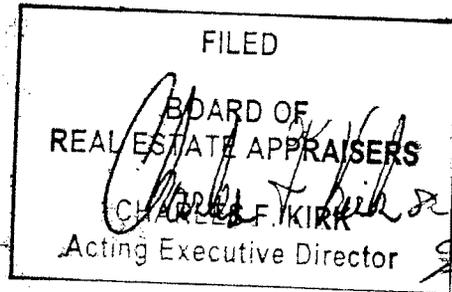


CERTIFIED TRUE COPY

JOHN J. HOFFMAN
ACTING ATTORNEY GENERAL OF NEW JERSEY
Division of Law
124 Halsey Street, 5th Floor
P.O. Box 45029
Newark, New Jersey 07101
Attorney for the State Board
Of Real Estate Appraisers

By: Barbara J.K. Lopez
Deputy Attorney General
Tel. 973-648-7454



STATE OF NEW JERSEY
DEPARTMENT OF LAW AND PUBLIC SAFETY
DIVISION OF CONSUMER AFFAIRS
STATE BOARD OF REAL ESTATE APPRAISERS

IN THE MATTER OF THE SUSPENSION OR
REVOCATION OF THE LICENSE OF

TODD M. AKNAY
License No. 42RA00397200

TO PRACTICE REAL ESTATE APPRAISING
IN THE STATE OF NEW JERSEY

Administrative Action

**ORDER OF
SUMMARY SUSPENSION**

This matter was opened to the New Jersey State Board of Real Estate Appraisers (the "Board") upon receipt of information revealing the following:

1. Todd M. Aknay holds License No. 42RA00397200 as a State Licensed Real Estate Appraiser in the State of New Jersey. Respondent permitted his license lapse after the expiration date of December 31, 2011.

2. Any license or certification not renewed within 30 days of its expiration date shall be suspended without a hearing

pursuant to N.J.S.A. 45:1-7.1(b) and N.J.A.C. 13:40A-7.6. As such, Respondent's license was automatically suspended, without a hearing, on January 30, 2012.

3. In or about April 2012, the Board received information concerning an appraisal completed by Respondent in December 2007. The complaint concerned an appraisal report regarding property located at 215 71st Street, Guttenberg, NJ. The Board initiated investigation to determine whether there was evidence which would support a cause for disciplinary action for violating provisions of the Uniform Standards of Professional Appraisal Practice ("USPAP") in the preparation of the subject appraisal.

4. In May 2012 and February 2013, the Board mailed requests for information to Respondent at his last known address. The Board never received a written response, but was contacted by someone who purported to be a family member of Respondent indicating that Respondent would be away for several months, and that Respondent no longer practiced real estate appraising and had let his license lapse.

ACCORDINGLY, IT IS on this 15th day of August, 2013

ORDERED THAT:

1. Respondent's license to practice real estate appraising in the State of New Jersey was suspended by operation of N.J.S.A. 45:1-7.1 without a hearing on January 30, 2012.

2. In the event that Respondent seeks reinstatement of his New Jersey license to practice real estate appraising at any time in the future, then this Order shall require Respondent to appear before the New Jersey State Board of Real Estate Appraisers to answer inquiries regarding the appraisal report detailed above.

3. The Board reserves the right to take disciplinary action based upon any facts adduced regarding the appraisal listed above or adduced at any future reinstatement proceeding.

NEW JERSEY STATE BOARD OF
REAL ESTATE APPRAISERS

Cheryle A. Randolph-Sharpe *J*

By: _____

Cheryle A. Randolph-Sharpe
Board President