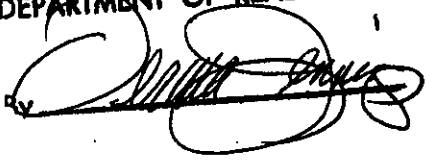


FILED
MAR - 5 2008
DEPARTMENT OF REAL ESTATE



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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of) NO. H-30839 LA
LINDA MARIE D'AMBROSI,)
Respondent.)

ORDER GRANTING UNRESTRICTED LICENSE

On April 22, 2004, a Decision was rendered herein, 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 May 24, 2004.

On or about February 19, 2008, Respondent petitioned for the removal of restrictions attaching to Respondent's real estate salesperson license.

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

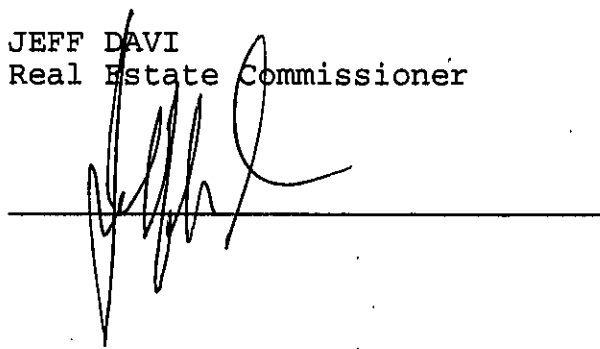
NOW, THEREFORE, IT IS ORDERED that Respondent's petition for removal of restrictions is granted and that a unrestricted real estate salesperson license be issued to Respondent if Respondent satisfies the following conditions within nine (9) months from the date of this Order:

Submittal of a completed application and payment of the fee for a real estate salesperson license.

This Order shall be effective immediately.

Dated: 1-9-08

JEFF DAVI
Real Estate Commissioner



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

FILED
MAY - 3 2004
DEPARTMENT OF REAL ESTATE

By K. Mederholt

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

9
10 *In the Matter of the Application of*

11 **LINDA MARIE D'AMBROSI,**

12
13 Respondent)

) No. H- 30839 LA
)
)

) **STIPULATION AND**
) **WAIVER**
)
)

14
15 I, LINDA MARIE D'AMBROSI, 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 April 8, 2004, in connection with my application for a real estate
21 salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this Statement of
22 Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove other
23 allegations therein, or that he/she may in his/her 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 requests that the Real Estate Commissioner in his/her discretion issue a restricted real estate salesperson
5 license to me under the authority of Section 10156.5 of the Business and Professions Code. I understand
6 that any such restricted license will be issued subject to and be limited by Section 10153.4 of the Business
7 and Professions Code.

8 I am aware that by signing this Stipulation and Waiver, I am waiving my right to a hearing and the
9 opportunity to present evidence at the hearing to establish my rehabilitation in order to obtain an
10 unrestricted real estate salesperson license if this Stipulation and Waiver is accepted by the Real Estate
11 Commissioner. However, I am not waiving my right to a hearing and to further proceedings to obtain a
12 restricted or unrestricted license if this Stipulation and Waiver is not accepted by the 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 including the
16 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right
17 to exercise any privileges granted under this restricted license in the event of:
 - 18 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears a
19 substantial relationship to respondent's fitness or capacity as a real estate licensee; or
 - 20 b. The receipt of evidence that respondent has violated provisions of the California Real
21 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner, or
22 conditions attaching to this restricted license.
- 23 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the
24 removal of any of the conditions, limitations or restrictions attaching to the restricted license
25 until two years have elapsed from the date of issuance of the restricted license to respondent.
26
27

1 3. With the application for license, or with the application for transfer to a new employing broker, I
2 shall submit a statement signed by the prospective employing broker on a form approved by the
3 Department of Real Estate wherein the employing broker shall certify as follows:

4 a. That broker has read the Statement of Issues which is the basis for the issuance of the
5 restricted license; and

6 b. That broker will carefully review all transaction documents prepared by the restricted
7 licensee and otherwise exercise close supervision over the licensee's performance of acts
8 for which a license is required.

9 4. My restricted real estate salesperson license is issued subject to the requirements of Section
10 10153.4 of the Business and Professions Code, to wit: I am required, within eighteen (18) months
11 of the issuance of the restricted license, to submit evidence satisfactory to the Commissioner of
12 successful completion, at an accredited institution, of a course in real estate practices and one of
13 the courses listed in Section 10153.2, other than real estate principles, advanced legal aspects of
14 real estate, advanced real estate finance, or advanced real estate appraisal. If I fail to timely
15 present to the Department satisfactory evidence of successful completion of the two required
16 courses, the restricted license shall be automatically suspended effective eighteen (18) months
17 after the date of its issuance. Said suspension shall not be lifted unless, prior to the expiration of
18 the restricted license, I have submitted the required evidence of course completion and the
19 Commissioner has given written notice to Respondent of the lifting of the suspension.

20 5. Pursuant to Section 10154, if I have not satisfied the requirements for an unqualified license
21 under Section 10153.4, Respondent shall not be entitled to renew the restricted license, and shall
22 not be entitled to the issuance of another license which is subject to Section 10153.4 until four
23 years after the date of the issuance of the preceding restricted license.

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

1 of the faxed copy by the Department shall be as binding on respondent as if the Department had received
2 the original signed Stipulation and Waiver.

3 April 12, 2004

4 Dated

5 Linda Marie D'Ambrosi

LINDA MARIE D'AMBROSI, Respondent

6 * * *

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

11 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to
12 respondent LINDA MARIE D'AMBROSI if respondent has otherwise fulfilled all of the statutory
13 requirements for licensure. The restricted license shall be limited, conditioned, and restricted as specified in
14 the foregoing Stipulation and Waiver.

15 This Order is effective immediately.

16 IT IS SO ORDERED April 22, 2004.

17 John R. Liberator
18 JOHN R. LIBERATOR
19 Acting Real Estate Commissioner
20
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Handwritten initials/signature

FILED
APR - 8 2004
DEPARTMENT OF REAL ESTATE

1 ELLIOTT MAC LENNAN, SBN 66674
2 Department of Real Estate
3 320 West 4th Street, Ste. 350
4 Los Angeles, California 90013-1105

5 Telephone: (213) 576-6911 (direct)
6 -or- (213) 576-6982 (office)

By *K. Medeiros*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of)
12 LINDA MARIE D'AMBROSI,)
13 Respondent.)

No. H-30839 LA

STATEMENT OF ISSUES

14
15 The Complainant, Maria Suarez, a Deputy Real Estate
16 Commissioner of the State of California, for Statement of Issues
17 against LINDA MARIE D'AMBROSI aka Linda Marie Walters aka Linda
18 Marie Chonos (respondent) is informed and alleges in her official
19 capacity as follows:

20 1.

21 Respondent made application to the Department of Real
22 Estate of the State of California for a real estate salesperson
23 license on or about October 6, 2003, with the knowledge and
24 understanding that any license issued as a result of said
25 application would be subject to Section 10153.4(c) under the Real
26 Estate Law (Part 1 of Division 4 of the California Business and
27 Professions Code) (Code).

2.

1
2 In response to Question 25 of said license application,
3 to wit: "Have you ever been convicted of any violation of law?
4 Convictions expunged under Penal Code Section 1203.4 must be
5 disclosed. However, you may omit minor traffic citations which
6 do not constitute a misdemeanor or felony offense." Respondent
7 checked the box denoting "No". Respondent failed to disclose the
8 conviction set forth below.

9
3.

10 On July 8, 1975, in the United States District Court,
11 Central District of California, respondent was convicted by a
12 guilty plea to one count of 18 U.S.C. 2 and 659 (possession of
13 goods stolen from a foreign shipment), a felony crime involving
14 moral turpitude by its facts and circumstances and substantially
15 related under Section 2910(a), Title 10, California Code of
16 Regulations to the qualifications, functions or duties of a real
17 estate licensee.
18

19
4.

20 Respondent's failure to reveal the conviction above,
21 constitutes an attempt to procure a real estate license by fraud,
22 misrepresentation or deceit or by making a material misstatement
23 of fact on her application, which is cause for denial of
24 respondent's application for a real estate salesperson's license
25 under Business and Professions Code Sections 475(a), 480(c)
26 and/or 10177(a).
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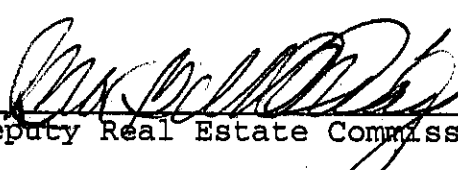
The crime set forth above constitutes cause for denial of respondent's application for a real estate license under Sections 480(a) and/or 10177(b) of the Code.

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 of the State of California.

WHEREFORE, Complainant prays that the above-entitled matter be set for hearing and, that upon proof of the charges contained herein, that the Commissioner refuse to authorize the issuance of, and deny the issuance of, a real estate salesperson license to Respondent LINDA MARIE D'AMBROSI and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California

this *7th* day of *April* 2004.


Deputy Real Estate Commissioner

cc: Linda Marie D'Ambrosi
LRL Investments Inc./Leonard James Sinatra
Sacto
Maria Suarez
TF