give their name and address:

Name: Larry A. Gordon
Address:
12505 Park Potomac Avenue, 6th Floor
Potomac, MD 20854
Business Phone: 301-230-5200
Email: lgordon@shulmanrogers.com

Name: Anne Marie Vassallo
Address:
12505 Park Potomac Avenue, 6th Floor
Potomac, MD 20854
Business Phone: 301-230-5200
Email: avassallo@srgpe.com

A. 3) Identification of employer (complete only if registrant acts on behalf of another):

a) Did you engage in lobbying activity on behalf of a person or entity other than yourself?
Yes x No _____

Name: Land Fair Properties, LLC (T/A Reliable Properties)

Permanent Address:
6399 Wilshire Boulevard, Ste 604
Los Angeles, CA 90048

Business Telephone: 323-653-3777

Nature of business: Real estate development.

Website of employer:

b) Did you represent any other person or entity with regard to the matters covered by this registration?
Yes _____ No x

A. 4) Primary purpose of the organization:

Is your employer, or you if there was no employer, organized and operated for the primary purpose of attempting to influence any legislative or executive action?
Yes _____ No x

A. 5) Registration Information:

a) For what period of registration did you engage in lobbying activity for this employer, or for yourself if you did not have an employer?
November 01, 2010 to October 31, 2011

b) What were the matters on which you or someone in your employ engaged in lobbying activity during the registration period covered by this report?
REAL ESTATE

c) If known include the bill number(s) of the matter(s) on which you lobby

A. 6) Did the employer claim the status of exempt employer on the registration form? If that exemption is no longer claimed or should be amended, please provide an explanation for the change in the field below.

Yes x No _____

If the exemption claimed differs from the registration form, please explain in writing:

PART B Compensation and Expenses

B. 1) Did you provide any meals and beverages for officials or employees or their immediate families?

Yes _____ No x

If yes, what was the exact amount?

B-1 \$0.00

B. 2) Did you incur any expenses for special events, including dinners and receptions, entertainment and other functions to which all members of the General Assembly, either house thereof, all members of any standing committee or all members of a formally recognized (for ethics purposes) county or regional delegation have received written invitations.

Yes _____ No x

If yes, list date, location, group of invitees who benefited and total expenses for each event.

Total B-2
Expenses \$0.00

B. 3) Did you incur any expenses for food, lodging, or scheduled entertainment of officials and employees for a meeting which were given in return for participation in a panel or speaking engagement at a meeting?

Yes _____ No x

If yes, list date, location, and total expense for each meeting. If the total amount in expenses on any one official or employee is \$200 or more for any meeting, also include the person's name and the amount expended for the person at the meeting.

Total B-3
Expenses \$0.00

B. 4) Did you incur any expenses for food and beverages received by any member(s) of the General Assembly at approved legislative organization meetings?

Yes _____ No x

If yes, list location, name of legislative organization, date and total expense for each meeting.

Total B-4
Expenses \$0.00

B. 5) Did you incur any expense for a ticket or free admission to any members of the General Assembly to attend charitable, cultural or political events to which the event holder invited all members of a legislative unit?

Yes _____ No x

If yes, list the name of the event, location, date, name of legislative unit and total expense for each event.

Total B-5
Expenses \$0.00

- B. 6)** Did you give any gifts to or for officials or employees or their immediate families other than those that were reported in B-1 through B-5? (not including sums reported in B-1, B-2, B-3, B-4 and B-5)
 Yes _____ No x
 If yes, list the amount: B-6 \$0.00
Subtotal of Items B-1 through B-6 - \$0.00
- B. 7)** What was the total compensation paid to you, not including any sums reported in any other section Section B of this report? B-7 \$5,082.50
 Was the amount prorated because you were compensated for services in addition to lobbying activities?
 Yes _____ No x
- B. 8)** What was the total for salaries, compensation and reimbursed expenses you paid to your staff related to lobbying services for this employer? B-8 \$0.00
- B. 9)** Did you incur any additional office expenses not reported in B-7 or B-8?
 Yes _____ No x
 If yes, list the amount: B-9 \$0.00
- B. 10)** Did you incur any cost for professional and technical research and assistance not reported in B-7 or B-8?
 Yes _____ No x
 If yes, list the amount: B-10 \$0.00
- B. 11)** Did you incur any expenses for publications or expenses related to expressly encouraging persons to communicate with officials or employees?
 Yes _____ No x
 If yes, list the amount: B-11 \$0.00
- B. 12)** Did you pay any fees or incur any expenses for witnesses who were engaged to appear on behalf of your employer?
 Yes _____ No x
 If yes, list the name and amount for each.
 Total B-12 Expenses \$0.00
- B. 13)** Did you incur any other expenses for this employer not otherwise accounted for in this report? If yes, list the amount and provide an explanation.
 Yes _____ No x
 If yes, list the amount: B-13 \$0.00
 Please provide an explanation:
 N/A
- TOTAL \$5,082.50**

- C.** Did you give any gifts or participate in the giving of any gifts with a cumulative value of \$75 or more? (Forms 13C and 13D, Section 15-704(c))
 Yes _____ No x
- D.** Did you give any gifts or participate in the giving of any gifts of meals and beverages to elected Executive Officials? (Forms 13A and 13B, Section 15-705)
 Yes _____ No x
- E.** Did you engage in any business transactions with officials during the reporting period? (Form 21, Section 15-706)
 Yes _____ No x
- F.** During the reporting period, did you make any political contributions, either directly or indirectly, for the benefit of the Governor, Lt Governor, Attorney General, Comptroller member of the General Assembly or a candidate for election to any of those offices?
 Yes _____ No x

Please provide any narrative that you may wish with regard to any of the figures or responses in the report:

PART G Signature and Oath

The Public Ethics Law, Md. Code Ann., State Gov't §§ 15-602(d) and (e) provide the following:

(d) *Development of electronic filing procedures.* - The Ethics commission shall develop procedures under which a statement under this subtitle may be filed electronically and without additional cost to the individual who files the statement.

(e) *Oath or affirmation for electronically filed statements.* - (1) If the Activity Form (Form #4) filed electronically under subsection (d) of this section is required to be made under oath or affirmation, the oath or affirmation shall be made by a signed statement that:

- i. is in the Activity Form (Form #4) or attached to and made part of the Activity Form (Form #4); and
- ii. is made expressly under the penalties for perjury.

(2) A signed statement made under paragraph (1) of this subsection subjects the individual making it to the penalties for perjury to the same extent as an oath or affirmation made before an individual authorized to administer oaths.

I have read and I understand that by submission of this electronically filed Activity Form (Form #4), I hereby swear or affirm that the information contained in it is complete and accurate to the best of my knowledge and belief.

Date: 06/16/2011