

*Amend
stay*

FILED
APR 19 2007

DEPARTMENT OF REAL ESTATE

By *R. W. ...*

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of)	NO. H-30579 LA
CHRISTINA ANNE COOK,)
Respondent.)

ORDER GRANTING UNRESTRICTED LICENSE

On January 6, 2004, a Decision was rendered herein, denying Respondent's application for a real estate 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 February 4, 2004 and Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On or about February 6, 2006, Respondent petitioned for the removal of restrictions attaching to Respondent's real estate salesperson license.

1 I have considered the petition of Respondent and the
2 evidence submitted in support thereof. Respondent has
3 demonstrated to my satisfaction that Respondent meets the
4 requirements of law for the issuance to Respondent of an
5 unrestricted real estate salesperson license and that it would
6 not be against the public interest to issue said license to
7 Respondent.
8 Respondent.

9 NOW, THEREFORE, IT IS ORDERED that Respondent's
10 petition for removal of restrictions is granted and that a
11 real estate salesperson license be issued to him subject to
12 the following understanding and conditions:
13

14 1. The license issued pursuant to this order shall
15 be deemed to be the first renewal of respondent's real estate
16 salesperson license for the purpose of applying the provisions
17 of Section 10153.4.

18 2. Within nine (9) months from the date of this
19 order Respondent shall:
20

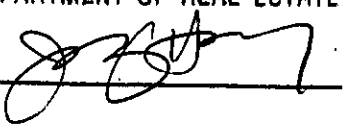
21 (a) Submit a completed application and pay the
22 appropriate fee for a real estate salesperson license, and

23 (b) Submit evidence of having taken and successfully
24 completed the courses specified in subdivisions (a) (1),
25 (2), (3) and (4) of Section 10170.5 of the Real Estate
26 Law for renewal of a real estate license.
27

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51070

1 Department of Real Estate
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone: (213) 576-6982

FILED
JAN - 7 2004
DEPARTMENT OF REAL ESTATE
By 

7 **DEPARTMENT OF REAL ESTATE**
8 **STATE OF CALIFORNIA**

9
10 *In the Matter of the Application of*)
11 CHRISTINA ANNE COOK,) No. H- 30579 LA
12)
13) **STIPULATION AND**
14) **WAIVER**
15)
16) Respondent)
17)
18)
19)

15 I, CHRISTINA ANNE COOK, respondent herein, do hereby affirm that I have applied to the
16 Department of Real Estate for a real estate salesperson license and that to the best of my knowledge I have
17 satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee
18 therefor.

19 I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent
20 filed by the Department of Real Estate on December 18, 2003, in connection with my application for a real
21 estate salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this
22 Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove
23 other allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real
24 estate salesperson license based upon this Stipulation and Waiver. I also understand that by filing the
25 Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a
26 satisfactory showing that I meet all the requirements for issuance of a real estate salesperson license. I
27 further understand that by entering into this stipulation and waiver I will be stipulating that the Real Estate

1 Commissioner has found that I have failed to make such a showing, thereby justifying the denial of the
2 issuance to me of an unrestricted real estate salesperson license.

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

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

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

- 13 1. The license shall not confer any property right in the privileges to be exercised including the
14 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right
15 to exercise any privileges granted under this restricted license in the event of:
 - 16 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears a
17 substantial relationship to respondent's fitness or capacity as a real estate licensee; or
 - 18 b. The receipt of evidence that respondent has violated provisions of the California Real
19 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or
20 conditions attaching to this restricted license.
- 21 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the
22 removal of any of the conditions, limitations, or restrictions attaching to the restricted license
23 until two years have elapsed from the date of issuance of the restricted license to respondent.
- 24 3. With the application for license, or with the application for transfer to a new employing broker, I
25 shall submit a statement signed by the prospective employing broker on a form approved by the
26 Department of Real Estate wherein the employing broker shall certify as follows:

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- a. That broker has read the Statement of Issues which is the basis for the issuance of the restricted license; and
- b. That broker will carefully review all transaction documents prepared by the restricted licensee and otherwise exercise close supervision over the licensee's performance of acts for which a license is required.

Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Waiver by faxing a copy of the signature page, as actually signed by respondent, to the Department at fax number (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt of the faxed copy by the Department shall be as binding on Respondent as if the Department had received the original signed Stipulation and Waiver.

January 4, 2004
Dated

Christina Anne Cook
CHRISTINA ANNE COOK, Respondent

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

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

This Order is effective immediately.

IT IS SO ORDERED *January 6, 2004.*

JOHN R. LIBERATOR
Chief Deputy Commissioner

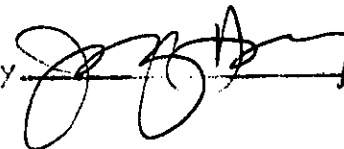
Dolores Ramos
By: DOLORES RAMOS
Regional Manager

5/10/0

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State Bar No. 47379
2 Department of Real Estate
P. O. Box 187000
3 Sacramento, CA 95818-7000
4 Telephone: (916) 227-0789

FILED
DEC 18 2003

DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

10 In the Matter of the Application of)
11 CHRISTINA ANNE COOK,) NO. H-30579 LA
12 Respondent.) STATEMENT OF ISSUES

13 The Complainant, STEVEN J. ELLIS, a Deputy Real Estate
14 Commissioner of the State of California, for Statement of Issues
15 against CHRISTINA ANNE COOK (hereinafter "Respondent"), is
16 informed and alleges as follows:

I

17
18 Respondent made application to the Department of Real
19 Estate of the State of California for a real estate salesperson
20 license on or about August 28, 2003.

II

21
22 Complainant, STEVEN J. ELLIS, a Deputy Real Estate
23 Commissioner of the State of California, makes this Statement of
24 Issues in his official capacity and not otherwise.

III

25
26 On or about May 27, 1999, in the Superior Court, County
27 of Riverside in case No. INM092925, Respondent was convicted of

1 a violation of Section 23152(b) of the California Vehicle Code
2 (Driving While Under the Influence), a crime involving moral
3 turpitude which bears a substantial relationship under Section
4 2910, Title 10, California Code of Regulations, to the
5 qualifications, functions, or duties of a real estate licensee.

6 IV

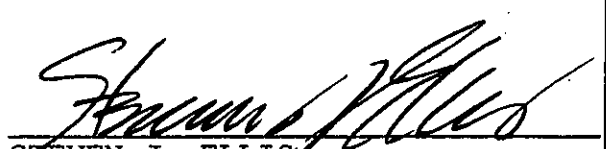
7 On or about May 27, 1999, in the Superior Court, County
8 of Riverside in case No. INM092889, Respondent was convicted of
9 a violation of Section 23152(b) of the California Vehicle Code
10 (Driving While Under the Influence), a crime involving moral
11 turpitude which bears a substantial relationship under Section
12 2910, Title 10, California Code of Regulations, to the
13 qualifications, functions, or duties of a real estate licensee.

14 V

15 The crimes of which Respondent was convicted, as
16 alleged above, constitute cause for denial of Respondent's
17 application for a real estate license under Sections 480(a) and
18 10177(b) of the California Business and Professions Code.

19 WHEREFORE, the Complainant prays that the above-entitled
20 matter be set for hearing and, upon proof of the charges contained
21 herein, that the Commissioner refuse to authorize the issuance of,
22 and deny the issuance of, a real estate salesperson license to
23 Respondent, and for such other and further relief as may be proper
24 under other provisions of law.

25
26 Dated at Sacramento, California,
27 this 10th day of December, 2003.


STEVEN J. ELLIS
Deputy Real Estate Commissioner