

**BEFORE THE BOARD OF GOVERNORS
OF LICENSED ARCHITECTS, LANDSCAPE ARCHITECTS
AND LICENSED INTERIOR DESIGNERS OF OKLAHOMA
STATE OF OKLAHOMA**

IN THE MATTER OF THE COMPLAINT
AGAINST:

BEN PASZKIET
9136 MAYFIELD AVE
OAK LAWN, ILLINOIS 60453

AND

LJP ARCHITECTS PC
9959 S. ROBERTS RD, SUITE C
PALOS HILLS, IL 60465

Respondents.

Case No. 2024-693

CONSENT ORDER

COMES NOW the Oklahoma Board of Governors of Licensed Architects, Landscape Architects and Licensed Interior Designers (the “Board”), and Respondents, Ben Paszkiet (“Mr. Paszkiet”) and LJP Architects PC (“LJP”) (collectively, Mr. Paszkiet and LJP are referred to as “Respondents”) state as follows:

FINDINGS OF FACTS

1. At all relevant times, Respondent Mr. Paszkiet has not held, and has not been issued, a License to practice architecture within the State of Oklahoma by the Board.
2. At all relevant times, Respondent LJP has not held, and has not been issued, a Certificate of Authority to practice architecture in the state of Oklahoma.
3. On or about July 10, 2024, Respondent initiated his application to become a licensed Oklahoma Architect.
4. Respondent did not submit all necessary information for his application to be considered for approval by the Board until September 20, 2024. His application is pending the Board’s approval.

5. On or about August 26, 2024, a set of unstamped plans for the construction of an Ollie’s Bargain Outlet store located at 1205 E. Lindsey St., Norman, OK 73071 (the “Project”) were submitted to the City of Norman.

6. On August 30, 2024, The City of Norman issued an Incomplete Permit Application Decision notifying the contractor for the Project that the plans were not approved because the plans for the Project were not signed, sealed, and/or dated by an Oklahoma Architect of Record.

7. On August 31, 2024, Respondent Mr. Paszkiet purchased an Oklahoma Architect stamp containing his name and the license number A6321. At the time Mr. Paszkiet purchased the Oklahoma Architect stamp, Mr. Paszkiet had not completed his application to become a licensed Oklahoma Architect.

8. Oklahoma Architect License Number A6321 is registered to Greg Guerin. Mr. Guerin had no knowledge that Mr. Paszkiet had purchased an Oklahoma Architect stamp containing Mr. Guerin’s license number.

9. On or about September 4, 2024, Mr. Paszkiet affixed the Oklahoma Architect stamp he purchased to a set of plans for the Project.

10. At the time Mr. Paszkiet stamped the Project plans, Mr. Paszkiet was not licensed to practice architecture in the state of Oklahoma.

11. At the time Mr. Paszkiet stamped the Project plans, LJP did not possess a certificate of authority to practice architecture in the state of Oklahoma.

CONCLUSIONS OF LAW

1. The Board of Governors of Licensed Architects, Landscape Architects and Licensed Interior Designers of Oklahoma has jurisdiction of this case pursuant to:

a. Oklahoma State Architectural and Licensed Interior Designers Act, 59 Okla. Stat. §46.1 et. seq. (the “Act”).

b. Rules of the Board as recorded in the Oklahoma Administrative Code 55:10-1-1 (the “Rules”).

2. The Act, at 59 Okla. Stat. § 46.7, states:

[T]he Board shall have the power and duty to... [p]romulgate rules of conduct governing the practice of licensed architects and landscape architects.

3. The Rules, at OAC 55:10-1-4, provides that “[p]rovisions of the Act charge the Board with enforcement and adoption of all reasonable and necessary Rules which it may deem advisable.”

4. The Act, at 46.8a(A), provides that:

It shall be unlawful for any person to directly or indirectly engage in the practice of architecture in this state or use the title “Architect,” “Registered or Licensed Architect,” “Architectural Designer,” or display or use any words, letters, figures, titles, signs, cards, advertisements, or other symbols or devices indicating or tending to indicate that such person is an architect or is practice architecture, unless the person is licensed under the provisions of this act.

5. The Act, at 59 Okla. Stat. § 46.3(2), further provides that:

‘Practice of Architecture’ means rendering or offering to render certain services, in connection with the design and construction, enlargement or alteration of a building or a group of buildings and the space surrounding such buildings, including buildings which have as their principal purpose human occupancy or habitation. The services referred to include planning, providing preliminary studies, designs, drawings, specifications, investigations and other technical submissions prepared by other consultants including, as appropriate and without limitation, consulting engineers and landscape architects; provided, that the practice of architecture shall include such other professional services as may be necessary for the rendering of or offering to render architectural services.

6. The Act, at 46.9(A), provides that:

The practice of architecture or landscape architecture or offering to practice these professions for others by persons licensed under the act through a partnership, firm, association, corporation, limited liability company or limited liability partnership as directors, partners, officers, shareholders, employees managers, members or principals is permitted . . . provided [that]:

(1) One or more of the directors, partners, officers, shareholders, managers, members or principals of said partnership, firm, association, corporation , limited liability company or limited liability partnership is designated as being responsible for the entity’s activities and decisions of said partnership, firm,

association, corporation , limited liability company or limited liability partnership;

- (2) Such director, partner, officer, shareholder, manager, member of principal is duly licensed under the State Architectural and Licensed Interior Designers Act;
- (3) All personnel of said partnership, firm, association, corporation, limited liability company or limited liability partnership which act on behalf of the entity for these professions in the state are licensed under the State Architectural and Licensed Interior Designers act; *and*
- (4) Said partnership, firm, association, corporation, limited liability company or limited liability partnership has been issued a certificate of authority by the Board.

7. The Act, at 59 Okla. Stat. § 46.21(A) provides that “[a]ny architect, landscape architect, or licensed interior designer from any jurisdiction that contracts, provides or holds out to the public that they are able to provide professional services in Oklahoma is required to hold a license, registration or certificate of authority or certificate of title as needed from the Board, even on exempt Code Use Groups.”

8. The Act, at 59 Okla. Stat. § 46.3(3), defines “license” as a “license issued by the Board.

9. The Act, at 59 Okla. Stat. § 46.3(6), defines “certificate of authority” as “the authorization granted by the Board for persons to practice or offer to practice architecture, or landscape architecture, through a partnership, corporation, limited liability company or limited liability partnership.

10. The Rules, at OAC 55:10-15-2(12) provides that the “[u]nauthorized or misuse of seal which shall include sealing, dating, and signing any or all documents not prepared under a Licensee or Registrant,” constitutes “[g]rounds for probation, denial, revocation, suspension, refusal to renew, orders, injunctions, civil and/or criminal penalties.”

11. The Rules, at OAC 55:10-15-2(15) provides that the “[s]ubmitting false or forged evidence or documents to the Board or in the practice of architecture or landscape architecture,” constitutes “[g]rounds for probation, denial, revocation, suspension, refusal to renew, orders, injunctions, civil and/or criminal penalties.”

12. The Rules, at OAC 55:10-15-2(16) provides that “[p]resenting the License or Registration of another as the individual’s or entity’s own,” constitutes “[g]rounds for probation, denial, revocation, suspension, refusal to renew, orders, injunctions, civil and/or criminal penalties.”

13. The Rules, at OAC 55:10-15-2(2), provide that “[v]iolating the Act, or any Rule or order issued by the Board, including the unlicensed practice of architecture or landscape architecture” constitutes “grounds for probation, denial, revocation, suspension, refusal to renew, orders, injunctions, civil and/or criminal penalties[.]”

14. Respondents were properly notified of the potential violation and acknowledged its right to counsel.

15. The Findings of Facts stipulated to by Respondents, if proven, constitute violations of the State Architectural and Licensed Interior Designers Act and the Rules of the Board as recorded in the Oklahoma Administrative Code 55:10, pertaining to the professional practice of architecture and licensed interior design upon which the Board may take disciplinary action against Respondents.

16. Respondents admit guilt to the alleged violations of the State Architectural and Licensed Interior Designers Act and the Rules of the Board as recorded in the Oklahoma Administrative Code 55:10 and, in lieu of a proceeding of a formal disciplinary action, hereby agrees that the Board may enter a final order against it as set forth below.

17. Pursuant to Oklahoma Administrative Code (OAC) 55:10-15-9(4), the Secretary-Treasurer has the authority to seek informal resolution of matters referred to the Board.

18. Pursuant to Oklahoma Administrative Code (OAC) 55:10-15-10, the Secretary-Treasurer submits the following Consent Order to the Board for approval of the informal resolution and final disposition of this matter.

CONSENT

Respondents, by affixing their signatures hereto, acknowledge that:

1. Respondents understand this Consent Order is subject to the approval of the Board and has no force and effect until a final decision based upon it is rendered by the Board.

2. Respondents have been specifically advised to seek the advice of counsel prior to signing this Consent Order, and

3. Respondents acknowledge that he has the following rights, among others:

- a. The right to a formal fact-finding hearing before the Board;
- b. The right to reasonable notice of said hearing;
- c. The right to compel the testimony of witnesses;
- d. The right to cross-examine witnesses against themselves;
- e. The right to obtain judicial review of the Board's decisions; and,
- f. The right to counsel.

4. Respondents waive their other rights to a formal hearing as set forth above in paragraph three (3).

5. Respondents understand in order to make a decision relative to approving this Consent Order, discussions must take place between Board members, Board Staff and Board Counsel. These discussions may include the Board's review of any and all previously enumerated exhibits or referenced project materials. Respondents understand that these discussions will take

place at the Board's next regularly scheduled meeting in Oklahoma City, Oklahoma. Respondents understand they have the right to be present when this matter is discussed, but hereby waives that right, provided that Counsel for the Board shall notify counsel for Respondents of when this matter will be discussed in order to allow the same to be present for any such discussions should they so desire.

6. Respondents, for the purpose of avoiding further administrative action with respect to this cause, executes this Consent Order. Should the Consent Order not be accepted by the Board, it is agreed that presentation to and consideration of the Consent Order by the Board shall not unfairly or illegally prejudice the Board or any of its members from further participation in or resolution of these proceedings. Likewise, if this Consent Order is not accepted, the Board shall not take into consideration the contents of this Order as evidence of an admission.

7. Respondents expressly waive all further procedural steps, and expressly waives all rights to seek judicial review or to challenge or contest the validity of the Consent Order, the stipulated facts, conclusions of law and imposition of administrative action contained herein, and the final decision of the Board incorporating said Consent Order.

8. This Consent Order contains the entire agreement between the parties. Respondents are not relying on any other agreement or representation of any kind, verbal or otherwise.

9. The parties understand and agree that Portable Document Format (PDF) and facsimile copies of this Consent Order, including PDF and facsimile signatures thereto, shall have the same force and effect as the originals.

10. This Consent Order is intended by the parties to be an integrated writing representing the complete, final, and exclusive embodiment of their agreement. It supersedes any and all prior or contemporaneous agreements, understandings, discussions, negotiations, and

commitments (written or oral). This Consent Order may not be altered, amended, modified, supplemented or otherwise changed except by a writing executed by an authorized representative of each of the parties.

11. Respondents consent to the entry of this Consent Order.

ORDER

In accordance with the foregoing findings of facts and conclusions of law, and the agreement and consent of the Respondents IT IS THEREFORE ORDERED:

12. Respondent Mr. Paszkiet is REPRIMANDED by the Board for providing architectural services in the State of Oklahoma without a license issued by the Board, for affixing the Oklahoma Licensed Architect stamp to the plans for the Project despite not being issued a license to practice architecture in the state of Oklahoma by the Board, for submitting false and/or forged documents to the City of Norman for permitting, and for attempting to present the license of another as Mr. Paszkiet's own.

13. Respondent LJP is REPRIMANDED by the Board for providing architectural services in the State of Oklahoma without a Certificate of Authority issued by the Board.

14. Respondents are assessed a civil penalty, jointly and severally, in the amount of thirty-four thousand dollars (\$34,000.00), which shall be paid within one hundred and eighty (180) days from the date of the entry of this Consent Order.

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DISCLOSURE

Pursuant to the Oklahoma Open Records Act, 51 Okla. Stat. § 24-A.1 through 24-A.21, the signed original of this Consent Order shall remain in the custody of the Board as a public record and shall be made available for public inspection, publication, and copying upon request, and may make any use it deems appropriate of the contents of this Consent Order, which shall include the Board's ability to share the content of this Consent Order with any state or federal governmental or professional board or organization, publication of a summary in the Board newsletter, posting on the Board website, reporting to state and national databanks, including databanks maintained by associations to which the Board is a member.

BEN PASZKIET

Signature:

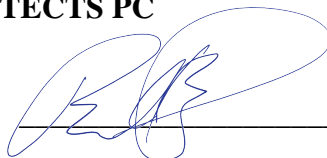


Date:

2.4.25

LJP ARCHITECTS PC

Signature:



Name:

Richard Benjamin Paszkiet

Position:

Principal

Date:

2.4.25

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CERTIFICATION OF BOARD ATTORNEY

I believe this Consent Order to be in the best interests of the Oklahoma Board of Governors of Licensed Architects, Landscape Architects and Licensed Interior Designers and the State of Oklahoma for the alleged violations of the State Architectural and Licensed Interior Designers Act and the Rules of the Board as recorded in the Oklahoma Administrative Code 55:10.

Dated this 4th day of February 20 25.



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ORDER OF THE BOARD

NOW on this 5th day of February, 2025, Respondents have agreed voluntarily, with knowledge of their rights under law, to the entrance of this Consent Order for the purported actions which, if proven, violate the State Architectural and Licensed Interior Designers Act as defined in 59 Okla. Stat. § 46.1 et. seq., and the Rules of the Board recorded in the Oklahoma Administrative Code (OAC) 55:10-1-1 et. seq. It further appears that the foregoing Consent Order is just and equitable in order to safeguard life, health, and property, and to promote the public welfare in the State of Oklahoma.

IT IS THEREFORE ORDERED that the Respondents' stipulations to the alleged violations of the State Architectural and Licensed Interior Designers Act as defined in 59 Okla. Stat. § 46.1 et. seq., and the Rules of the Board recorded in the Oklahoma Administrative Code (OAC) 55:10-1-1 et. seq., are accepted, and the above Consent Order incorporated herein shall be the order of the Oklahoma Board of Governors of Licensed Architects, Landscape Architects and Licensed Interior Designers.

Dated this 5th day of February, 2025.

OKLAHOMA BOARD OF GOVERNORS OF
LICENSED ARCHITECTS, LANDSCAPE
ARCHITECTS AND LICENSED INTERIOR
DESIGNERS

By:

