

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

**FILED**  
FEB 17 2005  
DEPARTMENT OF REAL ESTATE

*By James B. Stone*

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

9  
10 *In the Matter of the Application of*  
11 **ERIC E. HASSAN,**

)  
) No. H- 31539 LA  
)  
)  
) **STIPULATION AND**  
) **WAIVER**  
)  
)  
) Respondent )  
)

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

18 I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent  
19 filed by the Department of Real Estate on December 1, 2004, in connection with my application for a real  
20 estate salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this  
21 Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove  
22 other allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real  
23 estate salesperson license based upon this Stipulation and Waiver. I also understand that by filing the  
24 Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a  
25 satisfactory showing that I meet all the requirements for issuance of a real estate salesperson license. I  
26 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 discretion issue a restricted real estate salesperson license  
5 to me under the authority of Section 10156.5 of the Business and Professions Code. I understand that any  
6 such restricted license will be issued subject to and be limited by Section 10153.4 of the Business and  
7 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 1-19-2005  
4 Dated

*Eric E. Hassan*  
ERIC E. HASSAN, Respondent

\*\*\*

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

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

13 This Order is effective immediately.

14 IT IS SO ORDERED 2-9-05

*Jeff Davi*  
16 Jeff Davi  
17 Real Estate Commissioner

*Saeto  
Jace*

**FILED**  
DEC 1 2004  
DEPARTMENT OF REAL ESTATE

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

CHRIS LEONG, Counsel (SBN 141079)  
Department of Real Estate  
320 West Fourth Street, Suite 350  
Los Angeles, California 90013-1105  
  
Telephone: (213) 576-6982  
-or- (213) 576-6910 (Direct)

By Janna B. Olvera

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of )  
ERIC E. HASSAN, ) No. H-31539 LA  
Respondent. ) STATEMENT OF ISSUES

The Complainant, Maria Suarez, a Deputy Real Estate  
Commissioner of the State of California, for Statement of Issues  
against ERIC E. HASSAN ("Respondent") alleges as follows:

I

Respondent made application to the Department of Real  
Estate of the State of California for a real estate salesperson  
license on or about May 24, 2004, with the knowledge and  
understanding that any license issued as a result of said  
application would be subject to the conditions of Section 10153.4  
of the Business and Professions Code.

///  
///

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

II

Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, makes this Statement of Issues in her official capacity.

CRIMINAL CONVICTIONS

III

On or about March 26, 2002, in the Superior Court, County of Los Angeles, State of California, Case No. 2WL10747, Respondent was convicted of violating Section 23152(b) of the California Vehicle Code (VC) (Driving a Vehicle with More than a 0.08% Blood Alcohol Level), a misdemeanor which is substantially related to the qualifications, functions and duties of a real estate licensee.

IV

On or about November 20, 2002, in the Superior Court, County of Los Angeles, State of California, Case No. 2SP01888, Respondent was convicted of violating Section 23152(a) of the California Vehicle Code (VC) (Driving a Vehicle under the influence of Drugs or Alcohol), a misdemeanor which is substantially related to the qualifications, functions and duties of a real estate licensee.

V


Respondent's convictions, as set forth in Paragraphs III and IV, above, are cause to deny Respondent's real estate license application pursuant to Code Sections 480(a) and 10177(b).

1                   These proceedings are brought under the provisions of  
2 Section 10100, Division 4 of the Business and Professions Code  
3 of the State of California and Sections 11500 through 11528 of  
4 the Government Code.

5                   WHEREFORE, the Complainant prays that the above-  
6 entitled matter be set for hearing and, upon proof of the  
7 charges contained herein, that the Commissioner refuse to  
8 authorize the issuance of, and deny the issuance of, a real  
9 estate salesperson license to Respondent, ERIC E. HASSAN, and  
10 for such other and further relief as may be proper in the  
11 premises.

12 Dated at Los Angeles, California

13 this 30th day of November 2004.

14   
15 \_\_\_\_\_  
16 Deputy Real Estate Commissioner  
17  
18  
19  
20  
21  
22  
23

24 cc: Eric E. Hassan  
25 Maria Suarez  
26 Sacto.  
27 JL