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FILED
MAY - 9 1995
DEPARTMENT OF REAL ESTATE

By K. Kiederholt

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of) No. H-1809 SD
)
)
SANDRA LYNNE ANGIORE)
)
Respondent.)
_____)

ORDER GRANTING UNRESTRICTED LICENSE

On August 6, 1990, an Order was issued herein, effective immediately, denying the Respondent's application for a real estate salesperson license, but granting Respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on August 17, 1990, and Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On November 16, 1994, Respondent petitioned for the removal of restrictions attaching to Respondent's real estate salesperson license.

I have considered Respondent's petition and the evidence submitted in support thereof. Respondent has

1 demonstrated to my satisfaction that Respondent meets the
2 requirements of law for the issuance to Respondent of an
3 unrestricted real estate salesperson license and that it would
4 not be against the public interest to issue said license to
5 Respondent.

6 NOW, THEREFORE, IT IS ORDERED that Respondent's
7 petition for removal of restrictions is granted and that a real
8 estate salesperson license be issued to Respondent subject to
9 the following understanding and conditions:

10 1. The license issued pursuant to this Order shall be
11 deemed to be the first renewal of Respondent's real estate
12 salesperson license for the purpose of applying the provisions
13 of Section 10153.4 of the Code.

14 2. Within three (3) months from the date of this
15 Order, Respondent shall:

16 A. Submit a completed application and pay the
17 appropriate fee for a real estate salesperson license; and

18 B. Submit evidence of having taken and successfully
19 completed the courses specified in subdivisions (a) and (b) of
20 Section 10170.5 of the Real Estate Law for renewal of a real
21 estate license.

22 3. Upon renewal of the license issued pursuant to this
23 Order, Respondent shall submit evidence of having taken and
24 successfully completed the continuing education requirements of
25 Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a
26 real estate license.

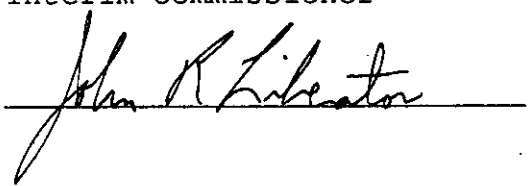
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This Order shall be effective immediately.

Dated: May 2, 1995

JOHN R. LIBERATOR
Interim Commissioner



cc: SANDRA LYNNE ANGIONE
11050 Escaderra Place
Lakeside, California 92040

50c / Flag

FILED

AUG - 7 1990

DEPARTMENT OF REAL ESTATE

BY [Signature]

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

◆ ◆ ◆

In the Matter of the Application of)	
)	No. H- 1809 SD
SANDRA LYNNE ANGIOINE,)	STIPULATION AND WAIVER
)	
Respondent.)	
_____)	

I, SANDRA LYNNE ANGIOINE, respondent herein, do hereby affirm that I have applied to the Department of Real Estate for a real estate salesperson license and that to the best of my knowledge I have satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee therefor.

I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent filed by the Department of Real Estate on July 25, 1990, in connection with my application for a real estate salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove other allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real estate salesperson license based upon this Stipulation and Waiver.

I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and request that the Real Estate Commissioner in his discretion issue a restricted real estate salesperson license to me under the authority of Section 10156.5 of the Business and Professions Code. I understand that any

1 such restricted license will be issued subject to and be limited by section 10153.4 of the Business and
2 Professions Code.

3 I am aware that by signing this Stipulation and Waiver, I am waiving my right to a hearing and the
4 opportunity to present evidence at the hearing to establish my rehabilitation in order to obtain an unrestricted
5 real estate salesperson license if this Stipulation and Waiver is accepted by the Real Estate Commissioner.
6 However, I am not waiving my right to a hearing and to further proceedings to obtain a restricted or unrestricted
7 license if this Stipulation and Waiver is not accepted by the Commissioner.

8 I further understand that the following conditions, limitations and restrictions will attach to a restricted
9 license issued by the Department of Real Estate pursuant hereto:

- 10 1. The license shall not confer any property right in the privileges to be exercised including the right
11 of renewal, and the Real Estate Commissioner may by appropriate order suspend the right to
12 exercise any privileges granted under this restricted license in the event of:
- 13 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears
14 a significant relation to respondent's fitness or capacity as a real estate licensee; or
- 15 b. The receipt of evidence that respondent has violated provisions of the California Real Estate
16 Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions
17 attaching to this restricted license.
- 18 2. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor
19 the removal of any of the conditions, limitations or restrictions attaching to the restricted license
20 until one year has elapsed from the date of issuance of the restricted license to respondent.
- 21 3. With the application for license, or with the application for transfer to a new employing broker,
22 respondent shall submit a statement signed by the prospective employing broker on a form
23 approved by the Department of Real Estate wherein the employing broker shall certify as follows:
- 24 a. That broker has read the Statement of Issues which is the basis for the issuance of the restricted
25 license; and
- 26 b. That broker will carefully review all transaction documents prepared by the restricted
27 licensee and otherwise exercise close supervision over the licensee's performance of acts for

1 which a license is required.

2 4. Respondent shall, within eighteen (18) months of the date of issuance of the restricted license under
3 the provisions of Section 10153.4 of the Business and Professions Code, submit evidence
4 satisfactory to the Commissioner of successful completion at an accredited institution of two of
5 the courses listed in Section 10153.2, other than real estate principles, advanced legal aspects of
6 real estate, advanced real estate finance or advanced real estate appraisal. If respondent fails to
7 present satisfactory evidence of successful completion of said courses, the restricted license shall
8 be automatically suspended effective eighteen (18) months after the date of issuance of the
9 restricted license. Said suspension shall not be lifted until respondent has submitted the required
10 evidence of course completion and the Commissioner has given written notice to the respondent
11 of lifting of the suspension.

12 DATED this 7-26 day of July 26, 19 90

13 Sandra Lynne Angione
14 Respondent, SANDRA LYNNE ANGIONE

15 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by
16 respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and
17 truthfulness of respondent need not be called and that it will not be inimical to the public interest to issue a
18 restricted real estate salesperson license to respondent.

19 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to
20 respondent SANDRA LYNNE ANGIONE if respondent has otherwise fulfilled
21 all of the statutory requirements for licensure. The restricted license shall be limited, conditioned and
22 restricted as specified in the foregoing Stipulation and Waiver.

23 This Order is effective immediately.

24 DATED this 6th day of August, 19 90.

25 ..
26 JAMES A. EDMONDS, JR.
Real Estate Commissioner

27 BY: John R. Liberator
John R. Liberator
Chief Deputy
Commissioner

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Suits

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JAMES R. PEEL, Counsel
Department of Real Estate
107 South Broadway, Room 8107
Los Angeles, CA 90012
(213) 620-4790

FILED
JUL 25 1990
DEPARTMENT OF REAL ESTATE
BY CSM

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Application of)
SANDRA LYNNE ANGIONE,)
Respondent.)
No. H-1809 SD
STATEMENT OF ISSUES

The Real Estate Commissioner, in conformity with Section 10152, Division 4, Business and Professions Code of the State of California, requires further proof of the honesty and truthfulness of SANDRA LYNNE ANGIONE (hereinafter referred to as respondent), in connection with respondent's application for a real estate salesperson license, filed on May 15, 1990, and in relation thereto, will consider the following:

I

Respondent, pursuant to the provisions of Section 10153.3 of the Business and Professions Code, made application to the Department of Real Estate of the State of California for a real

1 estate salesperson license on or about May 15, 1990, with the
2 knowledge and understanding that any license issued as a result
3 of said application would be subject to the conditions of
4 Section 10153.4 of the Business and Professions Code.

5 II

6 On or about April 6, 1988, in the Municipal Court, County
7 of San Diego, State of California, respondent was convicted of
8 violating Penal Code Section 602j, a crime involving moral
9 turpitude.

10 III

11 The crime of which respondent was convicted bears a
12 substantial relationship to the qualifications, functions or
13 duties of a real estate licensee.

14 IV

15 Respondent's conviction is grounds for denying respondent's
16 application for a real estate license under Sections 480 and
17 10177(b) of the Business and Professions Code of the State of
18 California.

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These proceedings are brought under the provisions of
Section 10100, Division 4 of the Business and Professions Code
of the State of California and Sections 11500 through 11528 of
the Government Code.
Dated at San Diego, California
this 25th day of July, 1990.

J. CHRIS GRAVES
Deputy Real Estate Commissioner

cc: Sandra Lynne Angione
San Diego Prestige Properties
Sacto.
LSM

ceb