

1 Department of Real Estate  
2 P.O. Box 187007  
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FILED

FEB 21 2013

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DEPARTMENT OF REAL ESTATE

By K. Contreras

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 *In the Matter of the Application of*

12 ERIC K. WANENE,

13 Respondent.

) No. H- 11510 SF

) **STIPULATION AND WAIVER**

14  
15 I, ERIC K. WANENE, Respondent herein, do hereby affirm that I have applied to the  
16 Department of Real Estate for a real estate broker license and that to the best of my knowledge I  
17 have satisfied all of the statutory requirements for the issuance of the license, including the payment  
18 of the fee therefor.

19 I acknowledge that I have received and read the Statement of Issues and the Statement to  
20 Respondent filed by the Department of Real Estate on February 1, 2013, in connection with my  
21 application for a real estate broker license. I understand that the Real Estate Commissioner may  
22 hold a hearing on this Statement of Issues for the purpose of requiring further proof of my honesty  
23 and truthfulness and to prove other allegations therein, or that he may in his discretion waive the  
24 hearing and grant me a restricted real estate broker license based upon this Stipulation and Waiver. I  
25 also understand that by filing the Statement of Issues in this matter the Real Estate Commissioner is  
26 shifting the burden to me to make a satisfactory showing that I meet all the requirements for  
27 issuance of a real estate broker license. I further understand that by entering into this stipulation

1 and waiver I will be stipulating that the Real Estate Commissioner has found that I have failed to  
2 make such a showing, thereby justifying the denial of the issuance to me of an unrestricted real  
3 estate broker license.

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

7 I am aware that by signing this Stipulation and Waiver, and if this Stipulation and Waiver is  
8 accepted by the Real Estate Commissioner, I am waiving my right to a hearing and the opportunity  
9 to present evidence at the hearing to establish my rehabilitation in order to obtain an unrestricted  
10 real estate broker license. I am not waiving my right to a hearing and to further proceedings to  
11 obtain a restricted or unrestricted license if this Stipulation and Waiver is not accepted by the  
12 Commissioner.

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

- 15 1. The license shall not confer any property right in the privileges to be exercised and the  
16 Real Estate Commissioner may by appropriate order suspend the right to exercise any  
17 privileges granted under this restricted license in the event of:
  - 18 a. Respondent's conviction (including a plea of nolo contendere) of a crime which  
19 bears a substantial relationship to Respondent's fitness or capacity as a real estate  
20 licensee; or
  - 21 b. The receipt of evidence that Respondent has violated provisions of the California  
22 Real Estate Law, the Subdivided Lands Law, Regulations of the Real Estate  
23 Commissioner, or conditions attaching to this restricted license.
- 24 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the  
25 removal of any of the conditions, limitations, or restrictions attaching to the restricted  
26 license until two year(s) have elapsed from the date of issuance of the restricted license to  
27 Respondent.

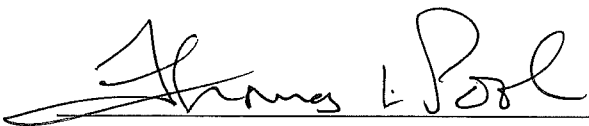


1 Therefore, IT IS HEREBY ORDERED that a restricted real estate broker license be issued to  
2 Respondent ERIC K. WANENE, if Respondent has otherwise fulfilled all of the statutory  
3 requirements for licensure. The restricted license shall be limited, conditioned, and restricted as  
4 specified in the foregoing Stipulation and Waiver.

5 This Order is effective immediately.

6 IT IS SO ORDERED FEB 20 2013

7 Real Estate Commissioner

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12 By THOMAS L. POOL  
13 Assistant Commissioner