



RICHARD J. CODEY  
Acting Governor

## New Jersey Office of the Attorney General

Division of Consumer Affairs  
New Jersey State Board of Architects  
124 Halsey Street, 3<sup>rd</sup> Floor, Newark, NJ 07102



PETER C. HARVEY  
Attorney General

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Acting Director

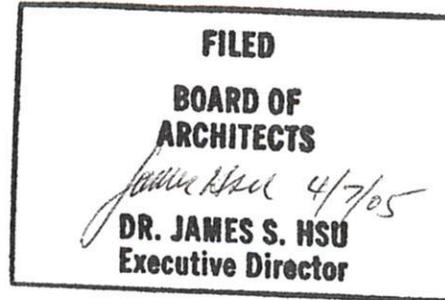
Mailing Address:  
P.O. Box 45001  
Newark, NJ 07101  
(973) 504-6385

March 10, 2005

VIA CERTIFIED AND REGULAR MAIL

Luis L. Garcia, RA  
LLG Architect  
99 Garside Avenue  
Wayne, NJ 07470

Re: I/M/O Luis L. Garcia, RA  
Complaint No. 28913



### Offer of Settlement In Lieu of Filing a Formal Disciplinary Complaint

Dear Mr. Garcia:

This letter is to advise you that the New Jersey State Board of Architects (hereinafter the "Board") has had an opportunity to review information concerning your professional conduct (hereinafter "you") in connection with a complaint filed against you by Fayek Habib alleging that your construction drawings were incomplete and inaccurate.

Upon review of all available information, the Board has preliminarily found that probable cause exists to support a finding that you are in violation of:

1. N.J.S.A. 45:1-21(h) and N.J.A.C. 13:27-5.1(a) in that the plans prepared by you and utilized by the contractor contained material errors in connection with the staircase; and
2. N.J.S.A. 45:1-21(h) and N.J.A.C. 13:27-5.1(b) in that your plans provide for a trash can area inside the stairway which is inconsistent with the applicable codes.

As a result of the foregoing, the Board has preliminarily determined that the above violations are sufficient to warrant the initiation of formal disciplinary proceedings against you. Notwithstanding that decision, the Board has determined that it will first offer you an opportunity to settle this matter in an attempt to avoid the initiation of disciplinary proceedings if you consent to the following terms:

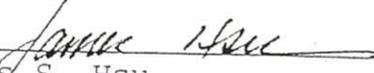
1. Suspension of your license to practice architecture for a period of one (1) year, to be stayed and served as a period of probation. In the event you are found to be in violation by the Board of any of the Board's statutes or regulations during the one (1) year probation period, then your license to practice architecture shall be immediately suspended; and
2. Payment of a civil penalty totaling **\$5,000.00** to be paid **immediately** upon your signing of the acknowledgment at the bottom of this letter in connection with your violation of N.J.S.A. 45:1-21(h), N.J.A.C. 13:27-5.1(a) and (b).

In making a determination, you should know that pursuant to N.J.S.A. 45:1-25 any person who engages in conduct which is in violation of any provision of the statutes and regulations administered by the Board shall, in addition to any other sanctions provided by statute, be liable for a civil penalty of not more than \$10,000.00 for the first violation and not more than \$20,000.00 for the second and each subsequent violation. However, in an effort to resolve this matter amicably, the Board offers to settle on the terms stated above. If you are willing to resolve this matter on the offered settlement terms, you may do so by signing the acknowledgment at the bottom of this letter and returning it to the Board office within 15 days. In such event, this letter shall be a matter of public record.

In the event you are unwilling to settle this matter on the offered terms, it will be referred to the Attorney General's office for the initiation of a disciplinary proceeding. In such event, you will be afforded an opportunity to defend against the alleged violations. If an evidentiary hearing is deemed warranted, the Board will either conduct that hearing at a date and time to be scheduled or refer the matter to the Office of Administrative Law. You are advised, however, that in the event formal charges are filed, the Board may assess civil penalties in an amount greater than that herein offered in settlement should any charges against you be sustained. Additionally, the Board may, if the facts herein or any additional facts are found to so warrant, enter an order requiring you to reimburse certain monies and/or requiring you to pay costs incurred by the Board. Should you have any questions concerning this letter or the settlement offer herein, I suggest that you contact Deputy Attorney General Michelle Albertson, who may be reached at (973) 648-2975.

If you elect to settle this matter, you should sign the acknowledgment at the bottom of this letter and return it to the Board within fifteen (15) days following your receipt of this letter. In the event that the Board receives no response from you within fifteen (15) days, the Board's settlement offer shall be considered withdrawn and the matter will be referred to the Attorney General's Office for the initiation of a formal disciplinary proceeding.

NEW JERSEY STATE BOARD OF ARCHITECTS

By:   
James S. Hsu  
Executive Director

cc: B. Michelle Albertson,  
Deputy Attorney General  
cc: C. Aaron Patel, Esquire

ACKNOWLEDGMENT: I, LUIS A. GARCIA, hereby acknowledge that I have read and reviewed the settlement proposal set forth in the above letter. I acknowledge the conduct which has been charged. I am aware that, by signing this acknowledgment, I am waiving any rights I may have to defend myself against any charges of wrongdoing at an administrative hearing. I am also aware that the action taken against me by the Board herein is a matter of public record and that this letter is a public document. I hereby agree to a suspension of my license to practice architecture for a period of one (1) year, to be stayed and served as a period of probation. In the event I am found by the Board to be in violation of any of the Board's statutes or regulations during the one (1) year probation period, then I agree that my license to practice architecture in New Jersey shall be immediately suspended. I further agree to payment of a civil penalty in the amount of \$5,000.00 to be paid immediately upon the signing and returning of this acknowledgment.

  
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LUIS . GARCIA

Dated: MAR. 14, 2005

Complaint No.: 28913  
Luis Garcia, RA  
Fayek Habib, Complainant