

By *K. M. Dechert*

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of )  
JERRY ALLEN JONES, )  
Respondent. )

H-33029 LA

STIPULATION  
AND  
WAIVER

It is hereby stipulated by and between JERRY ALLEN JONES (hereinafter "Respondent"), represented by Edward O. Lear, Esq., and the Complainant, acting by and through Elliott Mac Lennan, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Statement of Issues filed on June 29, 2006, in this matter:

A. Respondent acknowledges that Respondent has received and read the Statement of Issues and the Statement to Respondent filed by the Department of Real Estate in connection with Respondent's application for a real estate salesperson license. Respondent understands that the Real Estate

1 Commissioner may hold a hearing on this Statement of Issues for  
2 the purpose of requiring further proof of Respondent's honesty  
3 and truthfulness and to prove other allegations therein, or that  
4 he may in his discretion waive the hearing and grant Respondent a  
5 restricted real estate salesperson license based upon this  
6 Stipulation and Waiver. Respondent also understands that by  
7 filing the Statement of Issues in this matter the Real Estate  
8 Commissioner is shifting the burden to Respondent to make a  
9 satisfactory showing that Respondent meets all the requirements  
10 for issuance of a real estate salesperson license. Respondent  
11 further understands that by entering into this stipulation and  
12 waiver Respondent will be stipulating that the Real Estate  
13 Commissioner has found that Respondent has failed to make such  
14 a showing, thereby justifying the denial of the issuance to  
15 Respondent of an unrestricted real estate salesperson license.

16 B. Respondent hereby admits that the allegations of  
17 the Statement of Issues filed against Respondent are true and  
18 correct and requests that the Real Estate Commissioner in his  
19 discretion issue a restricted real estate salesperson license to  
20 Respondent under the authority of Section 10156.5 of the Business  
21 and Professions Code.

22 C. Respondent is aware that by signing this  
23 Stipulation and Waiver, Respondent is waiving Respondent's right  
24 to a hearing and the opportunity to present evidence at the  
25 hearing to establish Respondent's rehabilitation in order to  
26 obtain an unrestricted real estate salesperson license if this  
27

1 Stipulation and Waiver is accepted by the Real Estate  
2 Commissioner. However, Respondent is not waiving Respondent's  
3 right to a hearing and to further proceedings to obtain a  
4 restricted or unrestricted license if this Stipulation and Waiver  
5 is not accepted by the Commissioner.

6 D. Respondent further understands that the following  
7 conditions, limitations, and restrictions will attach to a  
8 restricted license issued by the Department of Real Estate  
9 pursuant hereto:

10 1. The license shall not confer any property right in  
11 the privileges to be exercised including the right of renewal,  
12 and the Real Estate Commissioner may by appropriate order suspend  
13 the right to exercise any privileges granted under this  
14 restricted license in the event of:

15 a. The conviction of Respondent (including a plea of  
16 nolo contendere) to a crime which bears a substantial  
17 relationship to Respondent's fitness or capacity as a real estate  
18 licensee; or

19 b. The receipt of evidence that Respondent has  
20 violated provisions of the California Real Estate Law, the  
21 Subdivided Lands Law, Regulations of the Real Estate  
22 Commissioner, or conditions attaching to this restricted license.

23 2. Respondent shall not be eligible to apply for the  
24 issuance of an unrestricted real estate license nor the removal  
25 of any of the conditions, limitations or restrictions attaching  
26 to the restricted license until two (2) years have elapsed from  
27 the date of issuance of the restricted license to Respondent.

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

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

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

12           4. Respondent's restricted real estate salesperson  
13 license is issued subject to the requirements of Section 10153.4  
14 of the Business and Professions Code, to wit: Respondent is  
15 required, within eighteen (18) months of the issuance of the  
16 restricted license, to submit evidence satisfactory to the  
17 Commissioner of successful completion, at an accredited  
18 institution, of two of the courses listed in Section 10153.2,  
19 other than real estate principles, advanced legal aspects of real  
20 estate, advanced real estate finance, or advanced real estate  
21 appraisal. If Respondent fails to timely present to the  
22 Department satisfactory evidence of successful completion of the  
23 two required courses, the restricted license shall be  
24 automatically suspended effective eighteen (18) months after the  
25 date of its issuance. Said suspension shall not be lifted  
26 unless, prior to the expiration of the restricted license,  
27 Respondent has submitted the required evidence of course

1 completion and the Commissioner has given written notice to  
2 Respondent of the lifting of the suspension.

3           5. Six months after the issuance of the restricted  
4 license, and at six month intervals thereafter during the term of  
5 any restricted license issued pursuant to this Decision,  
6 Respondent shall provide proof acceptable to the Real Estate  
7 Commissioner that, during the preceding six months, Respondent  
8 has, each and every week, attended one or more sessions of  
9 Alcoholics Anonymous or similar Twelve Step or substance abuse  
10 Program, or that such attendance in any week was impractical due  
11 to travel for work, the illness of Respondent or a member of  
12 Respondent's family, vacation, incarceration, residential  
13 treatment for substance abuse, extreme personal hardship for  
14 Respondent or a member of Respondent's family, or family  
15 emergency. Respondent shall submit such proof to the Los Angeles  
16 Crisis Response Team Manager of the Department of Real Estate.  
17 The Commissioner may suspend the restricted license issued to  
18 Respondent pending a hearing held in accordance with Section  
19 11500, et seq., of the Government Code, if such proof is not  
20 timely submitted as provided for herein, or as provided for in a  
21 subsequent agreement between the Respondent and the Commissioner.  
22 The suspension shall remain in effect until such proof is  
23 submitted or until Respondent enters into an agreement  
24 satisfactory to the Commissioner to provide such proof, or until  
25 a decision providing otherwise is adopted following a hearing  
26 held pursuant to this condition.

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10-11-06

*[Handwritten signature]*

DATED

Elliott Mac Lennan, Counsel  
Department of Real Estate

\* \* \*

I have read the Stipulation and Waiver and discussed it with my counsel. Its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509, and 11513 of the Government Code), and I willingly, intelligently, and voluntarily waive those rights, including the right of a hearing on the Statement of Issues at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Wavier by faxing a copy of the signature page, as actually signed by Respondent, to Elliott Mac Lennan at 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.

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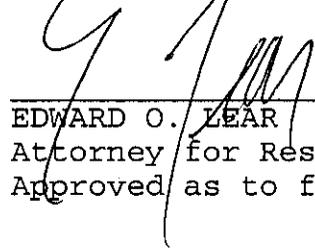
10/11/06

DATED

  
JERRY ALLEN JONES  
Respondent

10/11/06

DATED

  
EDWARD O. LEAR  
Attorney for Respondent  
Approved as to form

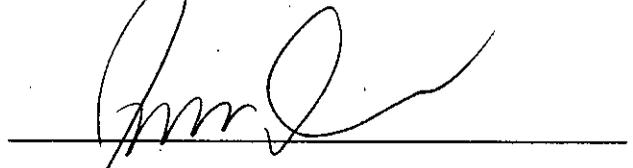
I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by Respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of Respondent need not be called and that it will not be inimical to the public 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 JERRY ALLEN JONES, 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 4-3, 2007

JEFF DAVI  
Estate Commissioner



*Handwritten initials*

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)

FILED  
JUN 29 2008  
DEPARTMENT OF REAL ESTATE

*Handwritten signature*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of )  
12 JERRY ALLEN JONES, )  
13 Respondent. )

No. H-33029 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 JERRY ALLEN JONES (respondent) is informed and alleges in  
18 her official capacity as follows:

19 1.

20 Respondent made application to the Department of Real  
21 Estate of the State of California for a real estate salesperson  
22 license on or about June 01, 2005, with the knowledge and  
23 understanding that any license issued as a result of said  
24 application would be subject to Section 10153.4(c) under the Real  
25 Estate Law (Part 1 of Division 4 of the California Business and  
26 Professions Code) (Code).

27

2.

1  
2 On November 10, 1999, in the Municipal Court of Van  
3 Nuys Courthouse Judicial District, County of Los Angeles, State  
4 of California, in Case No. 9PN06456, respondent was convicted  
5 upon a plea of nolo contendere to Penal Code Section 484(a)  
6 (theft), a misdemeanor. On July 30, 2002, this conviction was  
7 set aside and the record expunged pursuant to Penal Code Section  
8 1203.4.

9  
10 3.

11 On December 29, 1995, in the Municipal Court of Van  
12 Nuys Courthouse Judicial District, County of Los Angeles, State  
13 of California, in Case No. LA022592, respondent was convicted  
14 upon a guilty plea Penal Code Section 422 (criminal threats), a  
15 felony crime.

16  
17 4.

18 On September 26, 1994, in the Municipal Court of Van  
19 Nuys Courthouse Judicial District, County of Los Angeles, State  
20 of California, in Case No. LA018703, respondent was convicted  
21 upon a guilty plea Penal Code Section 422 (criminal threats), a  
22 felony crime.

23  
24 5.

25 On December 03, 1984, in the Superior Court of  
26 California, County of San Diego, in Case No. CR71163, respondent  
27 was convicted upon a guilty plea Penal Code Section 23152(a)  
(DUI), a misdemeanor.

6.

1                   These crimes, by their facts and circumstances, involve  
2 moral turpitude, excepting only the DUI crime, and are  
3 substantially related under Sections 2910(a)(1), (a)(4), (a)(8),  
4 (a)(10) and (a)(11), Chapter 6, Title 10 of the California Code  
5 of Regulations, to the qualifications, functions or duties of a  
6 real estate licensee.  
7

8                   7.

9                   These crimes constitute cause for denial of  
10 respondent's application for a real estate license under Sections  
11 480(a) and/or 10177(b) of the Business and Professions Code.  
12

13                   These proceedings are brought under the provisions of  
14 Section 10100, Division 4 of the California Business and  
15 Professions Code and Sections 11500 through 11529 of the  
16 California Government Code.  
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1 WHEREFORE, the Complainant prays that above-entitled  
2 matter be set for hearing and, upon proof of the charges  
3 contained herein, that the Commissioner refuse to authorize the  
4 issuance of, and deny the issuance of, a real estate salesperson  
5 license to respondent JERRY ALLEN JONES, and for such other and  
6 further relief as may be proper in the premises.

7 Dated at Los Angeles, California

8 this *10<sup>th</sup>* day of *March* 2006.

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12 Deputy Real Estate Commissioner  
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25 cc: Jerry Allen Jones  
26 Econdo.com/Jeff Barton  
27 Maria Suarez  
Sacto